

SMOKETREE TOWER | 3100 SMOKETREE COURT | RALEIGH, NC 27604

Landmark property in well-known and exceptionally located Highwoods Park.



619-855-2960
DEBNAMPROPERTIES.COM

Lease Rate: \$27.50 psf



Property Details

Smoketree Tower stands amidst a lush verdant setting boasting abundant greenspace that promotes creativity and productivity. Its architectural design blends with the natural surroundings, creating a tranquil and inviting environment.

Strategic location, convenient to highways, downtown and midtown – with visibility from the I-440 beltline.

On-site property management, building maintenance, and after-hours security.

Free ample parking.

Exterior signage opportunities with full floor lease.

Locally owned and managed

Joe Van Gogh coffee shop located within the office park



Interior upgrades
in process

Class-A office in
a wooded oasis
overlooking
Raleigh's I-440
beltline.



Property Details

Fully stocked cafe, indoor seating, collaboration areas, (all currently being updated), and an expansive outdoor courtyard with seating and WiFi.

Impressive panoramic views of Midtown and Downtown Raleigh.

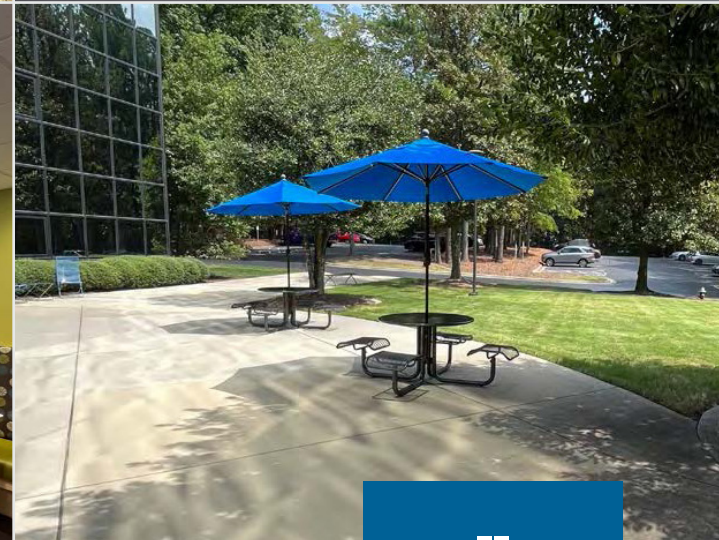
Highwoods Park weekly food trucks.

Lunchdrop meal delivery service.

Coming Soon!

Common area remodel and fitness center in progress.

Expected completion date of 12/31/2024.

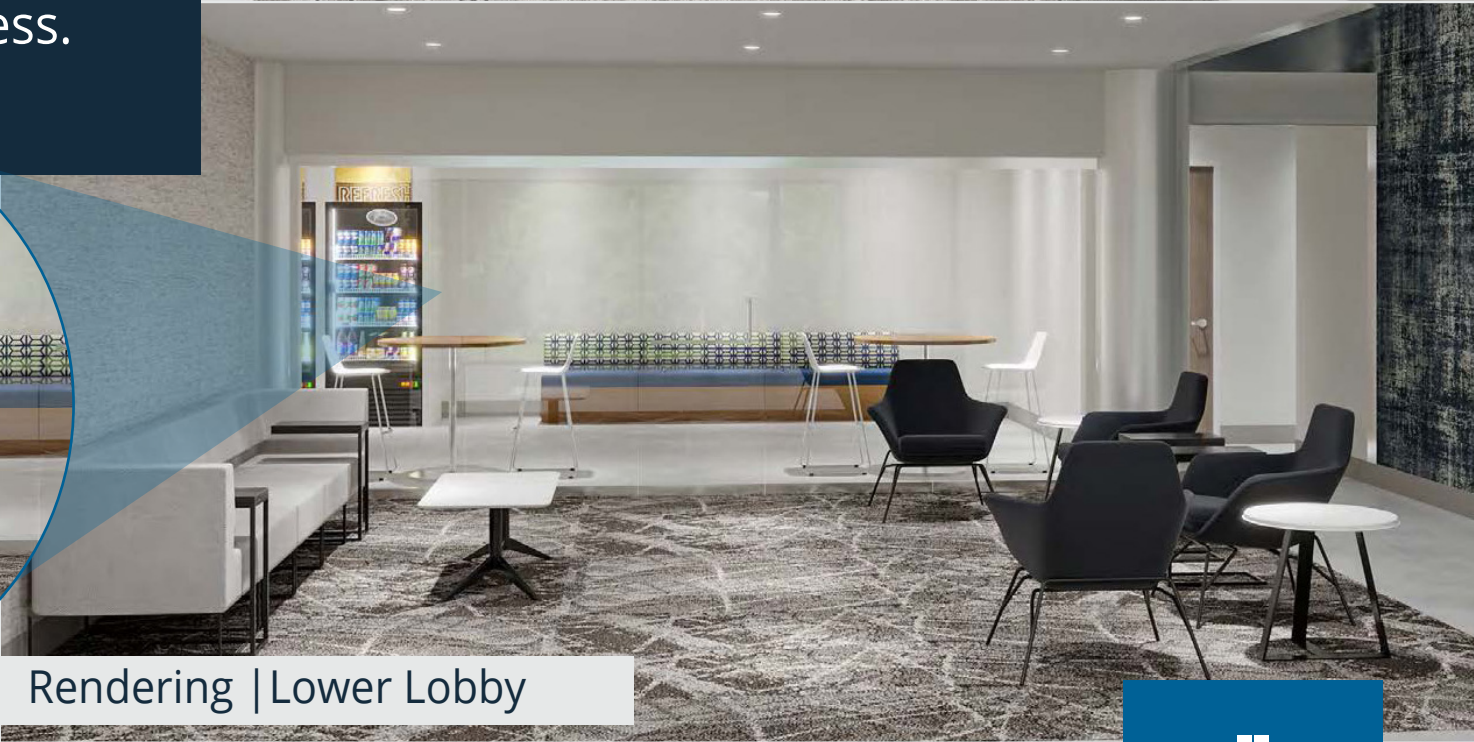




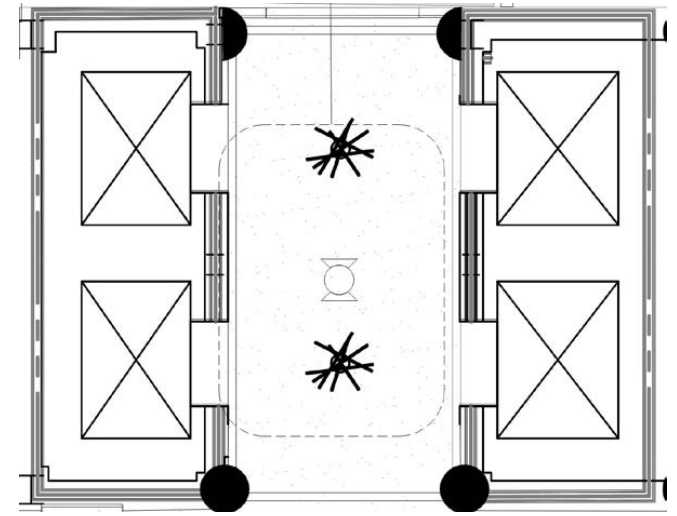
Common area refresh and new amenity in process.



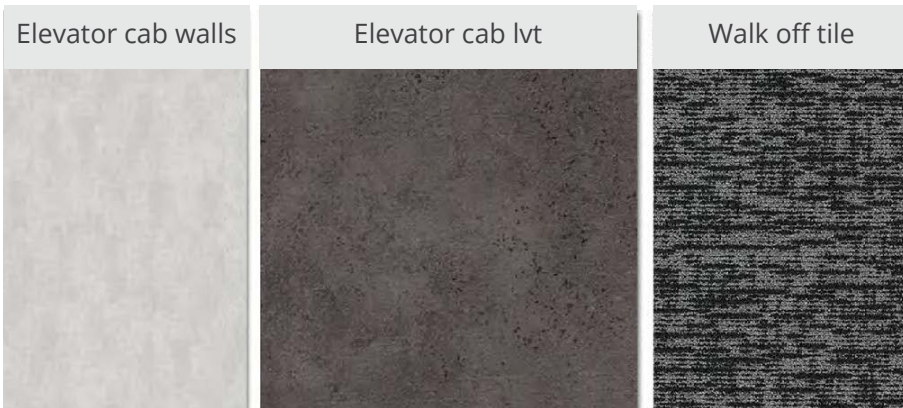
Rendering | Lower Lobby



Common area refresh and new amenity in process.



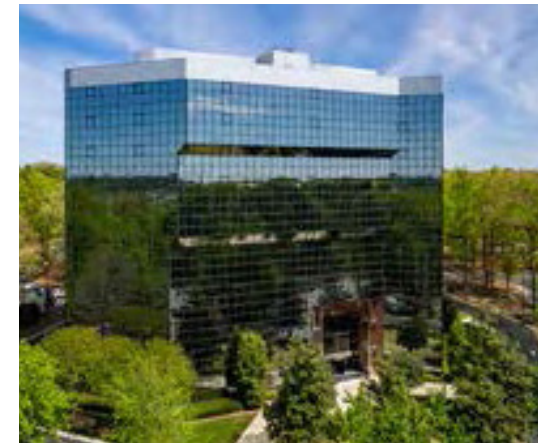
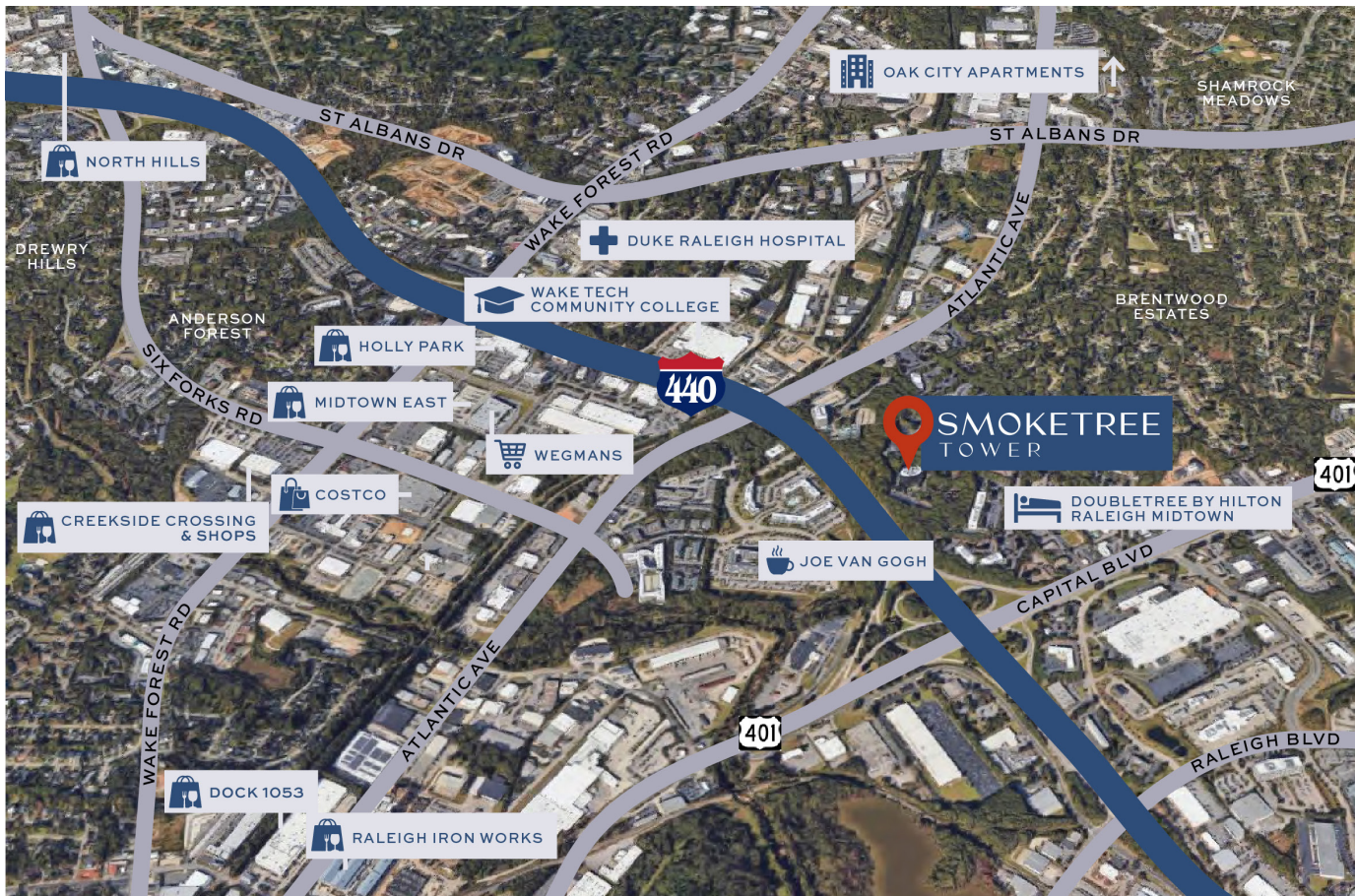
Elevator Lobby Lighting



Finishes



New Fitness Center

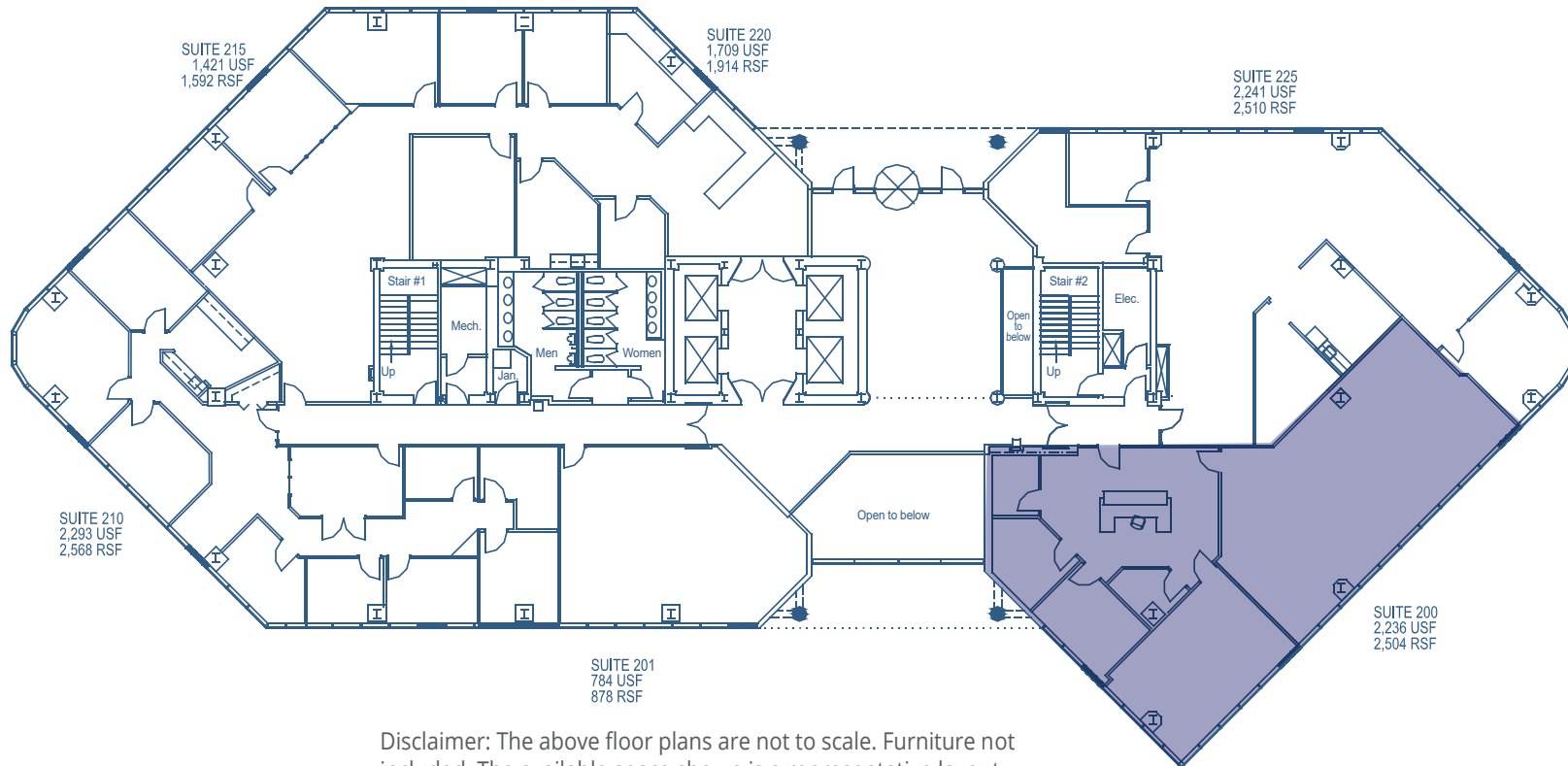


Excellent building facade branding opportunity overlooking I-440 for larger occupants

Distance to

Atlantic Ave	0.4 mi
Capital Blvd	0.6 mi
I-440	0.7 mi
Midtown	2.0 mi
Downtown Raleigh	4.0 mi

Floor Plan - Suite 200: 2,504 RSF

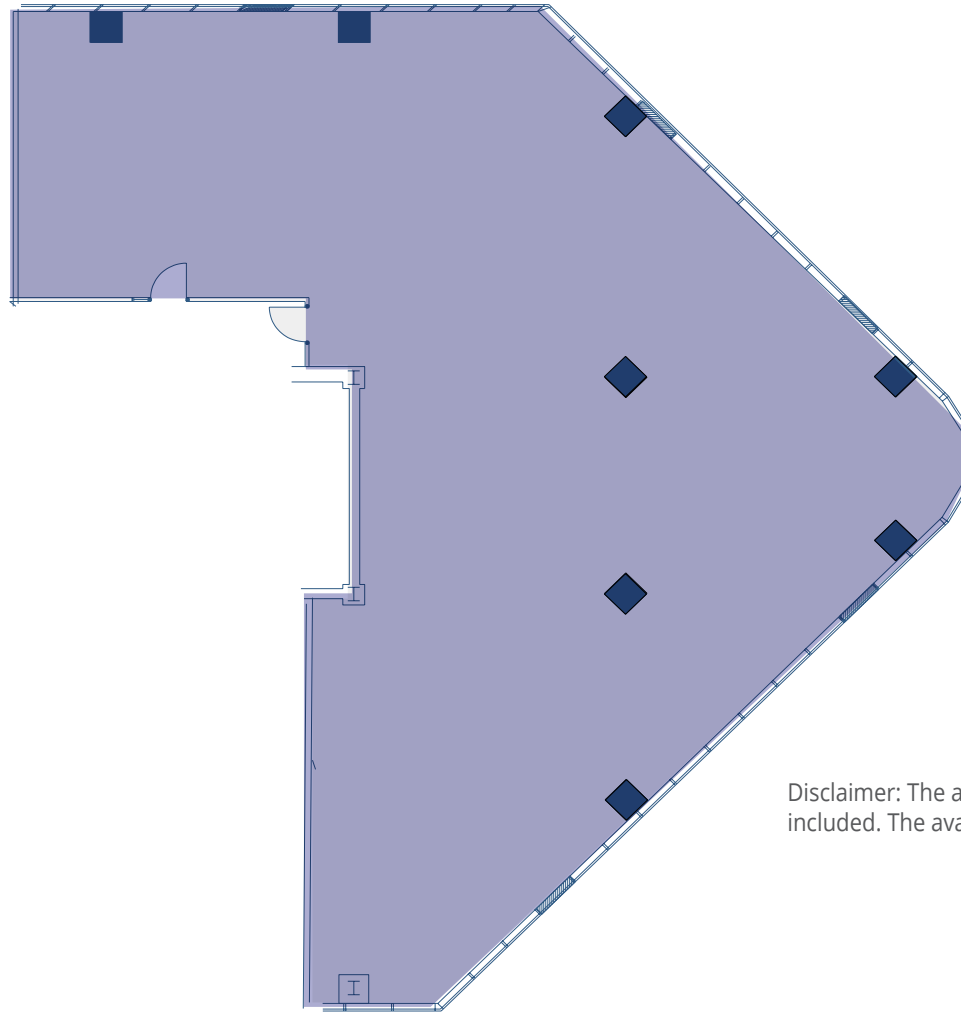


Disclaimer: The above floor plans are not to scale. Furniture not included. The available space shown is a representative layout.

Floor Plan - Suite 300: 13,481 rsf (full floor)

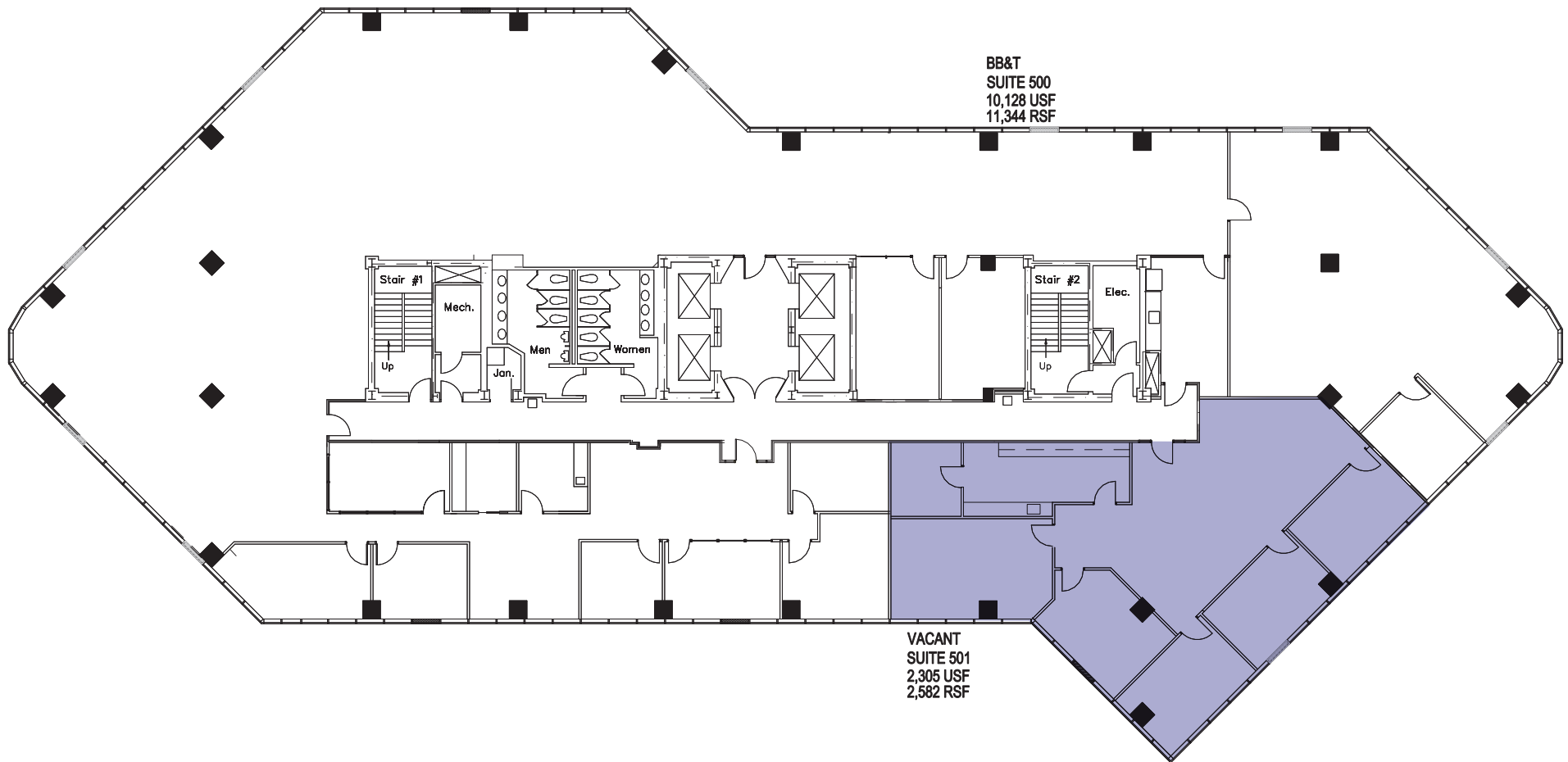


Floor Plan - Suite 410: 3,944 RSF



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Floor Plan - Suite 501: 2,582 RSF



Floor Plan - Suite 800: 14,533 rsf (full floor)

