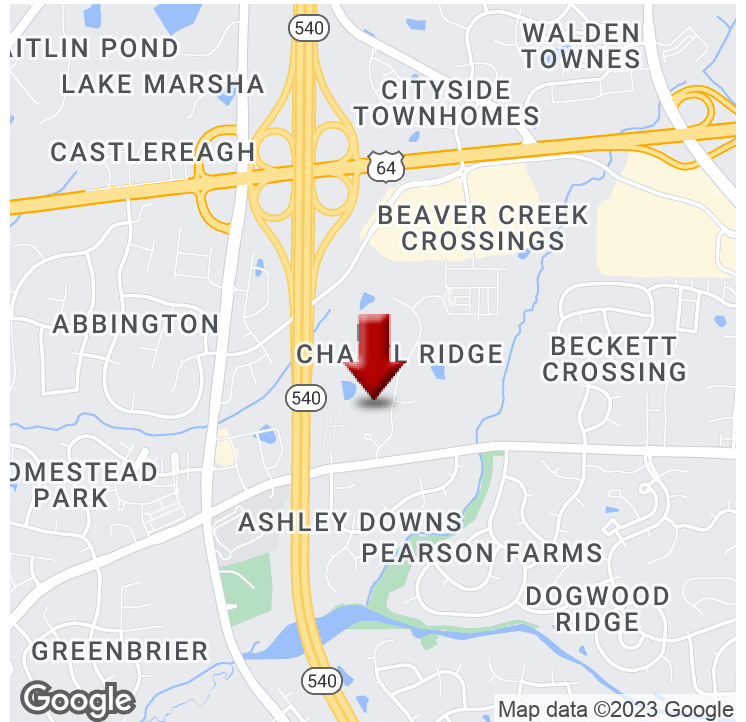


OFFICE FOR LEASE

OLIVE CHAPEL PROFESSIONAL PARK

1400 - 1480 Chapel Ridge Road, Apex, NC 27502



OFFERING SUMMARY

NUMBER OF BLDGS:	5
AVAILABLE SF:	948 - 3,744 SF
LEASE RATE:	\$22.00 - 26.00 SF/yr (NNN)
LOT SIZE:	8.7 Acres
BUILDING SIZE:	15,000 SF
RENOVATED:	2020
ZONING:	O&I-CZ
MARKET:	Apex

CLICK HERE TO VIEW VIDEO

PROPERTY OVERVIEW

Highly attractive professional park being built in multiple phases, with a total of five mixed commercial use, two story buildings totaling nearly 75,000 SF. All buildings will have full elevator access with three secondary walk up entrances available. Buildout Allowances are available for creditworthy tenants!

- BUILDING 1460 LEASING: Floor 1 - 1005SF to 3750SF | Floor 2 - 1620SF remain available
- BUILDING 1440 PRELEASING: Floor 1 - 950SF to 3750SF | Floor 2 - 1500SF to 7500SF

Ground floor is available for restaurant, personal services, athletic concepts, general and medical office uses. Upper level is designated for medical and general office use. Visit <http://bit.ly/olivechapel> for more details

LOCATION OVERVIEW

Olive Chapel Park is located on 8.7 acres at the corner of Olive Chapel and Chapel Ridge Road and highly convenient to Beaver Creek Commons, I-540, Rte 55, Rte 64 and Apex Peakway. It is a short walk to the Publix Pointe Shopping Center with multiple retail and restaurant options. The commercial office and retail center is also surrounded by some of Apex's favored residential communities: Dogwood Ridge, Ashley Downs, Greenbrier, Abbington, Scotts Mill, Beaver Creek, Woodridge and Holland Crossings. It falls conveniently between Rte 1 and Jordan Lake with quick access to both Rte 64. RTP and RDU, along with WakeMed locations in Cary and Apex are within 15 minutes.

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SPACE	SPACE USE	LEASE RATE	LEASE TYPE	SIZE (SF)	TERM	COMMENTS
Bldg. 1480, Suite 220	Office Building	LEASED	NNN	948 - 3,744 SF	60+	LEASED
Bldg. 1460, Suite 100	Office Building	\$22.00 - 26.00 SF/yr	NNN	1500 - 3,744 SF	60+	Test Fits Available for Office and Open Space Uses.
Bldg. 1460, Suite 110	Office Building	\$22.00 - 26.00 SF/yr	NNN	1500 - 3,744 SF	60+	Test Fits Available for Office and Open Space Uses.
Bldg. 1460, Suite 130	Office Building	\$22.00 - 26.00 SF/yr	NNN	1,005 SF	60+	Test Fits Available for Office and Open Space Uses.
Bldg. 1460, Suite 180	Office Building	\$22.00 - 26.00 SF/yr	NNN	1,670 SF	60+	Test Fits Available for Office and Open Space Uses.

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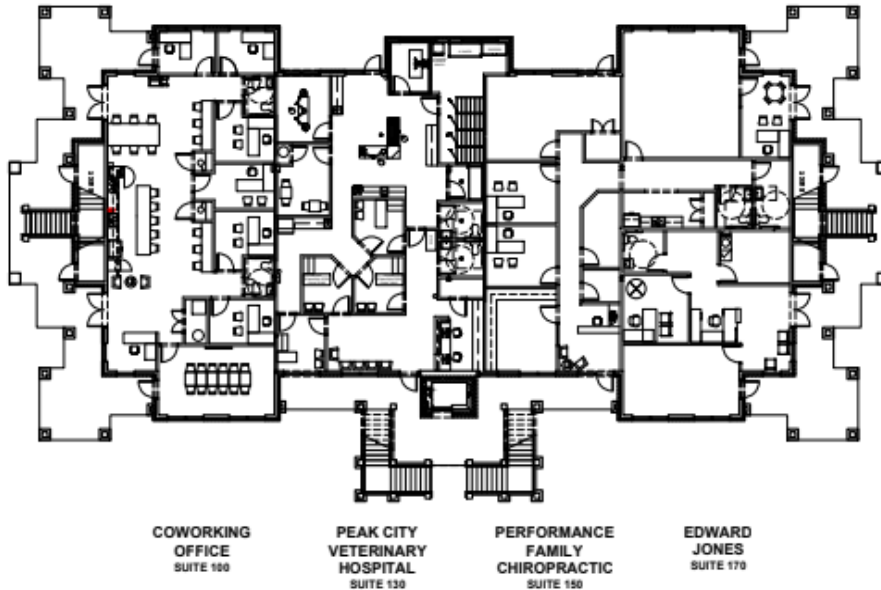
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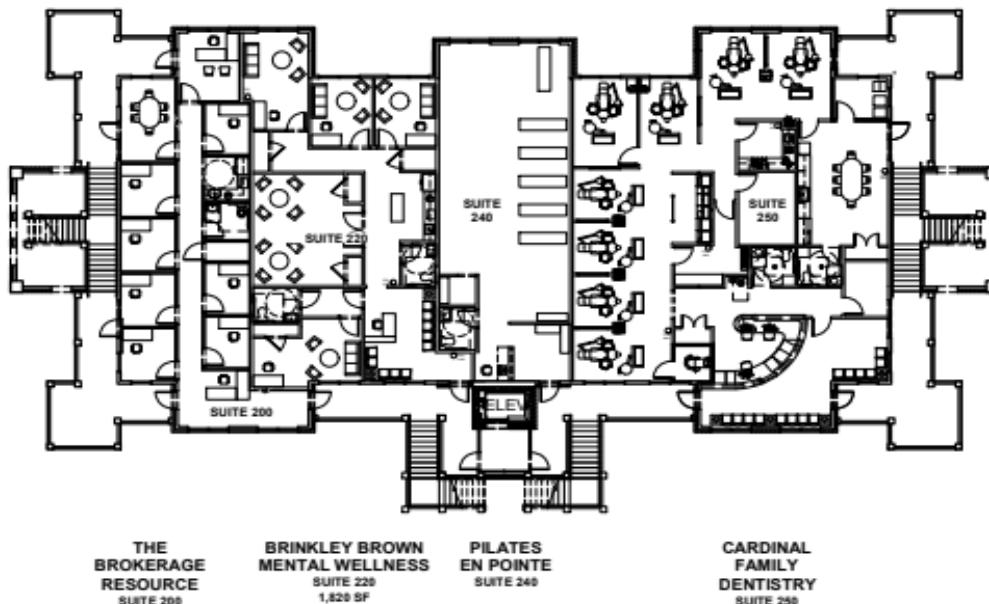
10-01-2021

GROUND FLOOR

1

1480 CHAPEL RIDGE ROAD, APEX (BUILDING A)

Ground Floor Plan Information



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SECOND FLOOR

2

1480 CHAPEL RIDGE ROAD, APEX (BUILDING A)

Second Floor Plan Information

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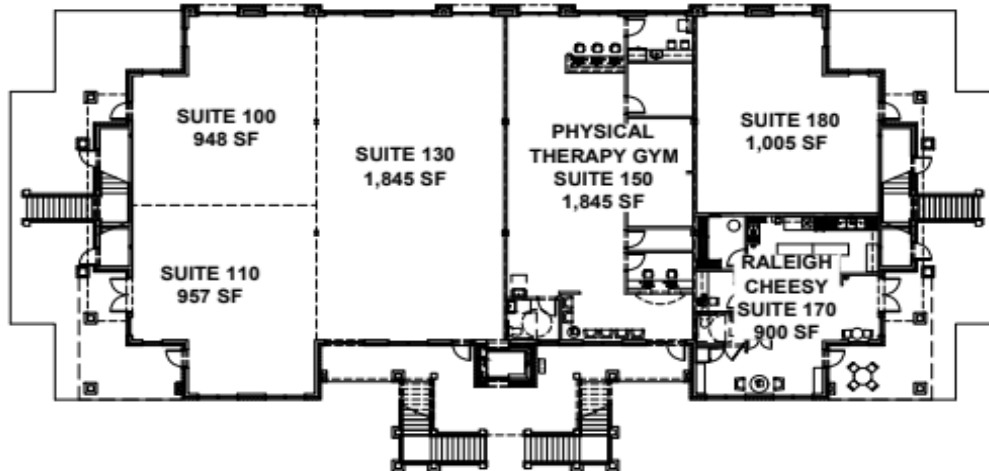
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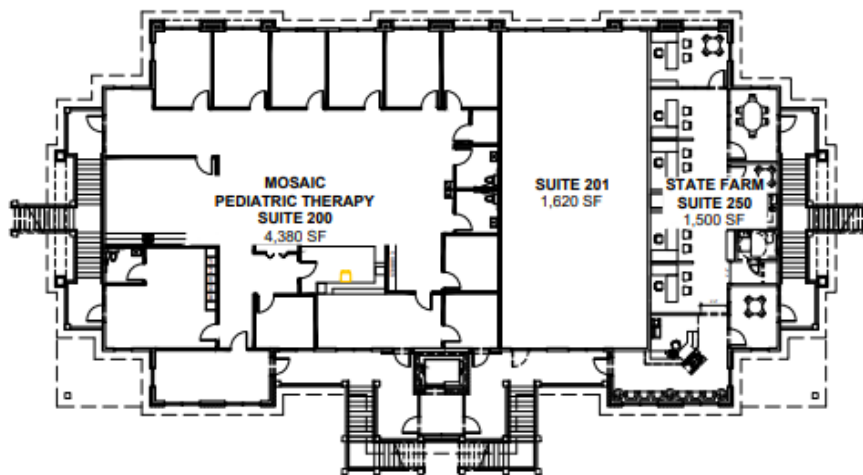
TOTAL GROUND FLOOR LEASABLE SPACE: 7,500 SF



1

1460 CHAPEL RIDGE ROAD, APEX (BUILDING B)

Ground Floor Plan Information



TOTAL 2ND FLOOR LEASABLE SPACE: 7,500 SF



2

1460 CHAPEL RIDGE ROAD, APEX (BUILDING B)

Second Floor Plan Information

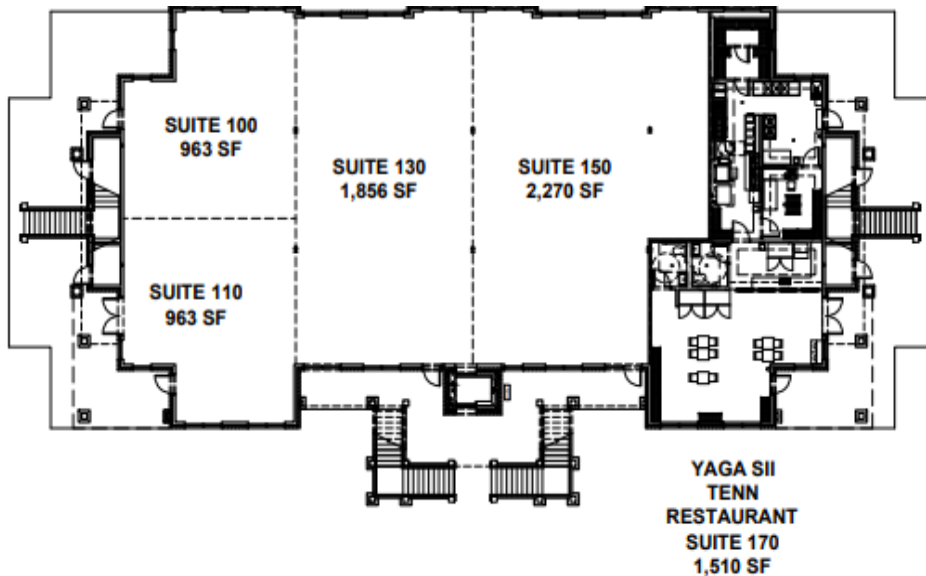
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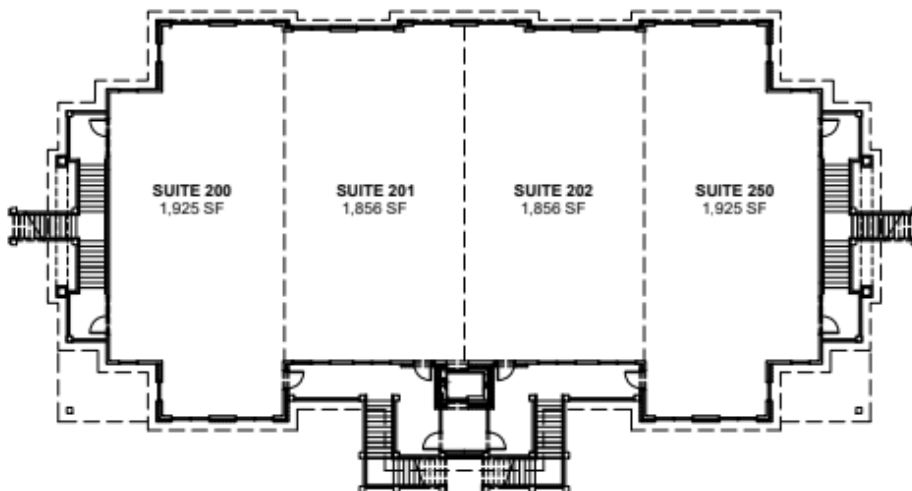
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1

1460 CHAPEL RIDGE ROAD, APEX (BUILDING C)

First Floor Plan Information



2

1460 CHAPEL RIDGE ROAD, APEX (BUILDING C)

Second Floor Plan Information

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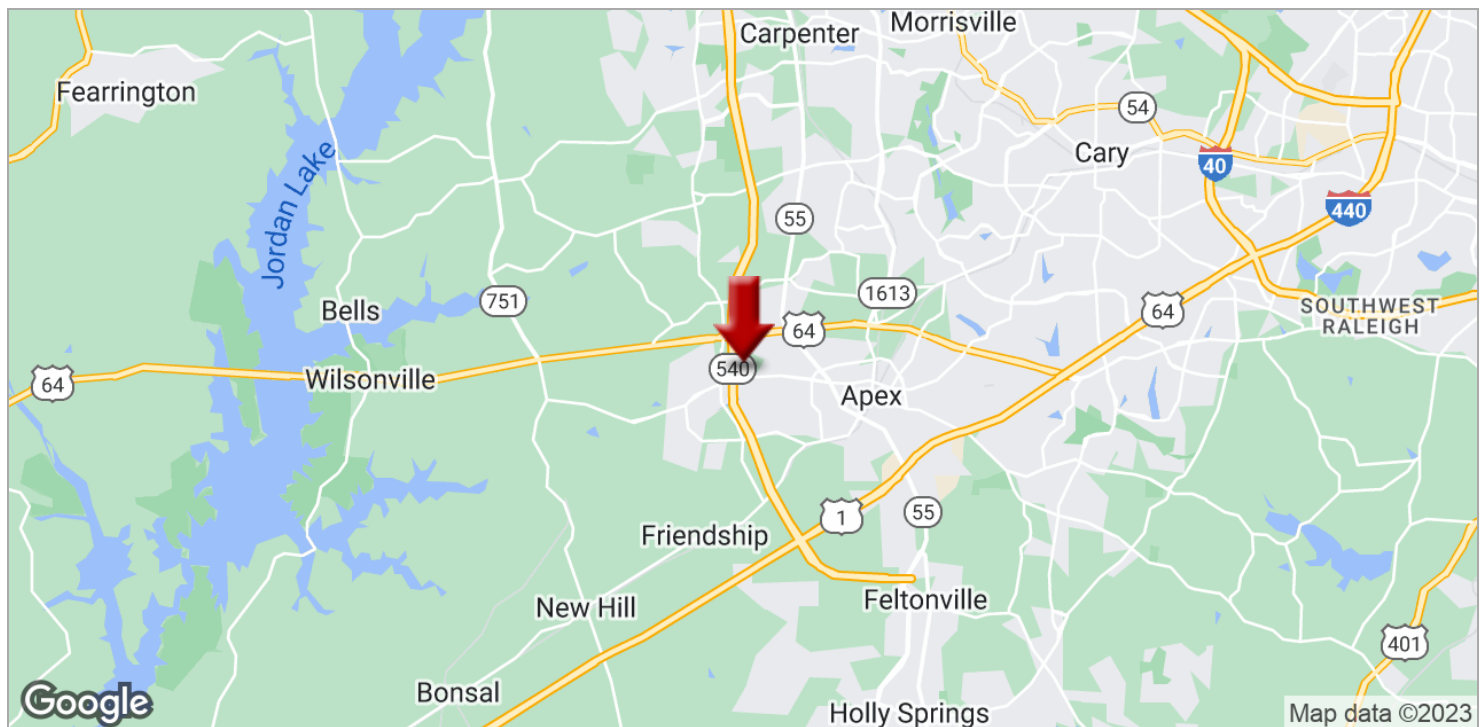
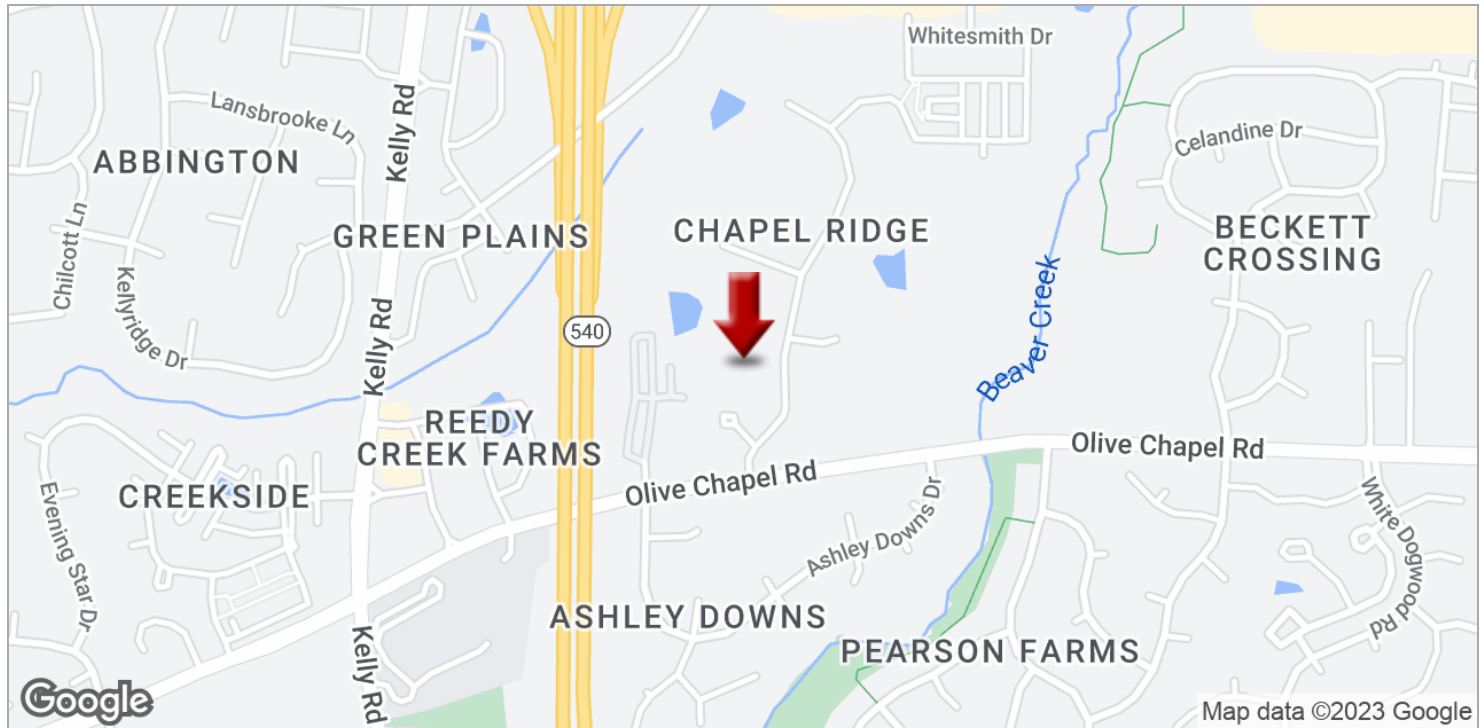
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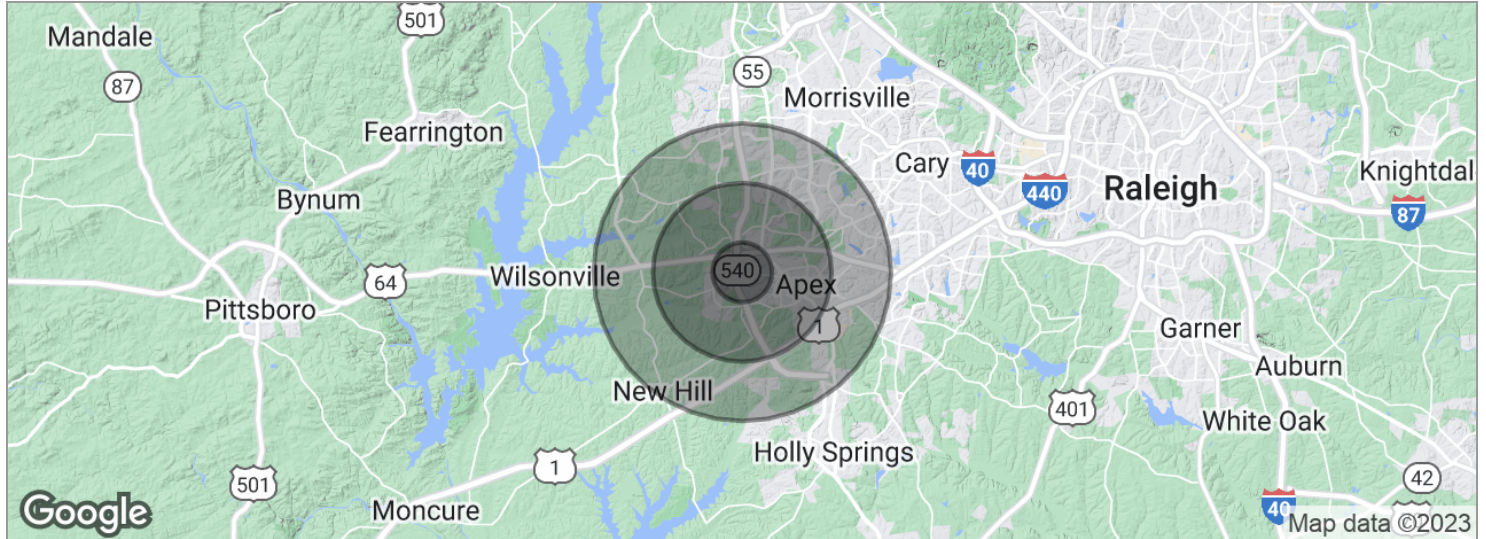
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POPULATION	1 MILE	3 MILES	5 MILES
Total population	5,921	32,593	83,065
Median age	33.2	34.4	35.3
Median age (male)	33.0	33.7	34.8
Median age (Female)	33.7	35.1	35.7
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	1,865	10,824	27,980
# of persons per HH	3.2	3.0	3.0
Average HH income	\$99,989	\$96,586	\$106,718
Average house value	\$263,917	\$294,655	\$320,042

** Demographic data derived from 2020 ACS - US Census*

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