

FOR LEASE

Flex Space

4317 PLEASANT VALLEY RD

SUITE 110

Raleigh, NC 27612

PRESENTED BY:

KIM MILLS

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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)
LOCATION:	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

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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



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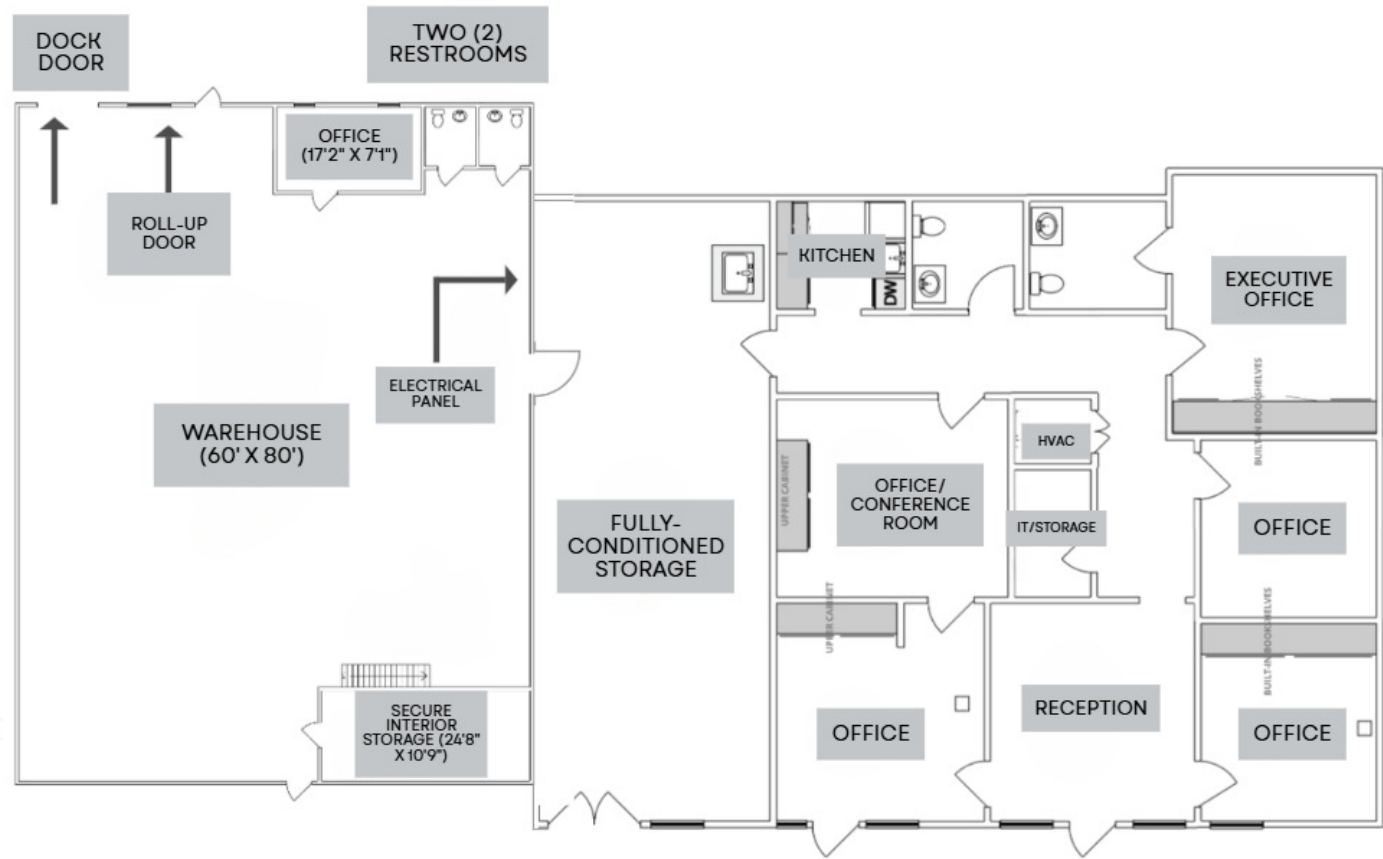


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FLOOR PLAN



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

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LOCATION MAP



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