

**FOR SALE**  
**5540 MCNEELY DRIVE**

**SUITE 303**  
**RALEIGH, NC 27612**



Located in the heart of West Raleigh, 5540 McNeely Drive, Unit 303 offers a newly updated 724 SF office condo ideal for professionals seeking a quiet, functional workspace.

This second-story walk-up features three large private offices, a small break area, an in-suite restroom, and brand-new carpet, paint, and lighting throughout.

Positioned just off Durableigh Road with quick access to I-440, Glenwood Avenue, and Edwards Mill Road, the property provides exceptional connectivity to Downtown Raleigh, RDU Airport, and the greater Triangle area—making it a perfect fit for small teams looking to own their office.



Go from  
**DESK** *to* **TO FUN**  
in minutes



**Waraji Japanese**



**Sharky's Place**



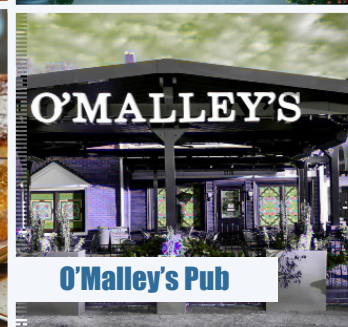
**Dos Taquitos**



**The Peddler Steak House**



**First Watch**



**O'Malley's Pub**



**Lynnwood Grill & Brewing Company**

SOURCE: GOOGLE

**ADDRESS** 5540 McNeely Drive, Suite 303  
Raleigh, NC 27612

**BUILDING NAME** Commons of Duraleigh

**AVAILABILITY** 724 SF\*

**SALE PRICE** \$260,000

**YEAR BUILT** 1989/Renov. 2025

**PARKING** Ample

**SIGNAGE** Monument

\*Per Wake County Tax Records



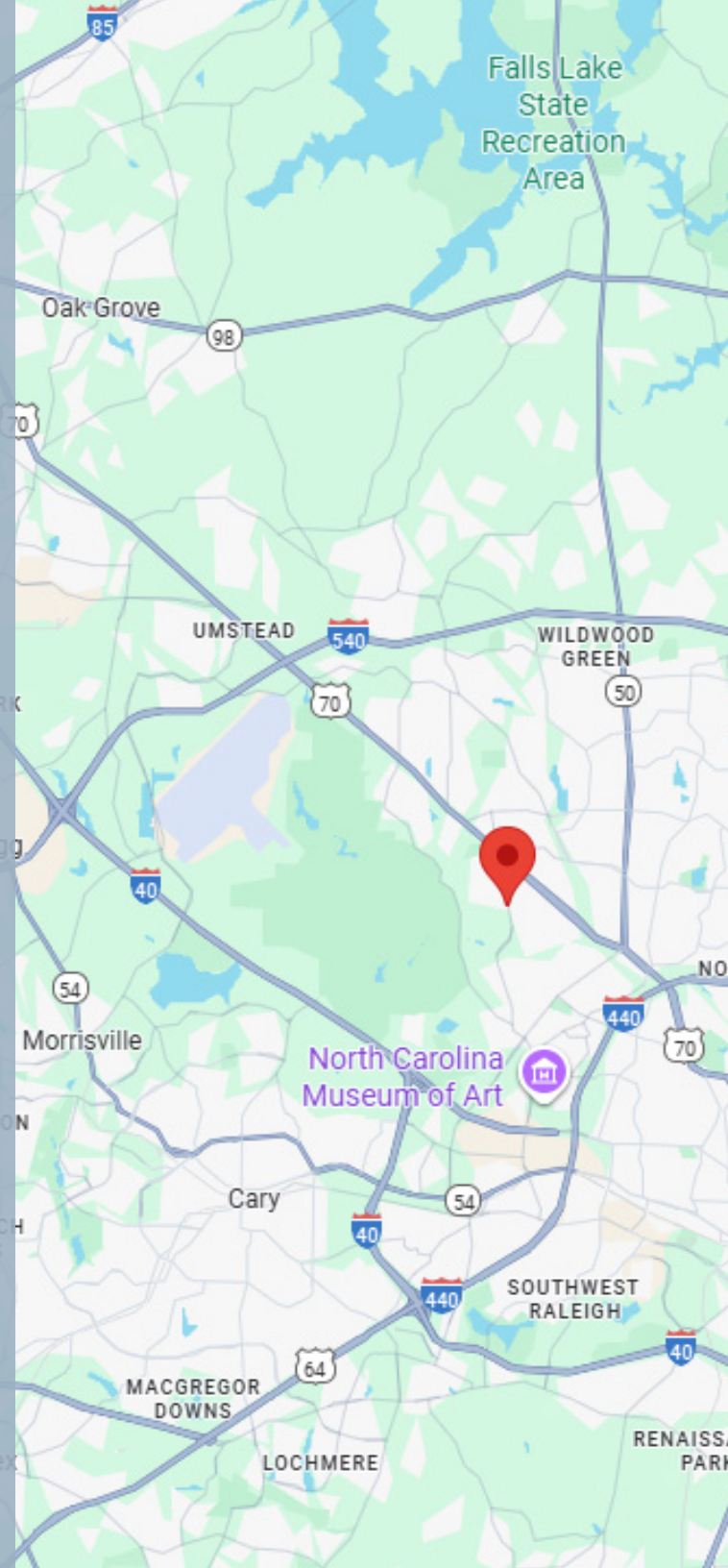
# WHERE LOCATION *WORKS* FOR YOU

**200+**  
RESTAURANTS

**20+**  
PARKS

**10+**  
GREENWAY  
ENTRANCES

**RCR**  
RICH COMMERCIAL REALTY



**RDU AIRPORT | 18 MINS**



SOURCE: RDU TAXI

**CRABTREE VALLEY MALL | 10 MINS**



SOURCE: NEWCITYDESIGN

**LENOVO CENTER | 10 MINS**



SOURCE: LENOVO

**NORTH HILLS | 16 MINS**



SOURCE: VISIONNORTHILLS



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