



# CRABTREE OVERLOOK

2301 SUGAR BUSH ROAD RALEIGH, NC 27612

±2,997 - 21,458 SF CLASS A OFFICE SPACE FOR LEASE

FOUNDRY  
COMMERCIAL



# CRABTREE OVERLOOK

## CLASS A OFFICE

PROPERTY TYPE

**156,947 SF**  
**6 FLOORS**

BUILDING SIZE

**4.1 / 1,000 SF**

COVERED + SURFACE  
PARKING

## CONVENIENT HIGHWAY ACCESS

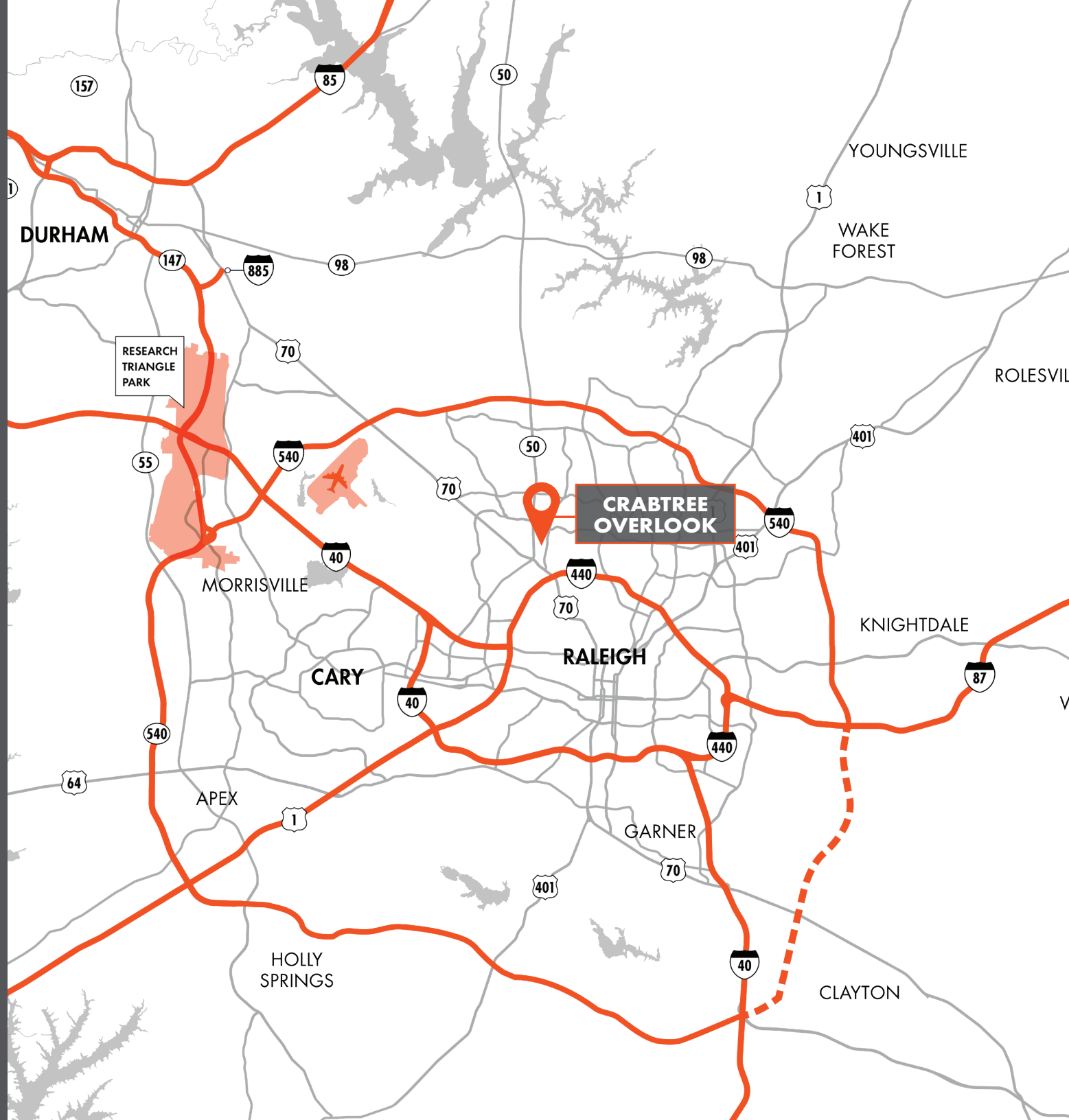
TO I-440 BELTLINE  
& US 70

## NEAR CRABTREE VALLEY MALL

WITHIN MINUTES OF MANY  
DINING, SHOPPING AND  
LODGING OPTIONS

## AVENUE C VENDING

## WEEKLY FOOD TRUCKS



# BUILDING UPGRADES

The upgrades include installation of new ceramic tile flooring in the lobby, wood ceiling installation in the lobby, inset walk off mats, wall covering, furniture and artwork in the lobby, lighting and flooring in the elevators, paint in the stairwells and loading dock hallway. New patio furniture and benches.

UV lights in the air handler units and HEPA filters have been installed as a preventative measure to help reduce any potential infectious agents in the HVAC system and help improve air flow and quality.

Benefits of installing UV include:

- Reduce illnesses and allergies – disease prevention
- Eliminate odors
- Improve Airflow
- Improve HVAC efficiency

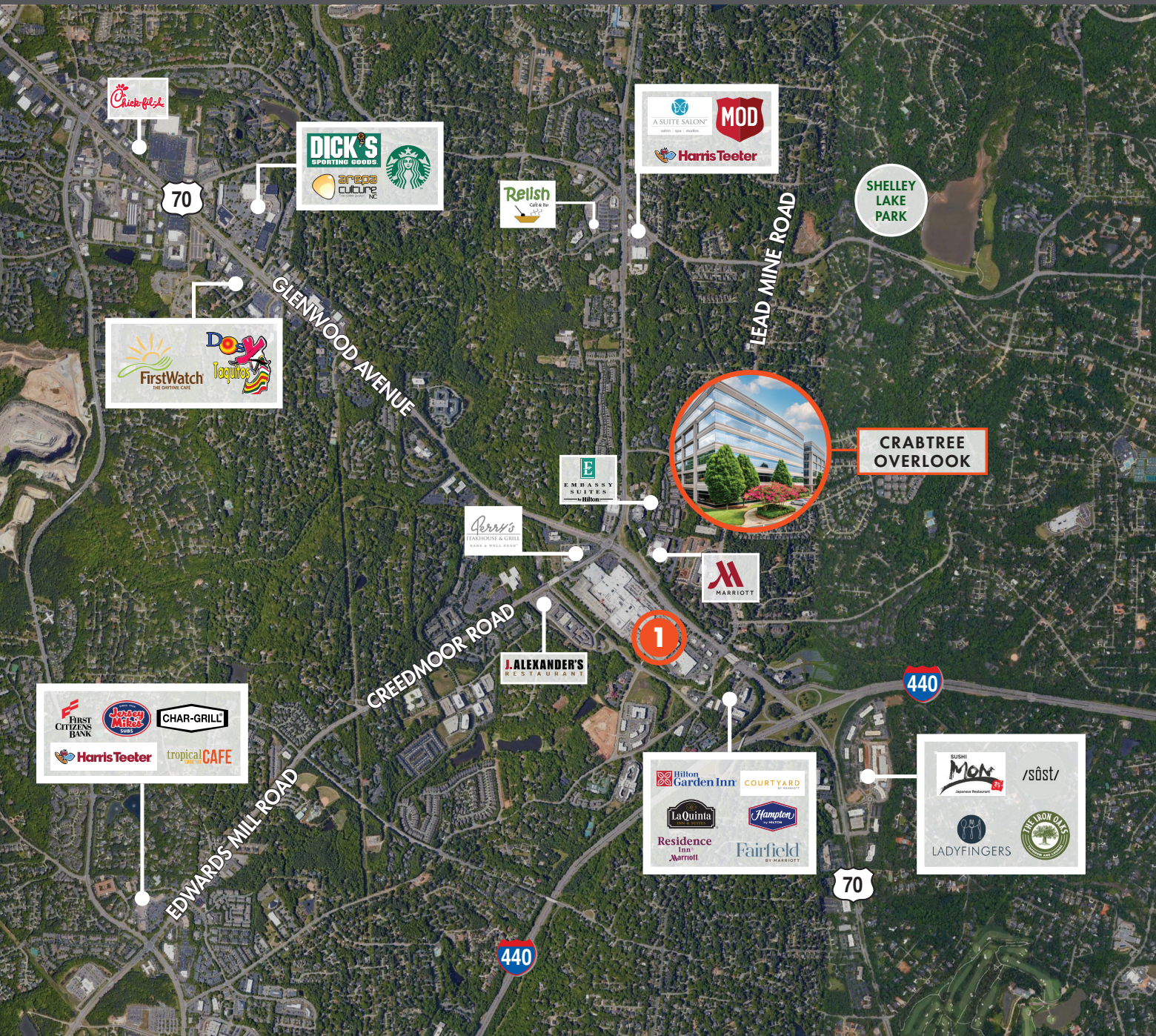
Common area and restroom upgrades to 1st and 2nd floor corridors.

Modernization of elevator cabs to match lobby and common area improvements.





# CENTERED FOR CONVENIENCE



**1 CRABTREE VALLEY MALL**  
 1 MILE  
 OVER 200 STORES  
 DOZENS OF RESTAURANTS

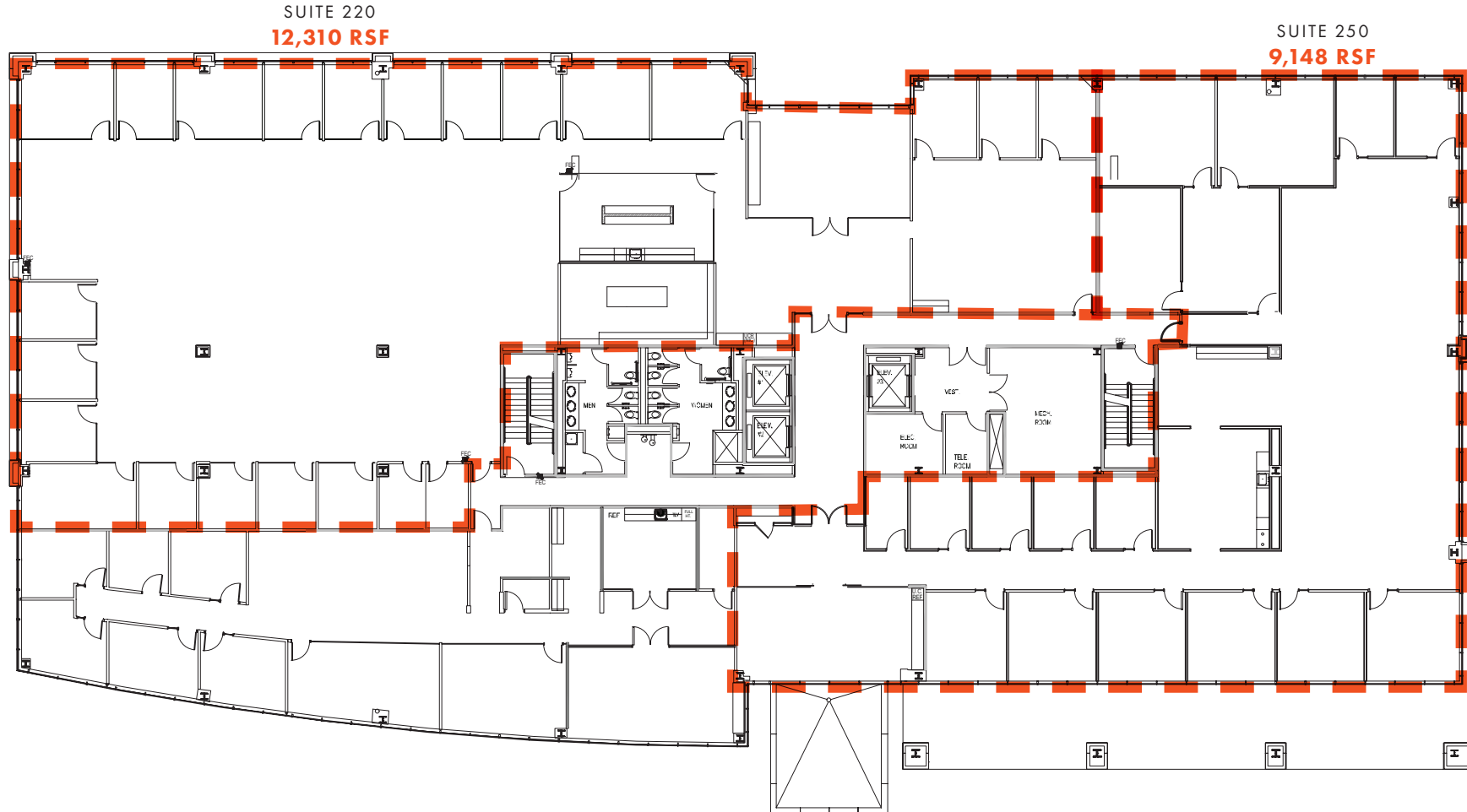
Apple  
 Bank of America  
 Barnes & Noble  
 Brio Italian  
 Brooks Brothers  
 Carolina Ale House  
 The Cheesecake Factory  
 Coastal Federal Credit Union  
 Crabtree Cleaners  
 Crabtree & Evelyn  
 Flemings Steakhouse  
 Kanki  
 Panera Bread  
 PF Changs  
 Starbucks  
 Uncle Julios  
 Verizon Wireless  
 Williams-Sonoma  
 Wells Fargo



# SECOND FLOOR

CRABTREE OVERLOOK | 2301 SUGAR BUSH ROAD RALEIGH, NC 27612

9,148 - 21,458 SF AVAILABLE



FOR MORE INFORMATION, PLEASE CONTACT:

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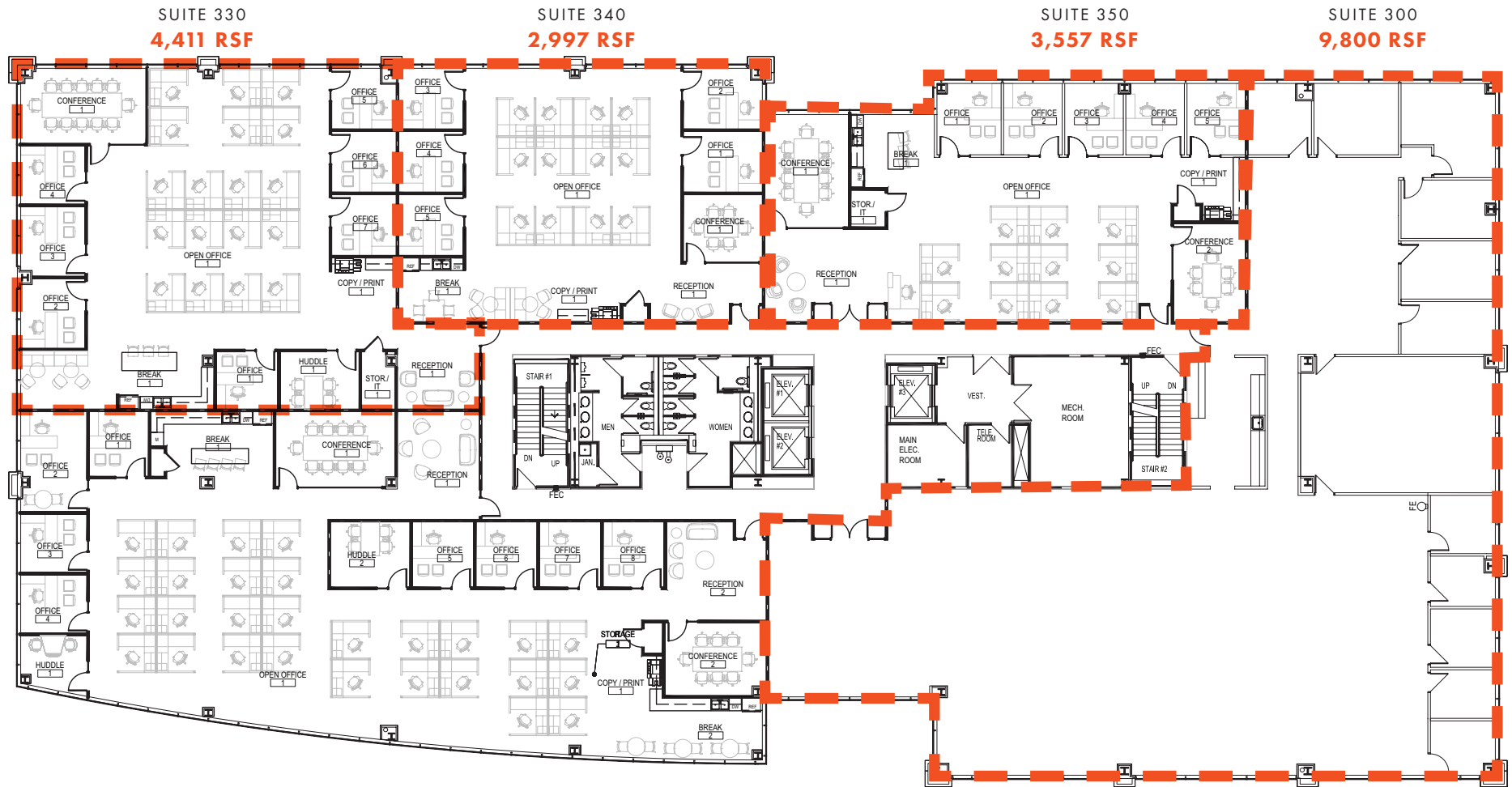
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# THIRD FLOOR

CRABTREE OVERLOOK | 2301 SUGAR BUSH ROAD RALEIGH, NC 27612

2,997 - 20,765 SF AVAILABLE



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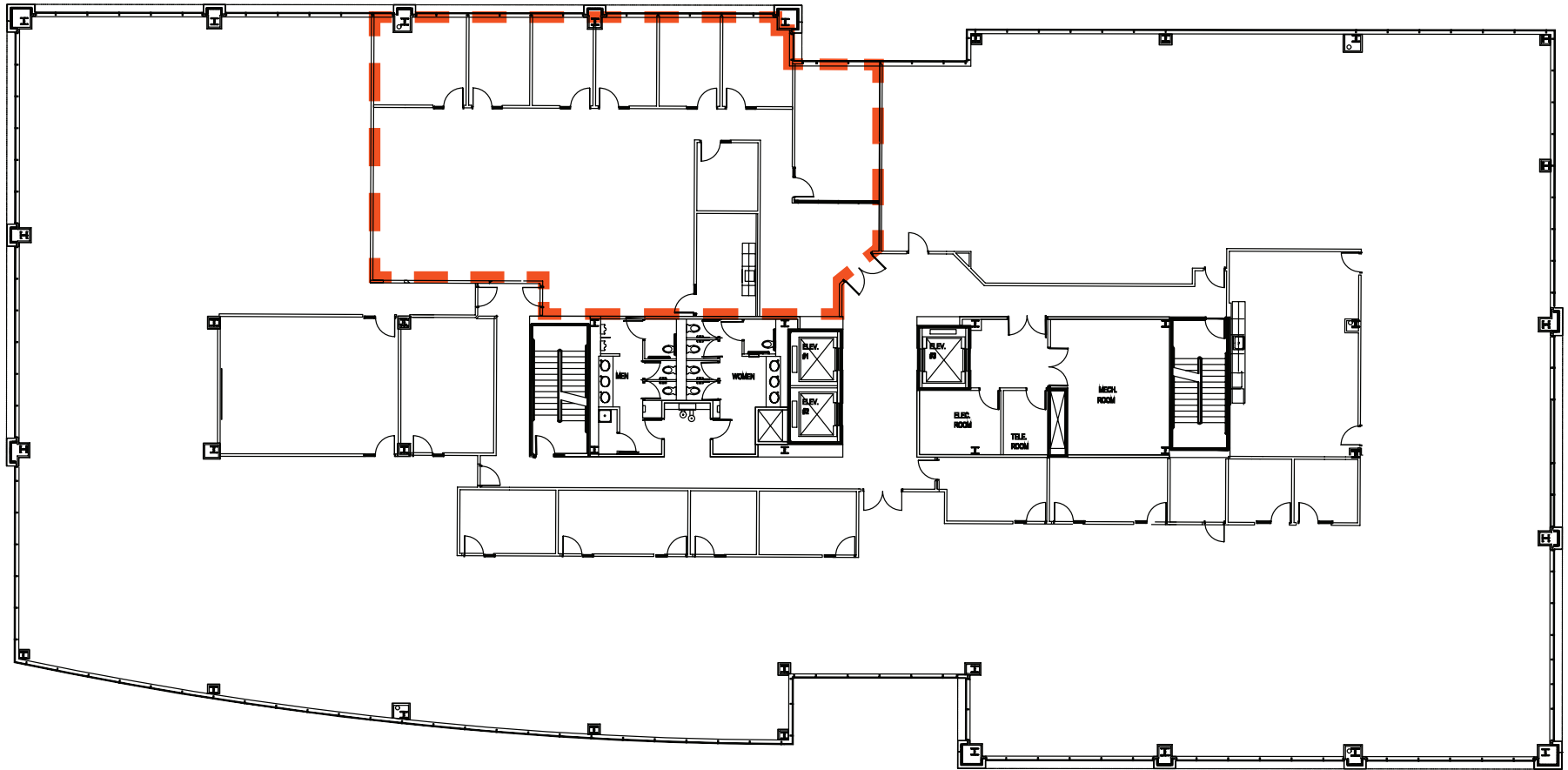


# FOURTH FLOOR

CRABTREE OVERLOOK | 2301 SUGAR BUSH ROAD RALEIGH, NC 27612

**4,112 SF AVAILABLE**

SUITE 425  
**4,112 RSF**



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# FIFTH FLOOR

CRABTREE OVERLOOK | 2301 SUGAR BUSH ROAD RALEIGH, NC 27612

10,066 SF AVAILABLE



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