

FLEX/OFFICE/RETAIL FOR LEASE  
6320 ANGUS DRIVE  
RALEIGH, NC 27617



**NAITRI** PROPERTIES

# PROPERTY OVERVIEW

Highly visible flex/office/retail space available directly on US 70/Glenwood Avenue and less than one mile from I-540.

<b>ADDRESS</b>	6320 Angus Drive, Raleigh, NC 27617
<b>BUILDING SIZE</b>	Approximately 18,000 RSF
<b>AVAILABLE SPACES</b>	Suite C: 3,000 RSF of showroom/warehouse space Suite D: 1,000 RSF medical office
<b>RENTAL RATE</b>	Suite C: \$16.50/RSF + TICAM + HVAC Suite D: \$2,000/month + utilities
<b>TICAM</b>	\$3.97/RSF
<b>HVAC</b>	\$66.50/month
<b>PARKING</b>	Ratio of 3 spaces per 1,000 SF
<b>HIGHLIGHTS</b>	<ul style="list-style-type: none"><li>• Suite D is currently built out as a chiropractor's office</li><li>• Lit signage directly on road</li><li>• Dock high loading doors</li><li>• Zoned for retail, office, warehouse and manufacturing uses</li><li>• 3-Phase power available</li><li>• Septic on site</li><li>• TICAM includes cardboard/dumpster service, cold water, exterior lighting, and common area maintenance</li><li>• Locally owned property</li><li>• Traffic Count- 39,500 Vehicles Per Day</li></ul>

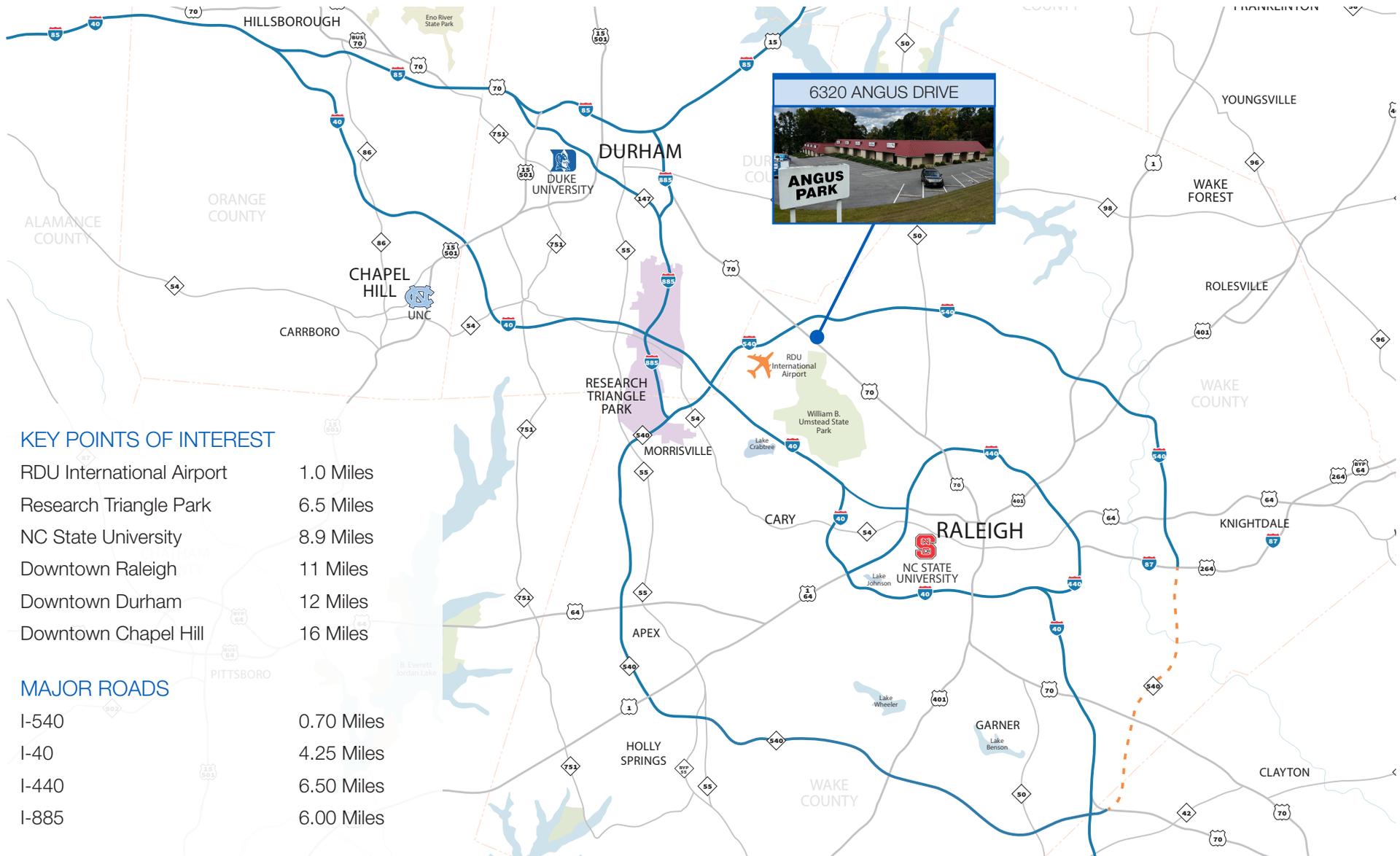
## CONTACT

JOHN HIBBITS | 919.606.0989 | [jhibbits@triprop.com](mailto:jhibbits@triprop.com)

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# TRIANGLE REGION



## KEY POINTS OF INTEREST

RDU International Airport	1.0 Miles
Research Triangle Park	6.5 Miles
NC State University	8.9 Miles
Downtown Raleigh	11 Miles
Downtown Durham	12 Miles
Downtown Chapel Hill	16 Miles

## MAJOR ROADS

I-540	0.70 Miles
I-40	4.25 Miles
I-440	6.50 Miles
I-885	6.00 Miles

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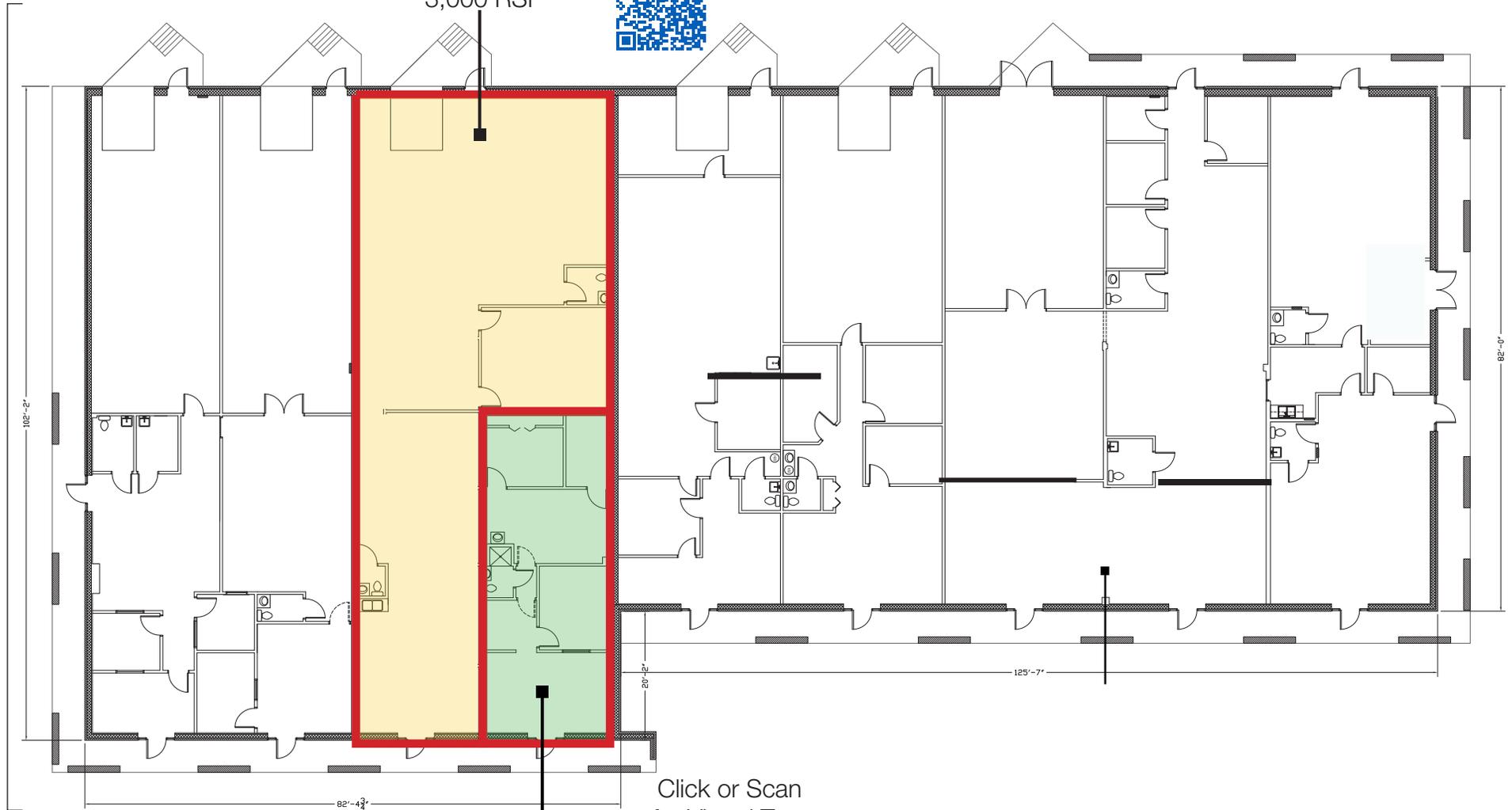


# FLOOR PLANS

Click or Scan  
for Virtual Tour



Suite C  
3,000 RSF



Click or Scan  
for Virtual Tour



Suite D  
1,000 RSF

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# INTERIOR PHOTOS- SUITE C



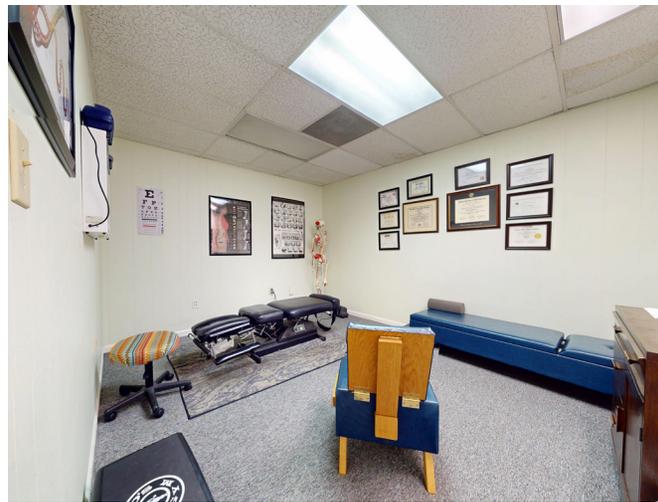
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**NAI** TRI PROPERTIES

# INTERIOR PHOTOS- SUITE D



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# AMENITIES

Conveniently located off US-70 (Glenwood Avenue) and just minutes to RDU International Airport.

## ARTS, CULTURE, & ENTERTAINMENT

NC Museum of Art  
Meymandi Concert Hall  
Raleigh Little Theatre  
NC Museum of Natural Sciences  
The Cary Theater  
Red Hat Amphitheater  
Carswell Concert Hall  
NC Museum of History  
Cary Arts Center  
Kennedy Theatre  
The Ritz  
The Carolina Theater

## RESTAURANTS

The Pickled Onion  
Los Tres Magueyes Mexican  
Moe's Southwest Grill  
Trali Irisg Pub  
Showmars Brier Creek  
Chili's Bar and Grill  
Bob Evans  
Red Robin  
La Cocina  
Chick-fil-A  
Bad Daddy's Burger Bar  
Char-grill  
Olive Garden

Mellow Mushroom  
Great China  
Alpaca Peruvian Charcoal Chicken  
Champs Thai and Sushi  
Aladdin's Eatery  
San Jose Tacos & Tequila  
BurgerFi  
Noodles and Company  
La Tapenade  
First Watch  
Pho Xpress  
Carolina Ale House  
Pei Wei Asian Kitchen  
Il Falo Wood-Fired Kitchen  
Brixx Wood Fired Pizza  
Sunny's Dinner  
Jason's Deli

## BANKS

Truist  
Wells Fargo  
PNC Bank  
First Citizens  
Woodforest National Bank  
RBC Bank  
Bank of America  
Coastal Credit Union  
City National Bank  
Chase Bank

SouthState Bank  
Fidelity Bank  
Fifth Third Bank  
State Employees Credit Union

## HOTELS

Holiday Inn Express  
Hilton North Raleigh  
Hampton Inn & Suites  
Hilton Garden Inn  
Home2 Suites  
Wake Inn  
Comfort Suites  
Courtyard by Marriott  
Super 8 by Wyndham  
Quality Inn and Suites  
La Quinta Inn  
Fairfield Inn and Suites  
Double Tree by Hilton  
Econo Lodge  
Aloft  
Hyatt House  
Cambria Hotel  
Tru by Hilton  
Homewood Suites

## OUTDOOR ACTIVITIES

Brier Creek Park  
William B. Umstead Park

Adventure Landing  
Dominion Park  
Wyngate Pond  
TreeRunner Adventure Park  
Lake Crabtree  
Shiloh Park  
Umstead Dam  
Go ApeZipline & Adventure Park

## WELLNESS

Hand and Stone  
Restorative Wellness NC  
Blue Water Spa  
Massage Envy  
White Dahlia  
Bright Tree Yoga  
Complete Wellness Health Center  
Midtown Yoga  
Lotus Nails Spa  
Steel City Spa  
Summerfield Custom Wellness  
Body & Brain Yoga Tai Chi  
Balance Massage  
Luxor Day Spa

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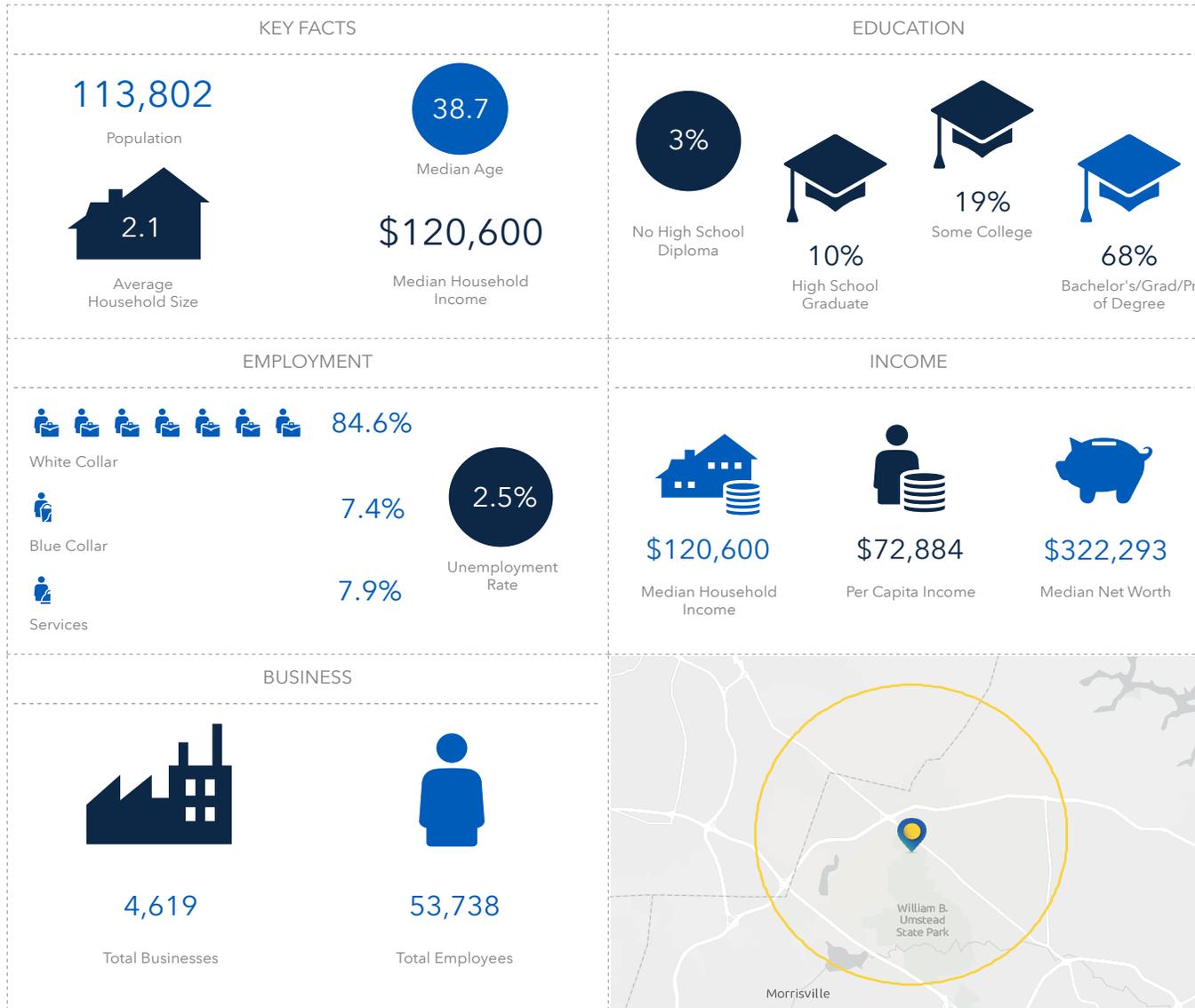
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# DEMOGRAPHICS

## 5 MILE RADIUS



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