



FLEX SPACE FOR LEASE
TRYON BUSINESS CENTER

3305 DURHAM DRIVE, RALEIGH, NC 27603

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PROPERTY OVERVIEW

PROPERTY DESCRIPTION

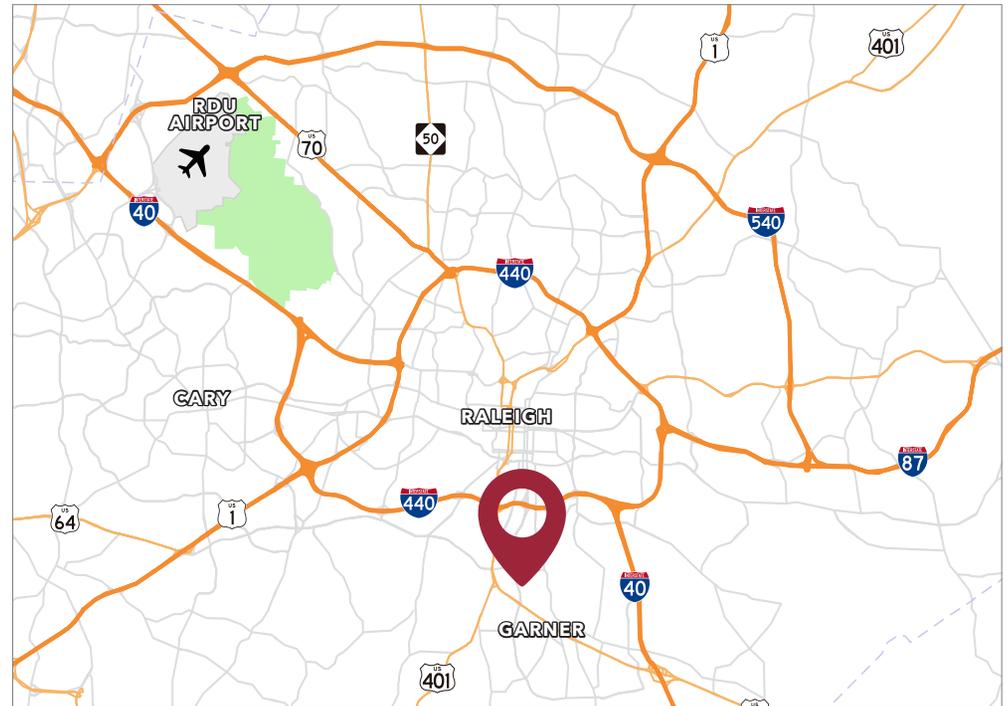
Tryon Business Center is a 21,520 SF industrial/flex building on 2.1 acres situated just minutes to downtown Raleigh, offering easy access to I-440 and the Triangle region.

HIGHLIGHTS

- Suite 121: 1,824 SF
- Available immediately
- 12' x 12' Grade level doors
- Zoned IX-3
- Brick and glass storefront
- Prime south Raleigh location just off Hwy 401 S
- Easy access to downtown Raleigh and major highways

LEASE RATE: \$16.00/SF NNN

TICAM: \$4.11/SF (EST.)



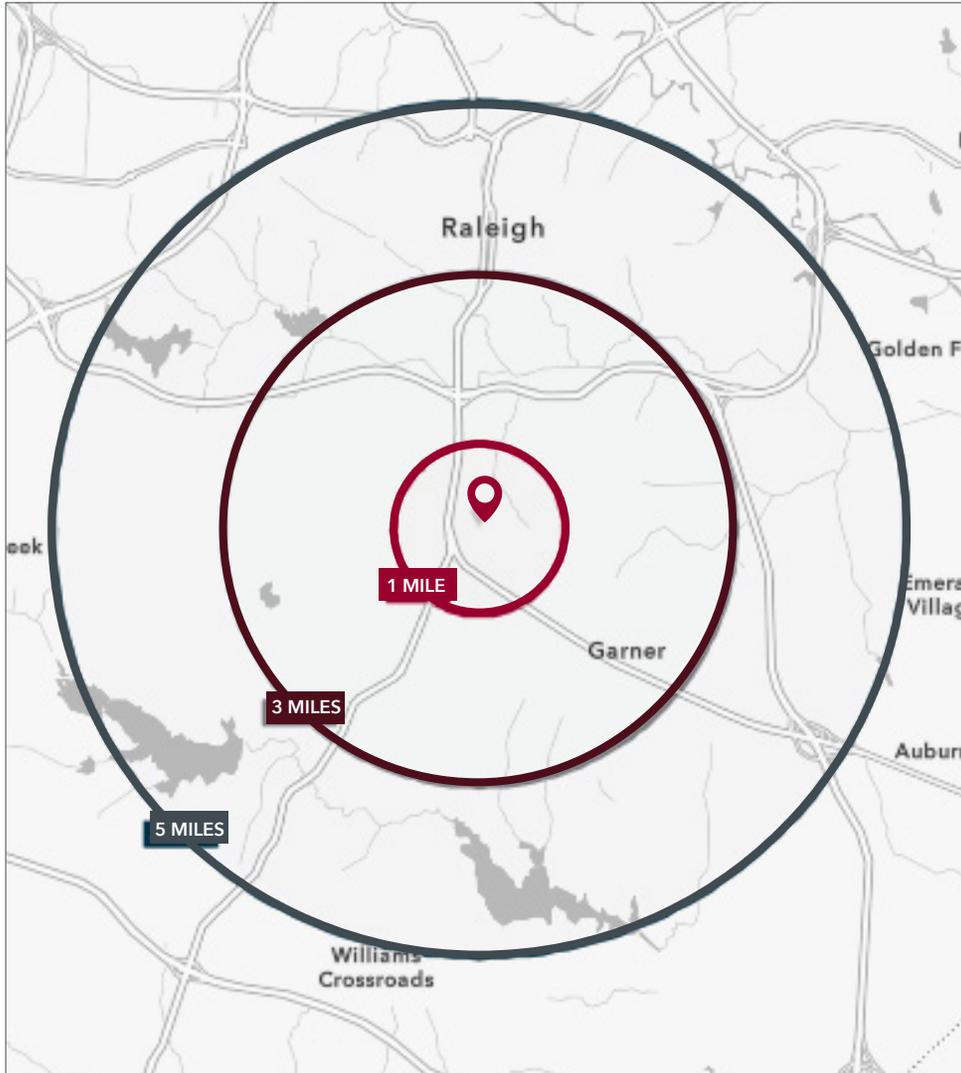
AREA OVERVIEW



DOWNTOWN RALEIGH	4.4 MILES
RDU INTERNATIONAL AIRPORT	18.4 MILES
RESEARCH TRIANGLE PARK	21.5 MILES
DOWNTOWN DURHAM	29.5 MILES

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DEMOGRAPHICS



	1 MILE	3 MILES	5 MILES
Population (2025)	7,006	56,194	165,999
Daytime Population	11,707	59,045	231,915
Total Businesses	663	2,368	8,495
Total Employees	6,845	23,602	117,622
Bachelor's Degree of Higher	54.4%	37%	49.3%



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#1 Top Metro for Best Business Climate (Raleigh)
 Business Facilities, 2025

#1 Best Performing Large City (Raleigh)
 Milken Institute, 2025

#1 State for Business (North Carolina)
 CNBC, 2025