

OFFICE FOR LEASE

219 W. MILLBROOK ROAD

RALEIGH, NC 27609

NATRI PROPERTIES

PROPERTY OVERVIEW

This second-floor office space with grade level entry in North Raleigh offers a highly accessible location, professional image, and convenient access to some of Raleigh's most desirable commercial districts. Situated near Six Forks Road, North Hills, Midtown Raleigh, and I-440, the property provides outstanding connectivity for employees and clients alike while maintaining the convenience and character of an established North Raleigh business corridor.

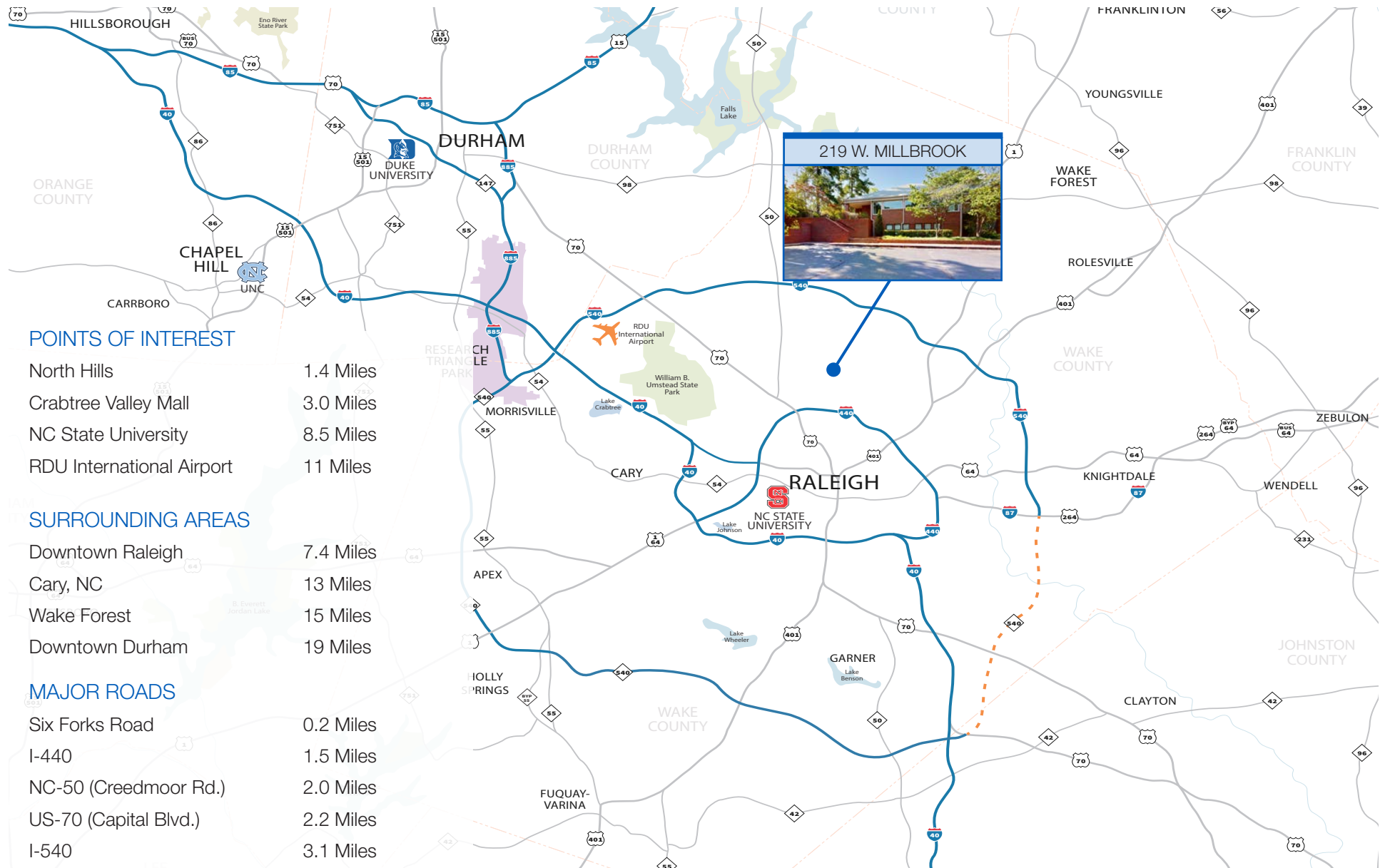
ADDRESS	219 W. Millbrook Road, Raleigh, NC 27609
BUILDING SIZE	Approximately 4,149 RSF
AVAILABLE SPACE	Suite A: 3,049 RSF
YEAR BUILT (RENOVATED)	1979 (2019)
RENTAL RATE	\$27.50/RSF, Modified Gross
TENANT RESPONSIBILITIES:	HVAC Maintenance Contract, Security, Fiber Optic, Janitorial, Trash/Dumpster, Pest Control, and monthly utility expenses exceeding \$300/month
PARKING RATIO	5.78 spaces per 1,000 SF
HIGHLIGHTS	• Monument signage available • Flexible layout suitable for a variety of office users • Break area with coffee bar • Covered patio and courtyard • Updated with new finishes in 2019 including beautiful hard wood flooring • Ample light provided by large windows throughout • Parking provided on both sides of the building • Prime North Raleigh location just minutes to North Hills, I-440, and Crabtree Valley Mall

CONTACT

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TRIANGLE REGION



POINTS OF INTEREST

North Hills	1.4 Miles
Crabtree Valley Mall	3.0 Miles
NC State University	8.5 Miles
RDU International Airport	11 Miles

SURROUNDING AREAS

Downtown Raleigh	7.4 Miles
Cary, NC	13 Miles
Wake Forest	15 Miles
Downtown Durham	19 Miles

MAJOR ROADS

Six Forks Road	0.2 Miles
I-440	1.5 Miles
NC-50 (Creedmoor Rd.)	2.0 Miles
US-70 (Capital Blvd.)	2.2 Miles
I-540	3.1 Miles

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AERIAL

W. Millbrook Road



Grade Level
Entrance from
Snelling Road

Snelling Road

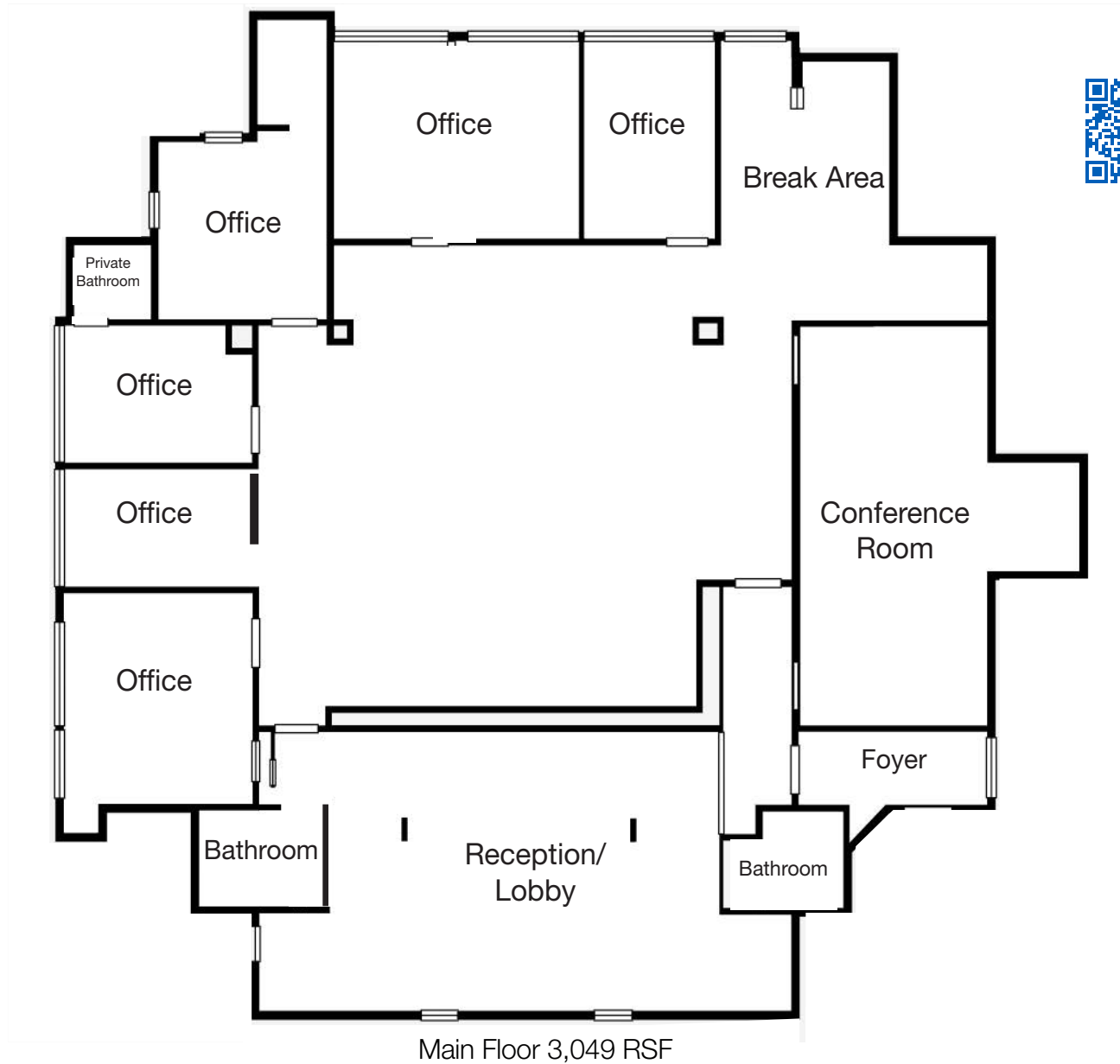
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FLOOR PLAN



CLICK OR
SCAN FOR
VIRTUAL
TOUR

CONTACT

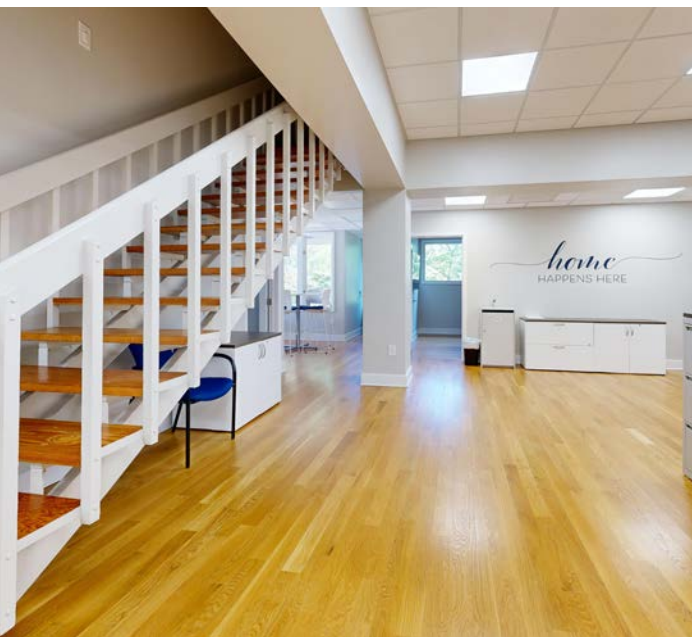
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NAI TRI PROPERTIES

AMENITIES

Situated near Six Forks Road, North Hills, Midtown Raleigh, and I-440 and surrounded by an abundance of easily accessible restaurants, hotels, and other amenities.

ARTS, CULTURE, & ENTERTAINMENT

Raleigh Game Show
Blazin Keys
Kings Bowl
Saints & scholars Pub
Raleigh Art Studio
NC Museum of Art
Gregg Museum of Art & Design
NC Museum of Natural Sciences
Living Conservatory
City of Raleigh Museum
The Rialto
The Ritz
Cinemark Bistro

DINING & NIGHTLIFE

Mezcalito Raleigh
Northside Bistro
Sixty Vines Raleigh
STIR
bartaco
RH Rooftop Restaurant
La Buena Vida
True Food Kitchen
Firebirds Wood Fired Grill
Barking Dog

Good Graces
Sail & Lime Cabo Grill
Winston's Grille
Jalwan Indian Bistro
Coquette
Taza Grill
Yard House
The Cowfish Sushi Burger Bar
Chop Shop BBQ & Grill
Panera Bread
CAVA
The Bull & Bear
Cape Fear Seafood Company
Vivace
Soho Cafe Raleigh
Village Tavern
Midtown Pho
The BBQ Lab
Chopt
Bonefish Grill
Piada Italian Grill
Cucciolo Terrazza
Las Marias
Leo's Italian Social
Mami's Latin Style Rotisserie
Big Ed's North
NY Brooklyn Original Slices

CO
Cristo's Restaurante & Pizzeria
Velvet Taco
Chuy's
La Cocina de Mama Greta
Torchy's Tacos
The Meltdown
Tamasha Modern Indian
Gen Ramen

HOTELS

Hilton Raleigh North Hills
Renaissance Raleigh
Comfort Inn Raleigh Midtown
Courtyard by Marriott
AC Hotel Raleigh North Hills
Doubletree by Hilton
Days Inn by Wyndham
Hampton Inn & Suites
Hyatt House Raleigh North Hills

BANKS

Truist
North State Bank
Fidelity
First Bank-Raleigh
Bank of America

HomeTrust Bank- Six Forks
Chase Bank
First Carolina Bank
PNC Bank
Dogwood State Bank

SHOPPING, WELLNESS, & OUTDOOR RECREATION

Midtown Park at North Hills
The Wellness Lab
Lassiter Mill
Fallon Park
North Hills
Dose Yoga & Cafe
Inspired Now Wellness
Sutton Square
Cedar Hills
Woodhouse Spa
North Ridge Shopping Center
Glenwood Village
Midtown East
The Falls Centre
Renew Wellness
Life Energy Spa
Midtown Yoga
YoBa Studio
JETSET Pilates-North Hills

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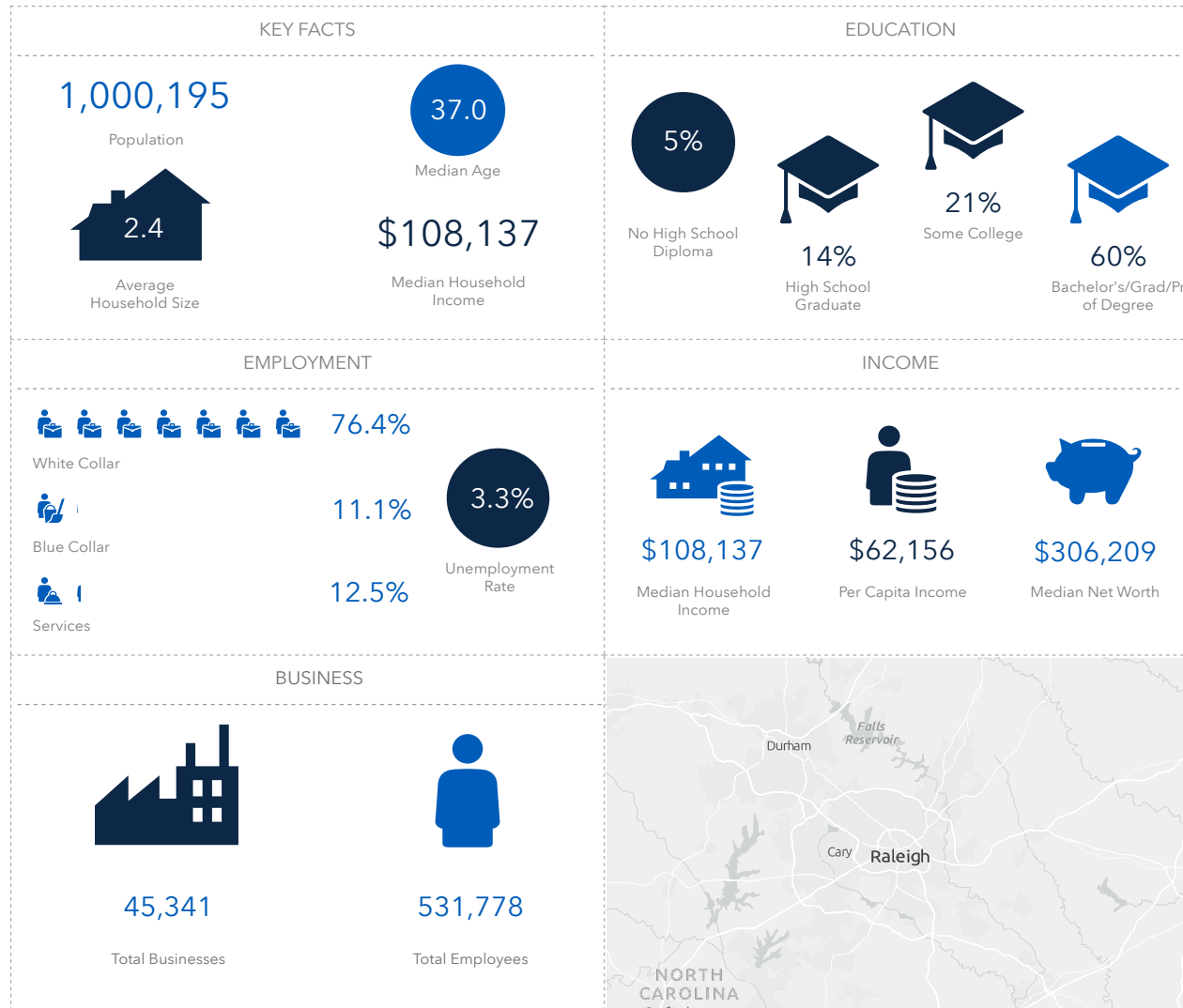
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DEMOGRAPHICS

27 MINUTE AVERAGE COMMUTE DRIVE TIME



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