

FOR LEASE

8801 FAST PARK DRIVE
SUITES 101, 213
RALEIGH, NC 27617

OFFICE CONDO



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PHOENIX
COMMERCIAL PROPERTIES

PROPERTY OVERVIEW



SUITES AVAILABLE

SUITE 101: ±1,879 TOTAL RSF
SUITE 213: ±1,345 TOTAL RSF

BUILDING FEATURES

- ELECTRONIC BUILDING DIRECTORY
- SUITE SIGNAGE
- INSULATED WALLS FOR QUIET WORK ENVIRONMENT
- ELEVATOR ACCESS
- SOPHISTICATED CONTEMPORARY FINISHES
- BUILT IN 2009
- ATTRACTIVE MASONRY EXTERIOR
- SOLID CORE DOORS

LOCATION

THIS PROPERTY IS NEAR THE INTERSECTION OF THE I-540 BELTLINE AND HWY 70 (GLENWOOD AVE.) IT OFFERS QUICK ACCESS TO I-40 AND RDU INTERNATIONAL AIRPORT

AVAILABILITY

WITHIN 30 DAYS

RATE

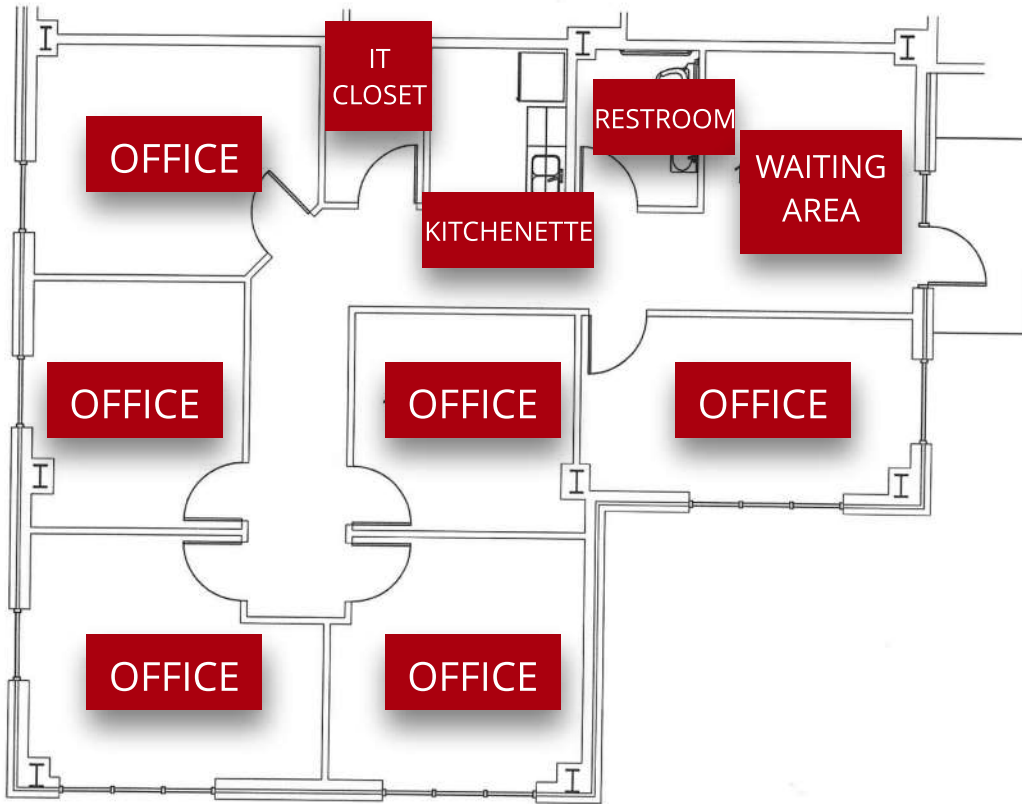
SUITE 101: \$24.50 RSF (MODIFIED GROSS)
SUITE 213: \$23.50 RSF (MODIFIED GROSS)
TENANT PAYS ELECTRICITY, DATA/VOICE, HVAC SERVICE AGREEMENT & JANITORIAL



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The information presented here is deemed to be accurate, but it has not been independently verified. We make no guarantee, warranty or representation to independently confirm accuracy and completeness.

SUITE 101 FLOOR PLAN

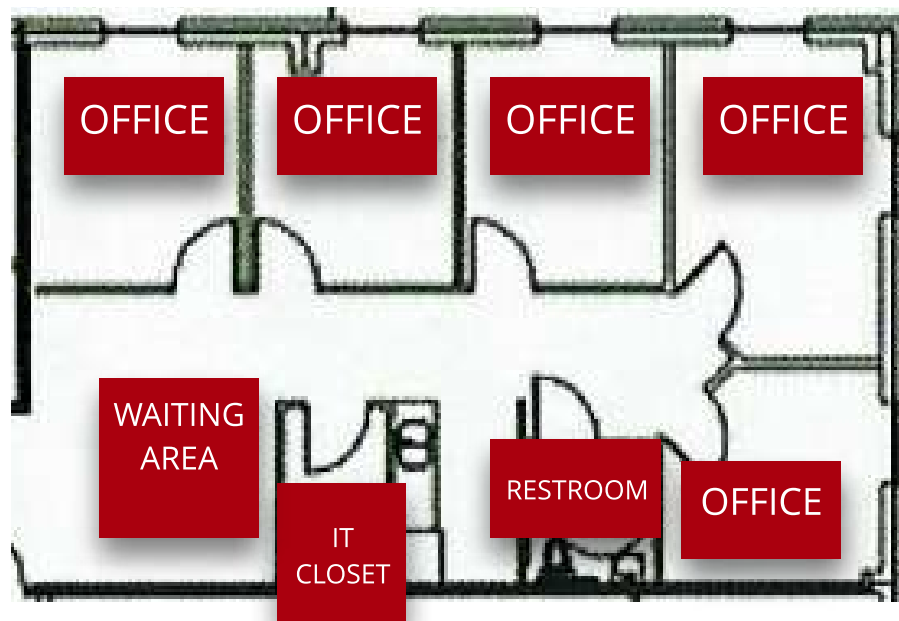


SPACE FEATURES:

- NATURAL LIGHTING
- EXTERIOR ENTRY AT FRONT OF BUILDING
- 5 OFFICES
- RECEPTION/WAITING AREA
- IN SUITE KITCHENETTE, RESTROOM AND IT CLOSET
- CONFERENCE

**FLOOR PLAN IS FOR ILLUSTRATIVE PURPOSES ONLY AND IS SUBJECT TO CHANGE.*

SUITE 213 FLOOR PLAN & FEATURES



SPACE FEATURES:

- 2ND FLOOR SUITE
- RECEPTION/WAITING AREA
- FIVE HARD WALLED WINDOWED OFFICES
- KITCHENETTE WITH SINK
- RESTROOM
- IT/STORAGE CLOSET

**FLOOR PLAN IS FOR ILLUSTRATIVE PURPOSES ONLY AND IS SUBJECT TO CHANGE.*

AREA AMENITIES



- THE PROPERTY LIES JUST SOUTH OF THE I-540 BELTLINE AND US HWY 70 INTERSECTION
- APPROX. 5 MILES TO RDU INTERNATIONAL AIRPORT
- OTHER NEARBY AMENITIES INCLUDE THE ANGUS BARN RESTAURANT AND ACCESS TO THE UMSTEAD NATURE PARK



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INTERIOR PHOTOS SUITE 101



OFFICE



KITCHENETTE



EXTERIOR ENTRY



CONFERENCE



INTERIOR PHOTOS SUITE 213



WAITING ROOM



OFFICE



KITCHEN



OFFICE



CONTACT

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