

1,200 SF 2ND FLOOR OFFICE CONDO FOR LEASE

5640 SIX FORKS ROAD - 201, RALEIGH NC 27609



1,200 SF 2nd floor office condo for immediate lease.

Remodeled 2024.

**Rental rate: \$18.00 SF / \$1,800.00 Monthly.
Tenant responsible for electricity, HVAC service agreement, \$500 annual cap on repairs and voice/data. *Personal Guaranty Required.***

Landlord pays water, dues, taxes and park special assessments.

Layout: Reception area, five offices, restroom, kitchenette and storage.

- ◆ **Windows in all offices and reception. Light and bright.**
- ◆ **New carpet. New paint.**
- ◆ **New window blinds. New toilet.**
- ◆ **New HVAC.**
- ◆ **High speed internet. Spectrum Business Class.**
- ◆ **Large building signage available.**
- ◆ **Built in 2000.**
- ◆ **Zoned: OX-3.**
- ◆ **Located in North Raleigh, just north of Millbrook and Six Forks Road's intersection.**
- ◆ **Accessible to I-440 and I-540 and other major traffic corridors.**
- ◆ **North Hills minutes away!**
- ◆ **Close to Go Raleigh bus stops.**



FOR MORE INFORMATION AND A TOUR PLEASE CONTACT

ANNA ACERRA

919 349 5539

ANNA@NEARICOLEMAN.COM

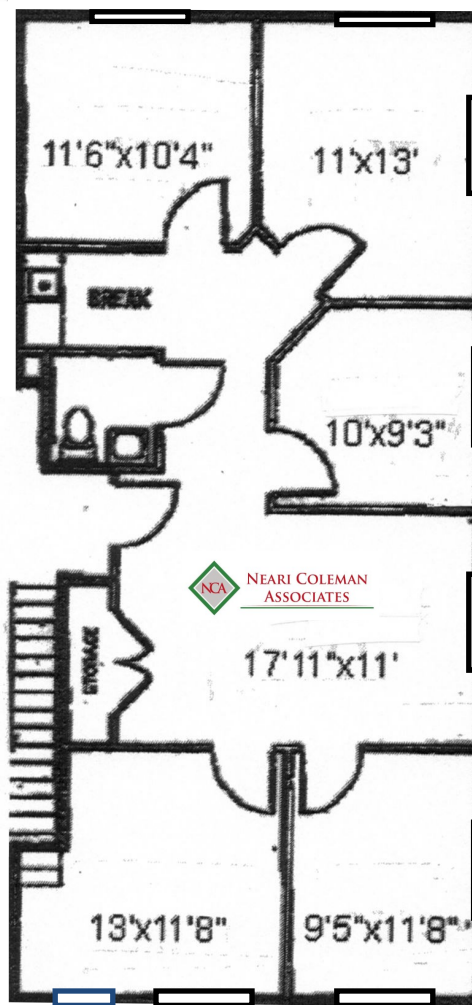
115 S ST MARY'S STREET

RALEIGH, NC 27603



<http://nearicoleman.com>

<https://acerracommercial.com>



NOT TO SCALE

5640 Six Forks Road

Suite 201

Raleigh, NC 27609

\$18.00 SF

FOR MORE INFORMATION AND A TOUR PLEASE CONTACT

ANNA ACERRA

919 349 5539

ANNA@NEARICOLEMAN.COM

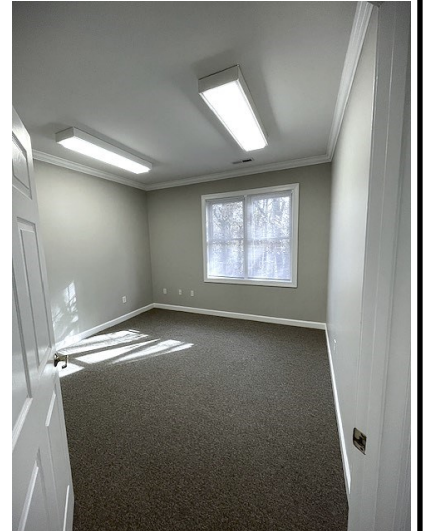
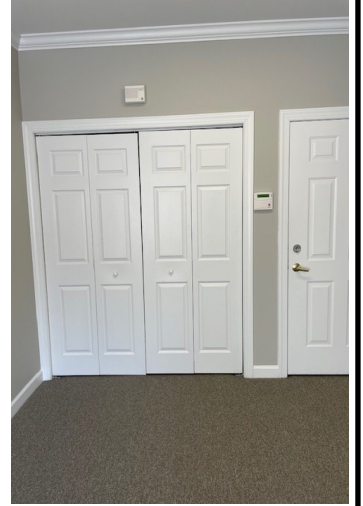
115 S ST MARY'S STREET

RALEIGH, NC 27603



<http://nearicoleman.com>

<https://acerracommercial.com>





FOR MORE INFORMATION AND A TOUR PLEASE CONTACT

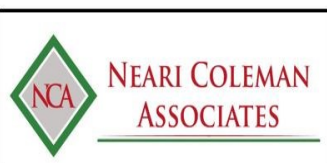
ANNA ACERRA

919 349 5539

ANNA@NEARICOLEMAN.COM

115 S ST MARY'S STREET

RALEIGH, NC 27603



<http://nearicoleman.com>

<https://acerracommercial.com>