

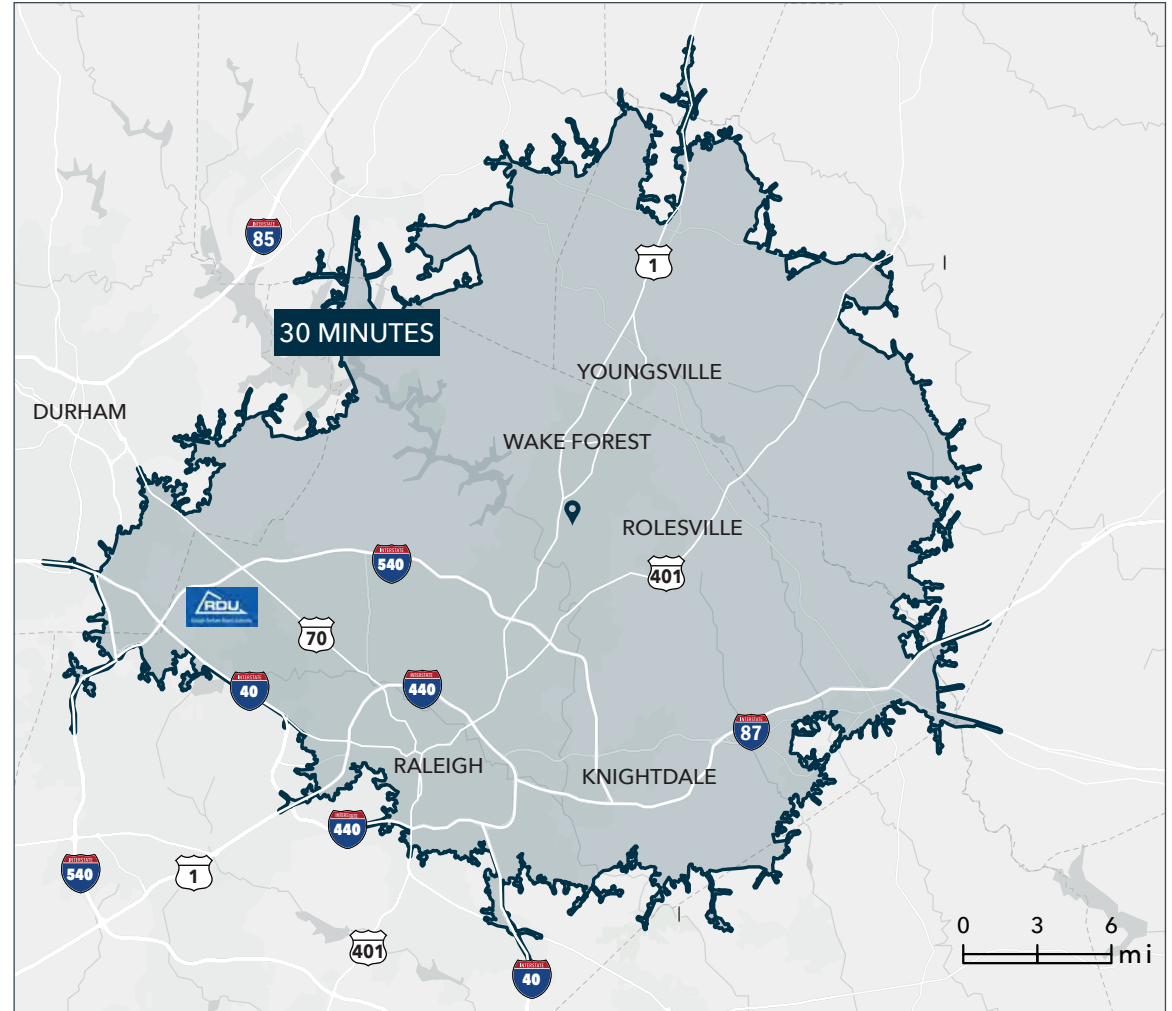
PROPERTY SUMMARY

AVAILABILITY

- » Suite 104: 7,241 SF Flex Space
 - Primary lease expires 2/29/32
 - 2 Dock high doors
 - 6 Private offices
 - Conference room
 - 2 Restrooms
 - Break area
 - Open work area
 - Storage rooms in office and warehouse areas
 - Zoning: Light Industrial
- » Lease rate: \$17.19/SF + TICAM

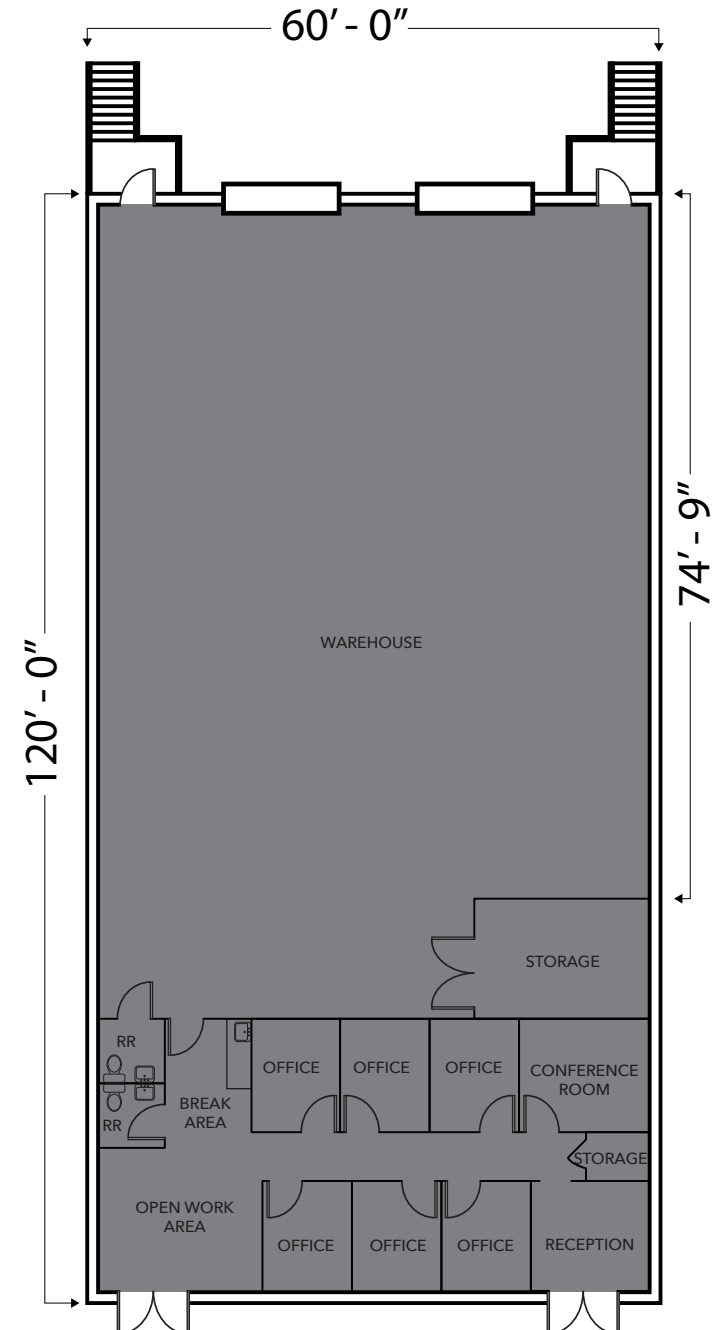
PROPERTY HIGHLIGHTS

- » Located just off Ligon Mill Road in the Merritt Capital Business Park
- » Close proximity to I-540, US 1, Hwy. 98 and US 401
- » Easily accessible to Downtown Wake Forest, Raleigh, Durham, and the RDU International Airport
- » Numerous dining, recreational, retail and hospitality options in close proximity



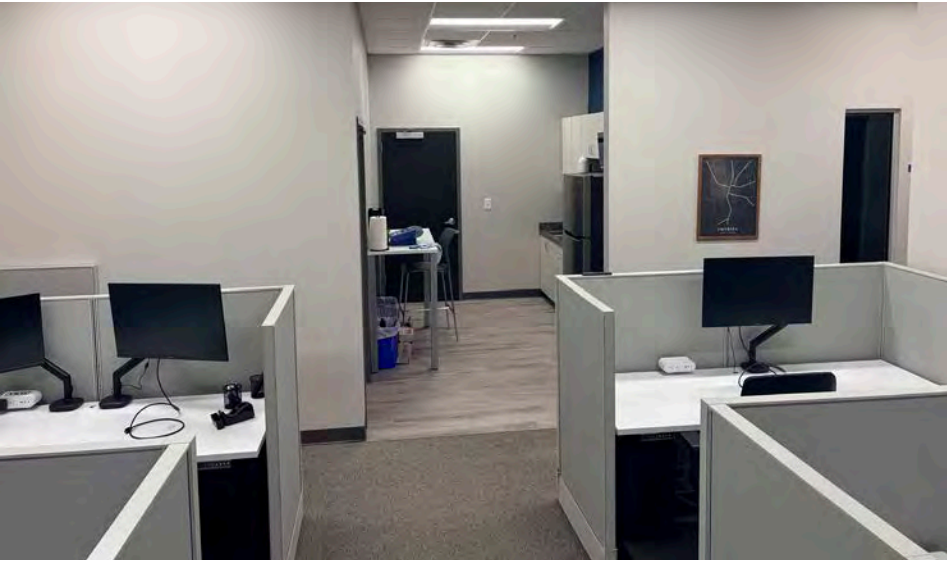
741 MERRITT CAPITAL DRIVE • WAKE FOREST, NC 27587

FLOOR PLAN



741 MERRITT CAPITAL DRIVE • WAKE FOREST, NC 27587

PHOTOS



741 MERRITT CAPITAL DRIVE • WAKE FOREST, NC 27587

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