

2724 DISCOVERY DRIVE

FLEX/OFFICE FOR LEASE | RALEIGH

FLEX/OFFICE
FOR
LEASE



NAI TRI PROPERTIES

PROPERTY HIGHLIGHTS

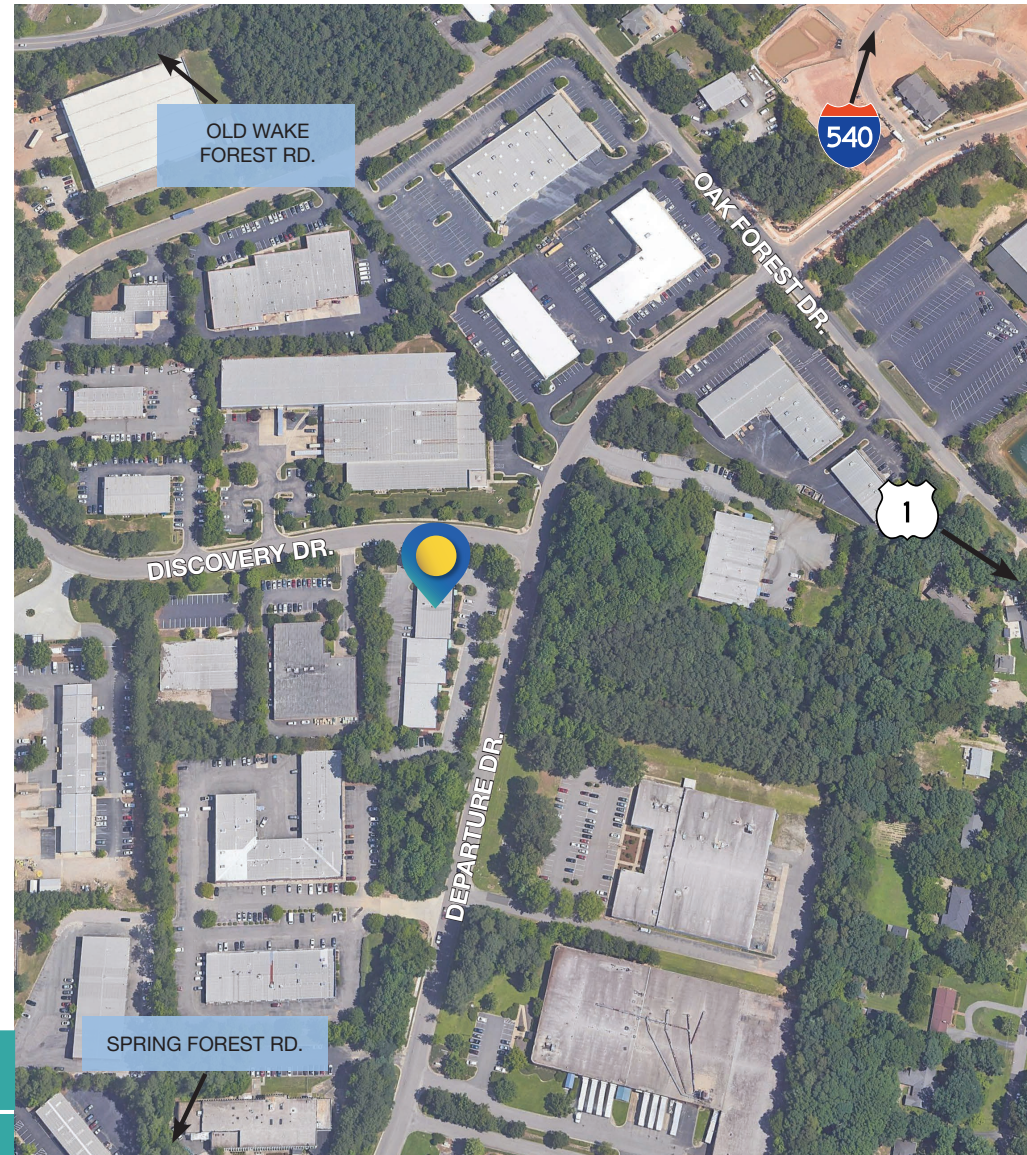
FLEX/OFFICE FOR LEASE

Great exposure at the corner of Discovery and Departure Drive in North Raleigh.
Easy access to I-540, US-1/Capital Boulevard and Falls of Neuse Road.

ADDRESS	2724 Discovery Dr, Ste 100-120 Raleigh, NC 27616
AVAILABLE SPACE	9,780 SF (Suite 110, 120)
BUILDING SIZE	16,020 SF
ACREAGE	2.01 acres
ZONING	IX-3 City of Raleigh
EXTERIOR WALLS	Brick
ROOFING MATERIAL	Flat
LIGHTING	LED
UTILITIES	City of Raleigh Electric: Duke Progress Gas: Dominion
SPRINKLER SYSTEM	None
OFFICE BUILDOUT	Suite 110-120 - 98% Suite 100 - 84%
ELECTRICAL BLDG 1	400 AMPs, 208Y/120, 3 phase/4 wire
ELECTRICAL BLDG 2	225 AMP, 208Y/120, 3 phase/4 wire
PARKING RATIO	5.3/1,000 SF (86 Total Spaces)
SIGNAGE	Monument & Building

RENTAL RATE	\$14.50/SF NNN
TICAM	\$2.99/SF

*** Owner will consider selling.**



CONTACT

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All information provided herein is from sources deemed reliable. However, all information is subject to verification.
NAI Tri Properties does not independently verify nor warrant the accuracy of the information.

NAI TRI PROPERTIES



Entrance
Ste 110-120 AVAILABLE



Reception
Ste 110-120 AVAILABLE



Central Floor
Ste 110-120 AVAILABLE



Office
Ste 110-120 AVAILABLE

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Conference Room
Ste 110-120 AVAILABLE



Training Room
Ste 110-120 AVAILABLE



Restroom
Ste 110-120 AVAILABLE



Additional Conference Room
Ste 110-120 AVAILABLE

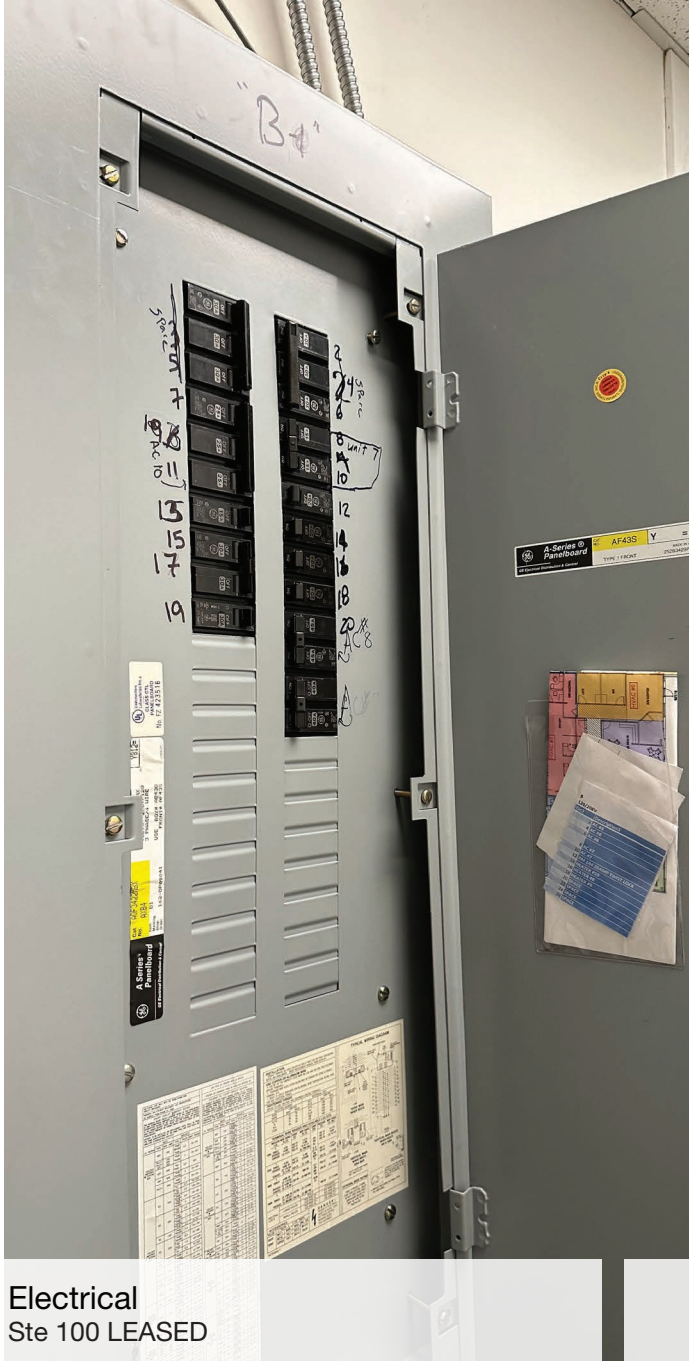
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NAI TRI PROPERTIES



Electrical
Ste 100 LEASD



Electrical
Ste 100 LEASD

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Covered Grade Level Loading Area



Covered Grade Level Loading Area



Storage
Ste 100 LEASED



Kitchen
Ste 100 LEASED

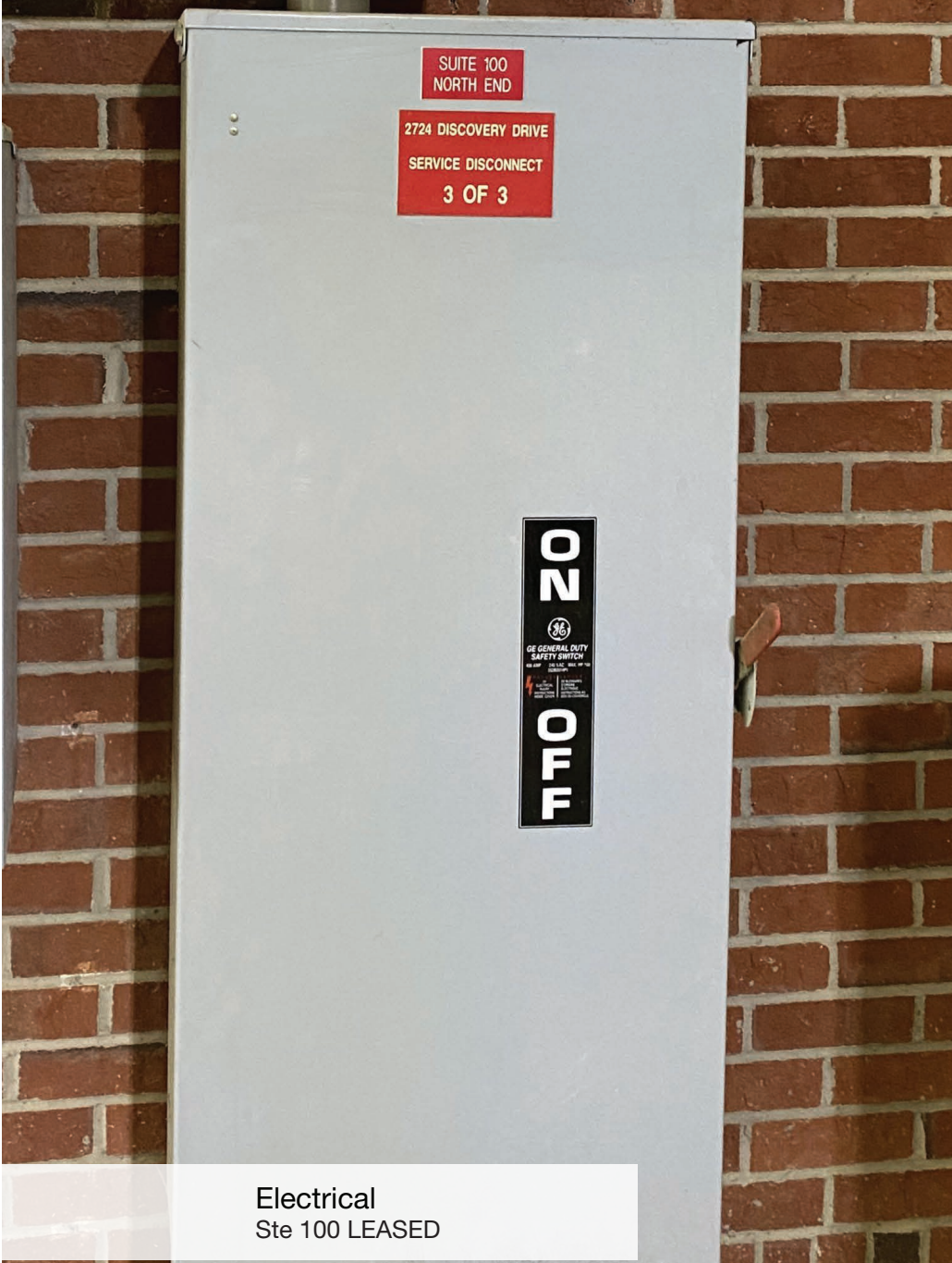
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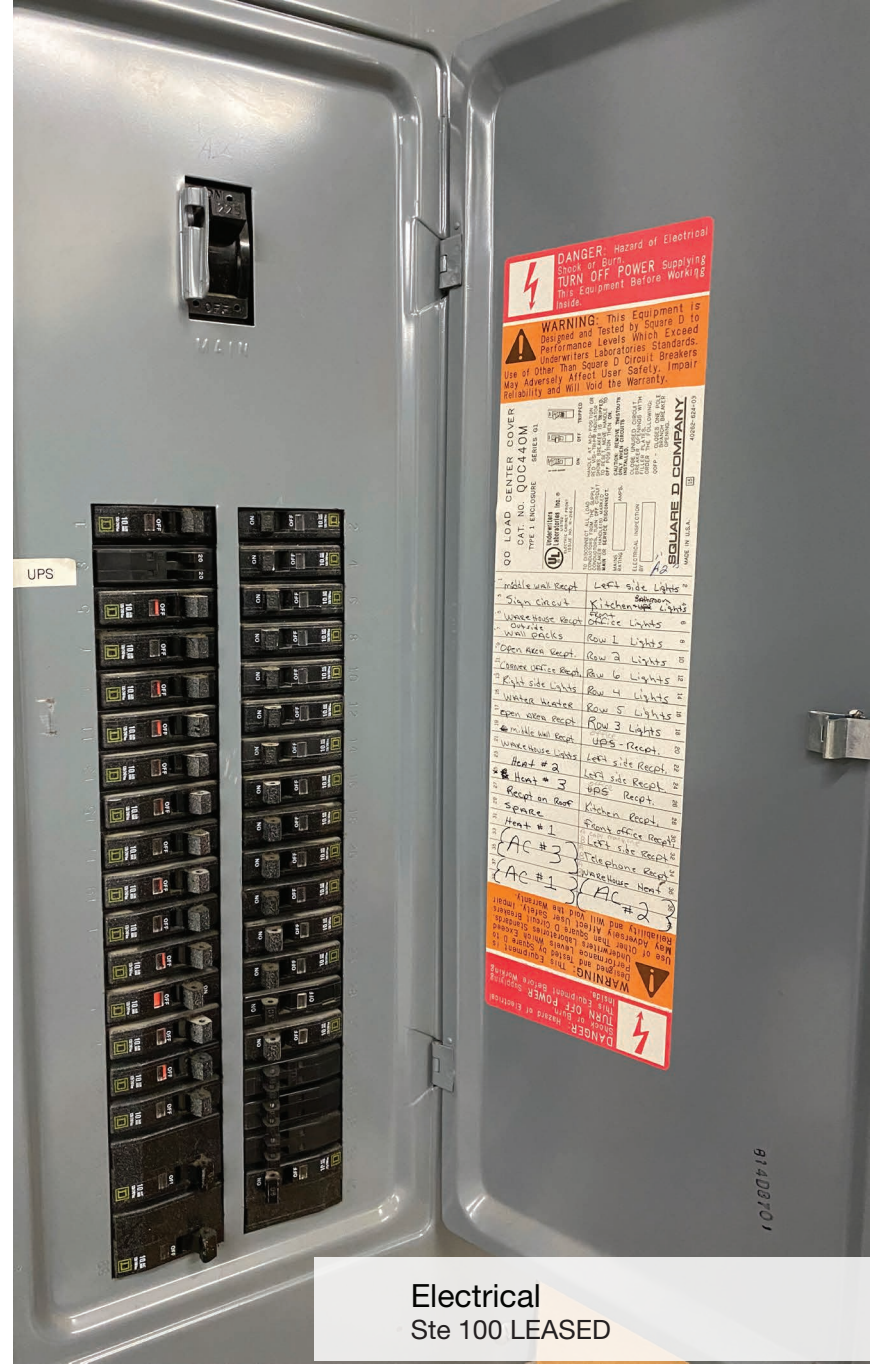
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Ste 100 LEASD



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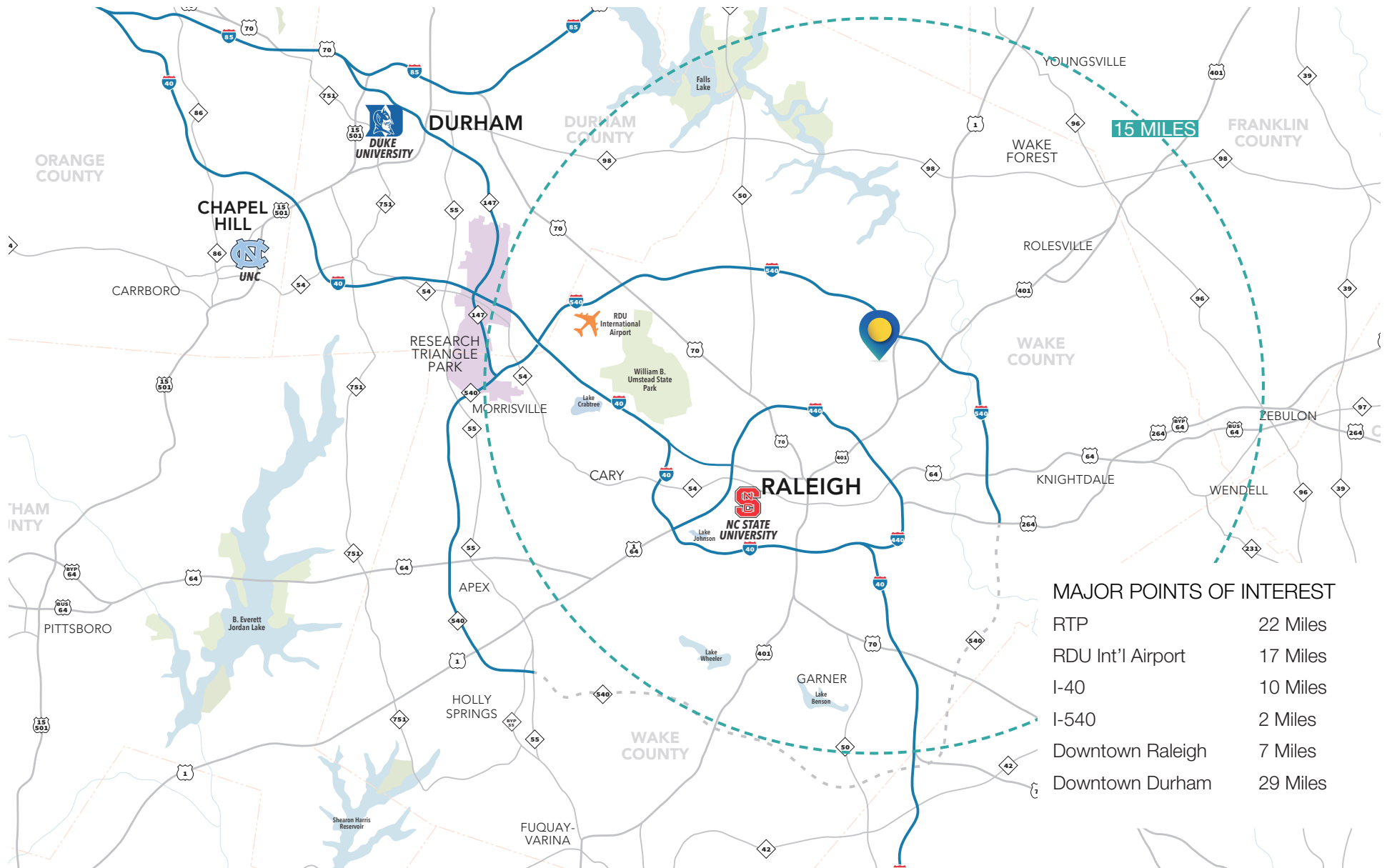
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THE TRIANGLE AREA



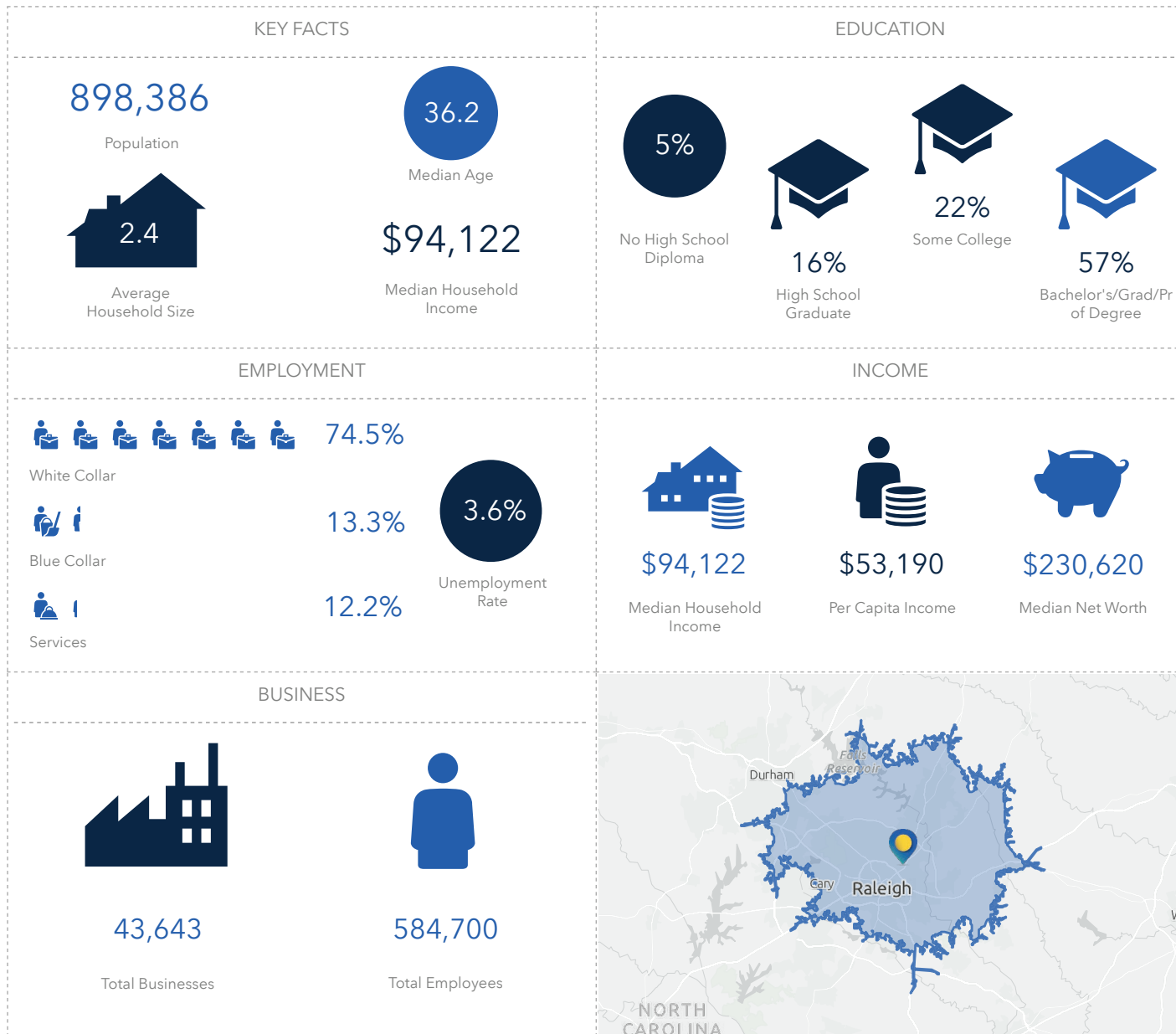
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DEMOGRAPHICS - 27 MINUTE



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