

# 521

Boone Station Dr  
Burlington, NC 27215

*Great Sublease Opportunity off Huffman Mill Rd*



LOCATED OFF I-40 NEAR HUFFMAN MILL RD AND S CHURCH ST

## NEWMARK

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For more information, please contact our exclusive agent:

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## OVERVIEW

- Quality layout with a mix of private offices and open workstations
- Furniture, Fixtures & Equipment are negotiable
- Available April / May 2025
- Master lease expires December 2028
  - Will entertain shorter sublease terms*
- Current TICAM = \$2.65 per RSF
- Ample parking
- ***Call broker for pricing***

## LOCATION

- Less than 5 minutes to I-40
- Close proximity to numerous retail amenities along Huffman Mill Rd, S Church St and University Dr
- Alamance Region Medical Center
- Close to Elon University, DT Burlington and numerous residential neighborhoods

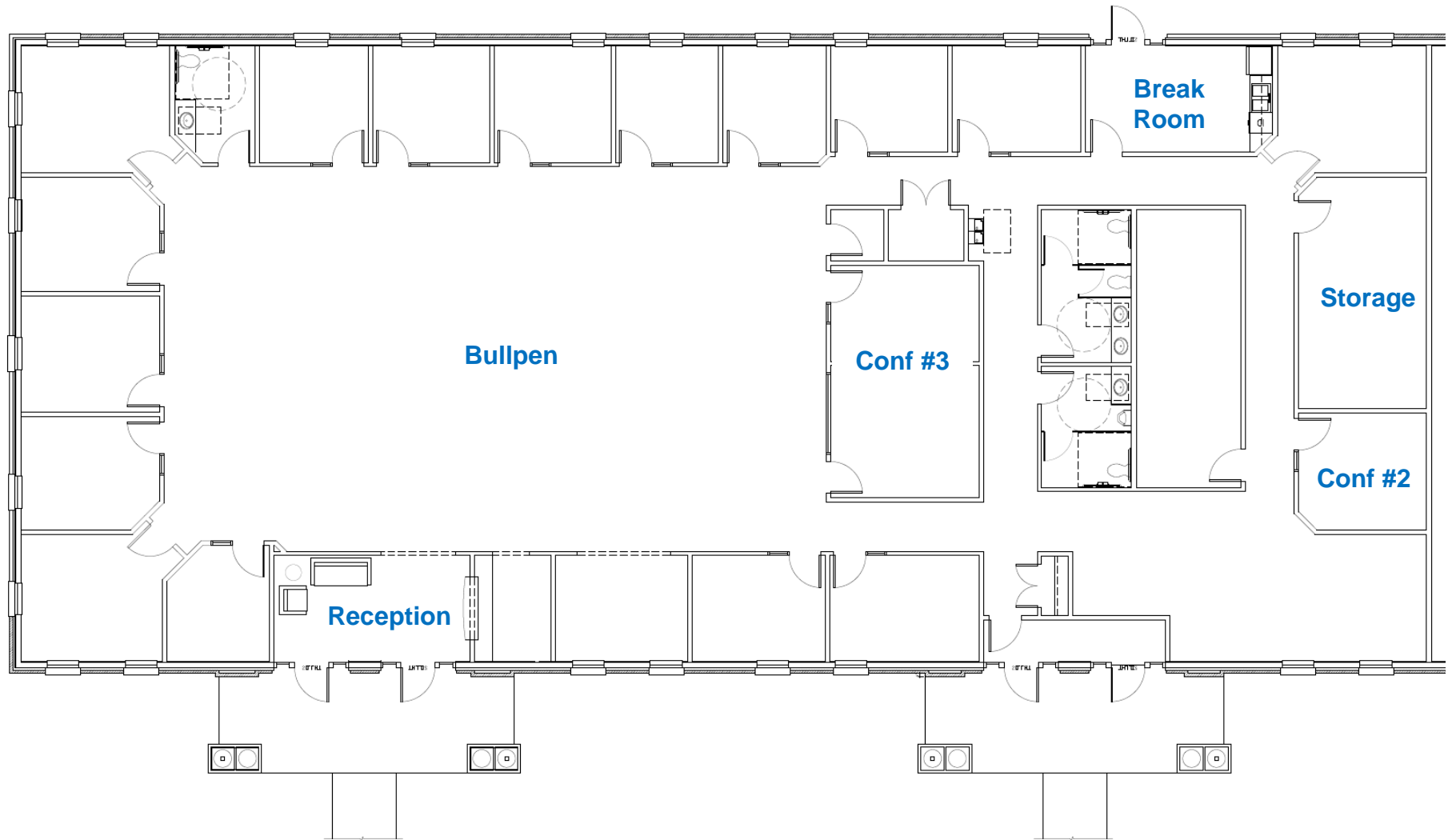
## SPACE FEATURES

- 1 reception area with dedicated reception desk
- 14 perimeter offices with windows
- 3 interior offices with sidelights
- 2-3 conference rooms (1 is currently storage)
- 1 work room
- 1 break room
- 14-16 existing workstations
- Dedicated service room
- Multiple storage areas

# FLOOR PLAN

**±8,000 SF Sublease**

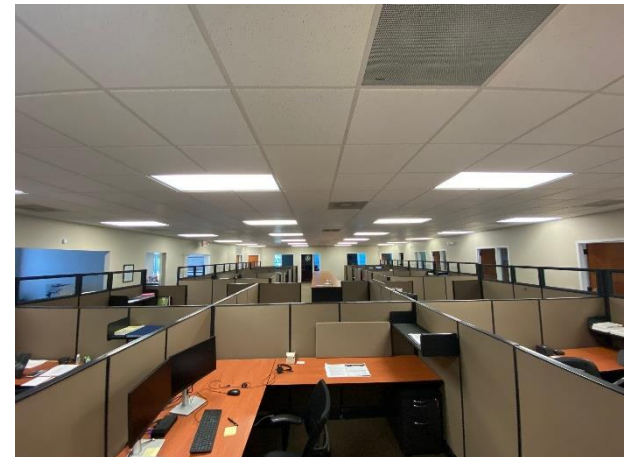
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# INTERIOR IMAGES

**±8,000 SF Sublease**

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# AERIAL MAP

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