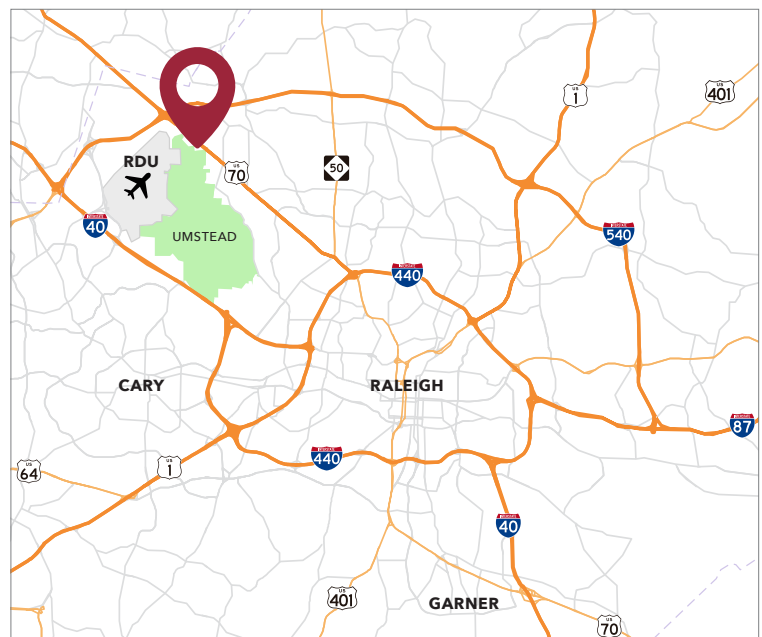




PROPERTY OVERVIEW

- ±8,804 RSF Office/R&D condo
- 2nd floor office suite with elevator and stair access
- Suite includes large open work area with floor to ceiling windows, bathrooms, private 2nd floor balcony, conference rooms, break area, and reception area
- Access to beautifully landscaped garden area with patio, pergola, and
- LEED Gold certified
- Parking ratio 4.83/1000
- [Permitted Zoning: IX-3](#)
- Convenient north Raleigh location just off Glenwood Avenue (Hwy 70) less than 2 miles from I-540 and just minutes from RDU International Airport
- Lease rate: \$19.85/SF NNN
- TICAM: \$3.64/SF

[View 3D Tour](#)



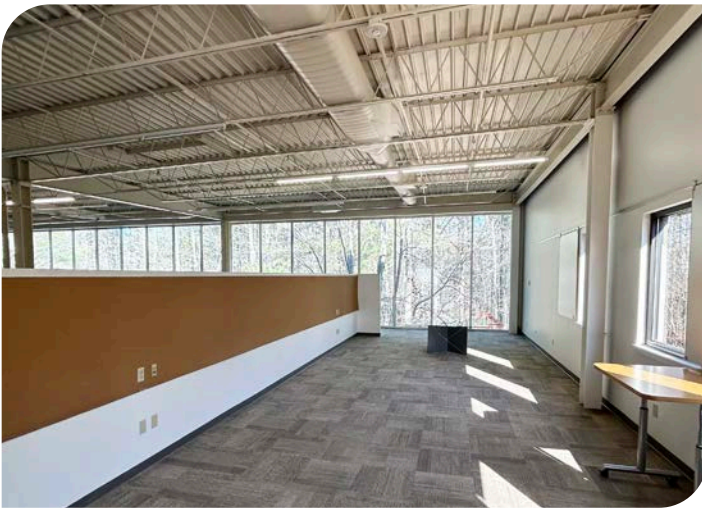
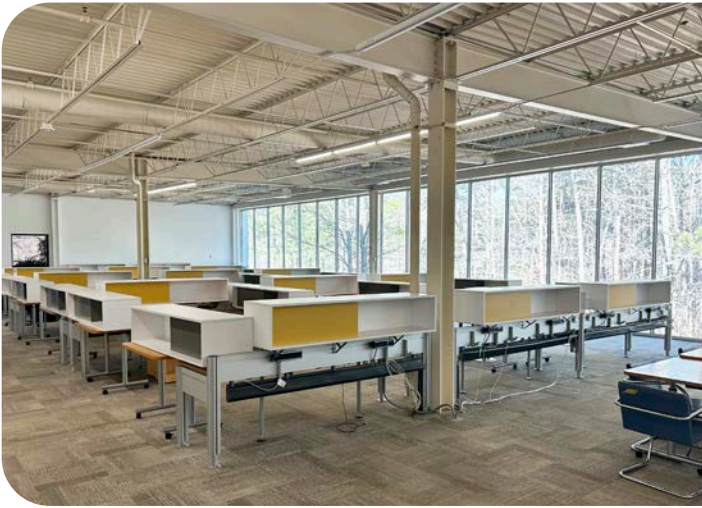
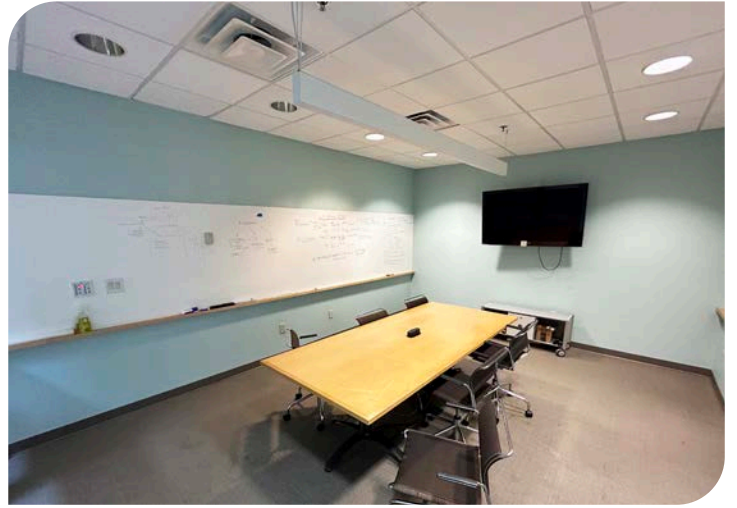
DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Population (2025)	5,100	49,599	123,944
Total Daytime Population	7,467	49,940	133,209
Median HH Income	\$130,282	\$116,640	\$117,308
No. of Businesses	383	2,071	5,289
No. of Employees	4,649	22,560	59,934

Karah Jennings McConnell
kmcconnell@lee-associates.com
D 919.576.2502
O 208.316.3718

Silas Fortuin
sfortuin@lee-associates.com
D 919.591.2271
O 208.316.3718

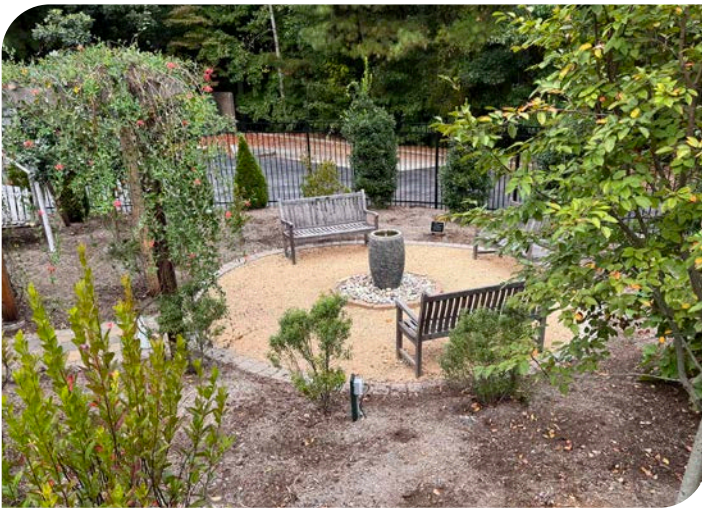
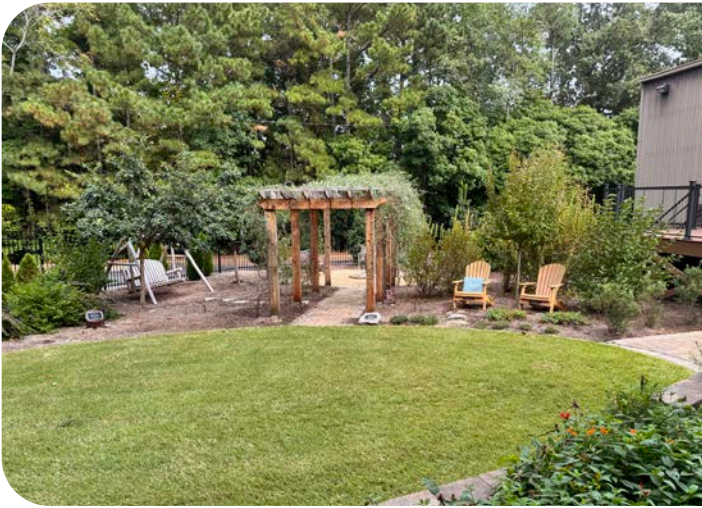
LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES
RALEIGH • DURHAM • WILMINGTON



Karah Jennings McConnell
kmcconnell@lee-associates.com
D 919.576.2502
O 208.316.3718

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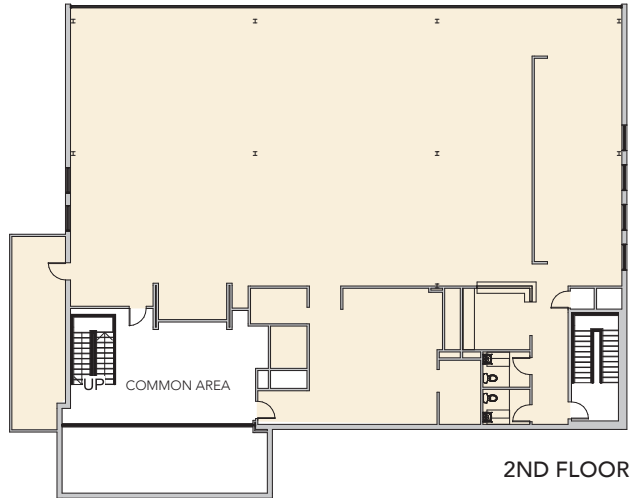
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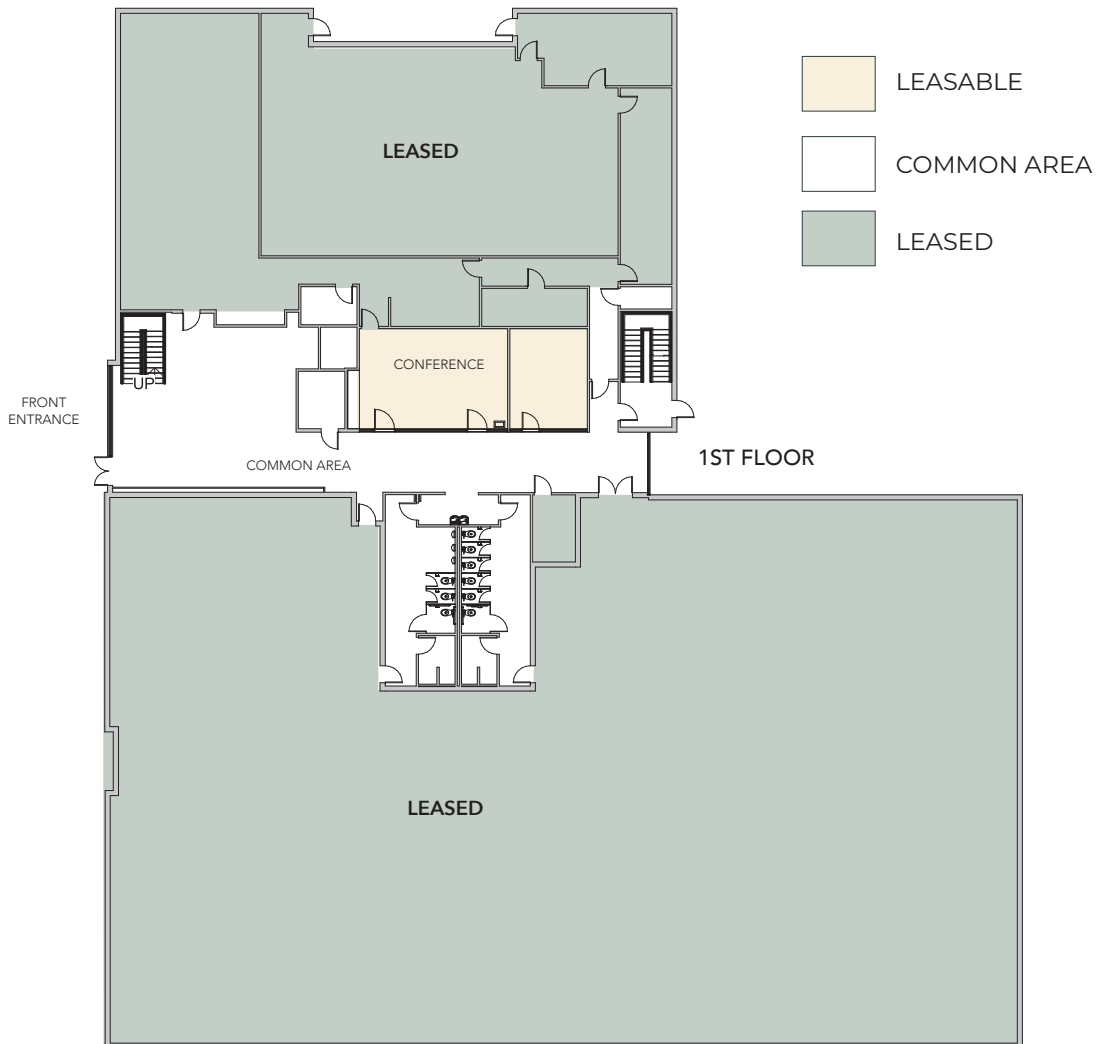
Karah Jennings McConnell
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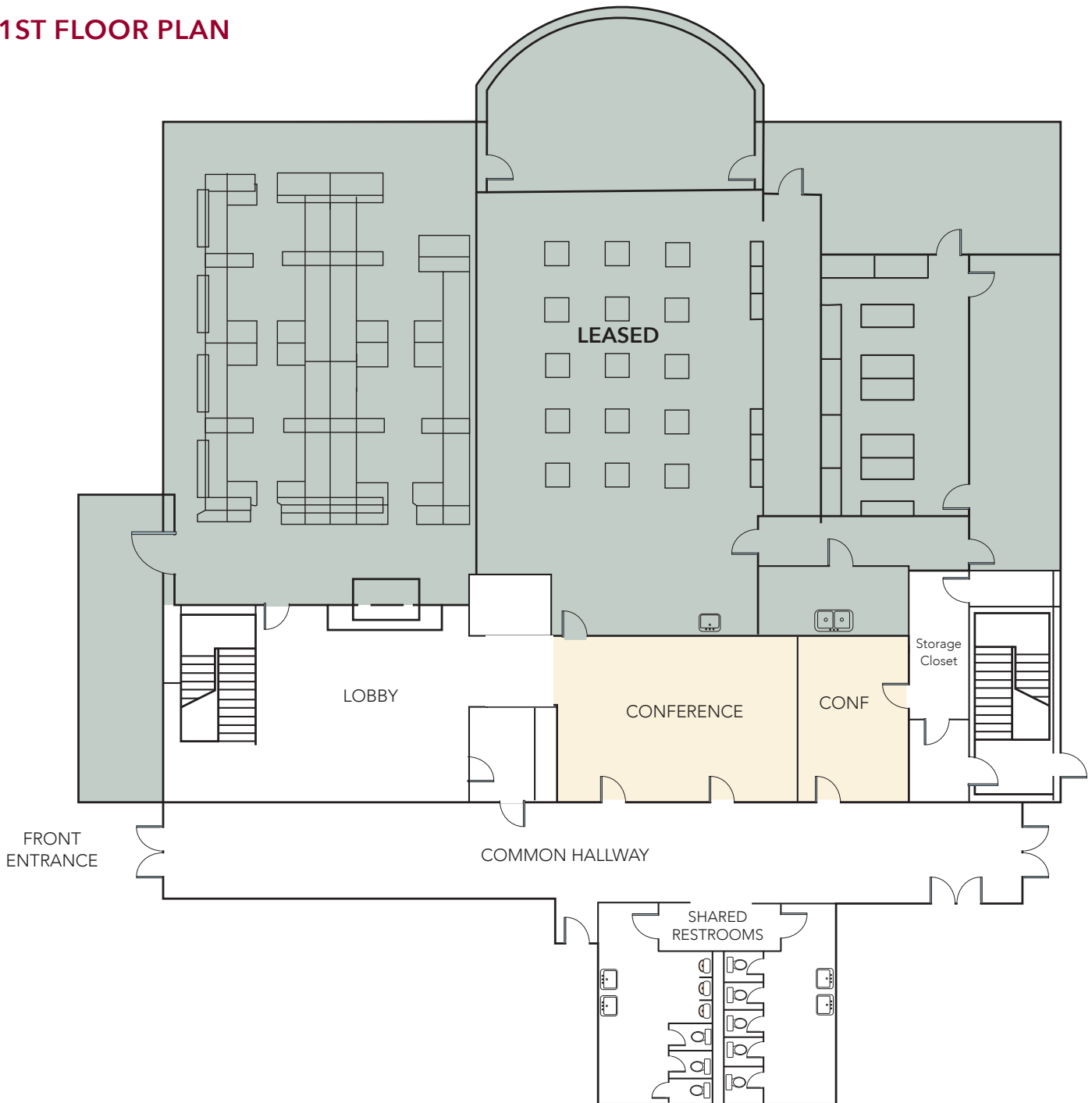
±8,804 RSF



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kmcconnell@lee-associates.com
D 919.576.2502
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O 208.316.3718

1ST FLOOR PLAN



Karah Jennings McConnell
kmccconnell@lee-associates.com
D 919.576.2502
O 208.316.3718

Silas Fortuin
sfortuin@lee-associates.com
D 919.591.2271
O 208.316.3718

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DISTANCES	
INTERSTATE 540	5.1 MILES
RDU INTERNATIONAL AIRPORT	4.7 MILES
RESEARCH TRIANGLE PARK	9.1 MILES
DOWNTOWN RALEIGH	11.5 MILES
DOWNTOWN DURHAM	12.1 MILES

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Karah Jennings McConnell
 kmcconnell@lee-associates.com
 D 919.576.2502
 O 208.316.3718

Silas Fortuin
 sfortuin@lee-associates.com
 D 919.591.2271
 O 208.316.3718

