

Class A Office | For Lease

CBRE

Marketplace at Lake Boone

2235 Gateway Access Point
Raleigh, NC 27607

4,987 RSF & 13,569 RSF Available



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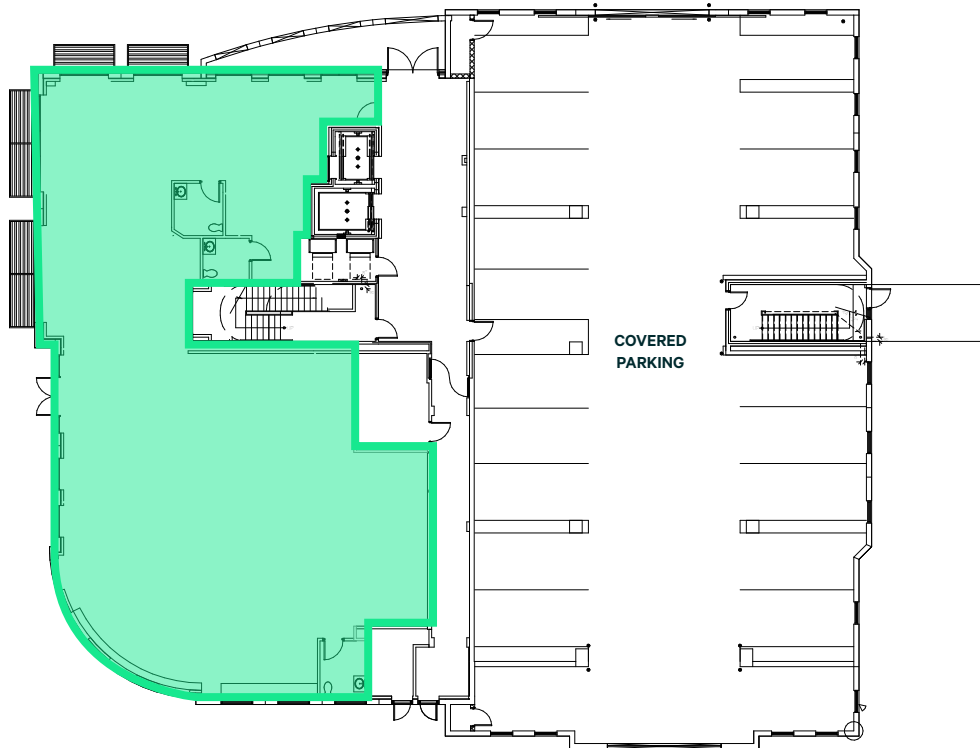
Rare Full Floor Available

In a Prime West Raleigh Location off Lake Boone Trail

- Four-story, 45,853 RSF Class A Office building located in the vibrant Marketplace at Lake Boone mixed-use community
- Owned and managed by Griffin Partners, Inc.
- Recent lobby renovations
- Irreplaceable location off Lake Boone Trail in West Raleigh with immediate access to I-440
- On-site retailers include: Buffalo Brothers, Two Roosters, Just Salad, Guasaca Arepa, The Oak, Vic's Italian, Bliss Body Yoga and Bottle Revolution
- Less than a half mile from UNC Rex Hospital Campus
- Surface parking and limited covered parking available

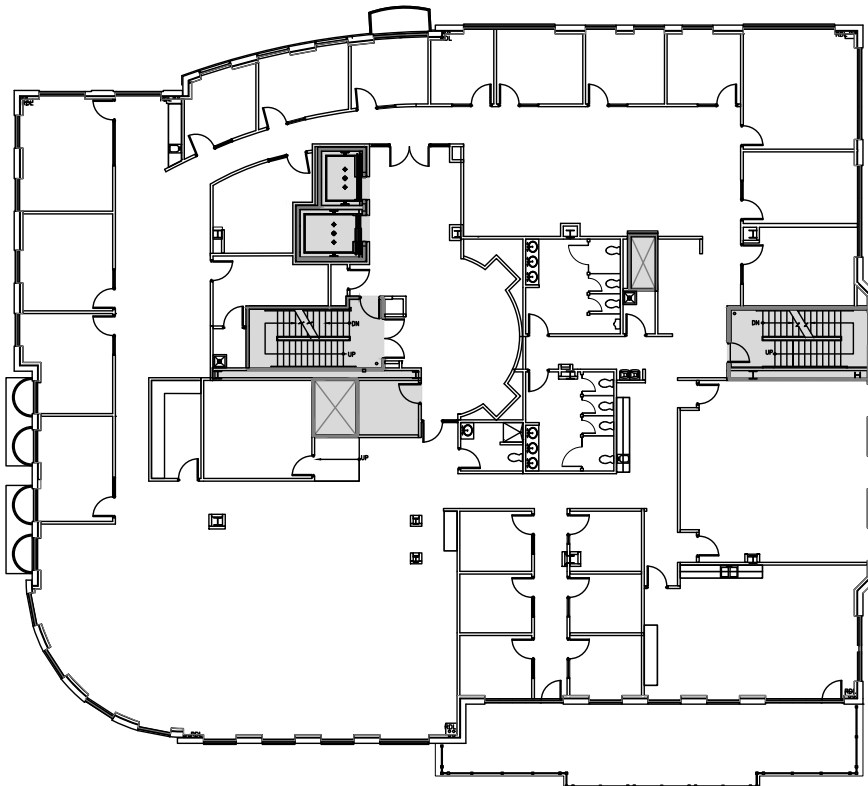
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SUITE 100 | 4,987 RSF



SUITE 300 | 13,569 RSF

FULL FLOOR OPPORTUNITY • AVAILABLE 1/1/2025



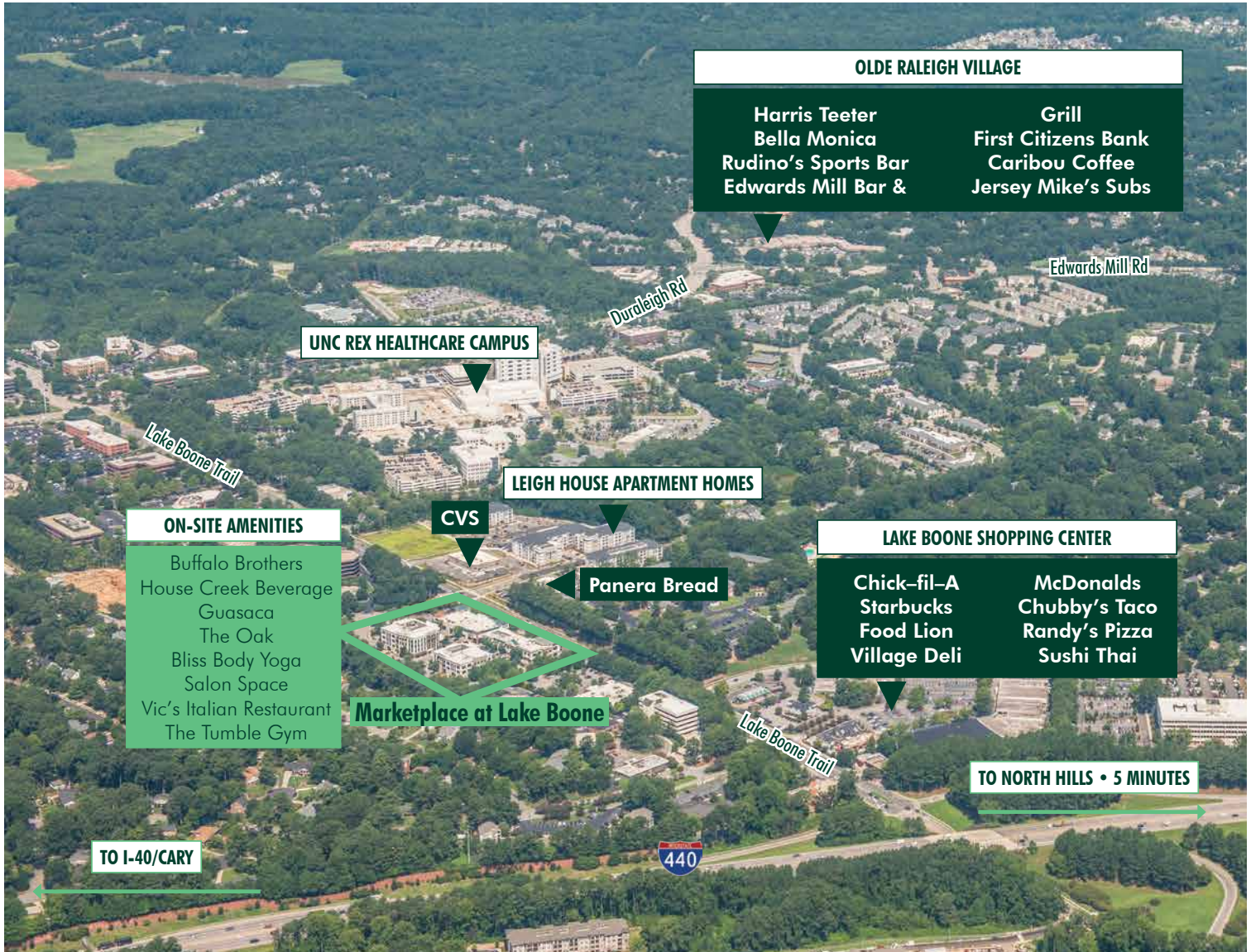
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