



FLEX SPACE FOR LEASE

**5605 Chapel Hill Road, Suite 100 & 102
Raleigh, NC 27607**

3,174 SF

PROPERTY DETAILS

| | |
|-----------------|-------------------|
| Type | Sublease |
| Lease Rate | \$16.67/SF NNN |
| Est. TICAM | \$4.71/SF |
| Expiration Date | April 30, 2028 |
| Building Size | 21,214 SF |
| Available SF | 3,174 SF |
| Year Built | 2006 |
| Parking | Free & Unreserved |
| Drive-ins | 2 |
| Signage | Exterior signage |

Features

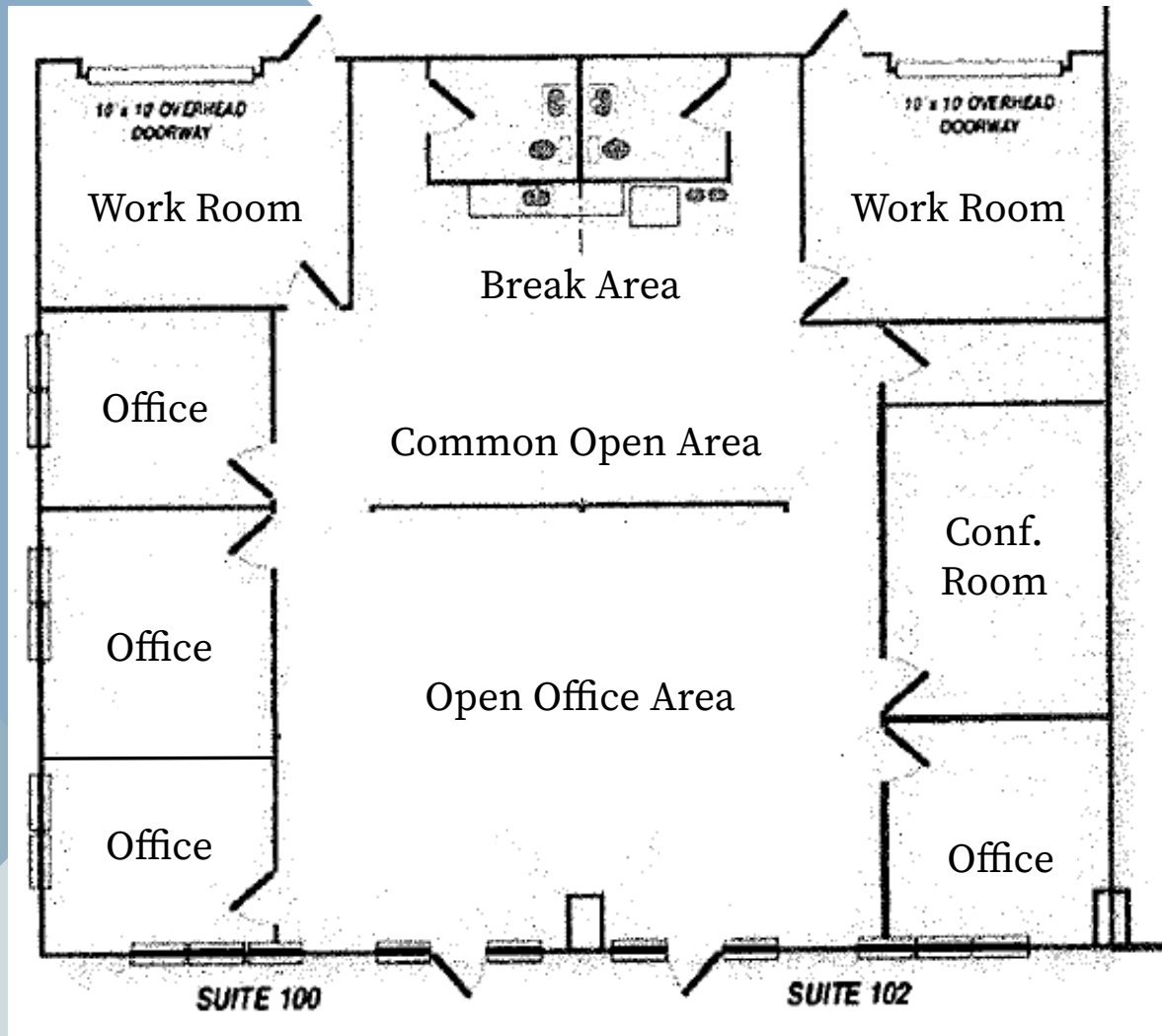
- 4 Private Offices
- Open Work Area
- 1 Conference Room
- 2 Bathrooms
- Kitchenette/Break Area
- 2 Work Rooms with Roll-Up Doors
- IT/Storage Room



This flex opportunity offers a well-located presence in West Raleigh with convenient access to I-40, I-440, and key corridors connecting to Cary, Durham, and Downtown Raleigh. The space features a central open work area, perimeter offices, and two dedicated workrooms with drive-in access.

The layout is well-suited for a showroom, light assembly, product display, or service-oriented users seeking a blend of front-of-house and operational space. The configuration allows for a seamless mix of office and hands-on functionality within a highly accessible submarket with strong surrounding amenities.

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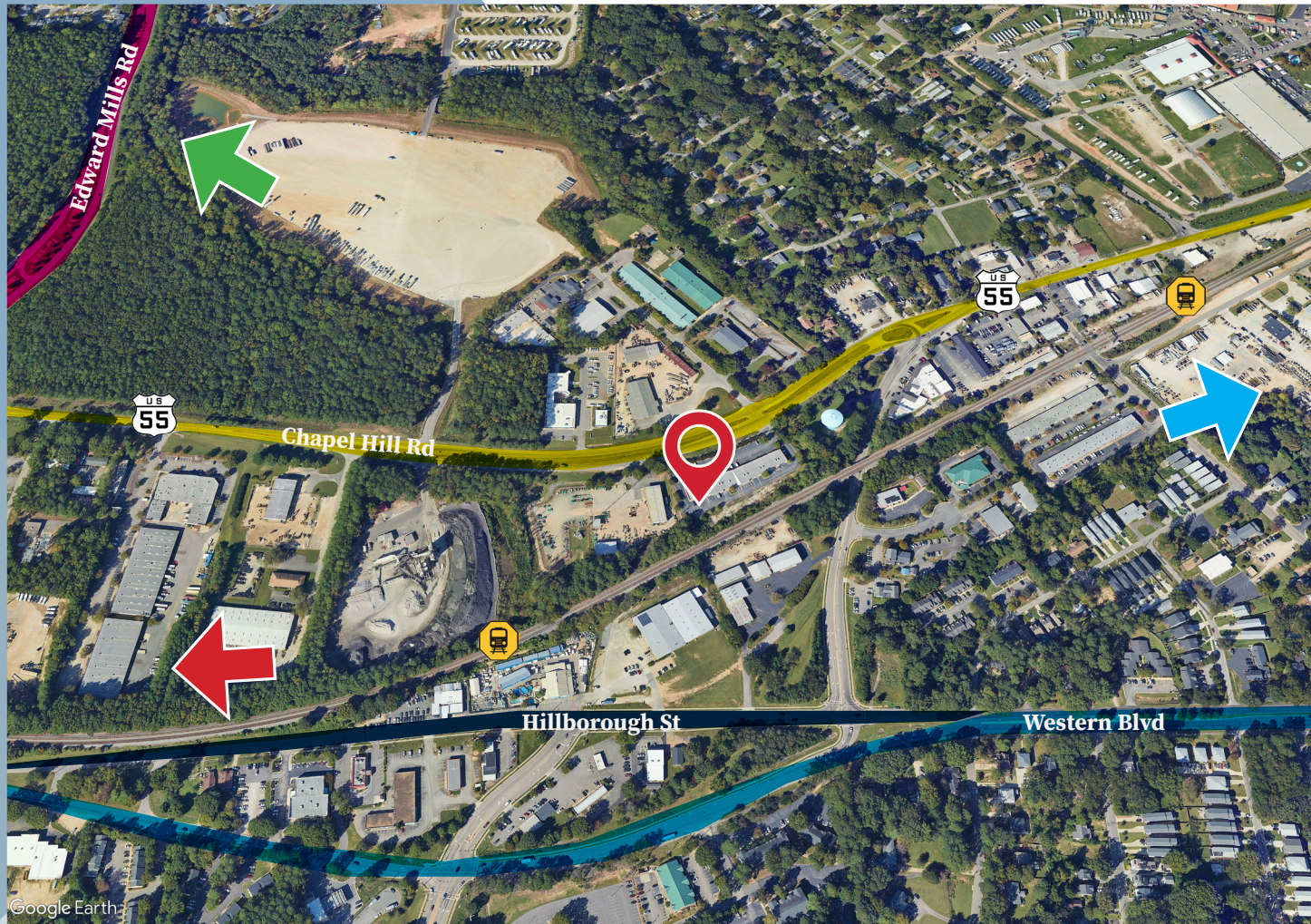


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PROPERTY PHOTOS



LOCATION OVERVIEW



Downtown Raleigh
5.8 Miles | ~ 20 Mins

Downtown Cary
4 Miles | ~ 9 Mins

RDU Airport
10 Miles | ~20 Mins



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