

4000 WAKE FOREST ROAD, RALEIGH, NC 27609



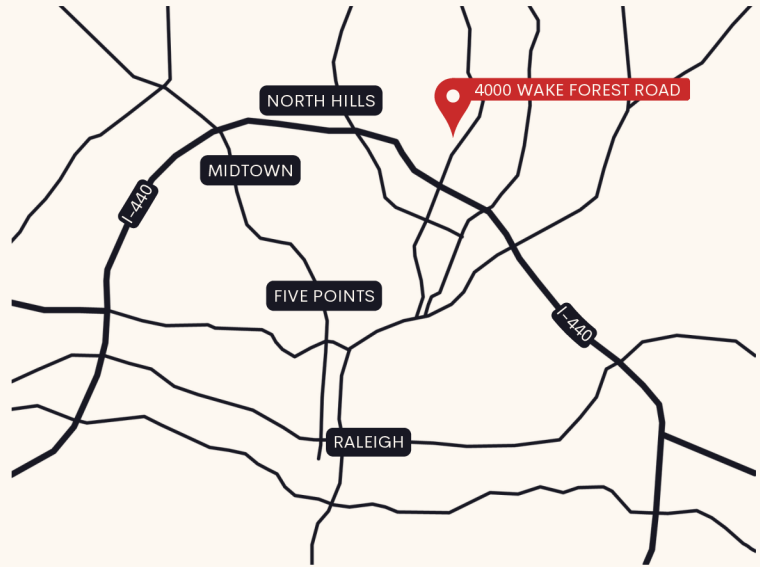
SUITE 270 | APPROX. 2,244 RSF

## SUITE FEATURES

- Sublease term available from 5/1/26.
- \$24.00/SF full-service gross.
- Break room.
- Built-out as laboratory space.
- Open floorplan with VCT flooring and lab sink.
- Two private windowed offices.
- Generous natural light with corner suite layout.

## PROPERTY FEATURES

- Renovated building:
  - Modernized interiors & reworked floorplans.
  - Updated landscaping & building exterior.
- Flexible lease terms.
- Convenient location:
  - 0.5 miles from Duke Raleigh Hospital.
  - 0.9 miles from I-440 highway.
  - 1.1 miles from Midtown East.
  - 2.0 miles from North Hills Shopping Center.
- 25' x 15' rentable conference & events room.



## CONTACT US TODAY

CALL US AT  
(919) 828-9999

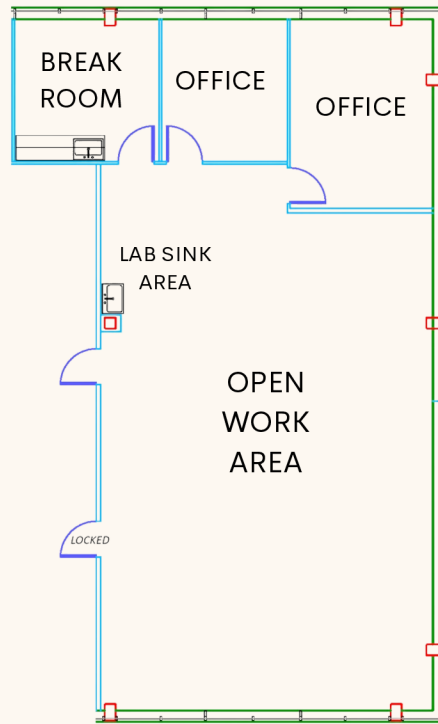
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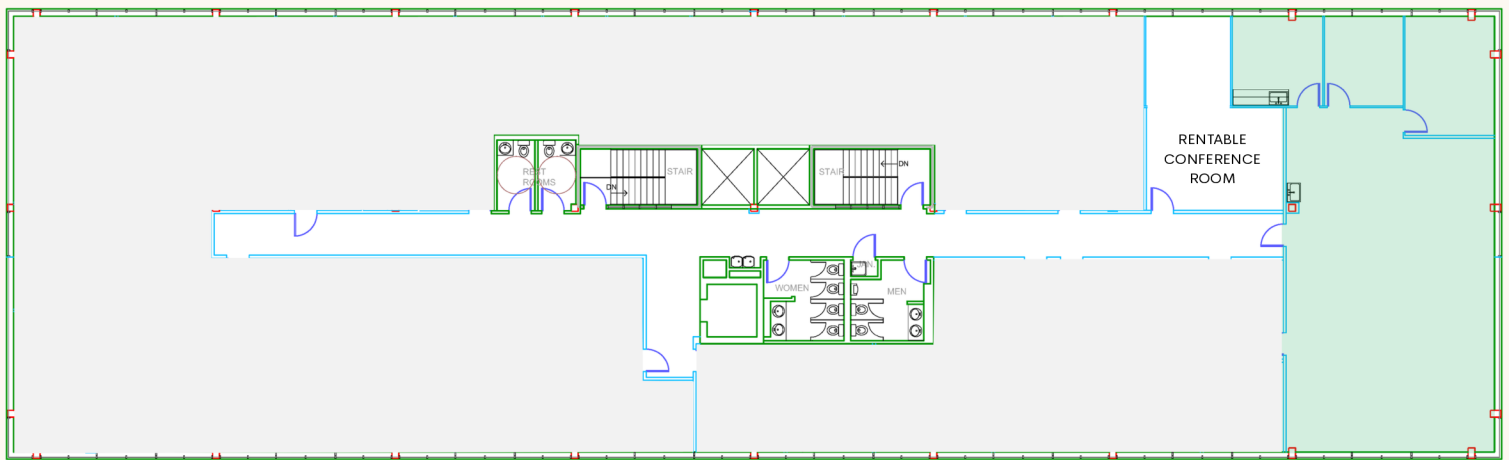


# FLOORPLANS

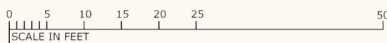
## SUITE OUTLINE



## FLOOR PLATE



SUITE 270



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