

R. Matthew Bereman, DDS

8330 Bandford Way, Suite 001, Raleigh, NC 27615



“I had used Rich Commercial Realty to renew my lease once and I decided that purchasing in order to build equity for my investment was the right choice. Rich Commercial Realty showed me all of the available options for lease and for sale and ultimately found the ideal solution.”

--R. Matthew Bereman, DDS

Client: R. Matthew Bereman, DDS

Location: Raleigh, NC

Real Estate Type: Office

Services Provided: Buyer Representation; Purchase

Square Footage: 3,000 SF

Overview

Dr. Bereman's renewal date was approaching for his current North Raleigh office location, consisting of approximately 1,500 square feet. He needed an additional 300 to 600 square feet of space, but the cost to add this space as well as the additional 5 year commitment made the cost prohibitive.

Results

Rich Commercial Realty located other options that were more ideally suited for future expansion of Dr. Bereman's practice. They helped him evaluate lease versus own options and negotiated a purchase that was the best option. Ultimately, the task was to find a space to purchase within one square mile of the current location. After looking at several different locations, a 3,000 square foot space slightly out of the one mile radius proved to be a perfect solution. Dr. Bereman's office surveyed their patients and determined they were in favor of the new location, which ensured his confidence to pursue the purchase.

Value Added

Purchasing this location provided over 2,400 square feet of space for Dr. Bereman's practice with an additional 600 square feet of leasable office space. The additional space provided the opportunity to produce an additional source of revenue for Dr. Bereman and the future growth of his practice. Once Dr. Bereman decided to select Creedmoor Centre as his new office location, he saved over \$250,000 compared to other locations.