

7230  
ACC BLVD

INVESTMENT | USER  
CLASS A FLEX FOR SALE  
RALEIGH, NORTH CAROLINA



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**NAI**TRI PROPERTIES



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Owner expressly reserves the right, exercisable in Owner's sole and absolute discretion, to withdraw the Property from being marketed for sale at any time and for any reason. Owner and Broker each expressly reserves the right, exercisable in their sole and absolute discretion, to reject any and all expressions of interest or offers regarding the Property and/or to terminate discussions with any entity at any time with or without notice. Broker is not authorized to make any representations or agreements on behalf of Owner. Owner shall not have any legal commitment or obligation to any entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed, delivered and approved by Owner and the other party thereto and any conditions to Owner's obligations hereunder have been satisfied or waived. If you have no interest in the Property at this time, return this Offering Memorandum immediately to:

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fax +1 919 832 7385

[triprop.com](http://triprop.com)

# EXECUTIVE OFFERING SUMMARY



# 7230

## ACC BLVD.

### CLASS A FLEX

## INVESTMENT HIGHLIGHTS

ADDRESS:	7230 ACC Boulevard, Raleigh, NC 27617
CONSTRUCTION:	2021, Red Brick and Steel
SQUARE FOOTAGE:	11,900 RSF
OCCUPANCY:	2,850 SF Leased 9,050 RSF Built out space available
LEASE TERM:	2,850 SF - Expires 6/30/2026
LEASE STRUCTURE:	NNN

NAI Tri Properties is pleased to announce the exclusive listing of 7230 ACC Blvd in Raleigh, NC. This newly completed Class A flex building completed in 2021 has an exceptional location in the Brier Creek submarket just off Highway 70 and Interstate 540.

7230 ACC Boulevard features red brick and steel construction, storefront floor to ceiling glass, entry way canopies, 4, (10'x12') drive in doors, and 18' ceiling height. There is currently one lease in place and an available 9,050 RSF built-out suite. The 1.48 acre site is heavily landscaped with an irrigation system and has tremendous curb appeal. The building creates a good opportunity for a user or investor.

**NAI** TRI PROPERTIES



# PROPERTY OVERVIEW

11,900 SF | CLASS A FLEX BUILDING

ADDRESS: 7230 ACC Boulevard, Raleigh, NC 27617

TOTAL ACRES: 1.48 acres

BUILDING SIZE: 11,900 SF

REIDS: 0339077

ZONING: IX-3 (Industrial Mixed Use)

PARKING: 25 surface spaces  
2.10/1,000 SF

UTILITIES: City of Raleigh

FEATURES: Storefront Office glass  
4 Drive-in Doors (12'x14')  
70' bay depths  
Tenant and building signage  
18' Warehouse ceiling height  
Two points of site entry  
Tremendous location just off Highway 70 and I-540  
Easily accessible to Brier Creek providing an abundance of retail, hospitality, and service amenities  
4 miles from RDU International Airport

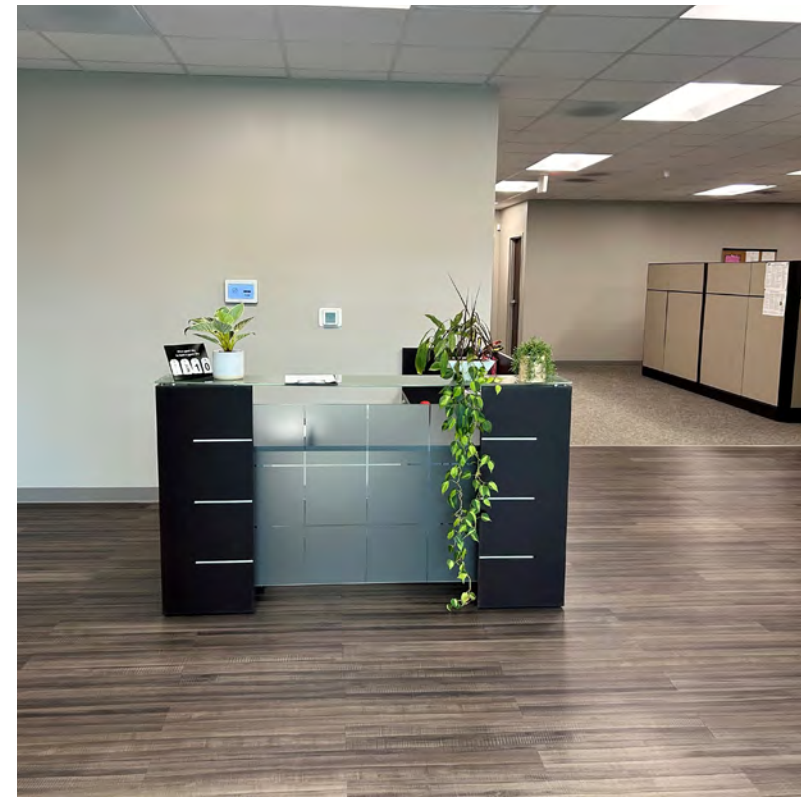
ASKING PRICE: \$3,300,000.00 (\$277.31/SF)

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**NAITRI** PROPERTIES







# LEASE INFORMATION + FINANCIALS





# TENANT PROFILE/LEASE OVERVIEW

## TERMS



**2,850 SF**  
SPACE

**EXPIRES 3/31/2026**  
LEASE

**\$17.24 PRSF**  
CURRENT RATE

Archadeck of Raleigh has been designing and building outdoor living spaces since 1989. They are a team of dedicated outdoor living design and build specialists who are the leading source for custom decks, porches, three-season rooms, patios, and other outdoor spaces in Raleigh, Durham, Chapel Hill – and everywhere in between! From their design team to their production staff, and talented crews, they are dedicated to providing you excellent service and the backyard of your dreams.

SUITE:	100
TENANT:	Archadeck Raleigh/Durham dba Faulkner Construction
SQUARE FOOTAGE:	2,850 SF
CURRENT BASE RATE PRSF (FIRST YEAR):	\$17.24 PRSF
ESCALATIONS:	2.5% effective 4/1/25
TERM REMAINING:	1 year & 6 months
COMMENCEMENT DATE:	4/1/2021
EXPIRATION DATE:	6/30/2026
LEASE TYPE:	NNN
RECOVERY %:	100%
RENEWAL OPTIONS:	Two (2) five (5) year options - 90 days notice - at Market Rate

**\$3.3M**  
**(\$3,300,000.00)**

**Asking  
Price**

**\$277.31**

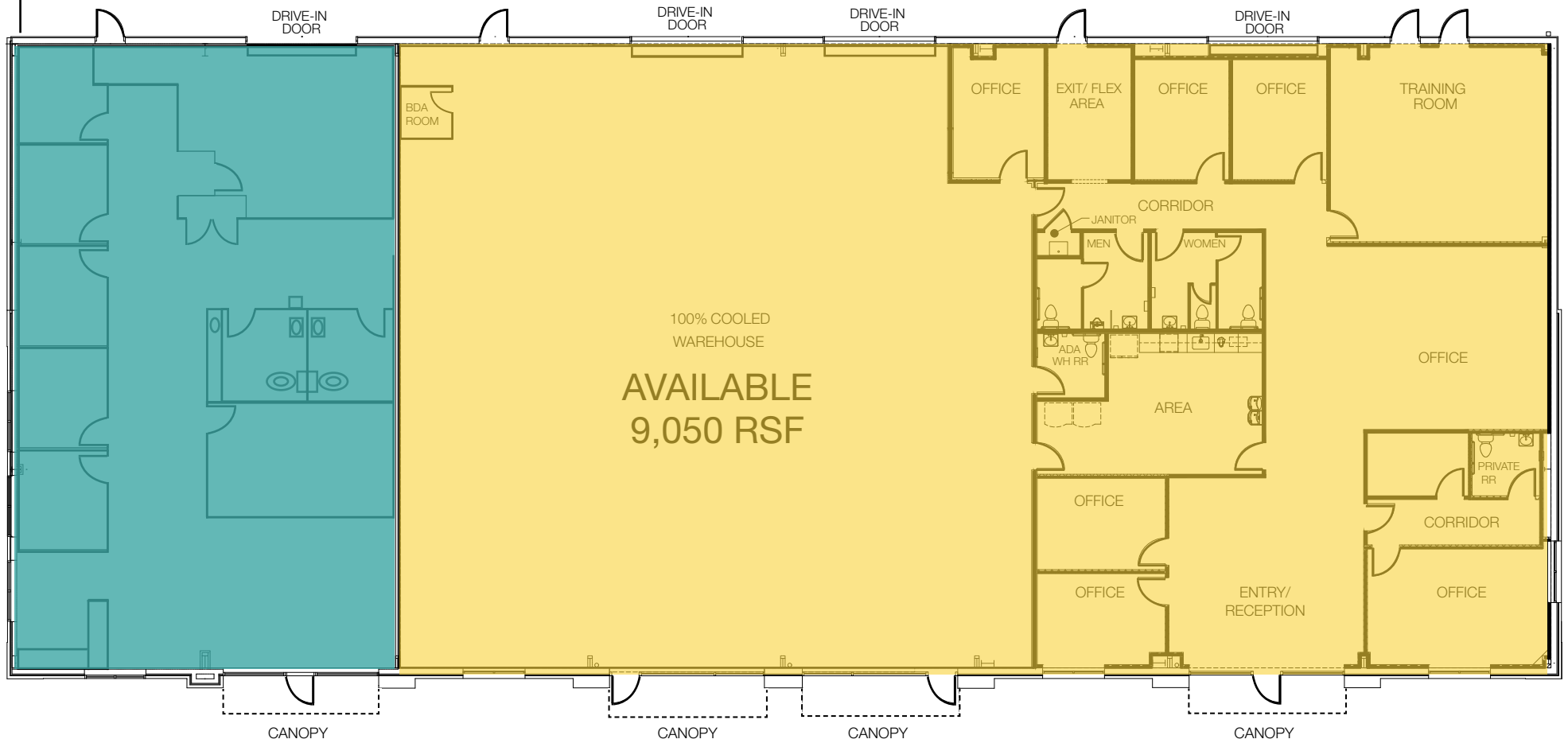
**Asking  
Price PRSF**

# FLOORPLAN

Suite 100 - 2,850 SF

Faulkner Construction

Exp. 6/30/2026



\*NOT TO SCALE



# LOCATION - RALEIGH





# RALEIGH | WAKE COUNTY

## OVERVIEW

Raleigh, the largest city in the Research Triangle region, is a dynamic economic hub driven by explosive population growth, a diverse and continuous talent pool, exceptional quality of life, and low cost of doing business. According to the U.S. Census Bureau, Raleigh's population has increased by 1.9%. Being an epicenter of higher education makes Raleigh the No. 5 city in the nation for quality of life, as ranked by U.S. News. Around 54% of the population has a bachelor's degree or higher. Glassdoor named the Raleigh metro area the No. 1 best city because of its 17% job growth in the last five years. Duke University and North Carolina State University are among the largest employers in the area. Raleigh is also a tech hub, propelling its local job market to No. 21 in the country. A strong job market, population growth, and high quality of life attract skilled and educated workers, making Raleigh one of the largest tech hubs on the East Coast.

As part of the Triangle region, Raleigh provides proximity to world-class education, a talented and highly educated workforce, and reasonable commute times.



## MAJOR EMPLOYERS

- Bandwidth
- Red Hat Software
- PNC
- Wells Fargo
- Eaton

## KEY INDUSTRIES

- Advanced Manufacturing & Production
- Technology
- Headquarters
- Professional & Financial Services/Technology
- Life Sciences

**#2**

Best cities to move to in 2024

**86**

People per day either born or move to Raleigh, NC

**54%**

Residents with a Bachelor's or higher

**1,756**

Residential building permits issued FY23

**2.5%**

NC Corporate Tax Rate (lowest in US)

**6,200**

New jobs available due to the 16 active projects





70

HARRIS  
TEETER

Residence INN  
BY MARRIOTT

COURTYARD  
BY MARRIOTT

FIRST TEE

H  
Holiday Inn

CAROLINA  
ALE HOUSE

Moe's

SITE

GLOBALGOLF

McDonald's

Bob Evans  
RESTAURANT

Olive Garden

FRITO-LAY  
RALEIGH DC

RISE

LONGHORN  
STEAKHOUSE

HUEBEGGER'S  
BAGELS

TRIANGLE  
SHOOTING  
ACADEMY

UNITED STATES  
POSTAL SERVICE

BRIER CREEK  
COMMONS

chili's

Hampton Inn

540

Brixx  
wood fired pizza

GREEK FIESTA

WESTIN  
HOTELS & RESORTS

EMBASSY SUITES  
HOTELS

BASEBALL  
REBELLION

TARGET

540

70

RDU INTERNATIONAL  
AIRPORT

Chick-fil-A

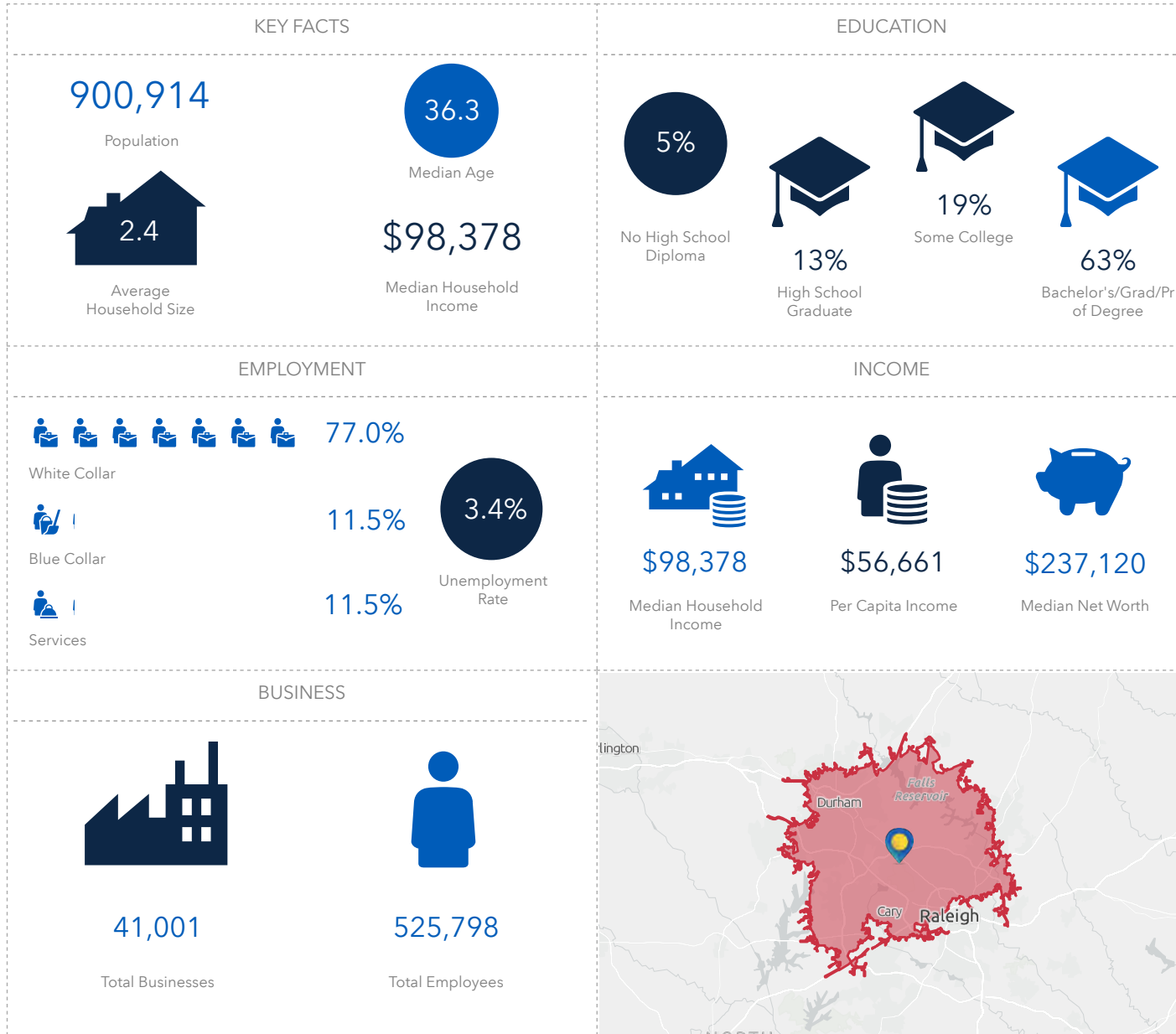
Träli

ANGUS BARN



# DEMOGRAPHICS

## 27 MINUTE DRIVE TIME





# TRIANGLE REGION





+ 7230 ACC Boulevard is positioned in a premier location, with convenient access to the Triangle region by way of I-540, I-40, and U.S. 70.

### INTERSTATES

	(Future) Interstate 540	3.7 Miles
	(Existing) Interstate 540	3.0 Miles
	Interstate 40	8.2 Miles
	U.S. 70	2.0 Miles
	Interstate 440	11 Miles

### AIRPORTS

Raleigh Durham International	6.5 Miles
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### FUTURE I-540

Phase 1 opens to traffic	9/25/24
Phase 2 construction begins	Anticipated Spring 2024

**DURHAM**

**DOWNTOWN DURHAM**  
12 MILES | 21 MINUTES

**RDU INT'L AIRPORT**  
6.5 MILES | 13 MINUTES

**7230 ACC BOULEVARD**  
RALEIGH, NC

**RESEARCH TRIANGLE PARK**

**RESEARCH TRIANGLE PARK**  
10.5 MILES | 15 MINUTES

**CARY**  
15.5 MILES | 21 MINUTES

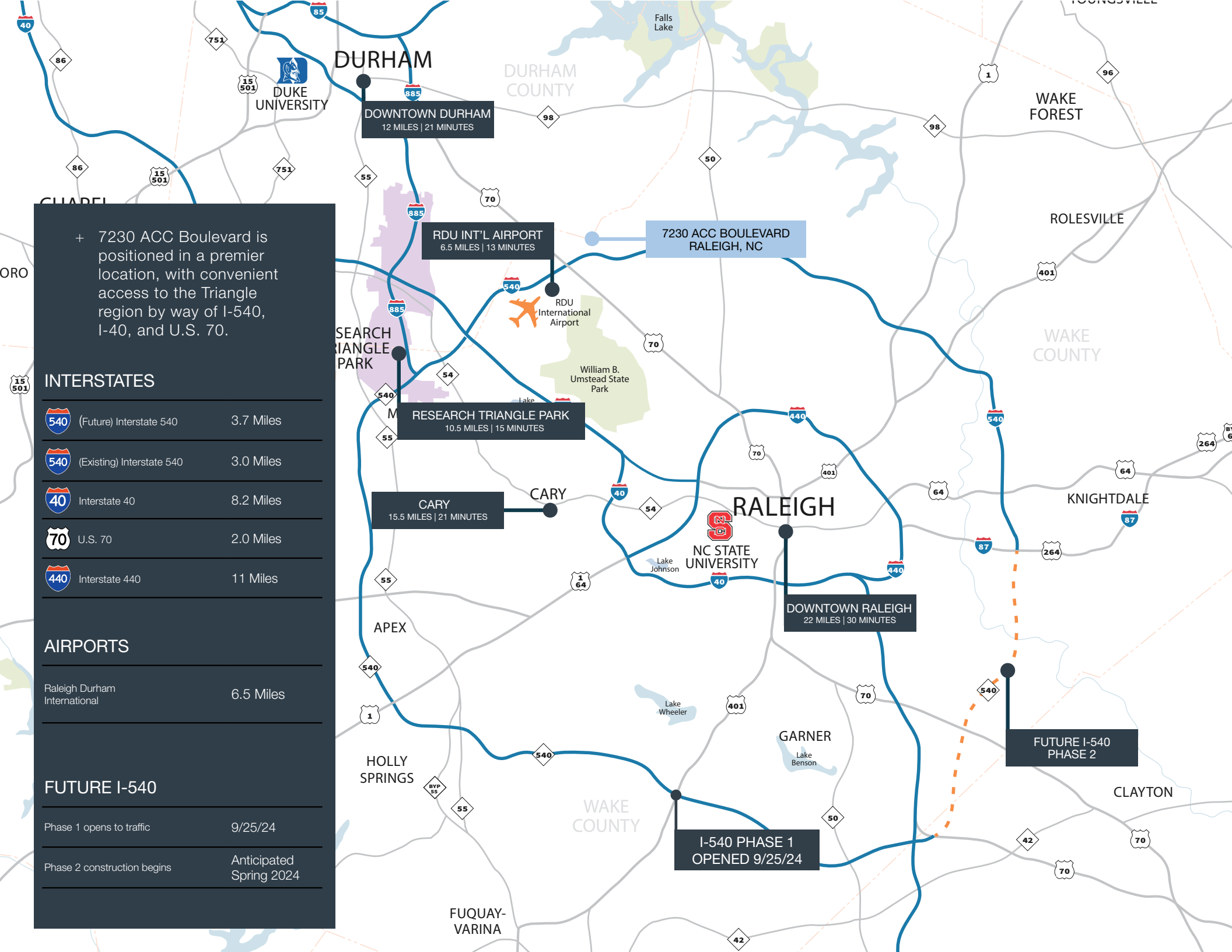
**CARY**

**RALEIGH**

**DOWNTOWN RALEIGH**  
22 MILES | 30 MINUTES

**FUTURE I-540 PHASE 2**

**I-540 PHASE 1**  
OPENED 9/25/24





## EXPONENTIAL POPULATION GROWTH

Considered the fastest-growing region in the state, the Raleigh/Durham/Research Triangle region has a population of over 2 million and has grown by more than 40% in the last 20 years. The area is expected to grow at an even faster rate in the next decade. Within the Triangle region, Wake County is the largest and fastest-growing area with a population of more than 1,072,000, adding approximately 65 people per day.

## DIVERSIFIED EMPLOYMENT BASE

At the heart of the region's success lies a diverse and growing blend of people and cultures from every corner of the globe. The region's quality growth and ability to mix native traditions and newcomer influences have shaped a population full of vitality, diversity, and prosperity. This talent-attractive environment boasts one of the most highly educated and diverse workforces in the nation. With more than 46 percent of its 25-or-older population holding a bachelor's degree or higher, it's no wonder Forbes magazine ranked Raleigh as one of the best cities for new college grads.

## INNOVATION

As the home of three nationally renowned research universities, the Triangle has garnered a reputation for innovation and entrepreneurship. The Research Triangle region utilizes a triple helix business model in which leaders from the area's businesses, government, and major research universities work together to transform business practices; acquire and develop the latest technology to enable new companies and industries to thrive.

## QUALITY OF LIFE

The low cost of living, quality health care, and ready access to abundant recreational activities make the Triangle region a desirable place to start or relocate a business. Centrally located between the majestic Blue Ridge Mountains to the west and the legendary Outer Banks/Atlantic coast to the east, the Triangle enjoys a favorable climate year-round. Tropical air in the summer and mild temperatures in the winter keep the mean annual temperature at a comfortable 60 degrees.

## TOP BUSINESS CLIMATE

Anchored by one of the nation's largest research parks and three nationally renowned research universities, the Research Triangle area consistently ranks among the nation's best economies year after year. Industry giants in pharmaceuticals, computer software, telecommunications, cleantech, and biotechnology dot the landscape, helping to fuel thriving retail sales and entrepreneurial success. In 2021, Apple, Google, and Nike announced headquarter expansion plans into the Triangle market.

## CONSISTENT EMPLOYMENT GROWTH

The Triangle area has had consistently low unemployment rates and high job growth rates. The area's unemployment is consistently below the state and national rates. The metro area's economic success is most evident in the rising incomes of its residents. The region's per capita income has long outstripped the state's per capita income, and this solid economic performance is projected to continue to increase over the next 15 years.



# TRIANGLE REGION Accolades & Research Hubs

Three Tier One Universities (Duke, UNC-CH, NCSU), ten colleges and universities and 7 nationally renowned community colleges attract 176,000 students and produce 42,000 graduates each year. More than \$2.72 billion in R&D Research is conducted at the Tier One Universities alone.



THE UNIVERSITY  
of NORTH CAROLINA  
at CHAPEL HILL

\$1.14 billion in research annually  
#5 ranked public university nationally (US News and World Report)  
#5 for federal research among universities  
12th largest US research university in volume and annual expenditures

**Duke** UNIVERSITY

#8 ranked university nationally (US News and World Report)  
\$1 billion+ annually invested in research and development

**NC STATE UNIVERSITY**

Largest four-year institution in NC  
8th largest recipient of industry-sponsored research among public universities without a medical school  
Centennial Campus - 1,000+ acre campus with 60 corporate, nonprofit and government partners and over 2,500 employees

**RTP RESEARCH TRIANGLE PARK**

60,000+ Employees  
300+ Companies  
\$300 million invested annually

**#3**  
BEST  
PERFORMING CITIES:  
RALEIGH-CARY  
Milken Institute  
2023

**#3**  
BEST PLACES TO  
LIVE IN US:  
RALEIGH-DURHAM  
US News & World Report  
2023

**#4**  
BEST US CITY FOR  
WORK/LIFE BALANCE  
& MENTAL HEALTH:  
RALEIGH  
Coworking Cafe | 2023

**#2**  
SMALLEST GENDER  
WAGE GAP IN THE  
NATION: DURHAM  
GoodHire  
2022

**#3**  
HOTTEST JOB MARKETS  
IN AMERICA: RALEIGH  
WSJ & Moody's Analysis  
2022

**#4**  
BEST PLACES TO START  
A BUSINESS: DURHAM  
Wallethub  
2022

**#2**  
FASTEST-GROWING  
METRO FROM 2016-2021  
Inspection Support Network  
2022

**TOP 10 CITY  
BEST POSITIONED  
TO RECOVER FROM  
CORONAVIRUS  
(RALEIGH + DURHAM)**  
Forbes  
2020



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