



## FLEX SPACE FOR LEASE 7424 ACC Boulevard Raleigh, NC 27617

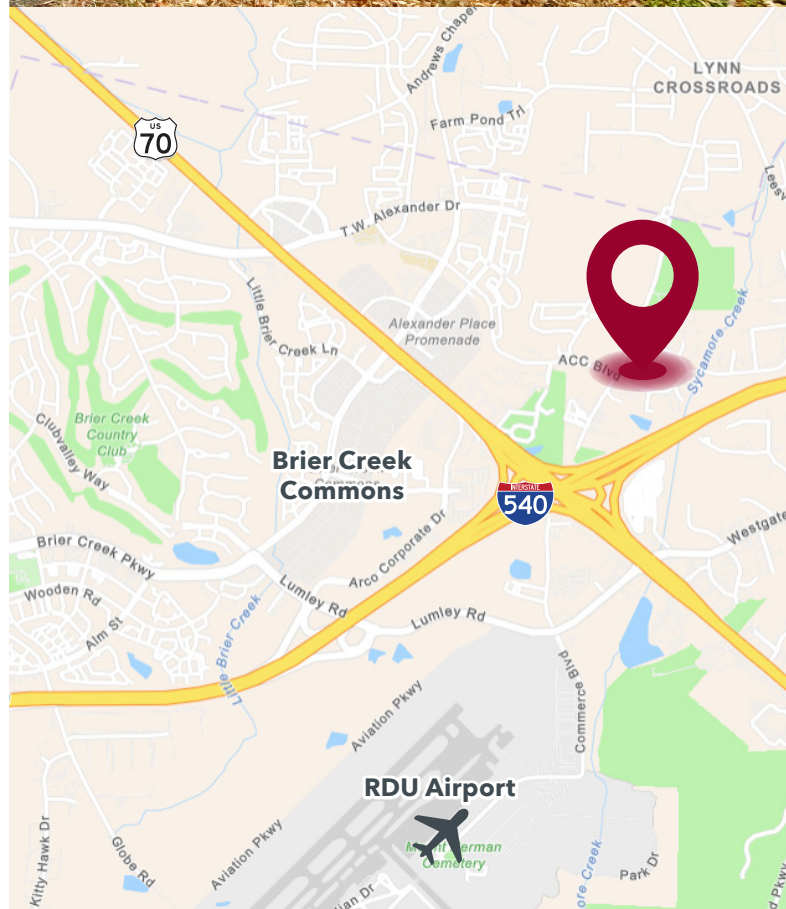
### PROPERTY OVERVIEW

Flex space for lease in the Brier Creek area of Raleigh, close to ample nearby amenities, Brier Creek Commons, and Raleigh Durham International Airport. Nearby US 70 Hwy (Glenwood Avenue) and I-540 provide convenient access.

- » 15,570 SF on-story brick and glass flex building
- » Conveniently located by I-540 and US Hwy 70 in northwest Raleigh near Brier Creek
- » Large truck court
- » 3.0 per 1,000 SF parking ratio

### AVAILABLE SPACE

- » Suite 104
  - » 1,750 SF
  - » (1) Dock High Door
  - » Lease Rate: \$22.95/yr/SF (Modified Gross)



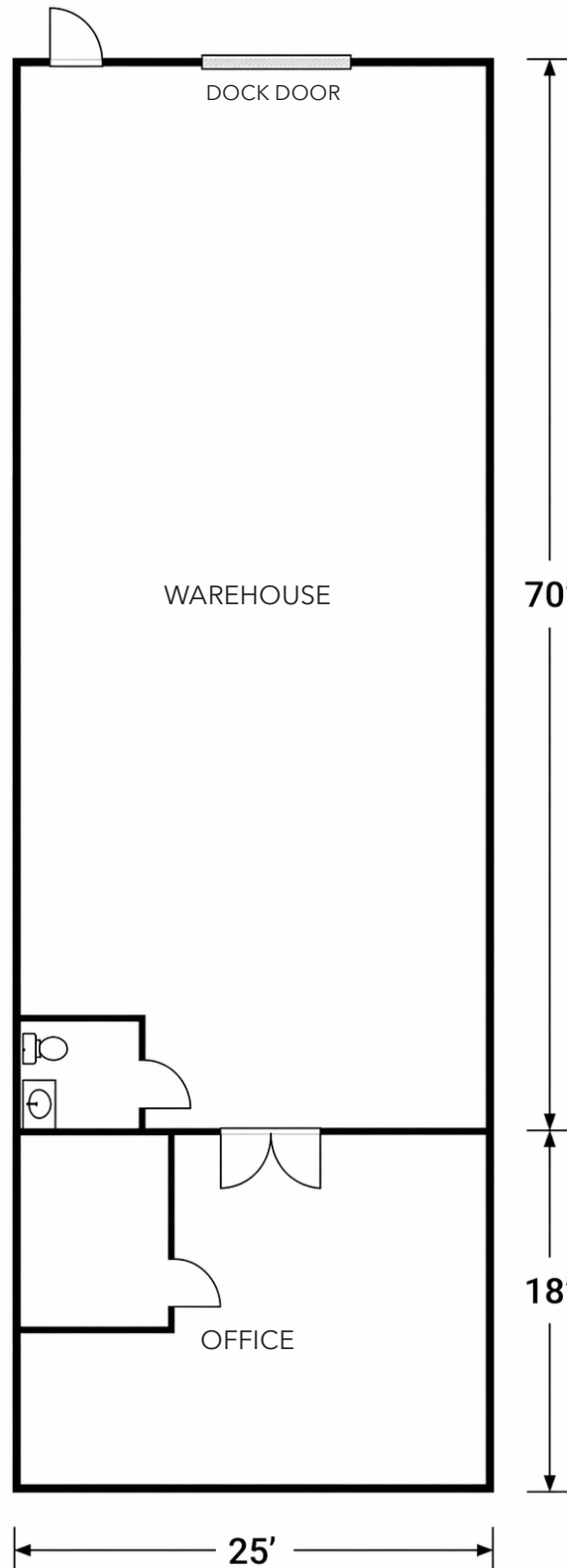
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# FLOOR PLAN

7424 ACC BOULEVARD  
RALEIGH, NC 27617



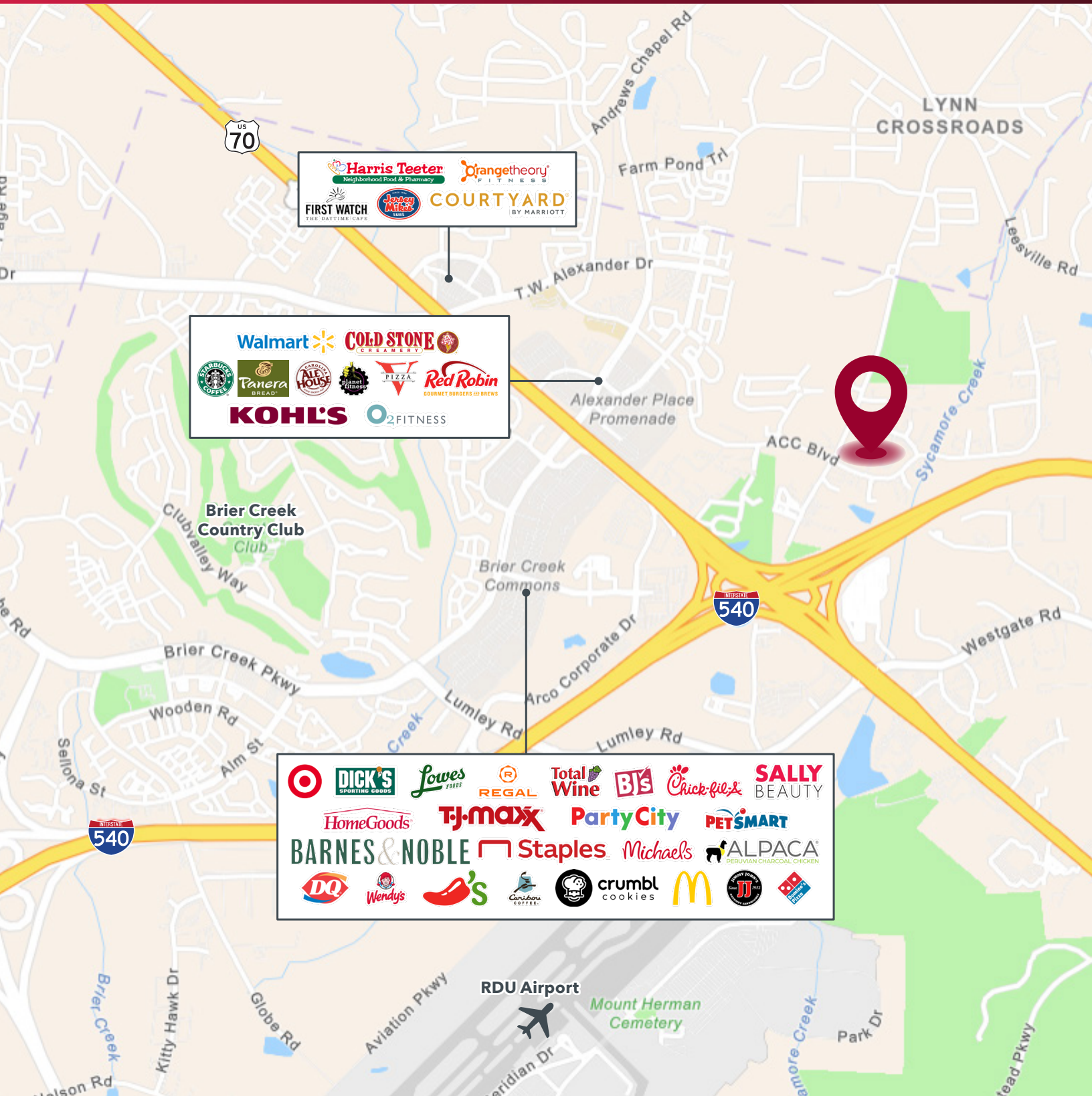
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# AREA AMENITIES

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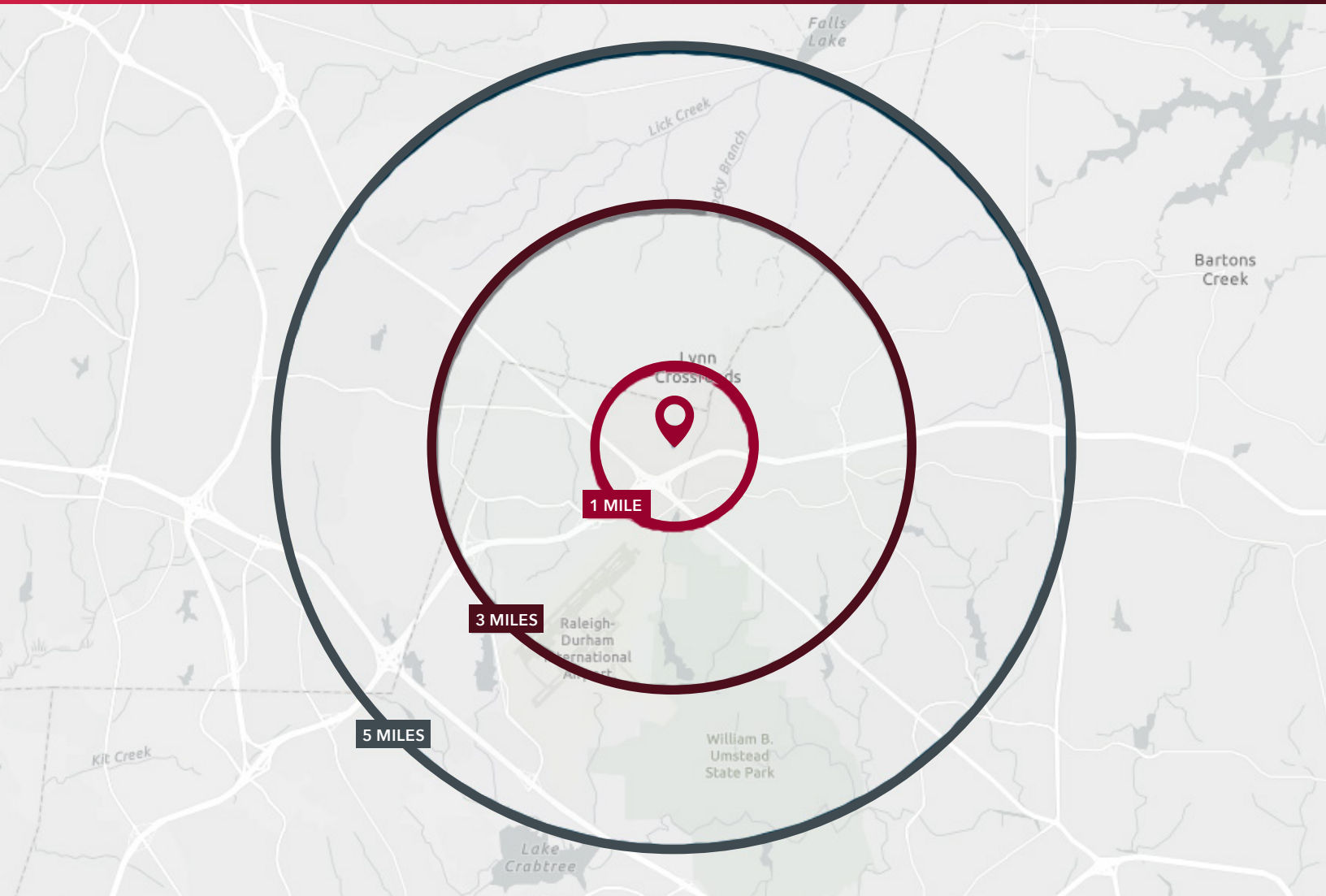
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# DEMOGRAPHICS

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	1 MILE	3 MILES	5 MILES
Population (2025)	6,418	46,587	105,703
Daytime Population	10,888	49,302	108,869
Median Age	33.8	38.7	38.3
Average Household Income	\$121,135	\$156,704	\$156,510
Average Home Value	\$508,511	\$582,440	\$577,428

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