

3809 BERYL ROAD

Raleigh, NC 27607

FLEX SPACE FOR SUBLEASE



LEASING AGENT

THOMAS GOODWIN

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york

FLEX SPACE FOR SUBLEASE

ADDRESS

3809 Beryl Road Raleigh, NC 27607

AVAILABILITY

3,000 SF

LEASE RATE

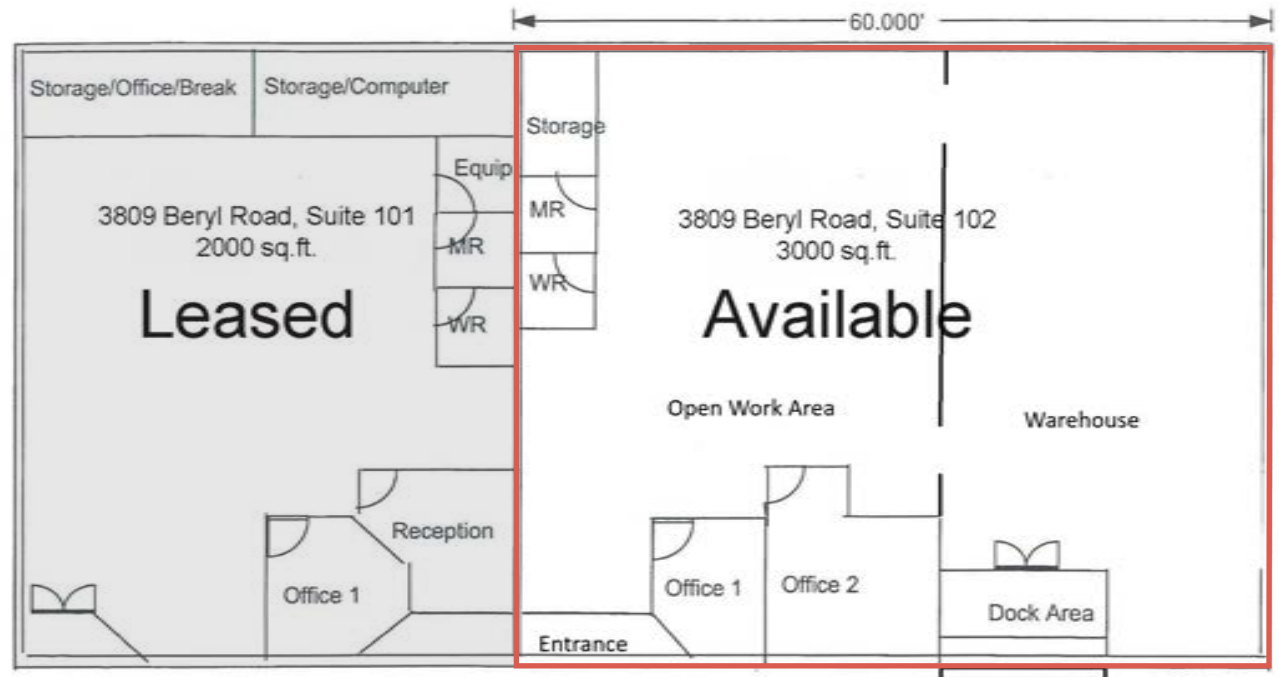
\$16.50 PSF NNN

TICAM: \$250.00/mo

ADDITIONAL DETAILS

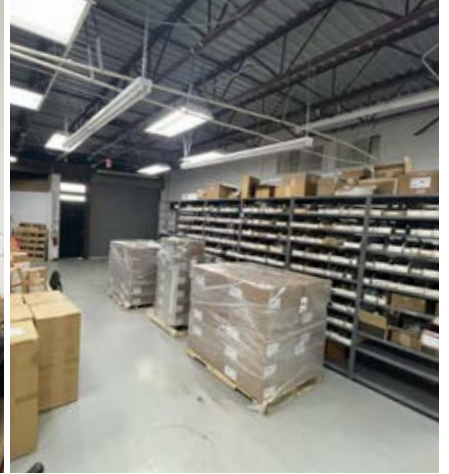
- Loading: Dock-high door
- Open office area, two (2) restrooms, two (2) private offices, warehouse space
- Sublease term expiration: March 31, 2028

FLOOR PLAN



PROPERTY PHOTOS

3809 Beryl Road Raleigh, NC 27607





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BERYL RD

JC RAULSTON
ARBORETUM



MEREDITH COLLEGE

GORMAN ST

HILLSBOROUGH ST

3809 BERYL ROAD

NC STATE UNIVERSITY



LEASING AGENT

Thomas Goodwin
thomasgoodwin@yorkproperties.com

MARKETING

Gardenia Buendia
gardeniabuendia@yorkproperties.com

YORK PROPERTIES

Brokerage · Property Management · Security
Maintenance · Association Management · Construction
Landscaping · Accounting · Venue Management

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ONLINE

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RALEIGH ACCOLADES

#1 BEST-PERFORMING LARGE METRO AREA

Milken Institute · January 2025

#1 BEST CITIES TO DRIVE

Wallet Hub · October 2024

#3 FASTEST GROWING U.S. CITY FOR CONSTRUCTION

CoreLogic · January 2025

#7 FASTEST GROWING CITIES IN THE U.S.

U-Haul · January 2025

#5 FASTEST GROWING HOUSING MARKET

Storage Cafe · August 2024

#4 BEST CITIES FOR HEADQUARTERS

Triangle Business Journal · June 2025

RALEIGH PROFILE, 2026 CENSUS

196,924

Number of
Households

470,763

Total Population

34.7

Median Age

23.4 MIN.

Mean Commute
Time

\$377,800

Median Property
Value

53.9%

Bachelor's Degree
or Higher

\$82,424

Median Household
Income

20.6%

Moved Since Previ-
ous Year

51.2%

Housing Units
Occupied by
Owner