

# ATLANTIC BUSINESS PARK

4501 ATLANTIC AVENUE, RALEIGH, NC 27604

±56,920 SF FLEX SPACE FOR LEASE | AVAILABLE JULY 1, 2025



## PARK OVERVIEW

Well-located within the amenity-rich North Raleigh submarket, Atlantic Business Park is in close proximity to a wide variety of dining and shopping options including Midtown East and North Hills. Excellent visibility along Atlantic Avenue with prominent monument and building signage available and an above market parking ratio of 4.3/1,000 – approximately 250 spaces per building.

### 4401 ATLANTIC

58,075 SF

Fully furnished Plug N Play office opportunity

### 4501 ATLANTIC | AVAILABLE JULY 1, 2025

56,920 SF

Divisible to 19,000 SF or larger

Flex opportunity



FOR MORE INFORMATION, PLEASE CONTACT:

PATRICK BLACKLEY | 919.274.9323

Senior Vice President

patrick.blackley@foundrycommercial.com

JANE DOGGETT, CCIM | 919.625.8828

Market Leader

jane.doggett@foundrycommercial.com

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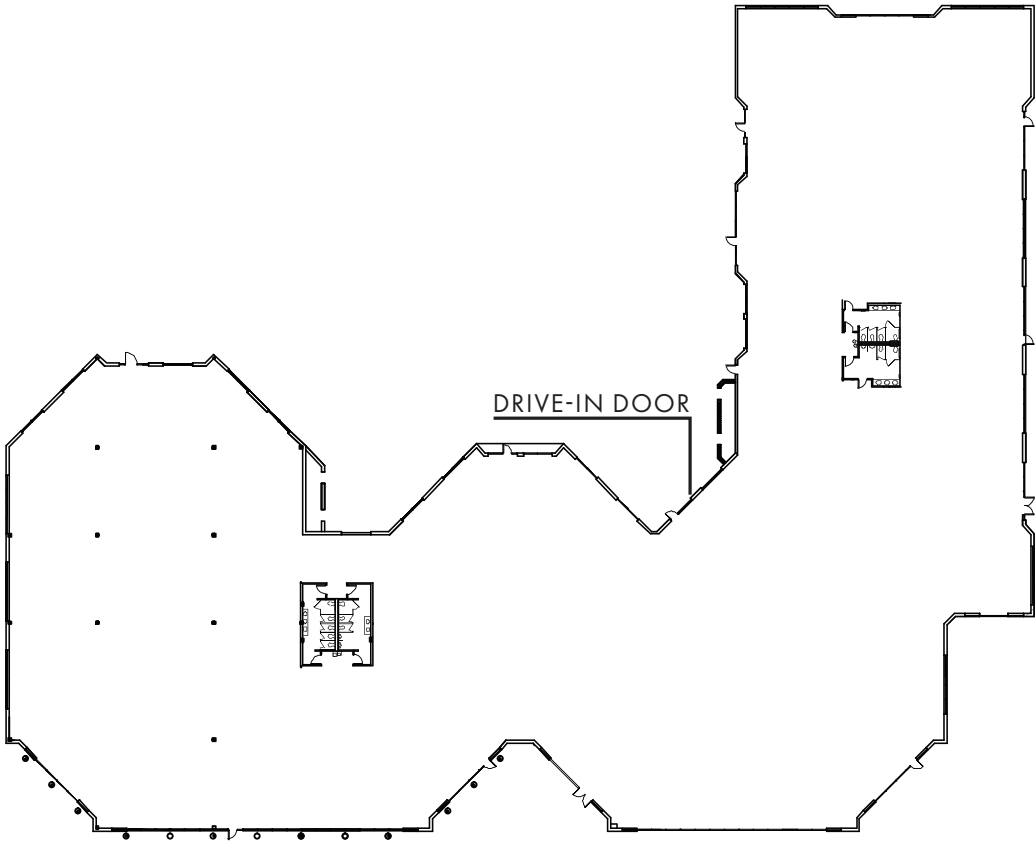
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FLOOR PLAN



BUILDING FEATURES

PROPERTY TYPE	Flex
LOCATION	4501 Atlantic Avenue
BUILDING SIZE	56,920 SF
FLOORS	One (1)
CLEAR HEIGHT	15'
LOADING	One (1) drive-in door (10' x 12') with the ability to add roll-up doors
PARKING	4.3/1,000 SF
AVAILABLE SPACE	56,920 SF Divisible to 19,000 SF or larger

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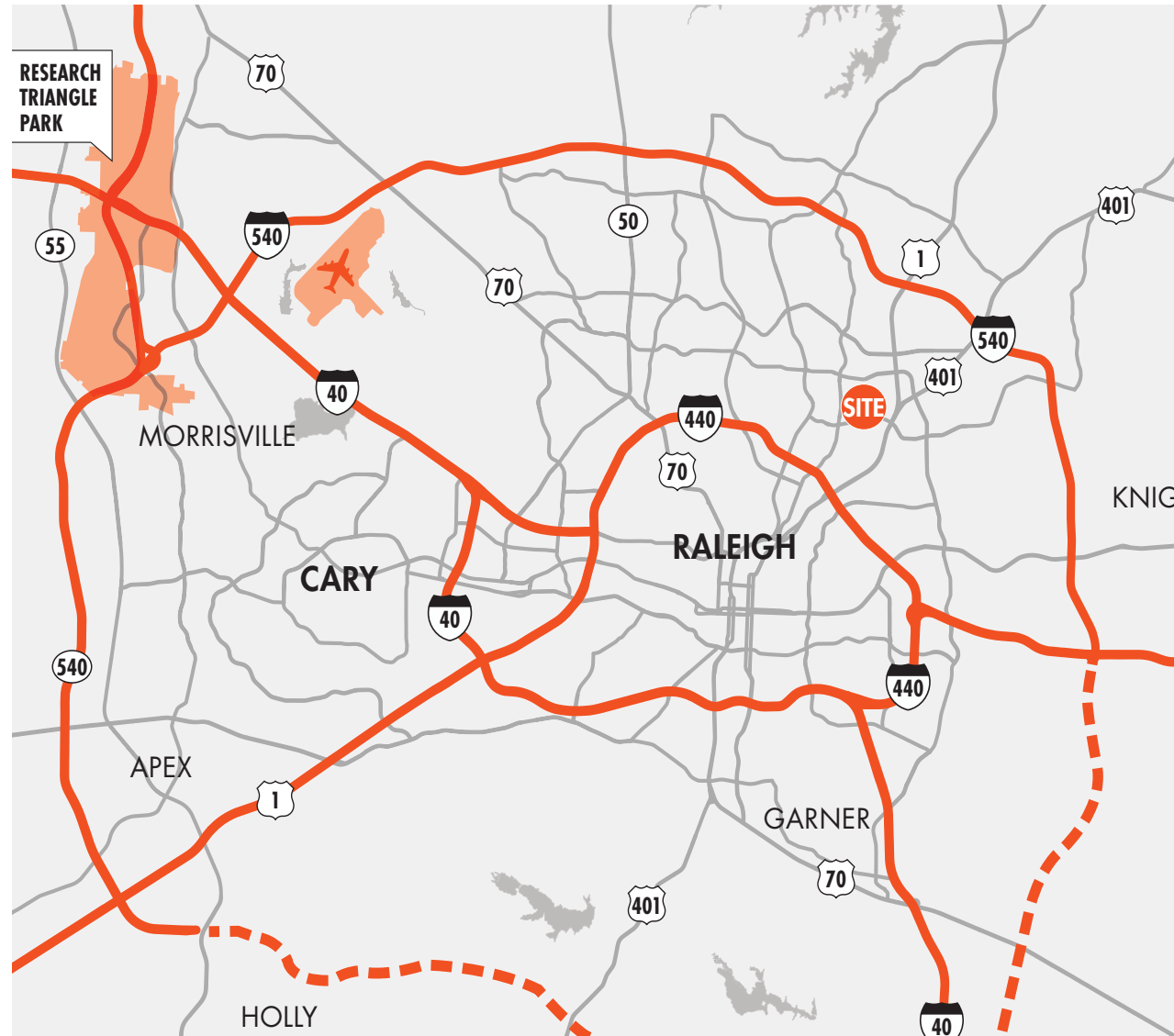
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## PROPERTY FEATURES

- Excellent visibility and frontage on Atlantic Avenue
- Building signage and monument signage available
- Above market parking ratio
- New Roof installed in 2021
- Prime location for flex or office tenants
- Close proximity to shops, retail, and restaurants
  - Midtown East – 2.3 Miles
  - North Hills – 3.0 Miles



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## NEARBY AMENITIES



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