



FOR LEASE

**5617 DEPARTURE DR, STE 107
RALEIGH, NC 27616**

PHOENIXCOMMERCIALNC.COM
PRESENTS

FLEX CONDO FOR LEASE

5617 DEPARTURE DR, STE 107
RALEIGH, NC 27616

EXCLUSIVELY LISTED BY:

THOMAS GOODWIN, CCIM
Principal

919-760-4819

thomas@phoenixcommercialnc.com



PHOENIX
COMMERCIAL PROPERTIES

PROPERTY HIGHLIGHTS

5617 DEPARTURE DR, STE 107, RALEIGH, NC 27616

Looking for the perfect space for your business? Check out this freshly updated $\pm 1,600$ RSF flex condo at 5617 Departure Drive, Suite 107. Priced at just \$18.00 PSF NNN, with TICAM estimated at \$3.83 per SF, this space is move-in ready with fresh paint, new carpet, and brand-new HVAC. Featuring four private offices, a breakroom, a storage room, and a 12' x 10' drive-in door leading to a spacious warehouse area. Conveniently located near I-540 and US-1, surrounded by retail, dining, and entertainment options, this property offers unbeatable accessibility and versatility. Perfect for your growing business!

SIZE $\pm 1,600$ SF

LEASE RATE \$18.00 PSF (NNN)

TICAM ESTIMATED AT \$3.83 PSF

RECENT IMPROVEMENTS FRESH PAINT, NEW CARPET, NEW HVAC SYSTEM

OFFICE LAYOUT 4 PRIVATE OFFICES, BREAKROOM, AND STORAGE ROOM

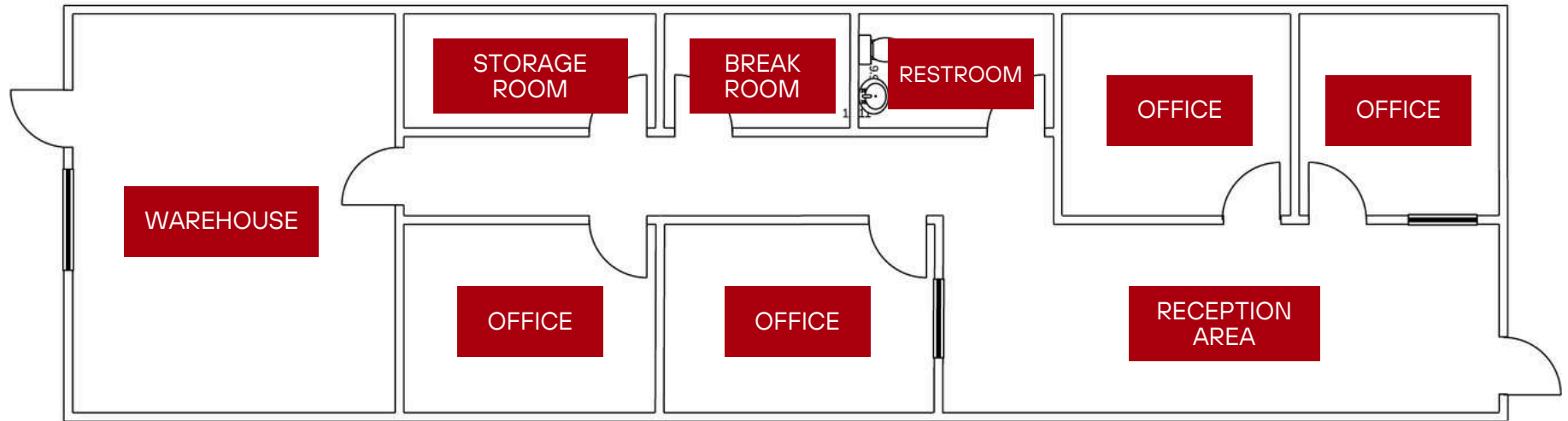
WAREHOUSE ± 440 SF UNCONDITIONED SPACE WITH 12'x10' DRIVE-IN DOOR

CONVENIENT ACCESS EASY ACCESS TO I-540 AND US 1



FLOOR PLAN

5617 DEPARTURE DR, STE 107, RALEIGH, NC 27616



*FLOOR PLAN IS FOR ILLUSTRATIVE PURPOSES ONLY AND IS SUBJECT TO CHANGE

LOCATION

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THIS VERSATILE FLEX CONDO OFFERS UNMATCHED ACCESSIBILITY. WITH A DRIVE-IN DOOR AND FOUR OFFICES, IT PROVIDES EASY ACCESS TO I-540 AND US-1. SURROUNDED BY RETAIL AND DINING, THIS SPACE AWAITS YOUR BUSINESS.



NEARBY AMENITIES & ACCESS

- SHEETZ
- BOJANGLES
- STARBUCKS
- PLANET FITNESS
- HOBBY LOBBY
- FIRST WATCH
- OUTBACK STEAKHOUSE
- HOME DEPOT
- SPRING CAFE
- GOODBERRY'S
- SNOOPY'S
- JOHNSON LEXUS OF RALEIGH
- FIVE GUYS
- LEITH CHRYSLER JEEP
- OLIVE GARDEN
- HIBACHI CHINA CAFE
- SAM'S CLUB
- CHICK-FIL-A
- MCDONALD'S
- LOWE'S
- FOOD LION
- CAPITAL FORD
- BANK OF AMERICA

PROPERTY PHOTOS

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