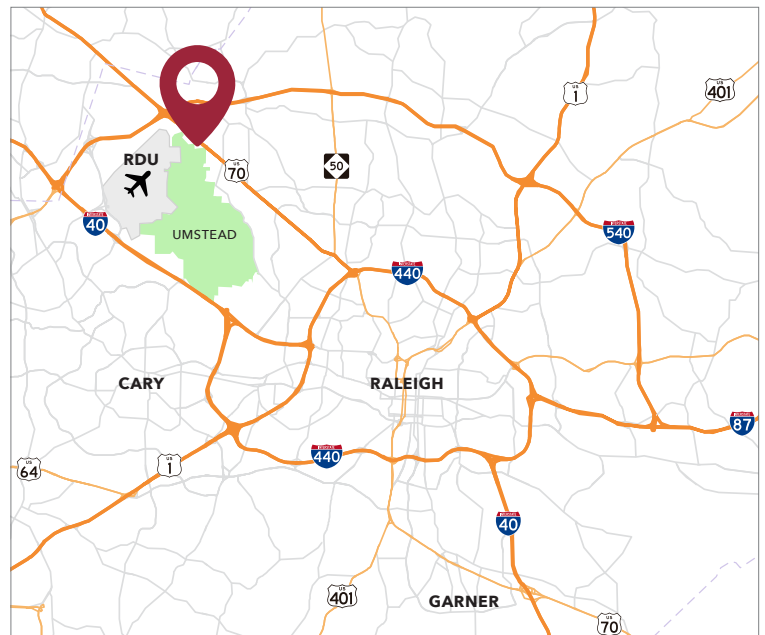




PROPERTY OVERVIEW

- ±8,804 RSF Office/R&D condo available January 1, 2025
- 2nd floor office suite with elevator and stair access
- Conference rooms & kitchen
- 1st & 2nd floor outdoor balconies
- LEED Gold certified
- Parking ratio 4.83/1000
- [Permitted Zoning: IX-3](#)
- Convenient north Raleigh location just off Glenwood Avenue (Hwy 70) less than 2 miles from I-540
- Lease rate: \$21.00/SF NNN
- TICAM: \$3.64/SF



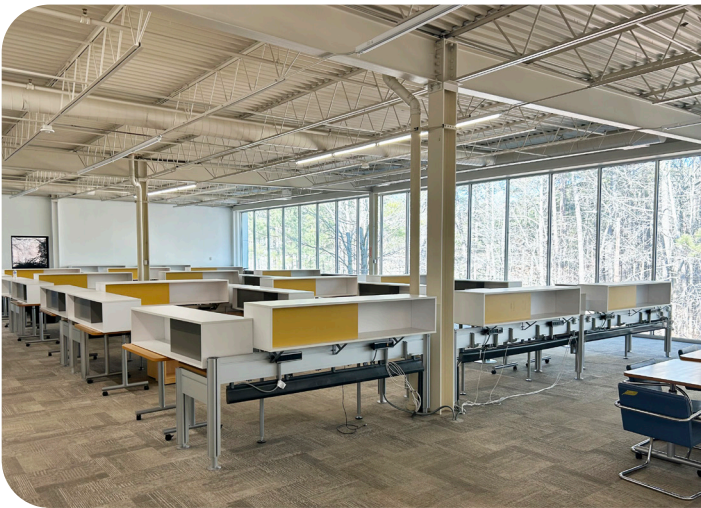
DEMOGRAPHICS

| | 1 MILE | 3 MILES | 5 MILES |
|--------------------|-----------|-----------|-----------|
| Population (2024) | 5,202 | 49,087 | 123,361 |
| Daytime Population | 7,172 | 48,766 | 136,409 |
| Median HH Income | \$118,737 | \$106,349 | \$107,668 |
| Median Age | 37.5 | 36.6 | 38.9 |
| Median Home Value | \$534,091 | \$500,628 | \$535,733 |

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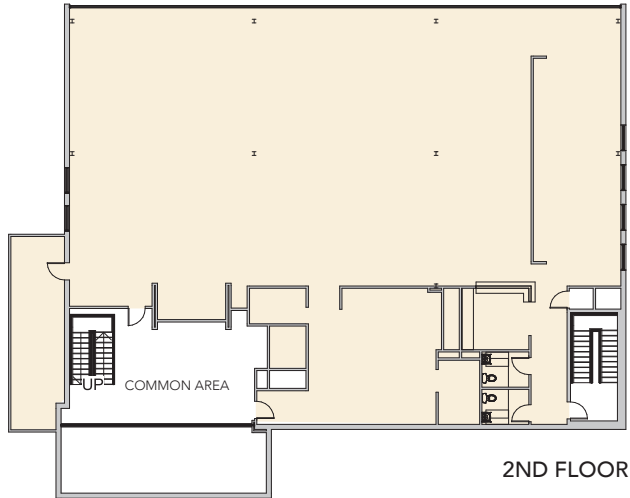




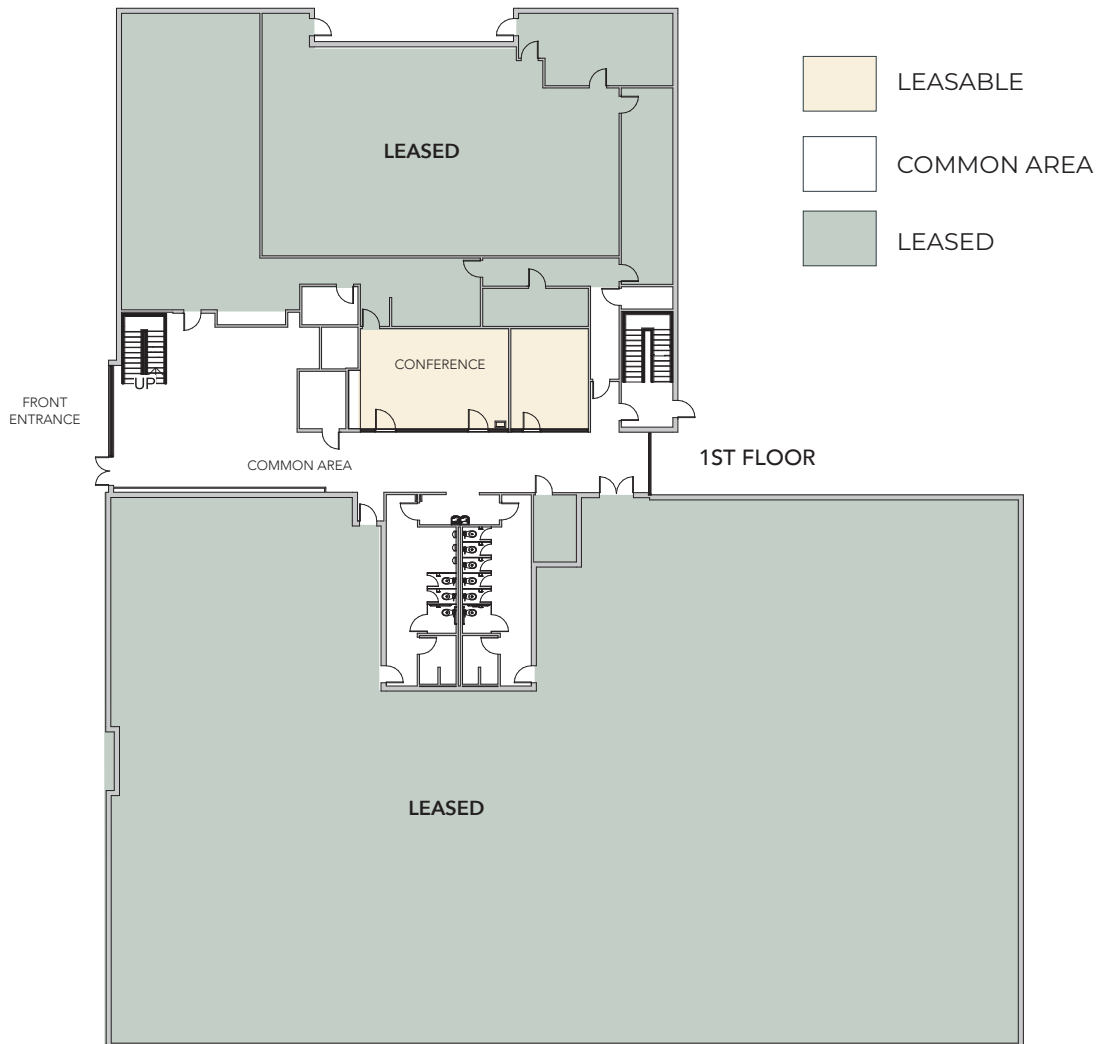
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±8,804 RSF

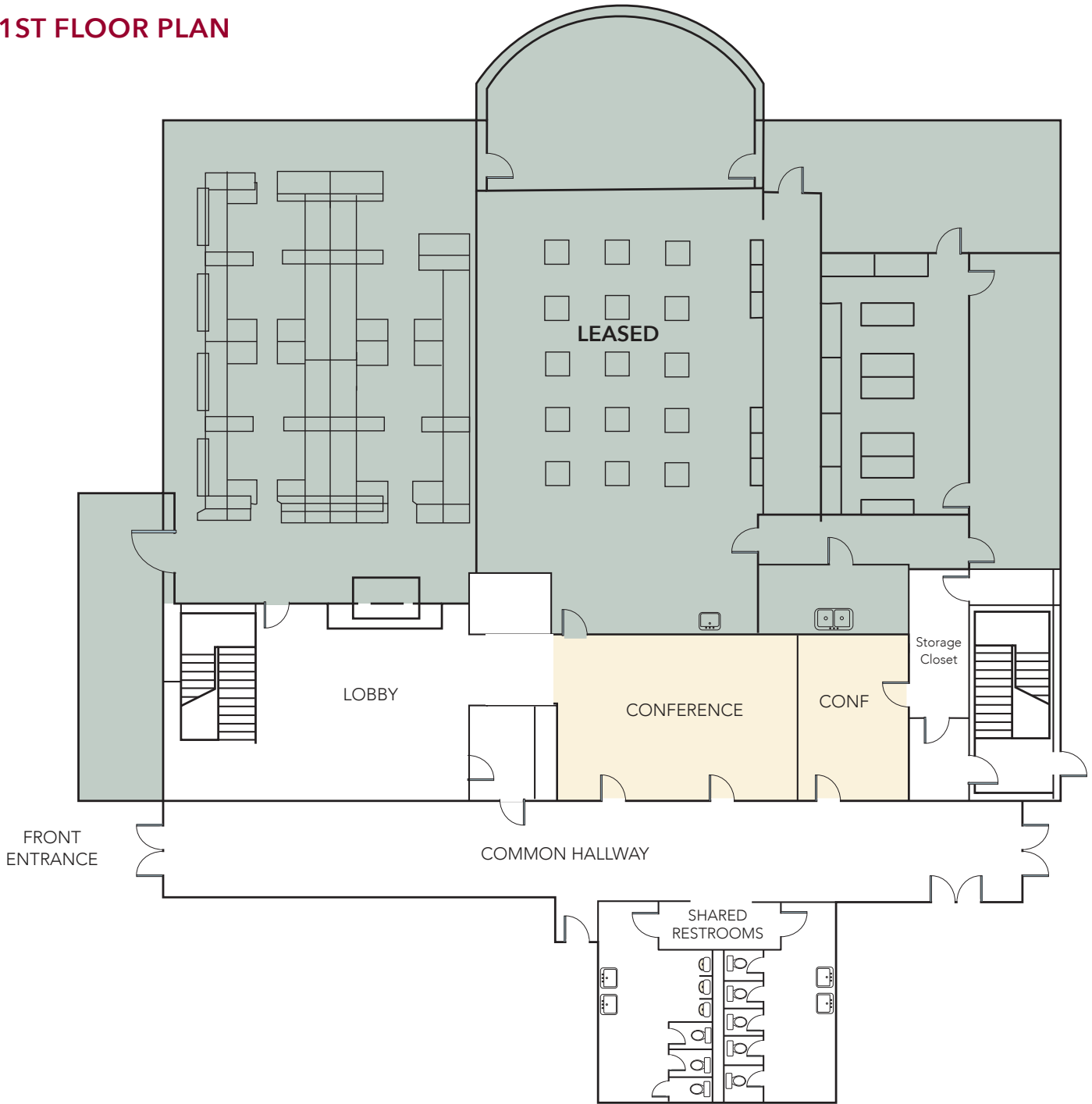


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1ST FLOOR PLAN



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| DISTANCES | |
|---------------------------|------------|
| INTERSTATE 540 | 5.1 MILES |
| RDU INTERNATIONAL AIRPORT | 4.7 MILES |
| RESEARCH TRIANGLE PARK | 9.1 MILES |
| DOWNTOWN RALEIGH | 11.5 MILES |
| DOWNTOWN DURHAM | 12.1 MILES |

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