

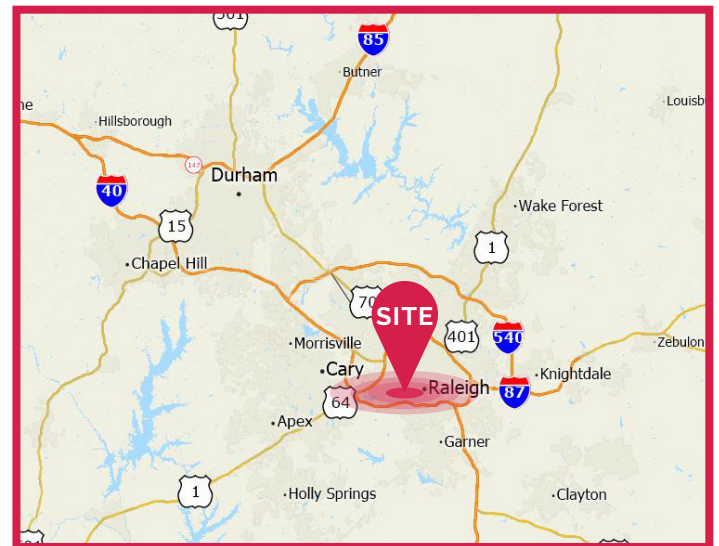


**Class A Office  
Begin Upfit  
Immediately**

**1309 ANNAPOLIS DRIVE  
Raleigh, NC 27608**

**Lease Information**

Available Space	Second Floor, ±24,000 SF divisible to ±10,000 SF
Available	Available immediately
Accessibility	Easy access from both Oberlin Road and Wade Avenue
Amenities	Building signage Private elevator and covered parking
Lease Rate	\$38.50/SF
Service Type	Full Service
Build-Out	Shell space, suitable for general office occupiers, life science, or medical pending custom tenant upfit



Ideally located on Annapolis Drive at the intersection of Wade Avenue and Oberlin Road, just minutes from the Village District and Downtown Raleigh.

## BUILDING INFORMATION

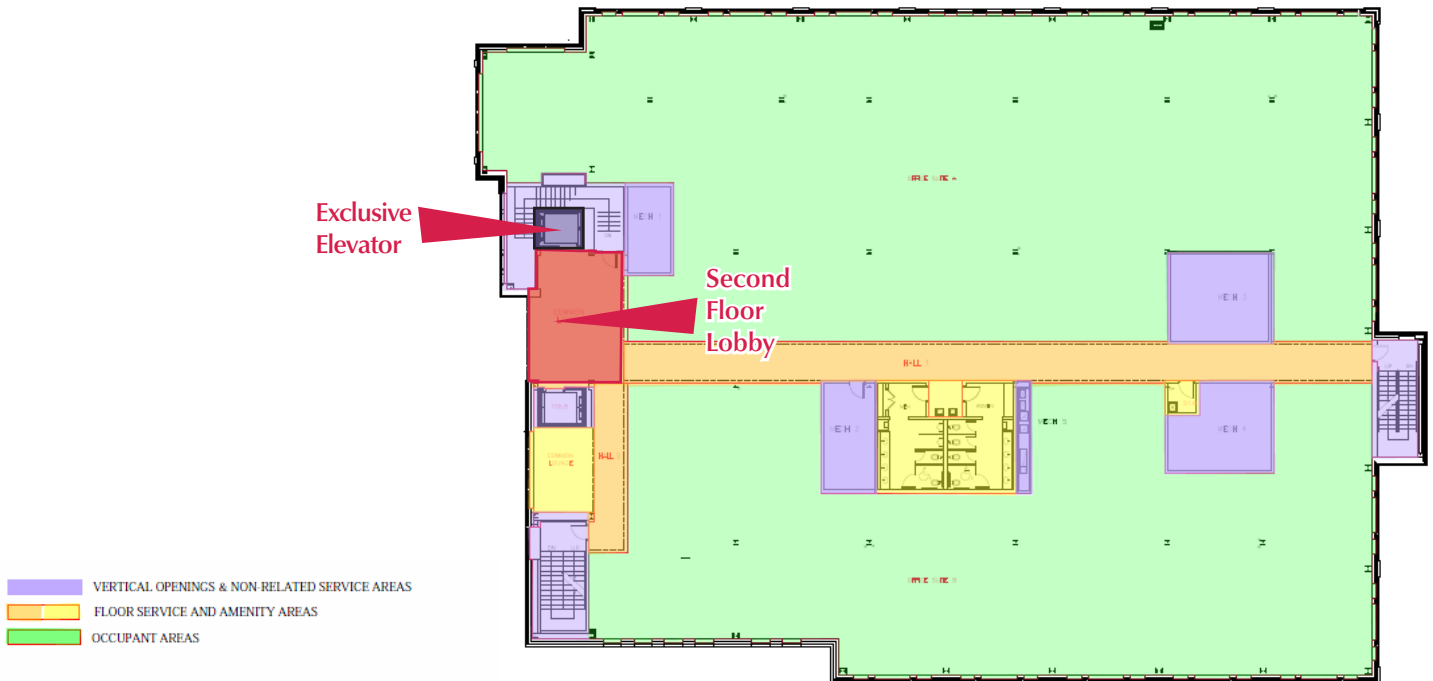
Building SF	±50,000 RSF
Stories	2
Typical Floor SF	±24,000 SF
Building Class	A
Year Built	2023
Parking	4.0 spaces per 1,000 SF Exclusive covered parking below building; shared surface

## AMENITIES

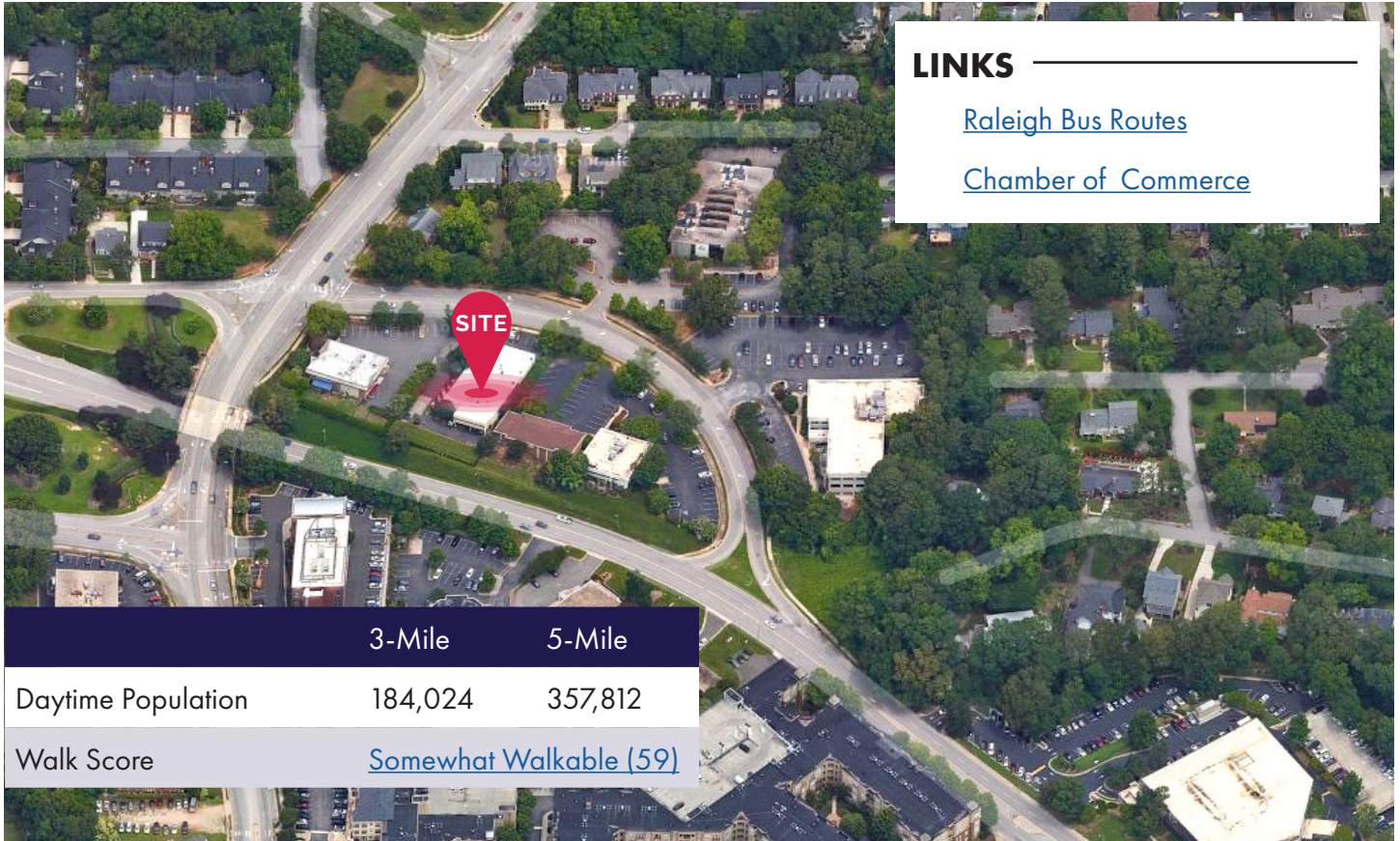
- Exclusive Private Entrance Lobby, Private Covered Parking, and Private Elevator
- Building signage available highly visible from Wade and Oberlin Road
- Second floor has separate air supply so that there is no comingling with the first floor and advanced sound control measures incl. state of the art windows
- First floor Tenant is state of the art CareFirst Animal Hospital
- Building was constructed for energy efficiency using Passive Science Construction - the most stringent energy efficient certification program in the world - which exceeds LEEDS requirements



## FLOOR PLAN



## Location Map



### LINKS

[Raleigh Bus Routes](#)

[Chamber of Commerce](#)

## NEARBY ATTRACTIONS

Village District  
 Downtown Raleigh  
 NC State University  
 Pullen Park  
 Dorothea Dix Park

## EASE OF ACCESS

I-440 2.1 miles  
 Downtown Raleigh 3.3 miles  
 I-40 5.0 miles  
 RDU International Airport 10.6 miles  
 Research Triangle Park 15.0 miles



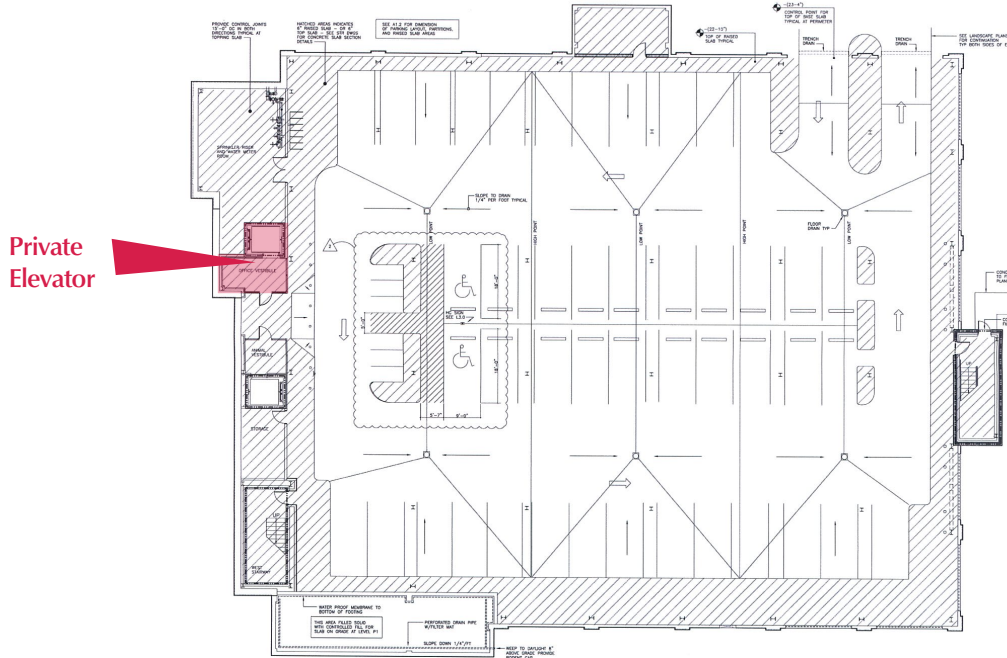
Visit our website for more information.

Signage

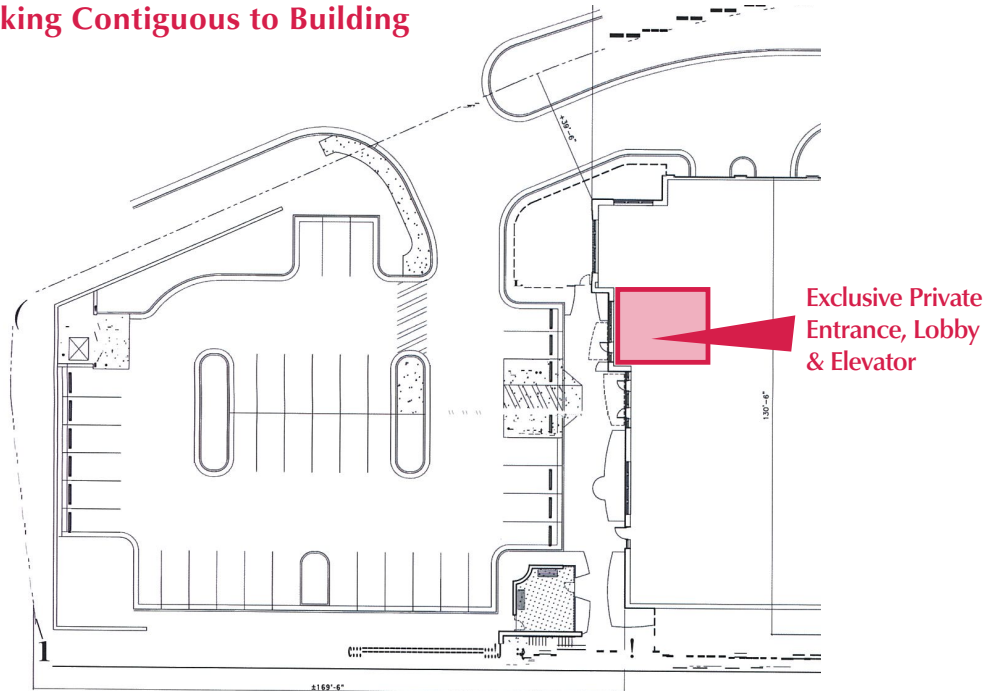


Parking Plan

Exclusive Private Covered Parking Level



Shared Surface Parking Contiguous to Building



Additional parking available on street and directly across Annapolis Drive.