



TRINITY
PARTNERS

1126 NORTH
BLOUNT
STREET

RALEIGH, NC 27604

OFFICE FOR LEASE

PROPERTY HIGHLIGHTS

- » 2,402 SF lower-level space in commercial building located in Mordecai residential area, beside Mordecai Park
- » Mordecai labeled a “Hot Hood” by Money Magazine, a burgeoning area with inflow of young professionals, and desirable mix of new and historic homes
- » Flooded with natural light, concrete floors; space has its own entrance, dedicated bathroom, and HVAC
- » Move-in ready condition, originally renovated by award winning Gomes + Staub Architects for their offices
- » Includes three parking spaces, with additional on-street parking
- » Landlord pays: Taxes, Insurance, landscape, roof/structure, water, and trash. Tenant pays electric, janitorial, and interior maintenance (HVAC annual cleaning)

SUITE 001: 2,402 SF

AS-IS LEASE RATE

\$4,200 modified gross, per month

CONTACT:

Boss Poe | 919.868.0016 | bpoe@trinity-partners.com
Zach Miller | 919.418.5449 | zmill@trinity-partners.com

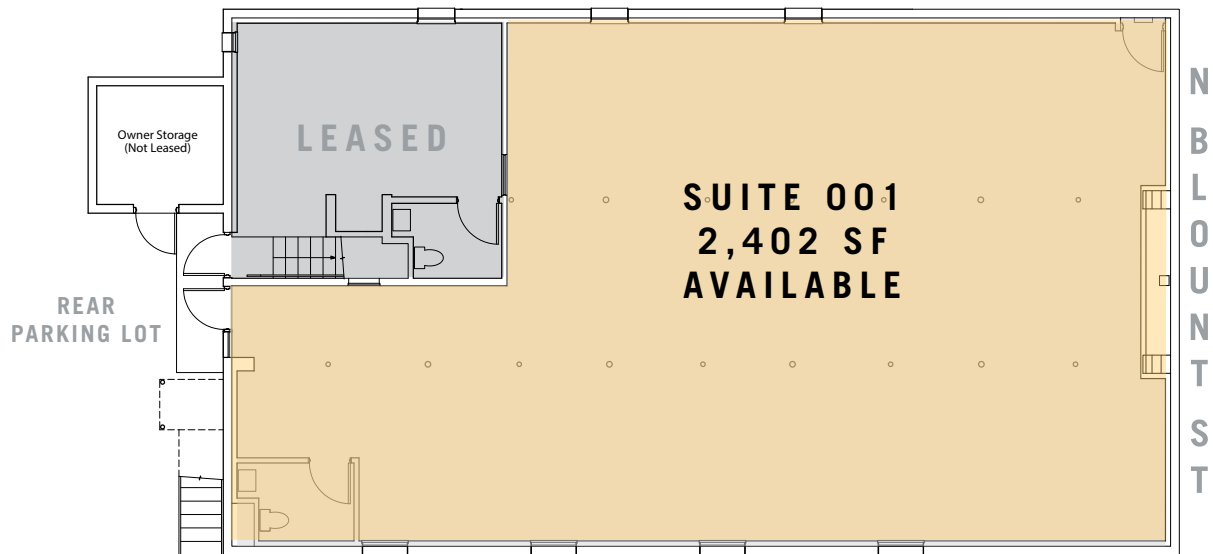


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FLOOR PLAN

2,402 SF ON LOWER LEVEL



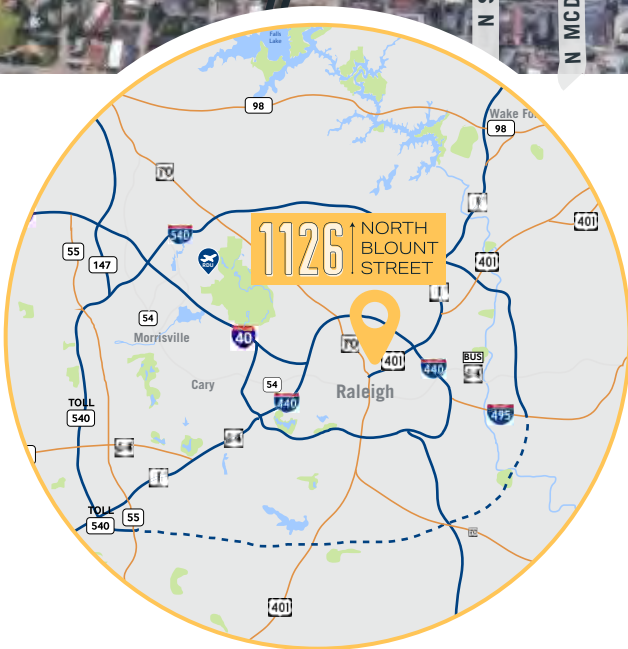
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