



620

PYLON
TEN

101

620
HUTTON STREET

OFFICE/FLEX SPACE
FOR LEASE

620 Hutton St, Raleigh, NC 27606 Suite 104

620 HUTTON ST



york

LEASING AGENT

TAD THORNHILL

tadthornhill@yorkproperties.com

919.645.2767



YORK PROPERTIES

2108 Clark Avenue

Raleigh, NC 27605

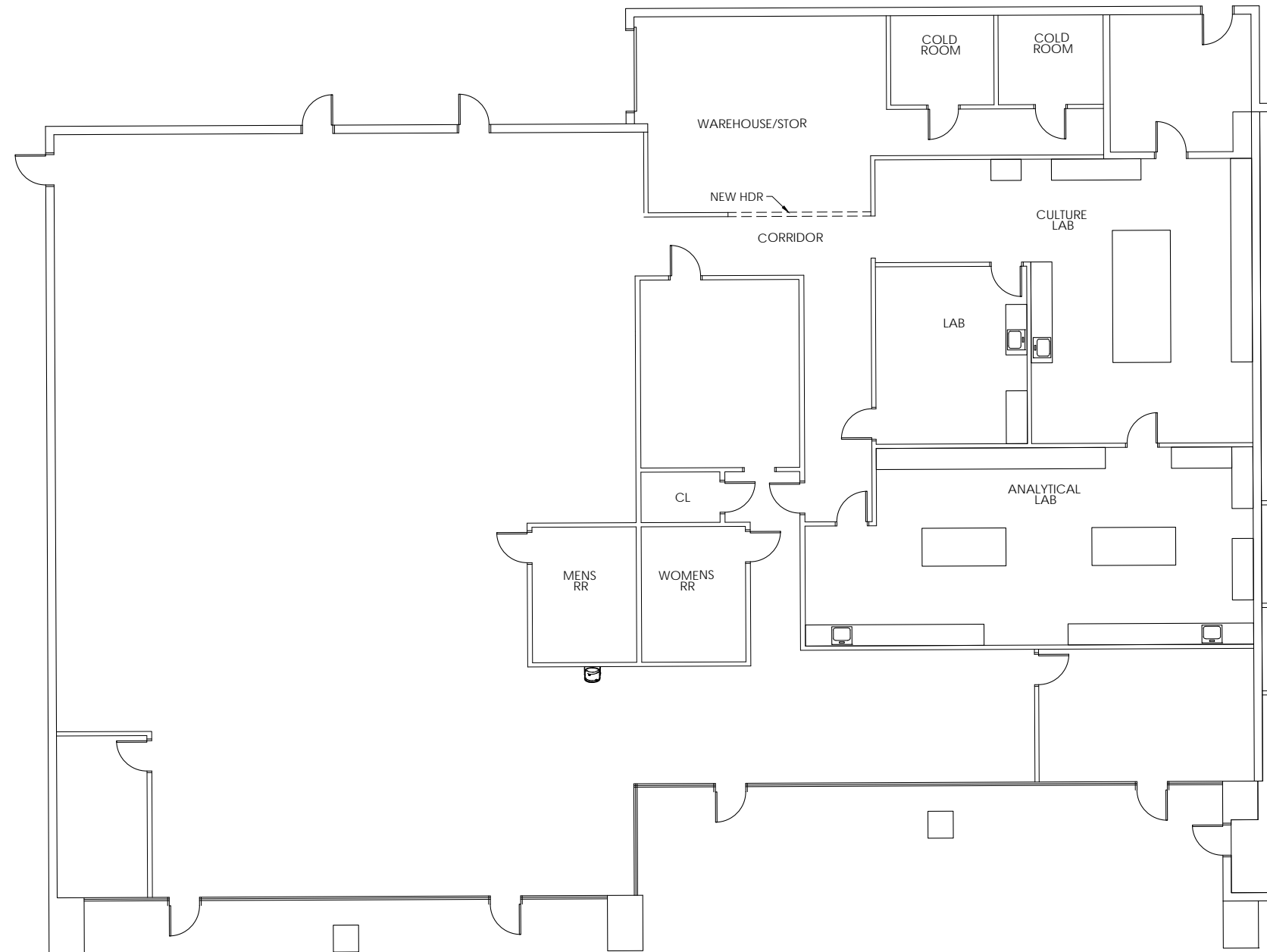
919.821.1350

@yorkproperties1
yorkproperties.com

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FLOOR PLAN

± 9,600 sf



PROPERTY DESCRIPTION

OFFICE/FLEX

AVAILABILITY

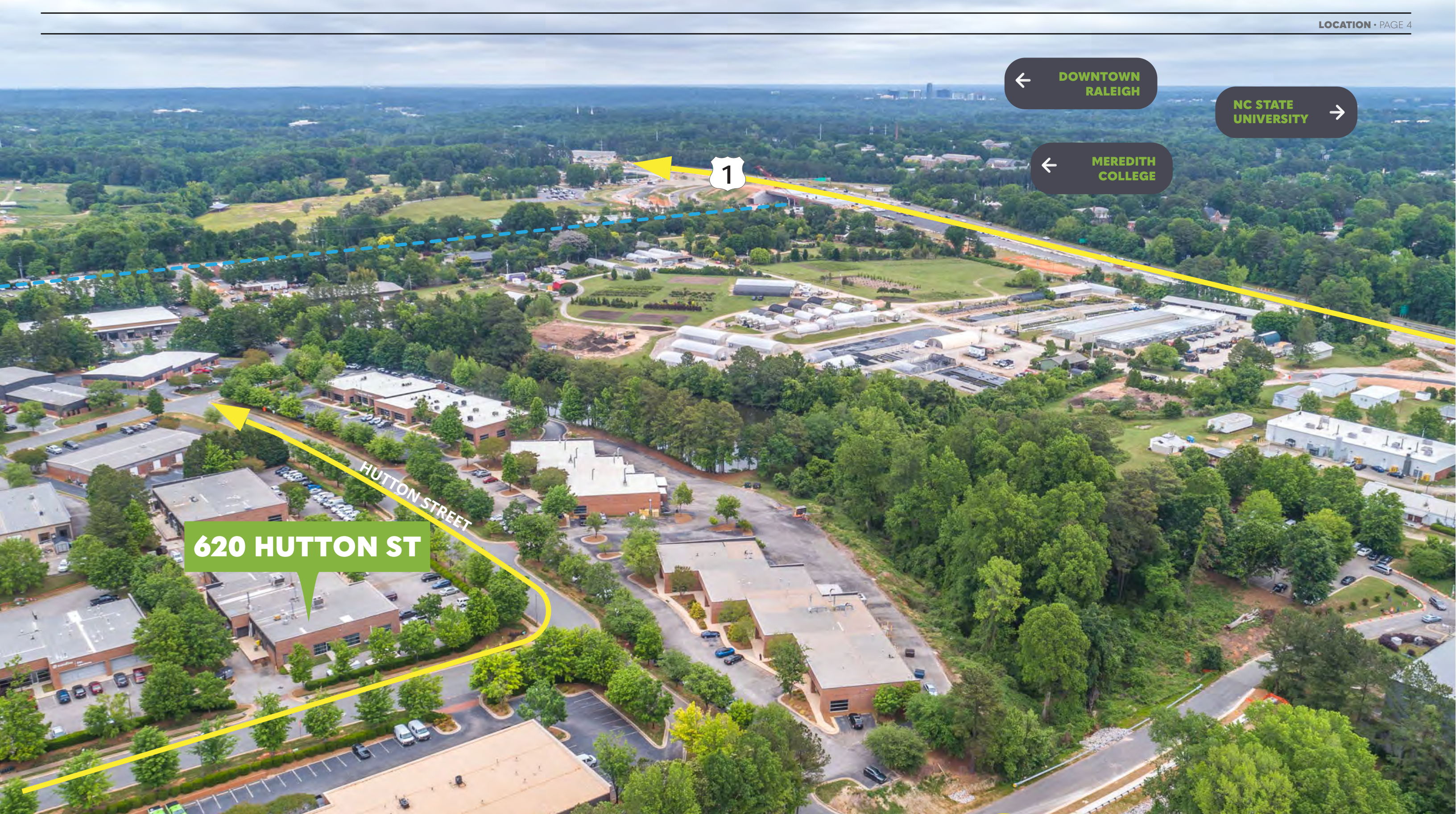
Suite 104 ± 9,600 sf

ADDITIONAL INFORMATION

- Mature office park setting in desirable West Raleigh location with easy access to Hillsborough Street and Blue Ridge Road
- Close to I-44, I-440, and US-1
- 2 large interior labs, 1 small lab, 2 private offices, large open office, reception area, conference room, warehouse
- Dock high platform loading
- Good parking
- Heavy Power

RATE

Contact broker for pricing



← DOWNTOWN RALEIGH

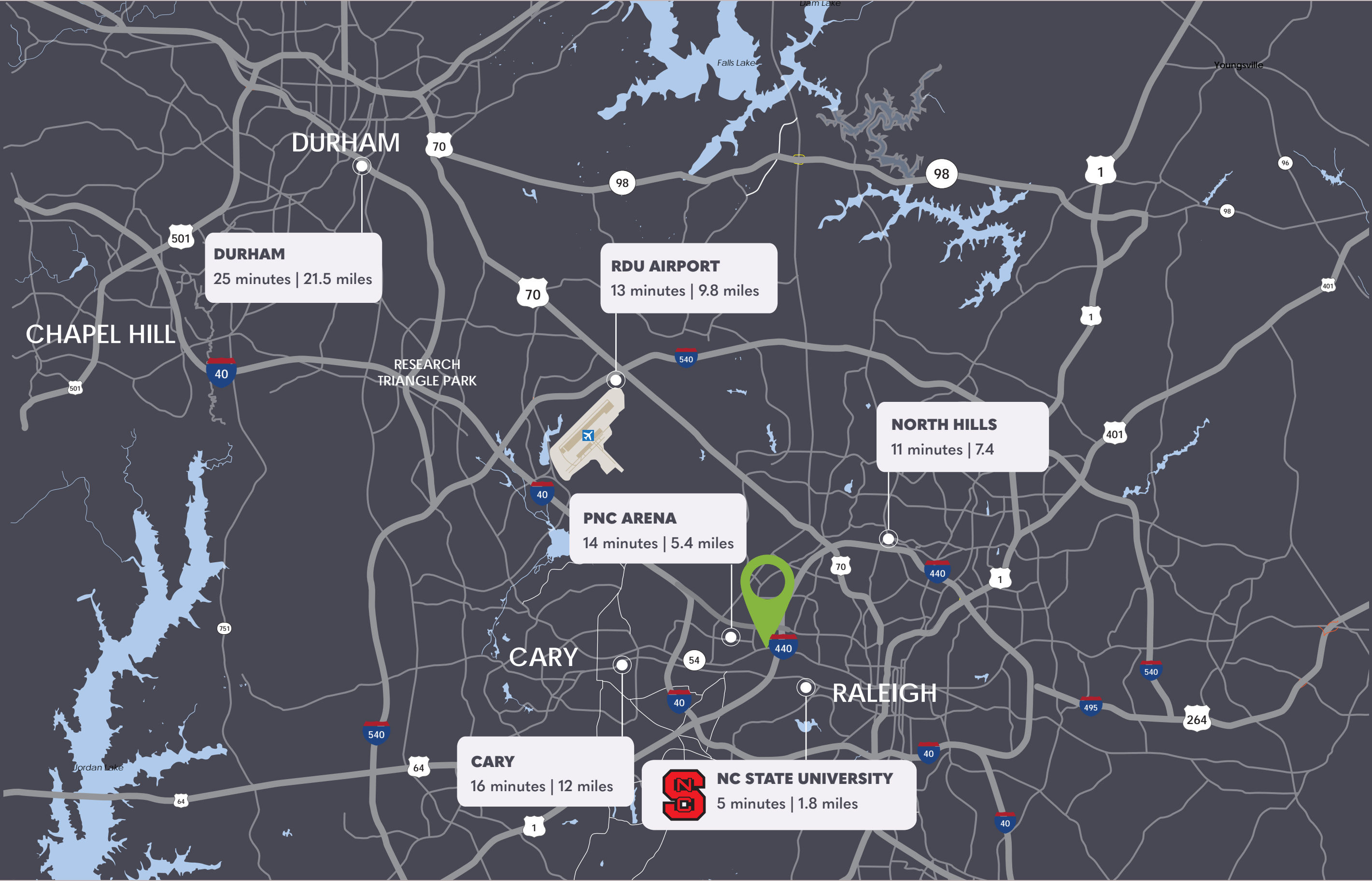
NC STATE UNIVERSITY →

← MEREDITH COLLEGE



620 HUTTON ST

HUTTON STREET




DURHAM
25 minutes | 21.5 miles

RDU AIRPORT
13 minutes | 9.8 miles

NORTH HILLS
11 minutes | 7.4

PNC ARENA
14 minutes | 5.4 miles

CARY
16 minutes | 12 miles

 **NC STATE UNIVERSITY**
5 minutes | 1.8 miles

RALEIGH ACCOLADES

#3 BEST CITY TO WORK IN TECH IN AMERICA

SmartAsset · June, 2019

#5 BEST PERFORMING ECONOMY IN THE US

Milken Institute · February 2021

#1 BEST PLACES TO LIVE IN 2021

Bankrate · January 2021

#3 BEST STATE CAPITAL CITIES

WalletHub · January, 2021

#9 MOST RECESSION-RESISTANT CITIES

SmartAsset · 2020

#7 BEST PLACES FOR 'FIRE' EARLY RETIREMENT

MagnifyMoney.com · May 2021

MAJOR GROWTH ON THE HORIZON

APPLE ANNOUNCES RTP CAMPUS · APRIL 2021

"As part of its investments and expansion, Apple plans to invest over \$1 billion in North Carolina and will begin construction on a new campus and engineering hub in the Research Triangle area. The investment will create at least 3,000 new jobs in machine learning, artificial intelligence, software engineering, and other cutting-edge fields."

Source: <https://www.apple.com/newsroom/2021/04/apple-commits-430-billion-in-us-investments-over-five-years/>

GOOGLE TO OPEN ENGINEERING HUB · MARCH 2021

"Google is opening a new cloud engineering hub in Durham. ...The office could eventually support more than 1,000 jobs and grow into one of Google Cloud's top five engineering hubs in the U.S...."

<https://www.newsobserver.com/news/business/article250013204.html>

AMAZON SIGNS NEW LEASES · MARCH 2021

"After opening its massive fulfillment center in Garner last year, Amazon (Nasdaq: AMZN) has signed the leases for two new delivery stations in the Triangle, one in Garner and the other in Raleigh.

The goal is to power Amazon's 'last-mile delivery capabilities,' said spokeswoman Ashley Lansdsale. The e-commerce giant said the move will create hundreds of jobs, but didn't give an exact amount. Already, the company employs about 600 full-time associates at existing delivery stations in the Triangle. It opened new delivery stations in Cary and Durham last year."

<https://www.bizjournals.com/triangle/news/2021/03/03/amazon-new-delivery-stations-raleigh-garner-jobs.html>

RALEIGH PROFILE

50.9%

Bachelor's Degree or Higher, Ages 25+

51.5%

Owner Occupied Housing Unit Rate

453,345

Number of Housing Units, Wake Co.

\$67,266

Median Household Income

183,335

Number of Households

2.42

Number of Persons Per Household

24 min.

Mean Time Travel to Work

95.9%

Households with a Computer

34.5

Median Age

\$284,300

Median Home Price

\$1,121

Median Gross Rent

474,069

Total Population

620 HUTTON STREET



MILE RADIUS

1

3

5



POPULATION

7,889

92,530

219,114



HOUSEHOLDS

3,104

39,198

94,538



HOUSEHOLD INCOME

\$65,223

\$90,732

\$101,330



DAYTIME POPULATION

7,062

58,672

176,390