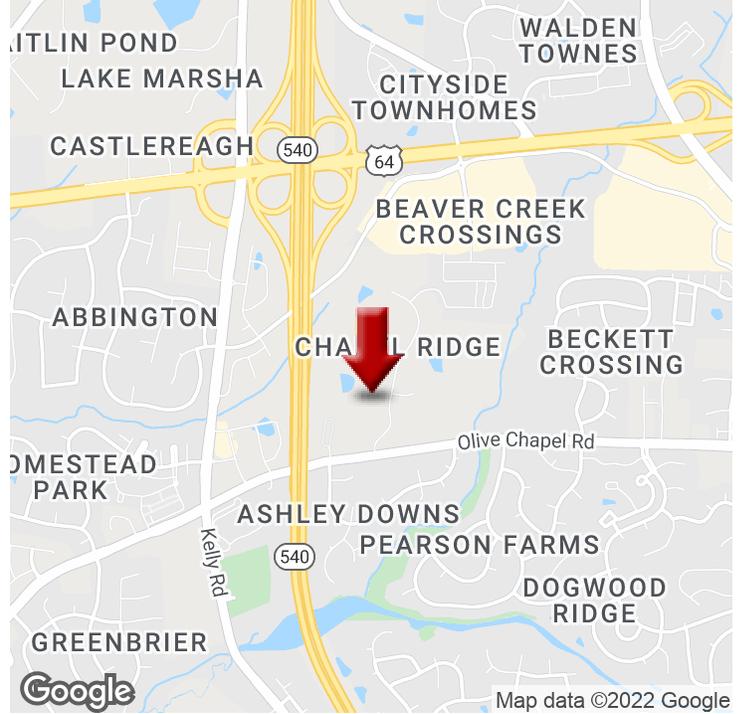


OLIVE CHAPEL PROFESSIONAL PARK

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, Abbingtion, 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.

KW COMMERCIAL
4700 Homewood Court,
Suite #200
Raleigh, NC 27609

DIEGO MUNOZ
Commercial REALTOR
O: 919.675.2750
C: 919.413.5131
diegom@kw.com

EMMA LANTZ
Agent
O: 252.292.9242
elantz@kw.com

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

OFFICE FOR LEASE

OLIVE CHAPEL PROFESSIONAL PARK

1400 - 1480 Chapel Ridge Road, Apex, NC 27502



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.

KW COMMERCIAL
4700 Homewood Court,
Suite #200
Raleigh, NC 27609

DIEGO MUNOZ
Commercial REALTOR
O: 919.675.2750
C: 919.413.5131
diegom@kw.com

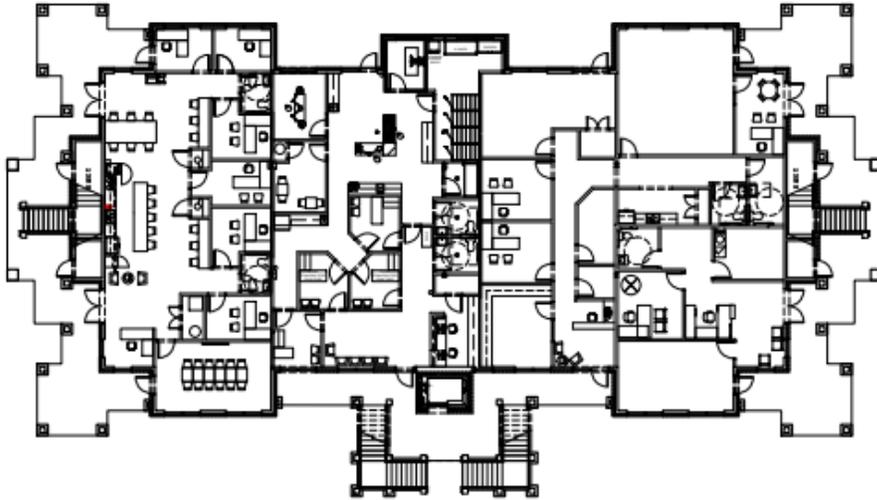
EMMA LANTZ
Agent
O: 252.292.9242
elantz@kw.com

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

Each Office Independently Owned and Operated kwcommercial.com

OLIVE CHAPEL PROFESSIONAL PARK

1400 - 1480 Chapel Ridge Road, Apex, NC 27502



COWORKING OFFICE SUITE 100 **PEAK CITY VETERINARY HOSPITAL SUITE 130** **PERFORMANCE FAMILY CHIROPRACTIC SUITE 150** **EDWARD JONES SUITE 170**

ARCHITECT
KURMASKIE
ASSOCIATES,
INC.

1030 Washington St
Raleigh, NC 27605
Phone: 919-846-1600
Fax: 919-846-9404
ARCHITECTSK.COM

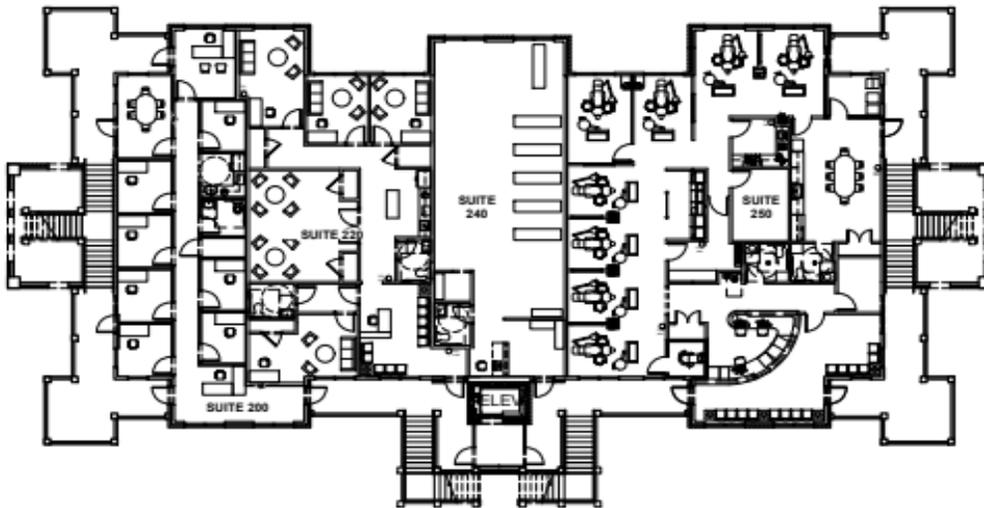
THE DRAWINGS AND DESIGN SHOWN ARE THE PROPERTY OF ARCHITECT KURMASKIE ASSOCIATES, INC. THE REPRODUCTION OR USE OF THIS PROPERTY WITHOUT THE WRITTEN CONSENT FROM THE ARCHITECT IS PROHIBITED AND ANY VIOLATION OF THESE RIGHTS IS SUBJECT TO LEGAL ACTION.
COPYRIGHT 2021 AKA (ARCHITECT KURMASKIE ASSOCIATES INC.)



10-01-2021

GROUND FLOOR

1 1480 CHAPEL RIDGE ROAD, APEX (BUILDING A)
Ground Floor Plan Information



THE BROKERAGE RESOURCE SUITE 200 **BRINKLEY BROWN MENTAL WELLNESS SUITE 220 1,820 SF** **PILATES EN POINTE SUITE 240** **CARDINAL FAMILY DENTISTRY SUITE 250**

ARCHITECT
KURMASKIE
ASSOCIATES,
INC.

1030 Washington St
Raleigh, NC 27605
Phone: 919-846-1600
Fax: 919-846-9404
ARCHITECTSK.COM

THE DRAWINGS AND DESIGN SHOWN ARE THE PROPERTY OF ARCHITECT KURMASKIE ASSOCIATES, INC. THE REPRODUCTION OR USE OF THIS PROPERTY WITHOUT THE WRITTEN CONSENT FROM THE ARCHITECT IS PROHIBITED AND ANY VIOLATION OF THESE RIGHTS IS SUBJECT TO LEGAL ACTION.
COPYRIGHT 2021 AKA (ARCHITECT KURMASKIE ASSOCIATES INC.)



10-01-2021

SECOND FLOOR

2 1480 CHAPEL RIDGE ROAD, APEX (BUILDING A)
Second Floor Plan Information

KW COMMERCIAL
4700 Homewood Court,
Suite #200
Raleigh, NC 27609

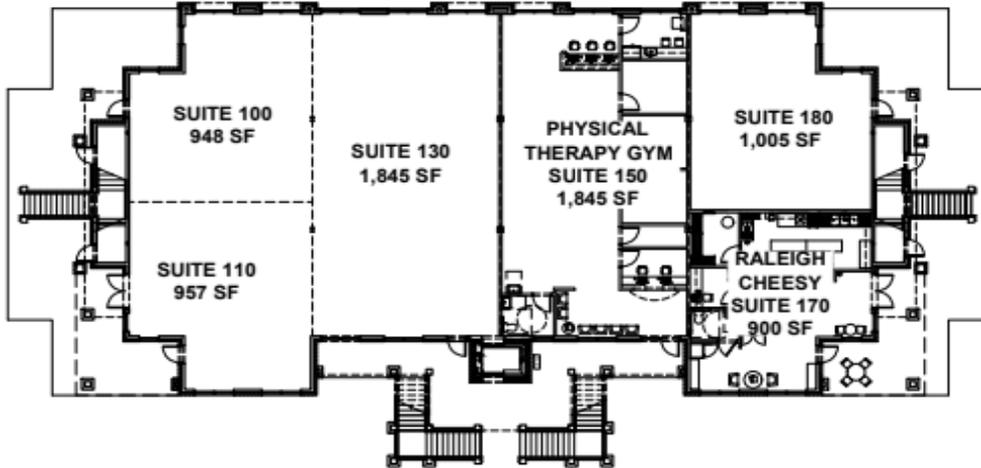
DIEGO MUNOZ
Commercial REALTOR
O: 919.675.2750
C: 919.413.5131
diegom@kw.com

EMMA LANTZ
Agent
O: 252.292.9242
elantz@kw.com

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

OLIVE CHAPEL PROFESSIONAL PARK

1400 - 1480 Chapel Ridge Road, Apex, NC 27502



TOTAL GROUND FLOOR LEASABLE SPACE: 7,500 SF

akai

ARCHITECT
KURMASKIE
ASSOCIATES,
INC.

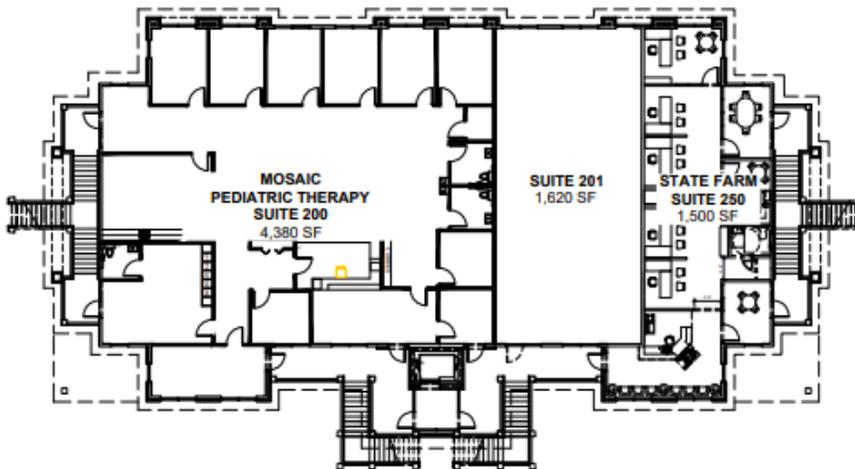
1030 Washington St
Raleigh, NC 27605
Phone: 919-846-1600
Fax: 919-846-9404
ARCHITECTSKT.COM

THE DRAWINGS AND DESIGN SHOWN ARE THE PROPERTY OF ARCHITECT KURMASKIE ASSOCIATES, INC. THE REPRODUCTION OR USE OF THIS PROPERTY WITHOUT THE WRITTEN CONSENT FROM THE ARCHITECT IS PROHIBITED AND ANY INFRINGEMENT OF THESE RIGHTS IS SUBJECT TO LEGAL ACTION.

COPYRIGHT 2020 AKAI (ARCHITECT KURMASKIE ASSOCIATES INC.)



1 1460 CHAPEL RIDGE ROAD, APEX (BUILDING B)
Ground Floor Plan Information



TOTAL 2ND FLOOR LEASABLE SPACE: 7,500 SF

akai

ARCHITECT
KURMASKIE
ASSOCIATES,
INC.

1030 Washington St
Raleigh, NC 27605
Phone: 919-846-1600
Fax: 919-846-9404
ARCHITECTSKT.COM

THE DRAWINGS AND DESIGN SHOWN ARE THE PROPERTY OF ARCHITECT KURMASKIE ASSOCIATES, INC. THE REPRODUCTION OR USE OF THIS PROPERTY WITHOUT THE WRITTEN CONSENT FROM THE ARCHITECT IS PROHIBITED AND ANY INFRINGEMENT OF THESE RIGHTS IS SUBJECT TO LEGAL ACTION.

COPYRIGHT 2020 AKAI (ARCHITECT KURMASKIE ASSOCIATES INC.)



2 1460 CHAPEL RIDGE ROAD, APEX (BUILDING B)
Second Floor Plan Information

KW COMMERCIAL
4700 Homewood Court,
Suite #200
Raleigh, NC 27609

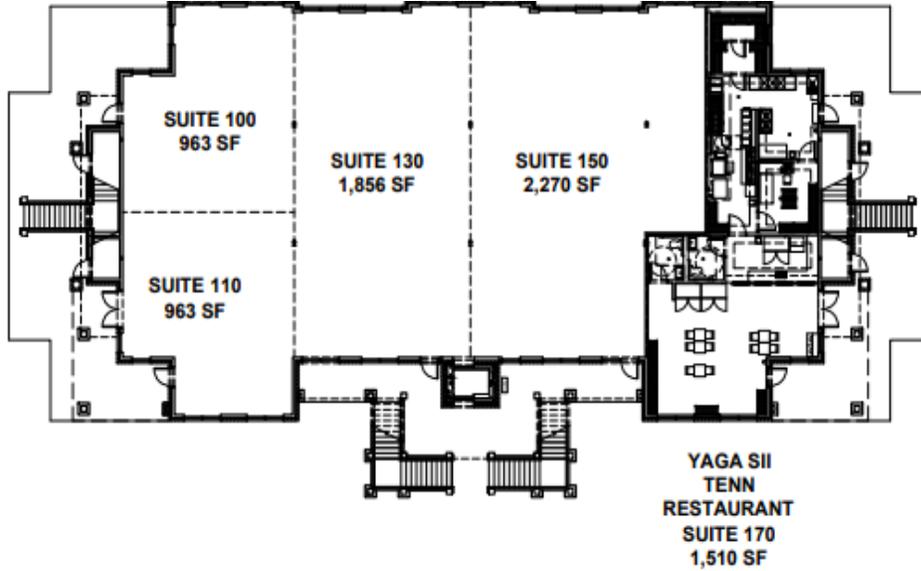
DIEGO MUNOZ
Commercial REALTOR
O: 919.675.2750
C: 919.413.5131
diegom@kw.com

EMMA LANTZ
Agent
O: 252.292.9242
elantz@kw.com

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

OLIVE CHAPEL PROFESSIONAL PARK

1400 - 1480 Chapel Ridge Road, Apex, NC 27502

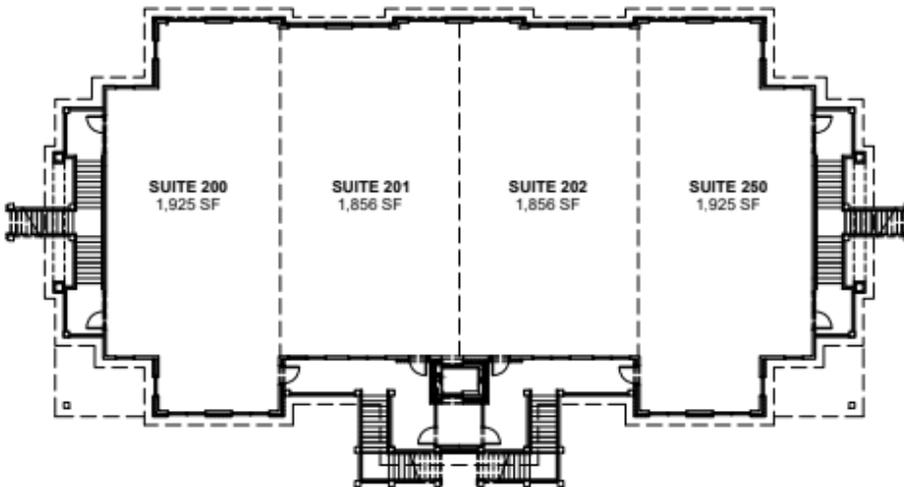


**ARCHITECT
KURMASKIE
ASSOCIATES,
INC.**

1030 Washington St
Raleigh, NC 27605
Phone: 919-846-1600
Fax: 919-846-9404
ARCHITECTS&T.COM

THE DRAWINGS AND DESIGN SHOWN ARE THE PROPERTY OF ARCHITECT KURMASKIE ASSOCIATES, INC. THE REPRODUCTION OR USE OF THIS PROPERTY WITHOUT THE WRITTEN CONSENT FROM THE ARCHITECT IS PROHIBITED AND ANY INFRINGEMENT OF THESE RIGHTS IS SUBJECT TO LEGAL ACTION.
COPYRIGHT 2022 AKAI (ARCHITECT KURMASKIE ASSOCIATES INC.)

1 1460 CHAPEL RIDGE ROAD, APEX (BUILDING C)
First Floor Plan Information



**ARCHITECT
KURMASKIE
ASSOCIATES,
INC.**

1030 Washington St
Raleigh, NC 27605
Phone: 919-846-1600
Fax: 919-846-9404
ARCHITECTS&T.COM

THE DRAWINGS AND DESIGN SHOWN ARE THE PROPERTY OF ARCHITECT KURMASKIE ASSOCIATES, INC. THE REPRODUCTION OR USE OF THIS PROPERTY WITHOUT THE WRITTEN CONSENT FROM THE ARCHITECT IS PROHIBITED AND ANY INFRINGEMENT OF THESE RIGHTS IS SUBJECT TO LEGAL ACTION.
COPYRIGHT 2022 AKAI (ARCHITECT KURMASKIE ASSOCIATES INC.)

2 1460 CHAPEL RIDGE ROAD, APEX (BUILDING C)
Second Floor Plan Information

KW COMMERCIAL
4700 Homewood Court,
Suite #200
Raleigh, NC 27609

DIEGO MUNOZ
Commercial REALTOR
O: 919.675.2750
C: 919.413.5131
diegom@kw.com

EMMA LANTZ
Agent
O: 252.292.9242
elantz@kw.com

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

OFFICE FOR LEASE

OLIVE CHAPEL PROFESSIONAL PARK

1400 - 1480 Chapel Ridge Road, Apex, NC 27502



KW COMMERCIAL
4700 Homewood Court,
Suite #200
Raleigh, NC 27609

DIEGO MUNOZ
Commercial REALTOR
O: 919.675.2750
C: 919.413.5131
diegom@kw.com

EMMA LANTZ
Agent
O: 252.292.9242
elantz@kw.com

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

Each Office Independently Owned and Operated kwcommercial.com

OLIVE CHAPEL PROFESSIONAL PARK

1400 - 1480 Chapel Ridge Road, Apex, NC 27502



KW COMMERCIAL
 4700 Homewood Court,
 Suite #200
 Raleigh, NC 27609

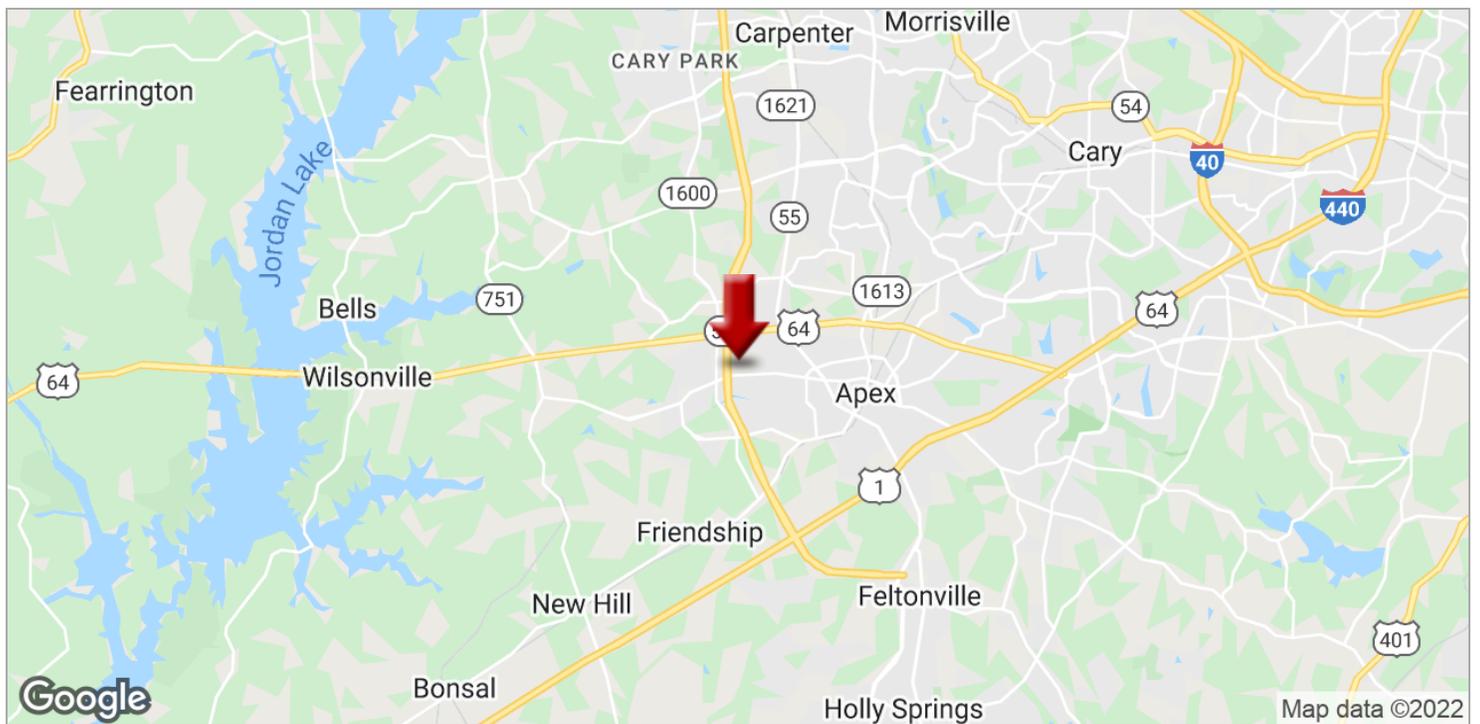
DIEGO MUNOZ
 Commercial REALTOR
 O: 919.675.2750
 C: 919.413.5131
 diegom@kw.com

EMMA LANTZ
 Agent
 O: 252.292.9242
 elantz@kw.com

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

OLIVE CHAPEL PROFESSIONAL PARK

1400 - 1480 Chapel Ridge Road, Apex, NC 27502



KW COMMERCIAL
4700 Homewood Court,
Suite #200
Raleigh, NC 27609

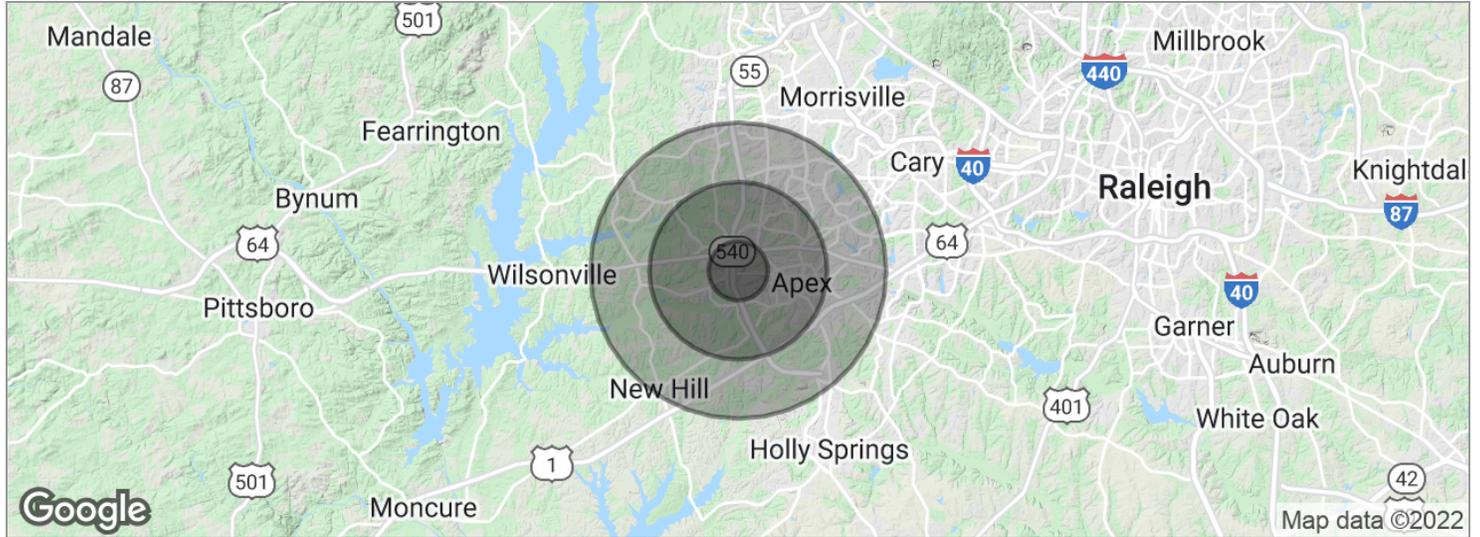
DIEGO MUNOZ
Commercial REALTOR
O: 919.675.2750
C: 919.413.5131
diegom@kw.com

EMMA LANTZ
Agent
O: 252.292.9242
elantz@kw.com

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

OLIVE CHAPEL PROFESSIONAL PARK

1400 - 1480 Chapel Ridge Road, Apex, NC 27502



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 2010 US Census*

KW COMMERCIAL
4700 Homewood Court,
Suite #200
Raleigh, NC 27609

DIEGO MUNOZ
Commercial REALTOR
O: 919.675.2750
C: 919.413.5131
diegom@kw.com

EMMA LANTZ
Agent
O: 252.292.9242
elantz@kw.com

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.