



# WESTERN PROFESSIONAL CENTER SUITE AVAILABLE FOR LEASE

4909 WESTERN BOULEVARD, SUITE 100A  
RALEIGH, NC 27607

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# Property Summary



## OFFERING SUMMARY

|                |                                 |
|----------------|---------------------------------|
| Available SF:  | 2,071 SF                        |
| Lease Rate:    | \$20.00 SF/yr<br>[Full Service] |
| Lot Size:      | 2.62 Acres                      |
| Year Built:    | 2007                            |
| Building Size: | 25,000 SF                       |
| Renovated:     | 2007                            |
| Zoning:        | O&I                             |
| Market:        | Raleigh-Durham                  |
| Submarket:     | West Raleigh                    |

## PROPERTY OVERVIEW

Excellent first-floor lobby access suite. Flexible office layout: Reception, conference room, 5 hard-walled offices, and a copy/fax room. Shared kitchen and restrooms with the adjacent suite.

## PROPERTY HIGHLIGHTS

- Superior Access to the I-440 Beltline-less than 1 mile.
- First floor, lobby access suite
- Full Service Lease
- Ample surface Parking
- Large, two story lobby
- Perimeter windows provide an abundance of natural light throughout the suite.
- Conference room large enough for 12
- After hours card access for the lobby

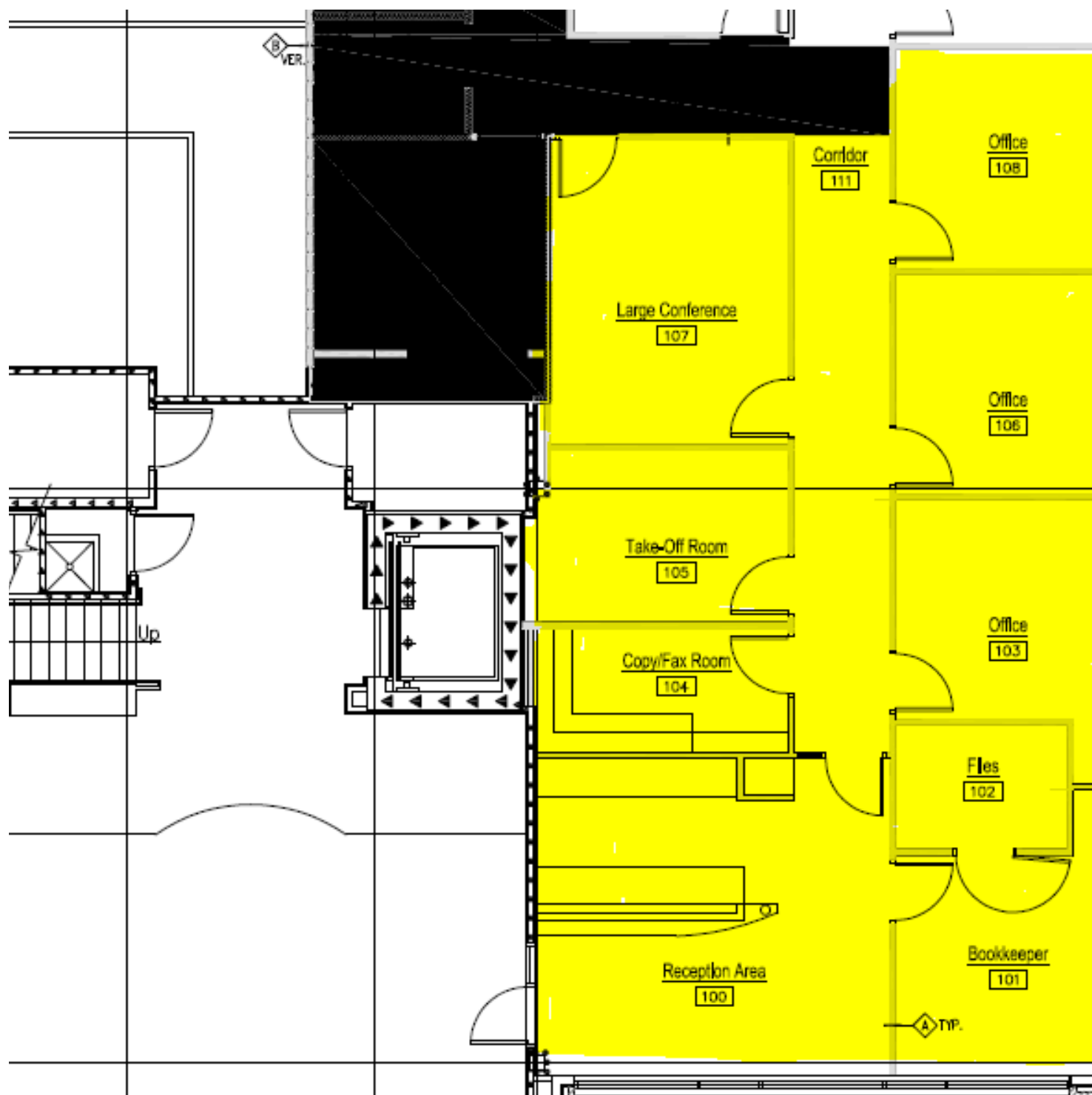
# Available Spaces



|                    |               |                     |            |
|--------------------|---------------|---------------------|------------|
| <b>LEASE RATE:</b> | \$20.00 SF/YR | <b>TOTAL SPACE:</b> | 2,071 SF   |
| <b>LEASE TYPE:</b> | Full Service  | <b>LEASE TERM:</b>  | Negotiable |

| SPACE                 | SPACE USE       | LEASE RATE    | LEASE TYPE   | SIZE     | TERM       | COMMENTS                                                                                                                                                                                              |
|-----------------------|-----------------|---------------|--------------|----------|------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Suite 100 A For Lease | Office Building | \$20.00 SF/yr | Full Service | 2,071 SF | Negotiable | Great first floor, lobby access suite with a traditional office layout. Reception, conference room, 5 hard-walled offices, and a copy/fax room. Shared kitchen and restrooms with the adjacent suite. |

# Floor Plan-Highlighted Area Is Available



# Additional Photos



# Location Maps

