

# LAKE BOONE TOWER

3801 LAKE BOONE TRAIL • RALEIGH, NC

JUDSON MCMILLAN

COMMERCIAL SALES & LEASING

919.645.2764

JUDSONMCMILLAN@YORKPROPERTIES.COM

york



# LOCATION

Highly desirable Lake Boone Trail location at the I-440/Beltline interchange across from Lake Boone Shopping Center

Within walking distance to Chick-fil-A, Starbucks, and other restaurants, banks, and retailers

# BUILDING SPECIFICATIONS

- Under new ownership with attractive lease options
- Move-in ready and customizable options
- Parking ratio of 4 : 1,000 SF
- Wooded, private office setting with good visibility and traffic
- Common area renovations underway
- Excellent value and location

# AVAILABILITY

## First Floor

- Suite 100 +/- 4,400 SF
- Suite 190 +/- 2,150 SF

## Second Floor

- Suite 250 +/- 2,492 SF
- Suite 260 +/- 990 SF

## Fourth Floor

- Suite 410 +/- 2,670 SF

# LEASE RATE

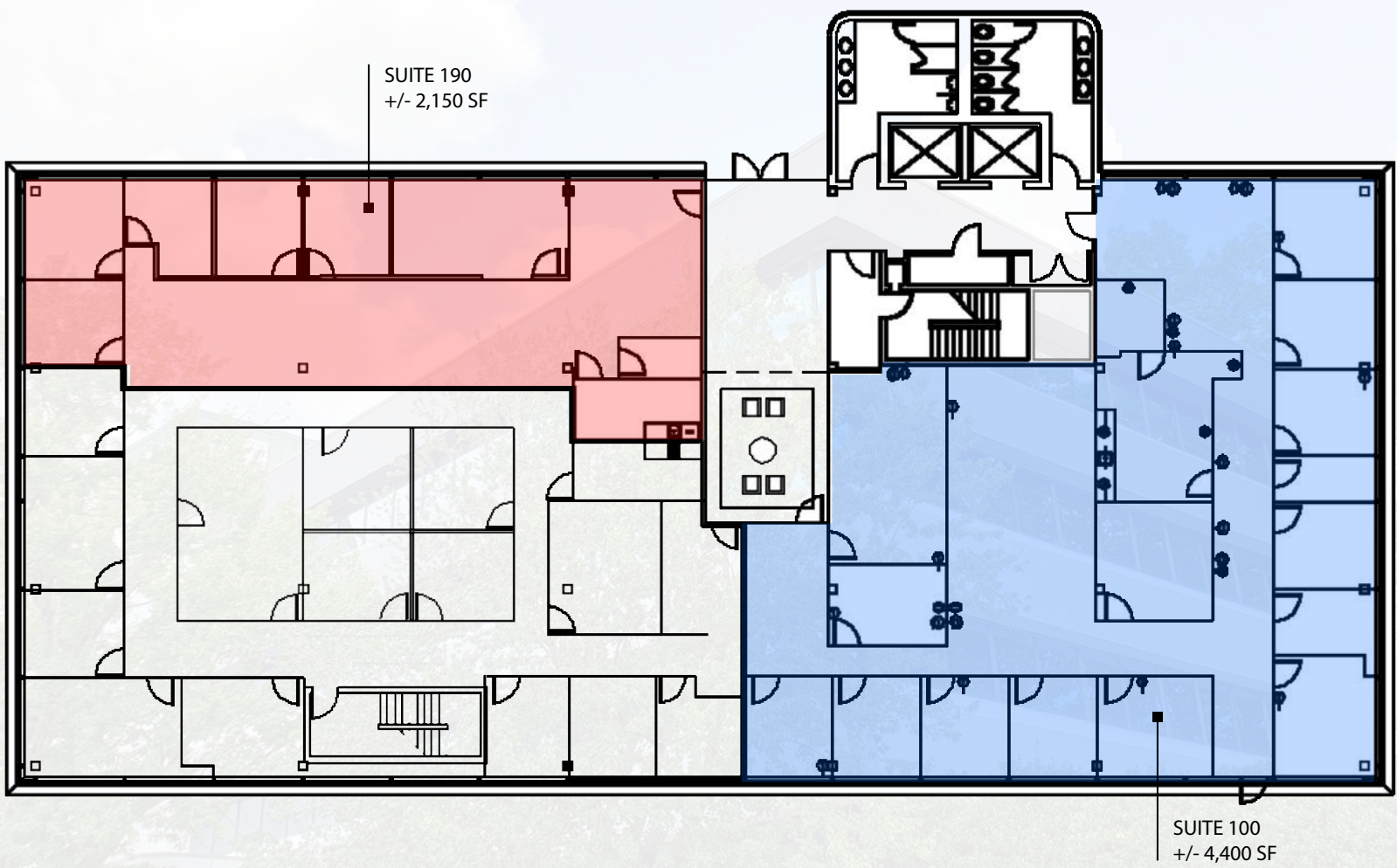
\$19.50 PSF / Full Service





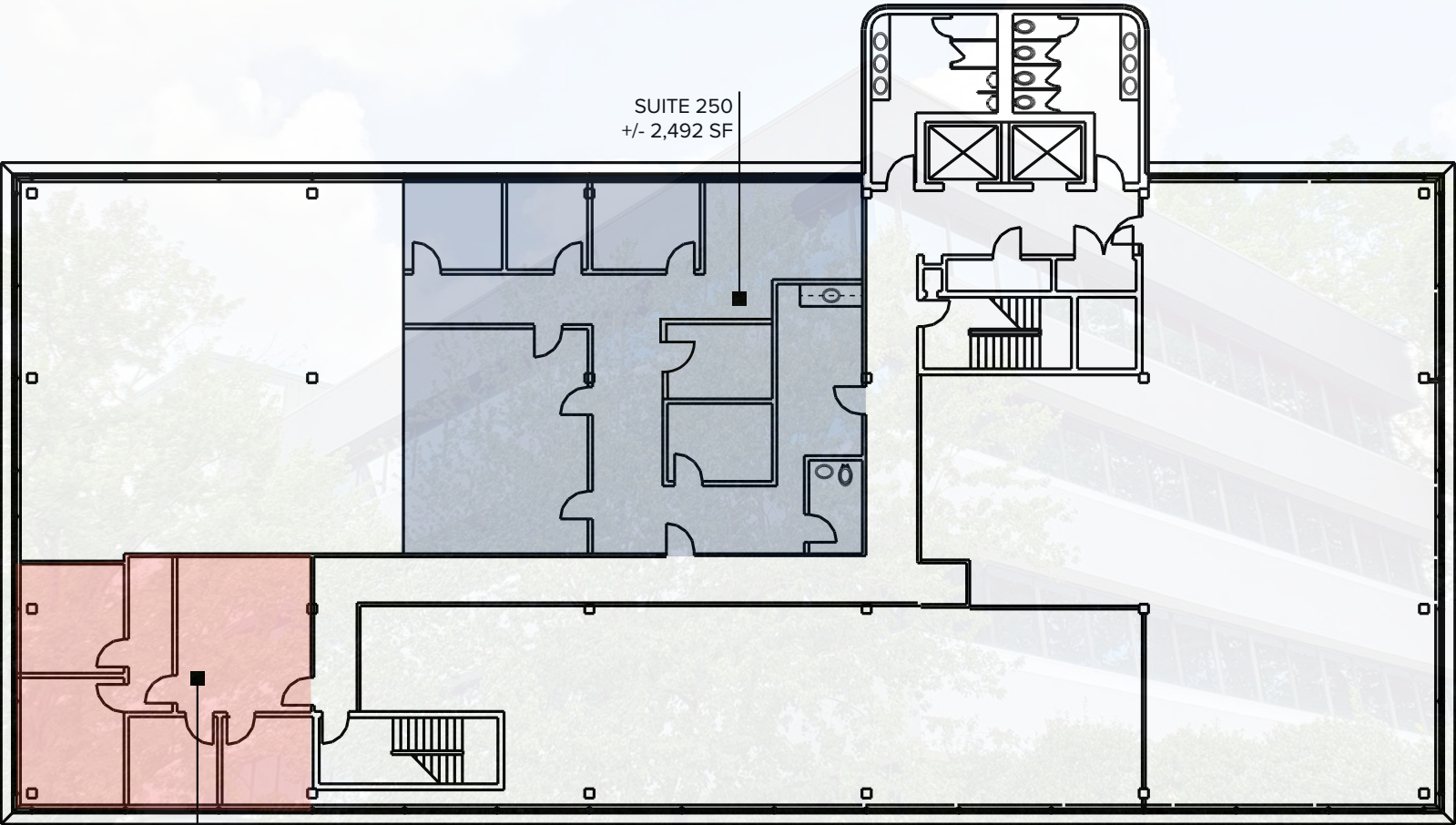
# FIRST FLOOR

Suite 100     +/- 4,400 SF  
Suite 190     +/- 2,150 SF



# SECOND FLOOR

Suite 250 +/- 2,492 SF  
Suite 260 +/- 990 SF



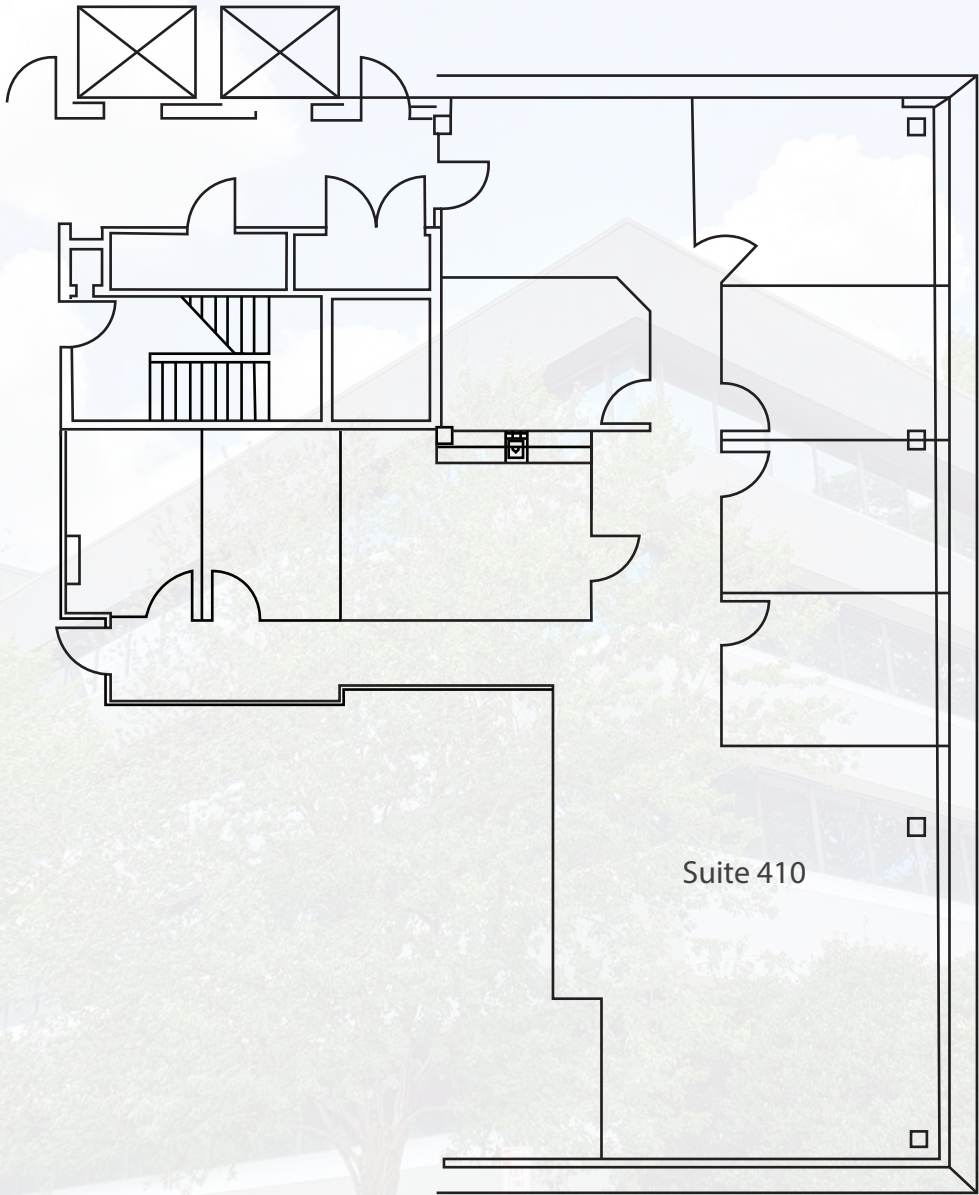
SUITE 250  
+/- 2,492 SF

SUITE 260  
+/- 990 SF



# FOURTH FLOOR

Suite 410     +/- 2,670 SF





## HILLSBOROUGH ST. EATS

Arby's  
Snoopy's Hot Dogs & More  
Raleigh Brewing Company  
Neomonde Mediterranean  
Shahrazad Hookah & Coffee  
Waffle House  
The Wild Cook's Indian Grill  
Cup A Joe  
Chipotle

Meredith College

North Carolina  
State University Club

## 3801 Lake Boone Trail

## LAKE BOONE SHOPPING CENTER

Food Lion  
Sushi-Thai  
Chubby's Tacos  
Village Deli and Grill  
Starbucks  
Chick-fil-A  
McDonalds  
Randy's Pizza

Guasaca Arepa & Salsa Grill

The Oak Kitchen

Vic's Italian

Panera Bread

North Carolina  
Museum of Art

UNC REX Hospital



# RALEIGH ACCOLADES

## 2020

2nd Best in Quality of Life  
- NUMBEO

## 2019

Most Educated City  
Award for the State of  
North Carolina  
- Insurify

## 2019

11th Best Big Cities to Live In  
- wallethub.com

## 2019

14th Among America's Top 150  
Most Dynamic Urban Centers  
- Point2Homes

## 2019

The Best Weekend Get-  
aways Near Atlanta: Best  
Food Getaway  
- Thrillist

## 2019

4th Among 6 Incredible U.S.  
Cities Hiding in Plain Sight  
- Matador Network

## ABOUT THE AREA

"Raleigh was founded in 1792 as N.C.'s capital city. It was named for Sir Walter Raleigh, who attempted to establish the first English colony on the shores of the new world in the 1580s. It is the only state capital to have been planned and established by a state as the seat of state government, and it is the largest city in a combined statistical area known as Raleigh-Durham-Chapel Hill (the Research Triangle Region). The city's founding fathers called Raleigh the "City of Oaks" and dedicated themselves to maintaining the area's wooded tracts and grassy parks. Home of the N.C. State Fair, N.C.'s largest annual event."

- visitraleigh.com

