



FOR LEASE

Office Suite

**1101 NOWELL RD
SUITE 100**

Raleigh, NC 27607

PRESENTED BY:

JOHN POWELL

O: 919.948.7229

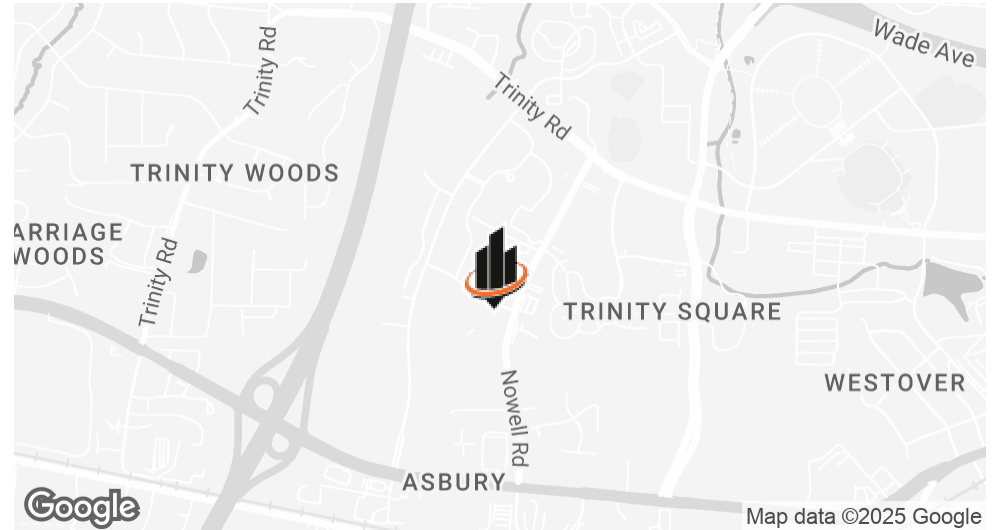
john.powell@svn.com

KARA BLUE

O: 919.760.4800

kara.blue@svn.com

PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	\$18.50/RSF NNN
AVAILABLE SF:	±6,375 SF
LOT SIZE:	3-5 Years
LOCATION:	Easy access to I-540 and US-1, surrounded by retail, dining, and entertainment options

DESCRIPTION

Discover a versatile ±6,375 sq ft private office suite at 1101 Nowell Rd, Suite 100, Raleigh, NC. This property includes 9 private offices, a reception area, kitchen/break room, 2 conference rooms, 2 restrooms, and a small warehouse with a roll-up door that is fully conditioned. Ideally located near I-40, I-440, and Hwy 54, with proximity to PNC Arena and Wade Park, it's perfect for businesses seeking a prime location.

CONFIGURATION

- Nine private offices with restrooms, breakroom/kitchen, and storage room
- ±440 SF fully conditioned warehouse with a 12' x 10' drive-in door
- Building signage and onsite parking

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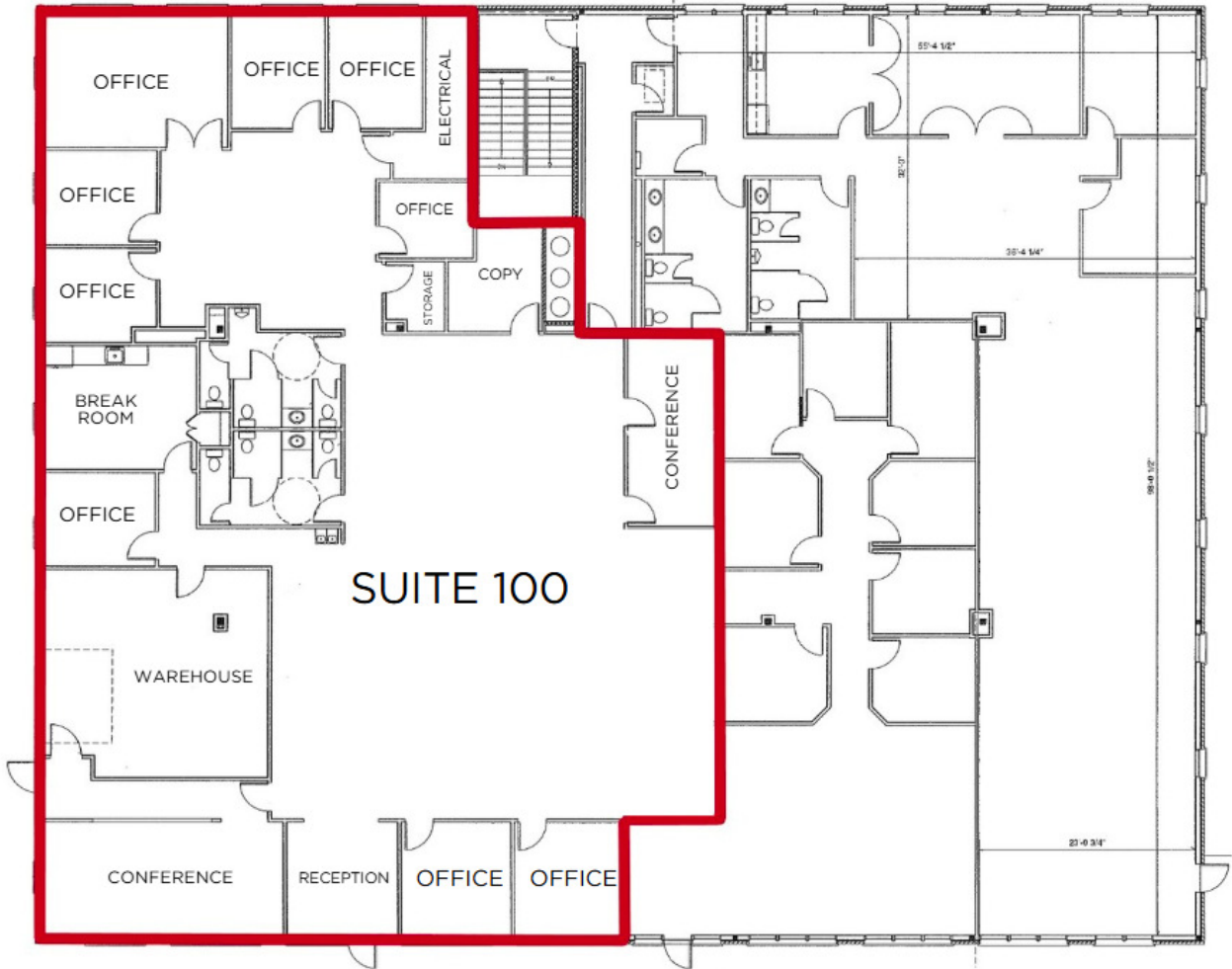
ADDITIONAL PHOTOS



JOHN POWELL
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FLOOR PLAN



*FLOOR PLAN IS FOR ILLUSTRATIVE PURPOSES ONLY AND IS SUBJECT TO CHANGE

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LOCATION MAP



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1101 NOWELL RD | 1101 Nowell Rd, Ste. 100, Raleigh, NC 27607

DEMOGRAPHICS MAP & REPORT

POPULATION

0.3 MILES 0.5 MILES 1 MILE

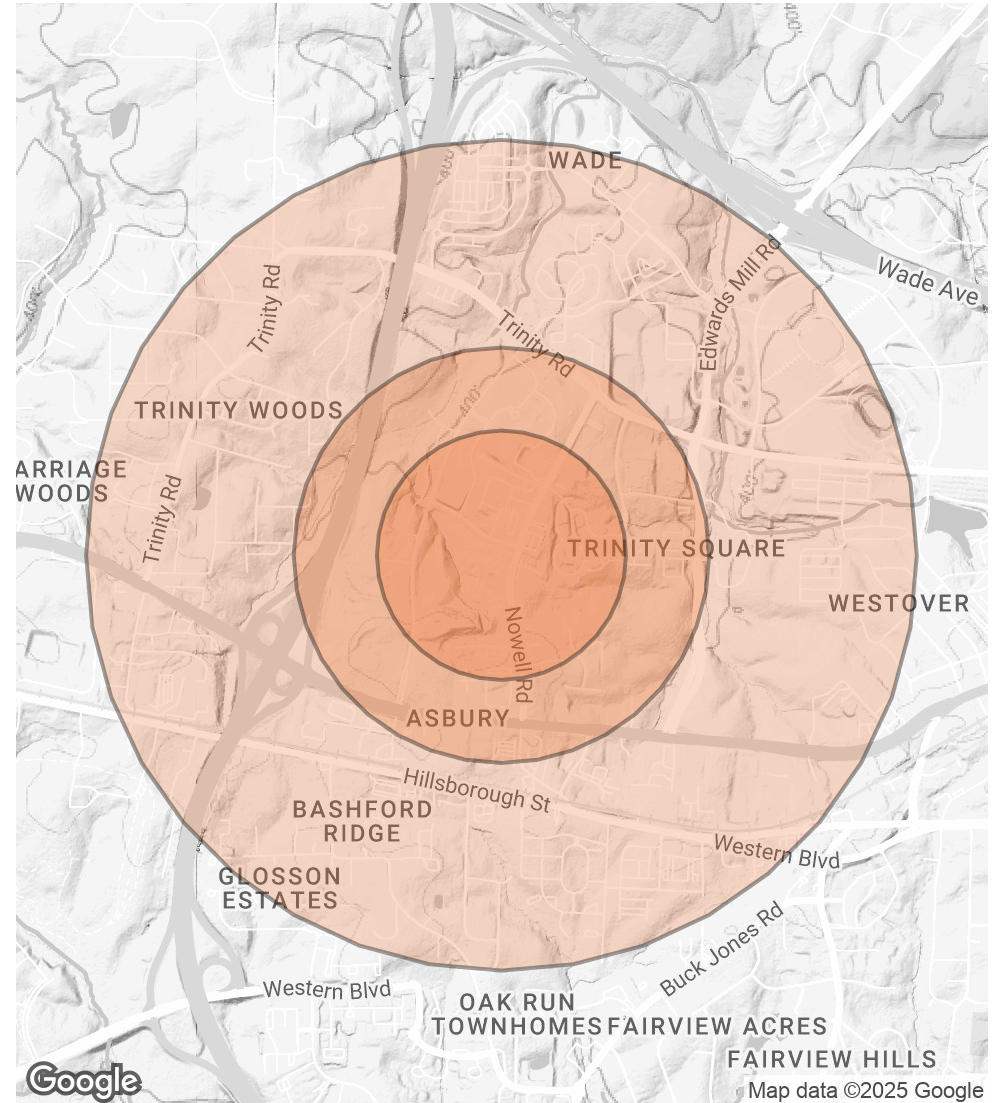
	0.3 MILES	0.5 MILES	1 MILE
TOTAL POPULATION	1,728	2,494	8,286
AVERAGE AGE	33	33	34
AVERAGE AGE (MALE)	33	33	33
AVERAGE AGE (FEMALE)	33	33	34

HOUSEHOLDS & INCOME

0.3 MILES 0.5 MILES 1 MILE

	0.3 MILES	0.5 MILES	1 MILE
TOTAL HOUSEHOLDS	945	1,359	4,068
# OF PERSONS PER HH	1.8	1.8	2
AVERAGE HH INCOME	\$95,663	\$95,858	\$93,398
AVERAGE HOUSE VALUE	\$625,324	\$624,872	\$605,399

Demographics data derived from AlphaMap



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