

**3408 LAKE WOODARD DR
RALEIGH, NC 27604**



Flex Space Sublease Opportunity

WILL JUDY
wjudy@lee-associates.com
O 9.576.2513
M 919.606.1956

100 Walnut Street | Cary, NC 27511 | 919-576-2500 | lee-associates.com/raleigh

 **LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES
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PROPERTY OVERVIEW

AVAILABILITY

- Suite C: 5,065 SF Sublease
- Primary lease expiration: 10/31/27
- Lease rate: \$14.00/SF, NNN
- TICAM: \$2.50/SF

LOCATION DESCRIPTION

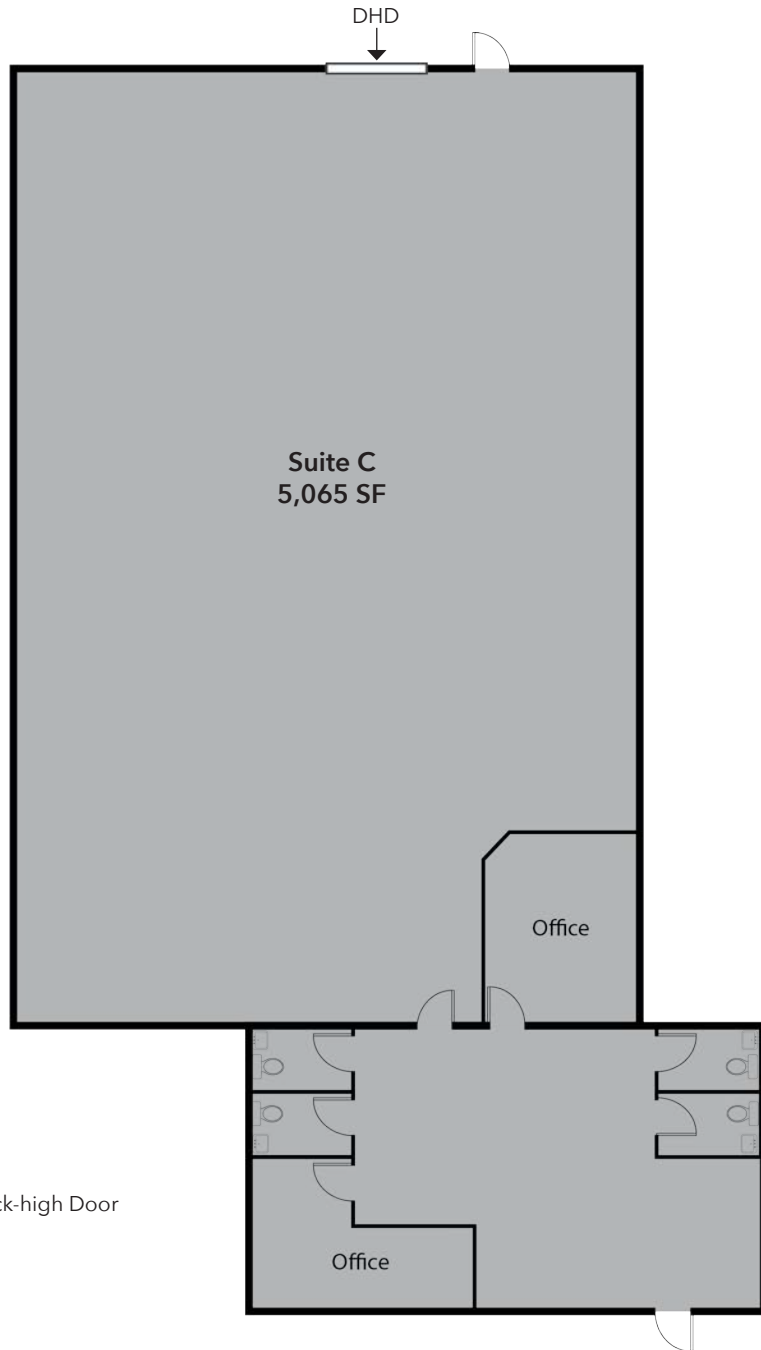
- Centrally located this property offers convenient access to major corridors including Capital Boulevard (US-1), I-440, and I-540, providing connectivity to Downtown Raleigh, Wake Forest, and the greater Triangle region

PROPERTY HIGHLIGHTS

- 12,365 SF Multi-tenant building
- Building Class: B
- Suite C includes (1) dock-high door, fully conditioned warehouse, (4) bathrooms, and office space
- Zoning: IX-3 (View the [Allowed Principal Use Table](#))



FLOOR PLAN



DHD = Dock-high Door

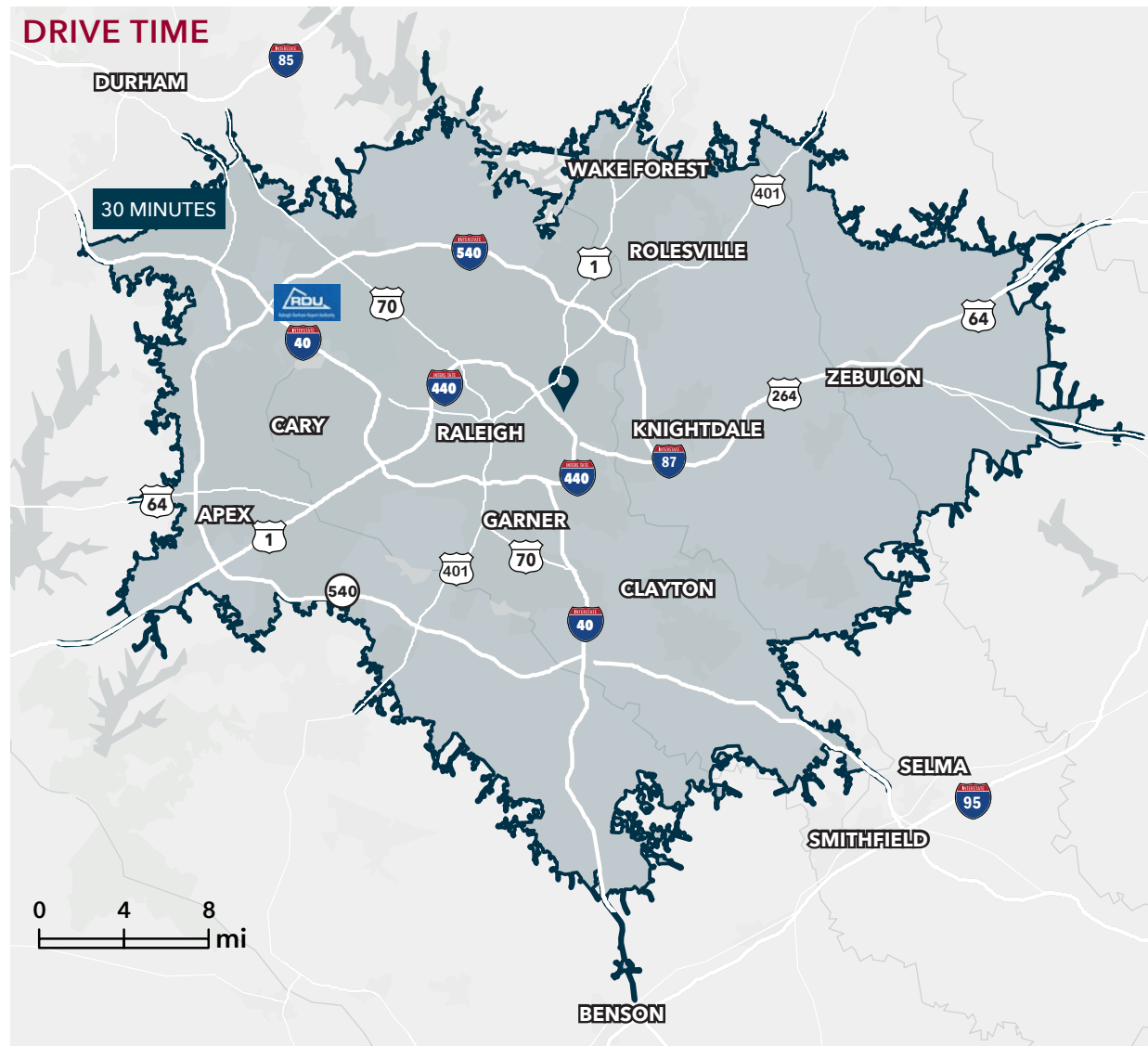




DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population	7,990	77,513	226,544
Avg. HH Income	\$87,203	\$107,181	\$120,703
No. of Businesses	502	4,284	13,226
No. of Employees	31,028	88,618	192,220
Total Daytime Population	10,942	116,168	316,351
Total Households	3,112	31,844	95,552
Average Home Value	\$372,663	\$416,054	\$497,338
Median Age	35	36.3	35.7
Bachelor's Degree or Greater	35.7%	41.9%	48.7%

Source: ESRI 2025



AREA OVERVIEW



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Presented by:

Will Judy

Vice President

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