

THE MACON

AT EDWARDS MILL

RALEIGH'S NEWEST MEDICAL OUTPATIENT AND R&D LAB DEVELOPMENT
NEWLY DELIVERED AND READY FOR TENANT UPFITS!

CBRE

4225 Macon Pond Road at Edwards Mill Road • Raleigh, NC 27607

±120,694 RSF, 4-STORY, CLASS A, STATE-OF- THE-ART MEDICAL OUTPATIENT AND R&D LAB BUILDING

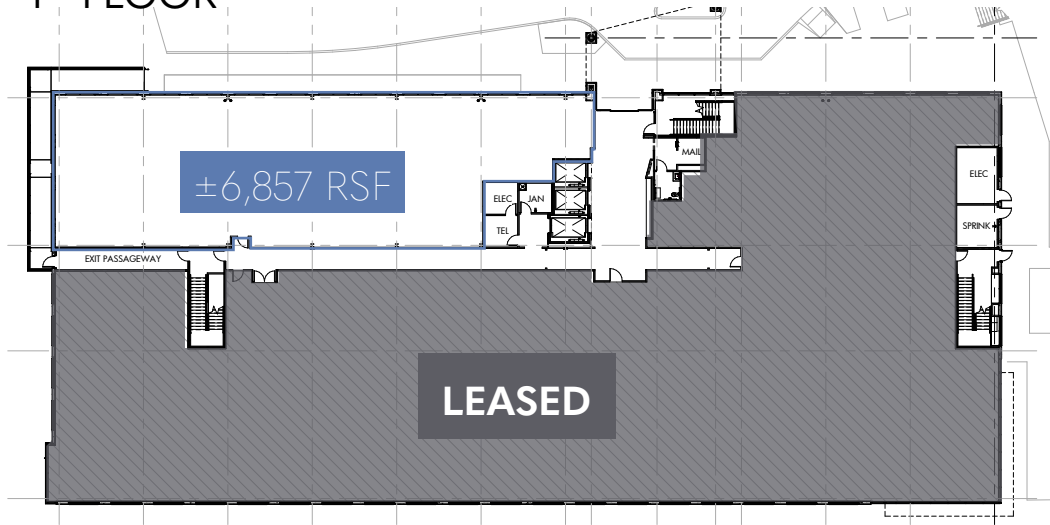
- Highly visible signage on Edwards Mill Road, overlooking the entrance to the UNC Rex campus
- Forward-thinking high-tech exterior facade to compliment surrounding area from all floors
- Exterior façade features intricate concrete and aluminum paneling with stone accents
- Building design keeps environmentally friendly options in the forefront, including energy efficient mechanical systems and sustainability materials
- 4-story concrete parking deck with 539 spaces and surface parking, providing a 5:1,000 ratio

NEWLY DELIVERED AND READY FOR TENANT UPFITS!

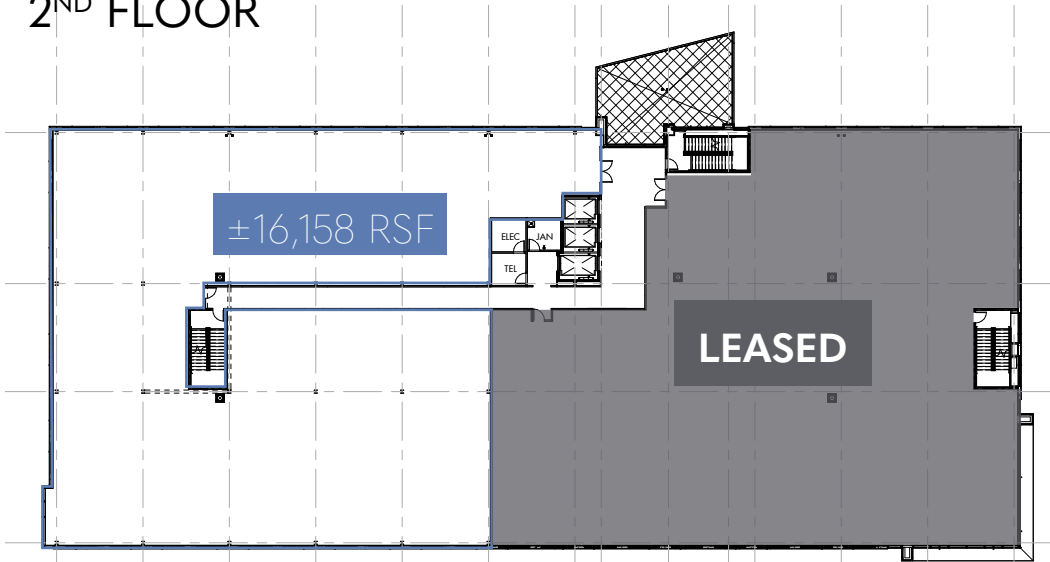


AVAILABLE SPACE

1ST FLOOR



2ND FLOOR



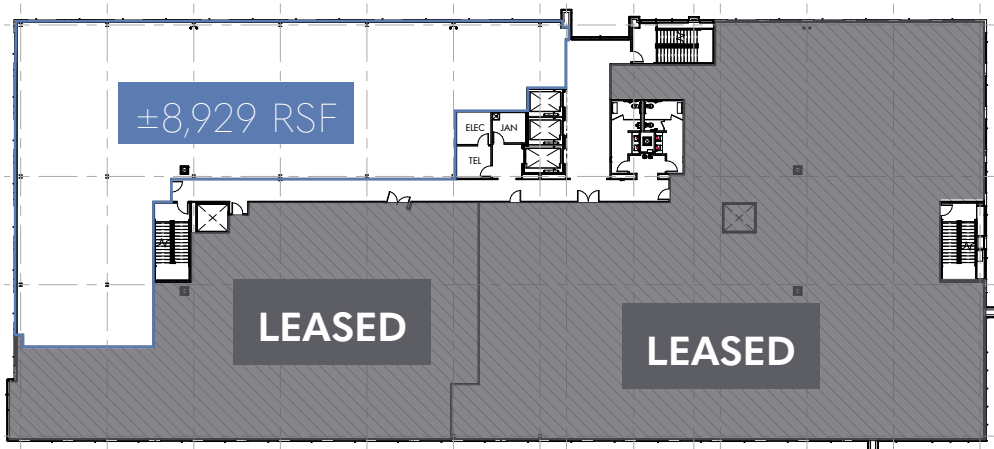
LARGE, EFFICIENT FLOOR PLATES

COLUMN SPACING: 24' x 30'

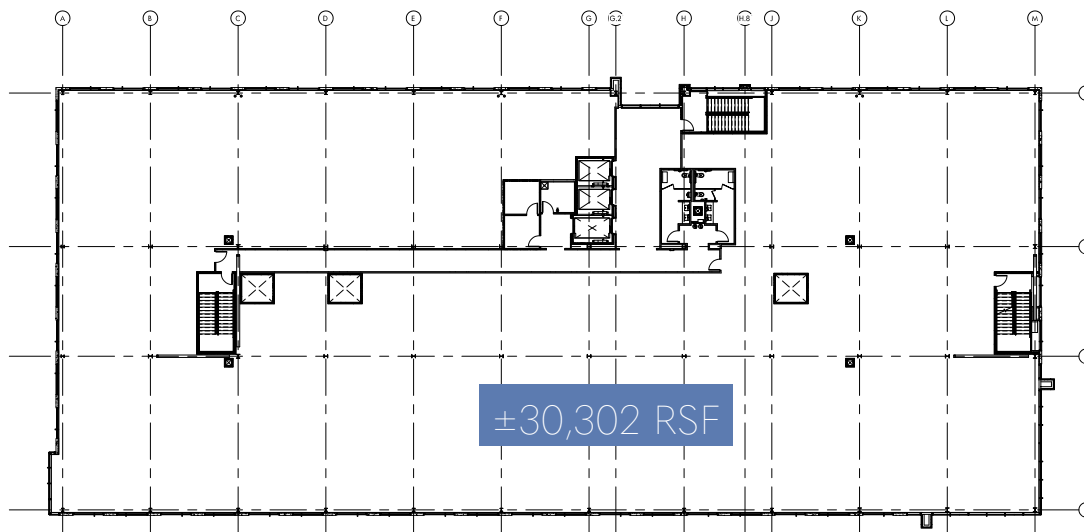


AVAILABLE SPACE

3RD FLOOR



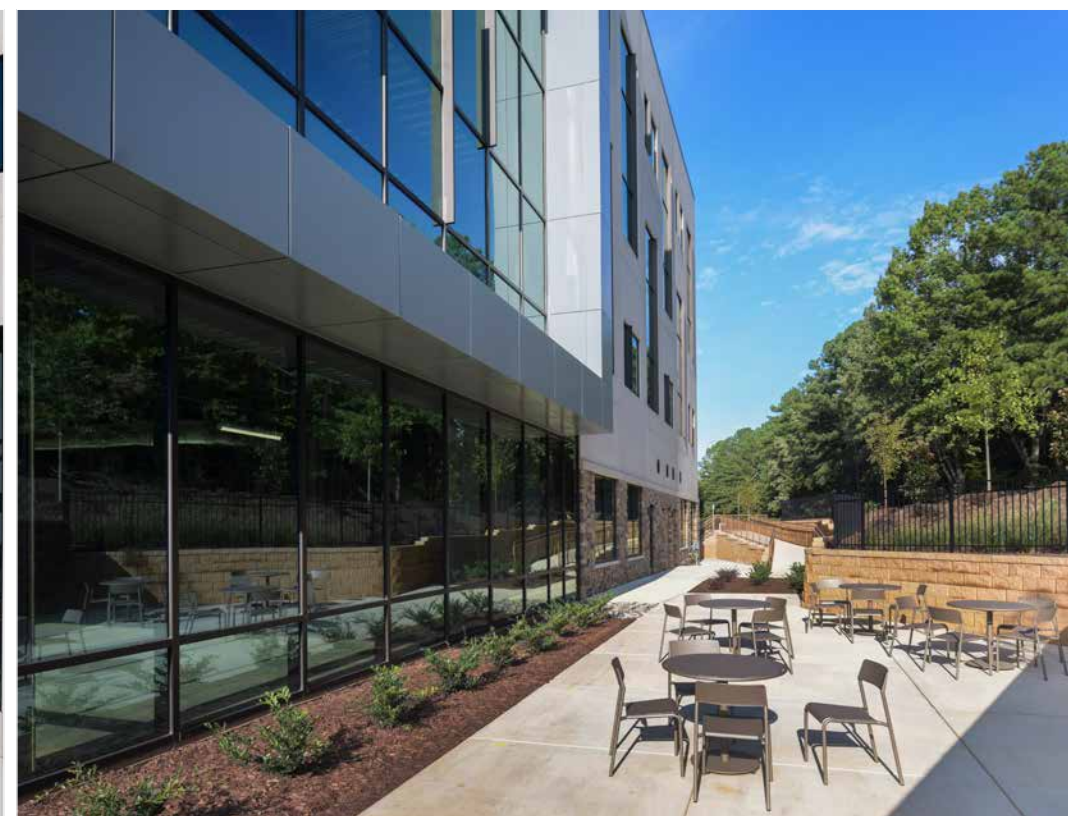
4TH FLOOR | FULL FLOOR AVAILABLE



LARGE, EFFICIENT FLOOR PLATES

COLUMN SPACING: 24' x 30'





The Macon at Edwards Mill

SITE PLAN



- Expansive views of Macon Pond and preserved state-owned land.
- Building is situated at a higher elevation providing views of surrounding area from all floors, including the UNC Rex Hospital campus .
- Signage opportunity prominently located directly across from the NC Rex Hospital Campus off I-40 and Edwards Mill.
- Site is the last remaining property in the submarket between preserved NC State agricultural research land and the expanding Rex Hospital campus. This unique location allows for a perfect mix of nature and convenience.

NORTH HILLS

UNC REX CANCER CENTER EXPANSION
PHASE I NOW OPEN - [MORE DETAILS](#)



EDWARDS MILL ROAD

MACON POND ROAD

ADJACENT TO THE RAPIDLY
GROWING UNC REX
HEALTHCARE CAMPUS

WHY RALEIGH?

#1

**BEST PLACE TO
LIVE IN 2022**

Bankrate | June 2022

#2

**LARGE METRO WHERE
WAGES ARE RISING THE
FASTEST**

Smartest Dollar |
August 2022

#5

**BEST LARGE AIRPORT
IN AMERICA (RDU
INTERNATIONAL
AIRPORT)**

J.D. Power |
September 2022

#1

**TOP CITY WITH THE
MOST RESILIENT
ECONOMIES IN THE U.S.**

SmartAsset | July 2022

#2

**TOP METRO WITH
HIGHEST AVERAGE
UNIVERSITY QUALITY**

WalletHub | July 2022

#4

**TOP BIOPHARMA
LEADERS IN
AMERICA**

Business
Facilities | August 2022

#1

**TOP METRO WITH
HIGHEST % OF
GRADUATE OR
PROFESSIONAL DEGREES**

WalletHub | July 2022

#4

**TOP GLOBAL
BIOTECH HUB**

Hickey & Assoc. | August
2022

#3

**HOTTEST JOB
MARKET IN AMERICA**

WSJ & Moody's | April 2022

THE MACON

AT EDWARDS MILL

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