



**FOR LEASE**  
**Flex Space**  
**4317 PLEASANT VALLEY RD**  
**SUITE 110**

Raleigh, NC 27612

**PRESENTED BY:**

**KIM MILLS**  
O: 919.418.8456  
kim.mills@svn.com

## PROPERTY SUMMARY



### AVAILABLE SF:

Total: ±7,000 SF  
Office: ±1,600 SF  
Fully Conditioned Storage: ±600 SF  
Warehouse\*: ±4,800 SF  
\*(Higher rate and longer term required for fully conditioned)

Located in Northwest Raleigh in the Glenwood/Creedmoor Submarket cluster with access to an abundance of nearby amenities

LEASE RATE  
\$16.50 SF/yr\* (NNN)  
(\*Higher rate and longer term required for fully conditioned warehouse)

### TICAM:

\$2.90/RSF

### KIM MILLS

O: 919.418.8456  
kim.mills@svn.com

## PROPERTY OVERVIEW

Prime Northwest Raleigh Location: Positioned near Glenwood Avenue, this flex property combines professional office space with functional warehouse capability, making it well-suited for a variety of business needs.

Move-In Ready Opportunity: Part of a multi-tenant building, the property offers signage opportunities and convenient access to nearby retail, banking, restaurants, and entertainment.

## PROPERTY HIGHLIGHTS

- Reception
- Four (4) private offices
- One (1) conference room/office
- Kitchen
- 60x80 Warehouse\* (Higher rate and longer term required for fully conditioned)
- One (1) dock door
- One (1) roll-up door
- Clear height varies up to 17'
- Fully conditioned storage
- Exterior signage available

## ADDITIONAL PHOTOS



**KIM MILLS**

O: 919.418.8456

kim.mills@svn.com

## ADDITIONAL PHOTOS

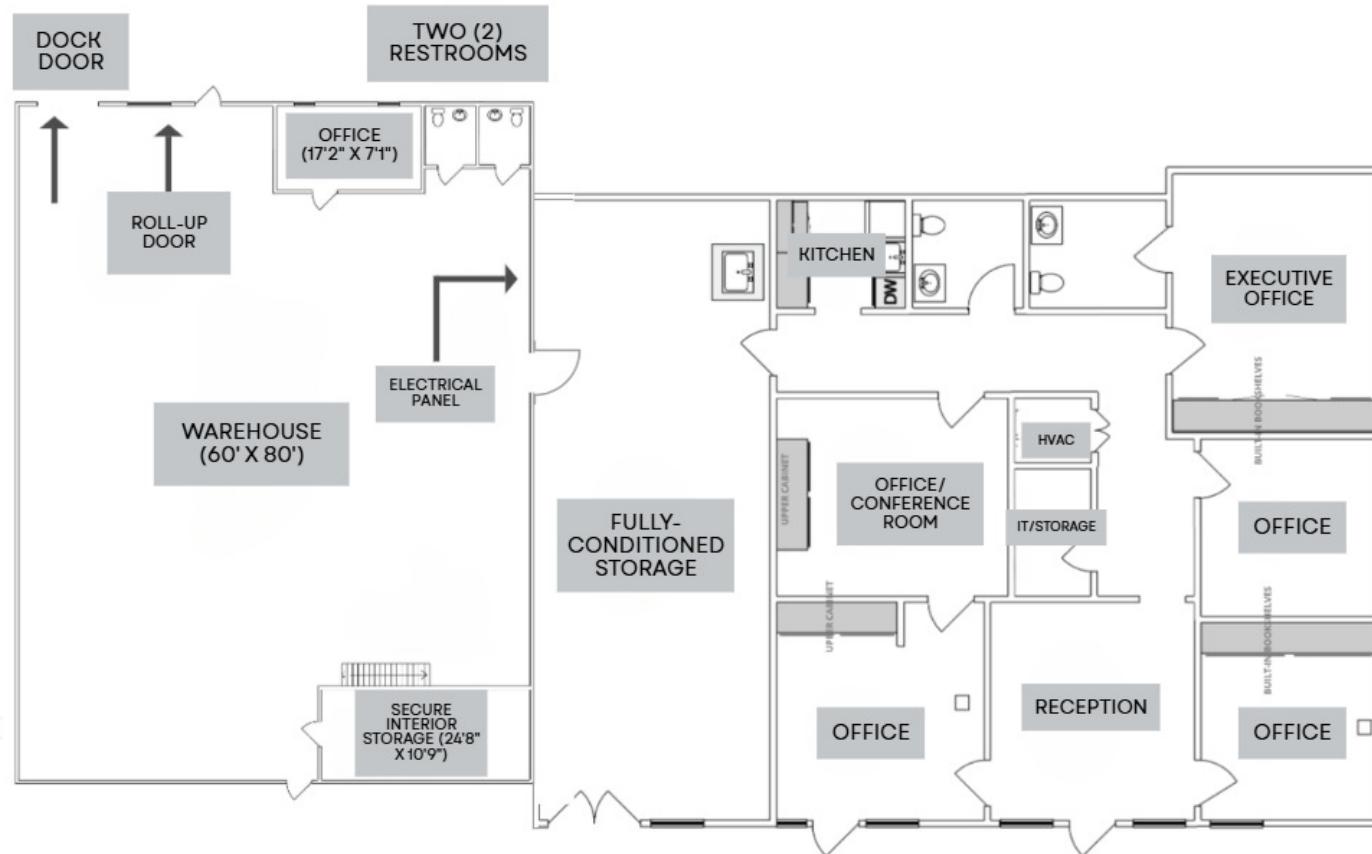


**KIM MILLS**

O: 919.418.8456

kim.mills@svn.com

# FLOOR PLAN



\*FLOOR PLANS ARE APPROXIMATE AND SUBJECT TO CHANGE..

**KIM MILLS**

O: 919.418.8456

kim.mills@svn.com

## LOCATION MAP



**KIM MILLS**

O: 919.418.8456

kim.mills@svn.com