

# FOR LEASE

8801 FAST PARK DRIVE  
SUITE 213  
RALEIGH, NC 27617

## OFFICE CONDO



**THOMAS GOODWIN | VICE PRESIDENT**  
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**PHOENIX**  
COMMERCIAL PROPERTIES



# PROPERTY OVERVIEW



## SUITE AVAILABLE

SUITE 213: ±1,345 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

IMMEDIATE

## RATE

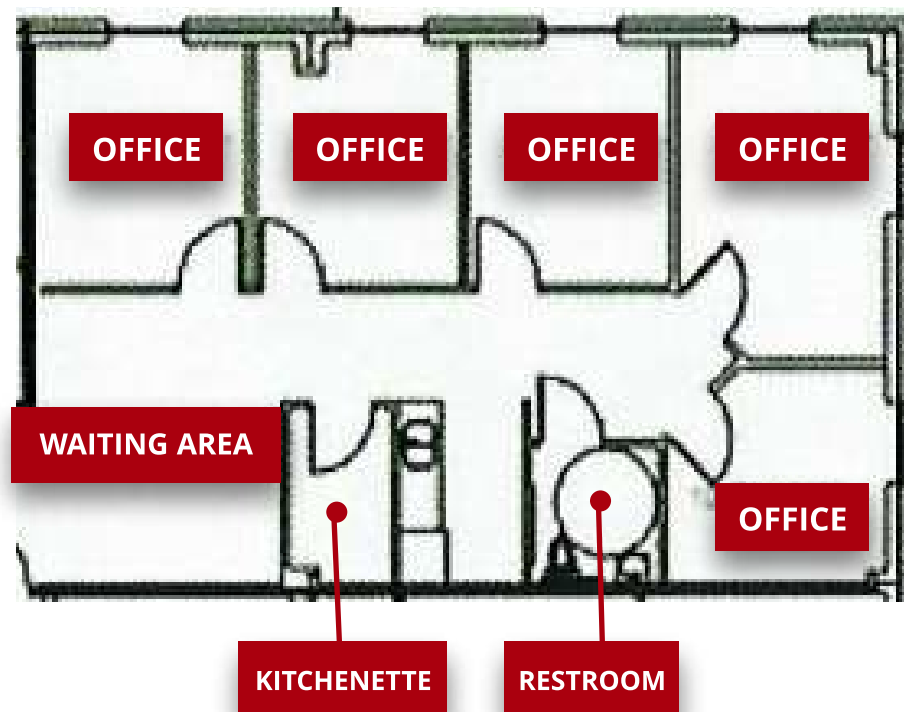
SUITE 213:\$23.50 RSF (MODIFIED GROSS) *TENANT PAYS ELECTRICITY, DATA/VOICE, HVAC SERVICE AGREEMENT & JANITORIAL*



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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 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.*

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# 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





# INTERIOR PHOTOS SUITE 213



**WAITING ROOM**



**OFFICE**



**KITCHEN**



**OFFICE**





# CONTACT

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