

8045 ARCO CORPORATE DR SUITE 100

RALEIGH, NC 27617

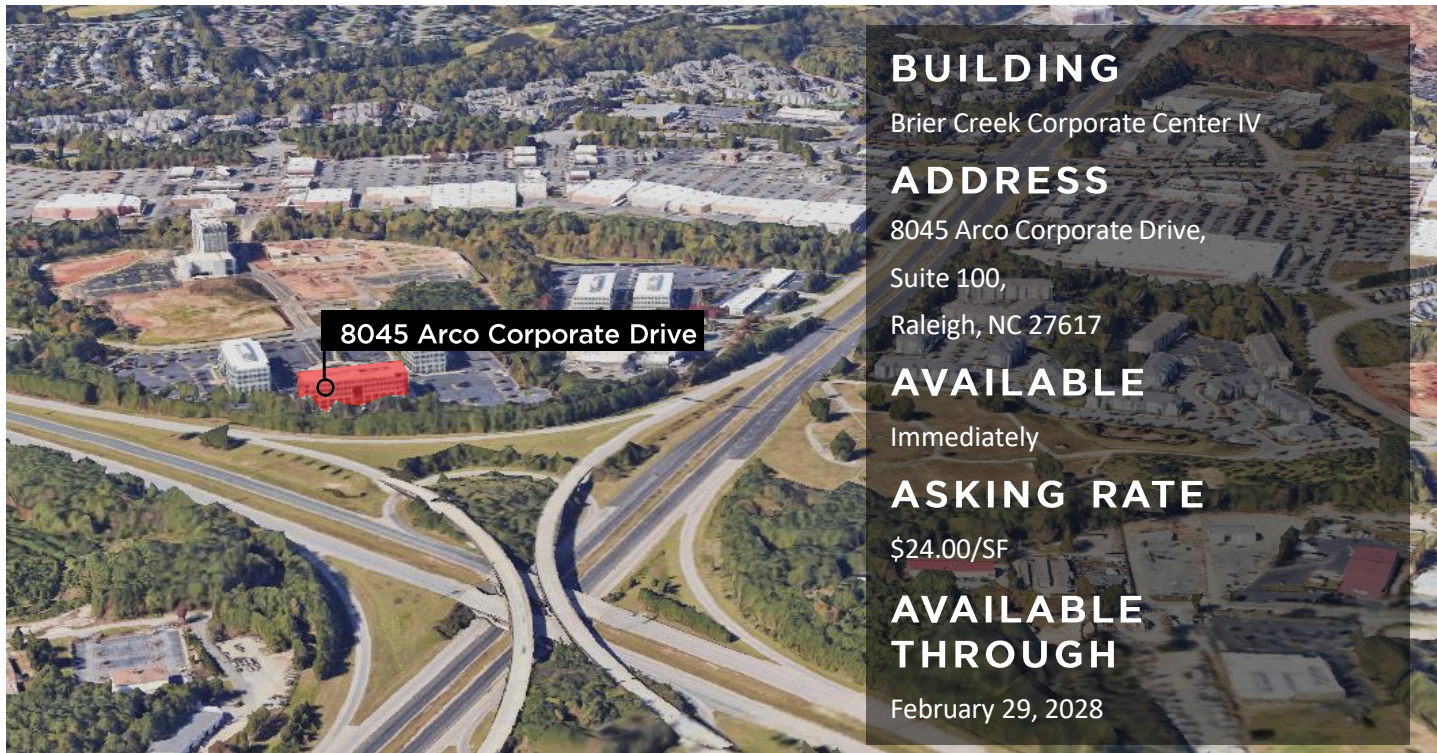


OFFICE SUBLEASE | AVAILABLE IMMEDIATELY

4,336 RSF

HUGHES MARINO

BUILDING INFORMATION



BUILDING

Brier Creek Corporate Center IV

ADDRESS

8045 Arco Corporate Drive,
Suite 100,
Raleigh, NC 27617

AVAILABLE

Immediately

ASKING RATE

\$24.00/SF

AVAILABLE THROUGH

February 29, 2028

ADDITIONAL FEATURES

- 4,000 SF of training and conference rooms located within the building for exclusive tenant use at no additional cost
- Class A office building
- Located in prestigious Brier Creek Corporate Center part of the 2,000 acre mixed-use, master-planned Brier Creek Development
- Easy access from major highways and RDU airport
- Ample parking available
- Membership to Brier Creek Fitness Center included – 7,600 SF state-of-the-art fitness center exclusive to tenants. Includes locker rooms, high end showers and towel service
- Just 0.25 miles from the new Westin Hotel and 0.4 miles to Brier Creek Commons (800,000 SF open-air lifestyle center)

FLOOR PLAN



SPACE HIGHLIGHTS

- **Plug and Play with high-end finishes, artwork, furniture, and technology throughout**
- 8 Flat screen TVs included, ranging from 55" to 86"
- High-end break area fully equipped with island seating, built-in appliances, Miele espresso machine and Bosch refrigerator and dishwasher
- Prime 1st floor lobby presence with double glass entry doors
- Lounge with electric fireplace with infrared heat

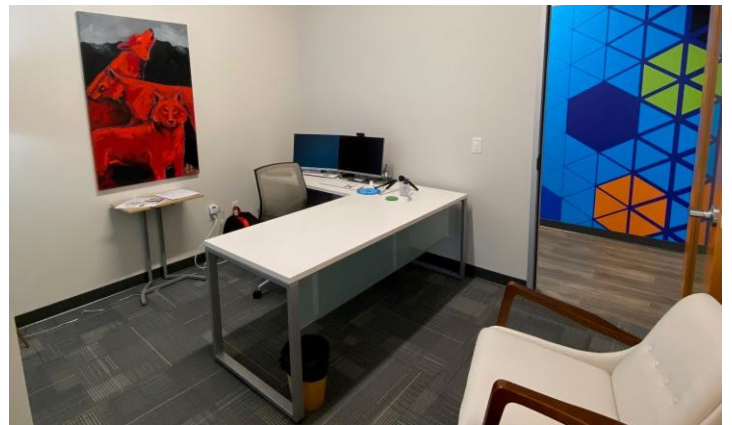
SPACE PLAN



8045 ARCO CORPORATE DRIVE, SUITE 100



8045 ARCO CORPORATE DRIVE, SUITE 100



CONTACT INFORMATION



EDWIN YARBROUGH
edwin@hughesmarino.com
704.996.4986
Broker License #226582

**555 SOUTH MANGUM STREET, SUITE 100
DURHAM, NC 27701**
984.204.1111 | hughesmarino.com

HUGHESMARINO