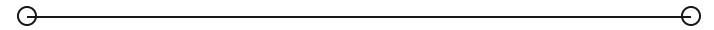


**FOR SUBLEASE**

# Flex Space

**3209 GRESHAM LAKE ROAD, STE. 110**

Raleigh, NC 27615



**PRESENTED BY:**

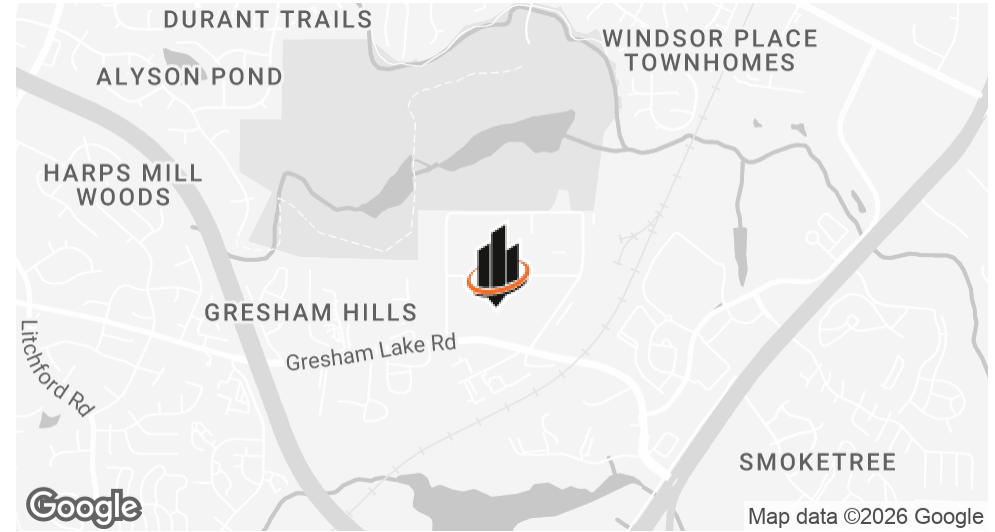
**CURT BRITT**

O: 919.948.7231

curt.britt@svn.com



## PROPERTY SUMMARY



## OFFERING SUMMARY

<b>LEASE RATE:</b>	\$15.95 NNN
<b>ZONING:</b>	IX-3
<b>AVAILABLE SF:</b>	±1,650
<b>LEASE EXPIRATION:</b>	5/31/2028
<b>SPACE FEATURES:</b>	Fully-conditioned Roughly 40% Office/showroom 60% Warehouse

### CURT BRITT

O: 919.948.7231

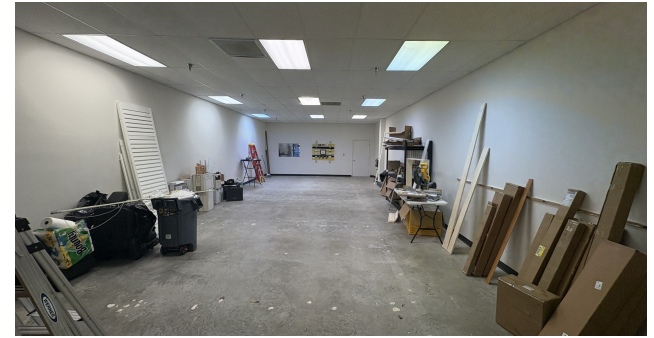
curt.britt@svn.com

## PROPERTY DESCRIPTION

Offered for sublease, this ±1,650 SF suite at 3209 Gresham Lake Rd, Suite 110 is well positioned with convenient access to major Raleigh thoroughfares and surrounding business corridors. The space offers an open, flexible layout at the front, allowing users to configure the area to suit a variety of office or service-oriented needs.

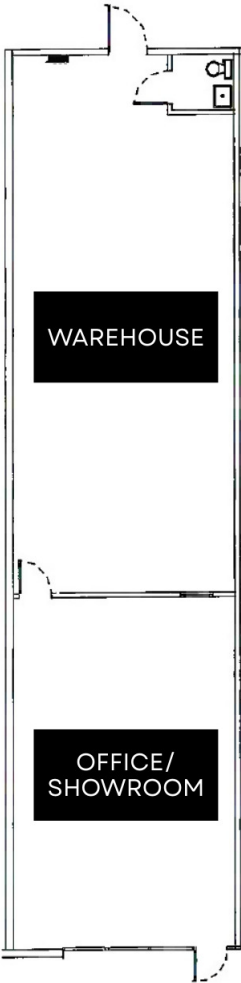
A functional rear area with durable, unfinished flooring provides additional utility for light storage, equipment, or operational support. This combination of adaptable open space and practical back-of-house area makes the suite a versatile option for users seeking flexibility in a well-located setting.

## ADDITIONAL PHOTOS



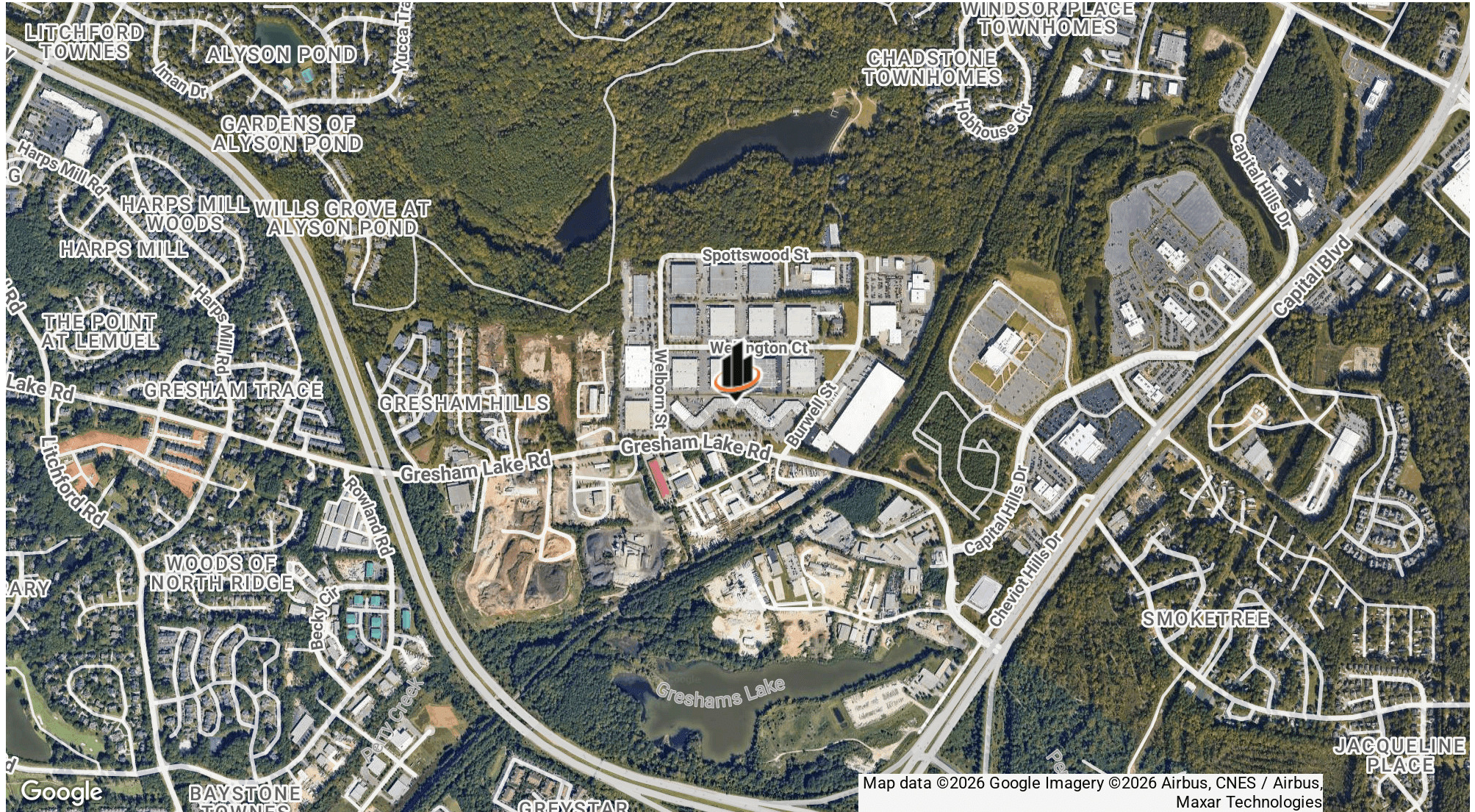
**CURT BRITT**  
O: 919.948.7231  
curt.britt@svn.com

**FLOOR PLAN**



**CURT BRITT**  
O: 919.948.7231  
curt.britt@svn.com

# LOCATION MAP



**CURT BRITT**

O: 919.948.7231

curt.britt@svn.com

