

for lease

BEECHLEAF

3200 BEECHLEAF COURT | RALEIGH, NC



**NEW
WELL-CAPITALIZED
OWNERSHIP**

**A PREMIER CLASS A OFFICE
BUILDING STRATEGICALLY POSITIONED
IN THE HEART OF MIDTOWN RALEIGH,
OFFERING EXCEPTIONAL VISIBILITY
AND ACCESS.**

**TRINITY
PARTNERS**

the details

10-STORY CLASS A OFFICE
188,510 RSF



Building and system enhancements currently underway

Premier Midtown Raleigh location with quick access to destination amenities

Prominent building signage overlooking the I-440 beltline

Efficient ±20,000 SF floor plates designed for modern layouts

Dedicated parking deck offering a generous parking ratio

Elegant lobby featuring marble and mahogany finishes

Unmatched connectivity near I-440, US-1, North Hills, and Downtown Raleigh

On-site Café & Lounge, offering breakfast and lunch M-F

Expansive outdoor patio with covered and open area seating



availabilities

4th floor _____ 19,571 RSF

6th floor _____ 19,454 RSF

8th floor _____ 11,425 RSF

LEASE
RATE

Call for details

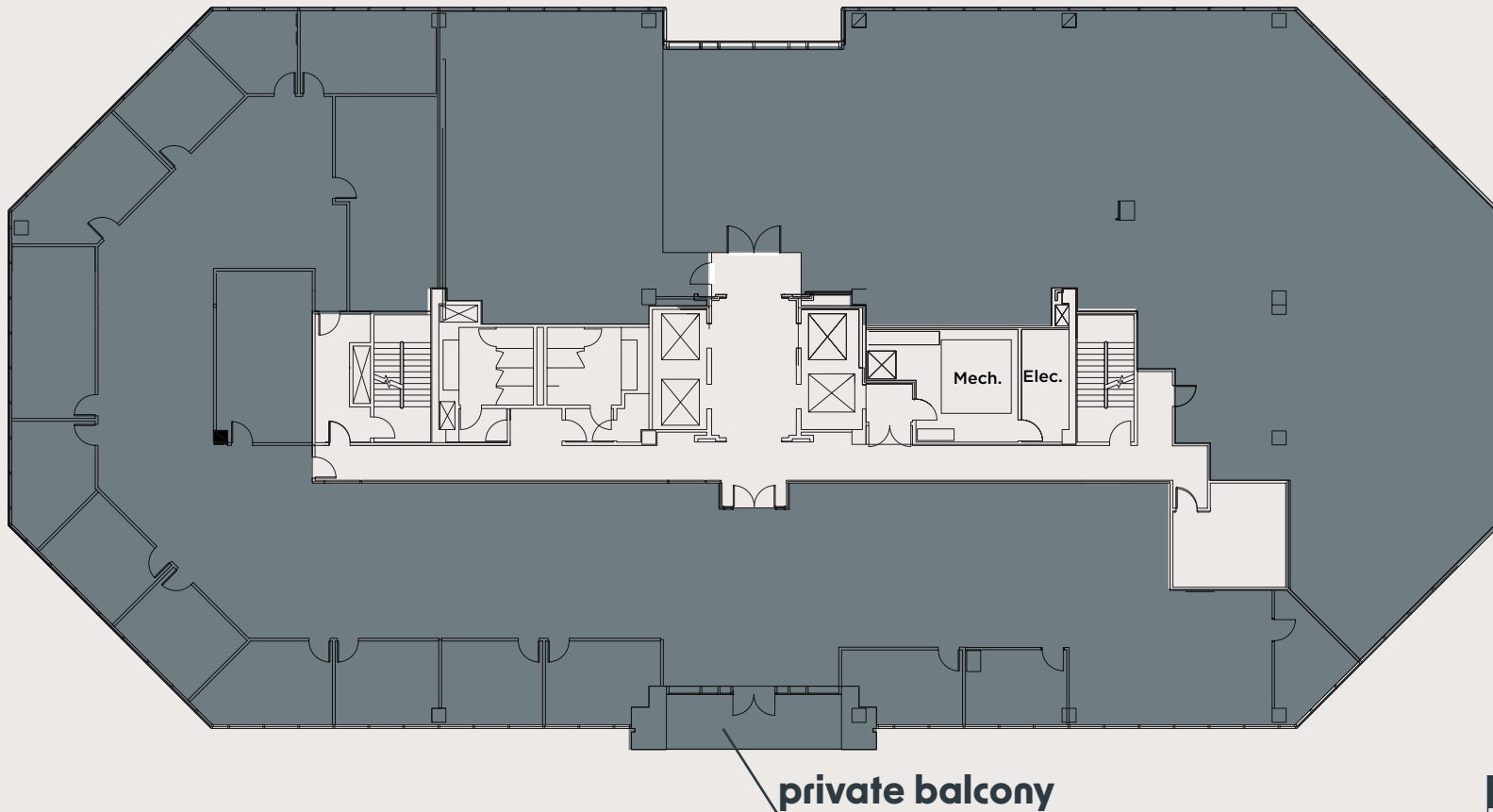


TRINITY
PARTNERS



4th floor

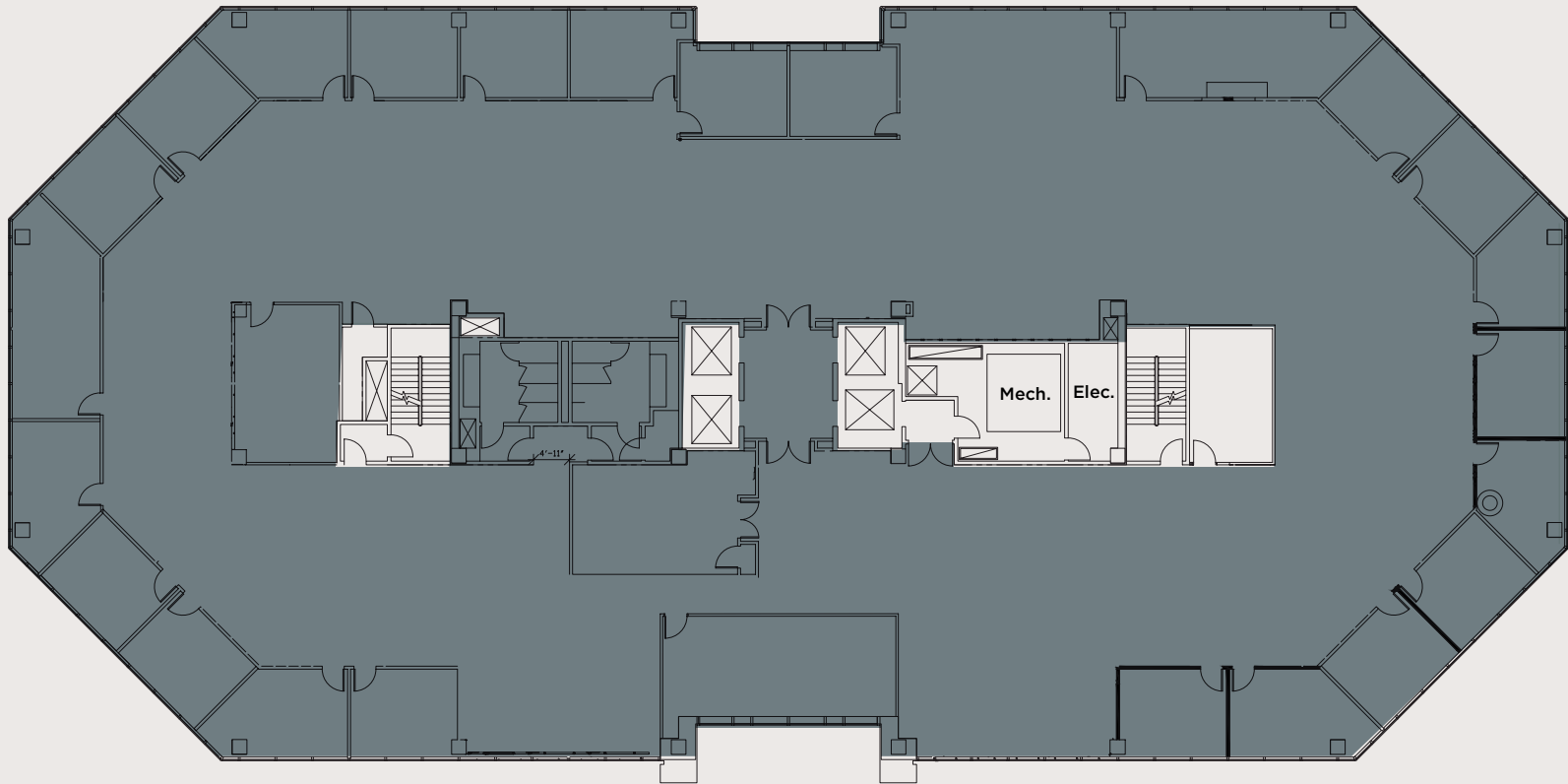
19,571 RSF





6th floor

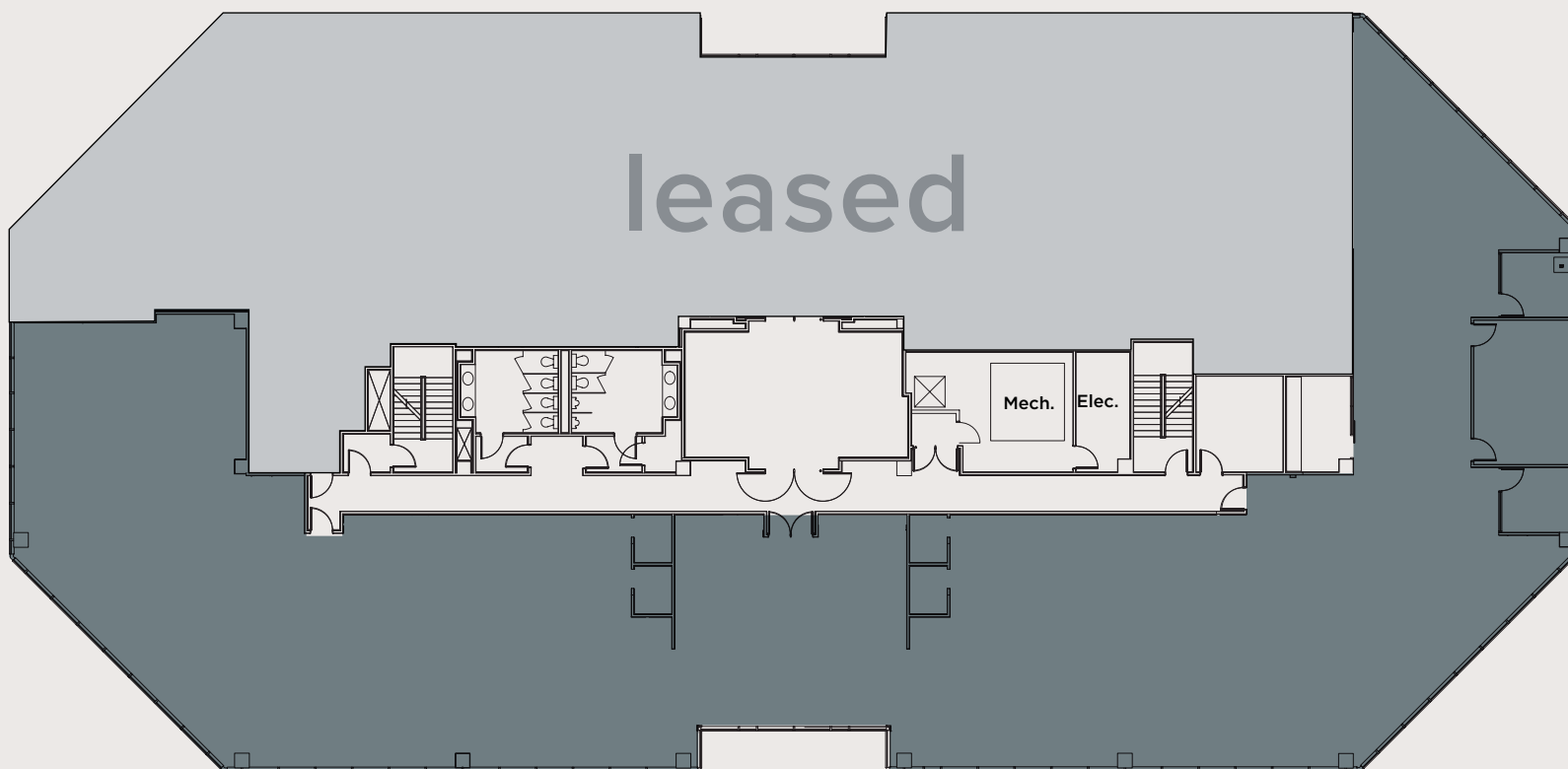
19,454 RSF

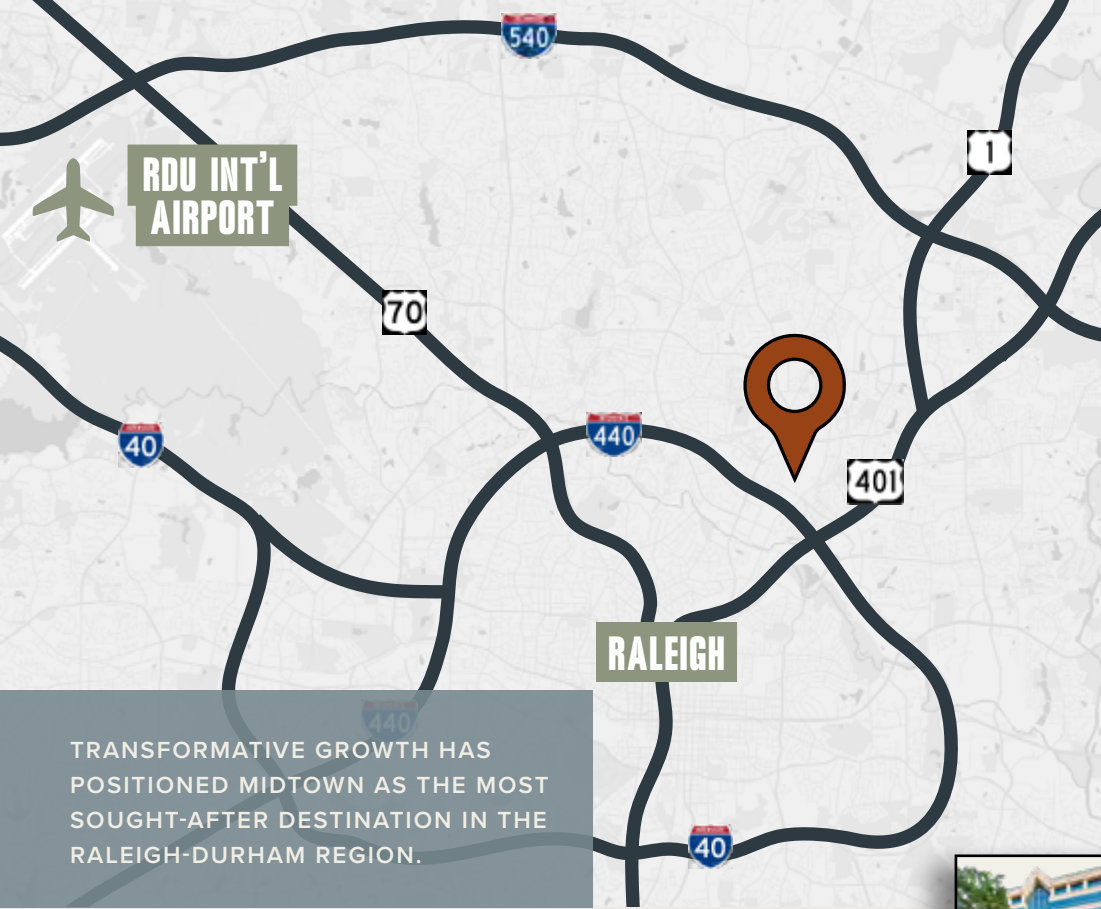




8th floor

11,425 RSF





TRANSFORMATIVE GROWTH HAS POSITIONED MIDTOWN AS THE MOST SOUGHT-AFTER DESTINATION IN THE RALEIGH-DURHAM REGION.



POSITIONED AT THE CENTER OF CONNECTIVITY AND GROWTH

Beechleaf has immediate access to Capital Boulevard and I-440, and is just minutes from Downtown Raleigh and RDU International Airport.

Located within an established office park, Beechleaf benefits from a master-planned corporate setting ensuring maintained landscaping and a consistently polished environment.

As surrounding submarkets continue to expand and densify, Beechleaf sits directly in the path of Midtown Raleigh's ongoing growth.



WITHIN A 3-MI. RADIUS

322
RESTAURANTS

31
HOTELS

257
RETAILERS

33
BANKS

BEECHLEAF

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FOR MORE INFO OR TO SCHEDULE A TOUR
CONTACT



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LEASED AND
MANAGED BY

**TRINITY
PARTNERS**

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