



**TRADEMARK
PROPERTIES**

2417 ATRIUM DR

RALEIGH, NC 27607

OFFICE SPACE FOR LEASE

LISTING BROKER:

FRED DICKENS

919.227.5508 (O) | 919.673.4775 (M)

FDICKENS@TRADEMARKPROPERTIES.COM



1001 WADE AVENUE SUITE 300, RALEIGH, NC 27605
TRADEMARKPROPERTIES.COM | 919-782-5552

2417 ATRIUM DRIVE
RALEIGH, NC 27607

PROPERTY HIGHLIGHTS

- » **Class A Medical Office**
- » **Availability:**
 - » **Suite 101: 8,397 SF** (08/01/2026)
 - » **Suite 150: 8,838 SF**
 - » **Suite 200 : 3,181 SF**
 - » **Suite 202: 3,231 SF**
- » **Premier location on Atrium Drive across Blue Ridge Road from Rex Hospital**
- » **Near I-440 and Wade Avenue**
- » **Building has free covered parking and surface parking on-site**
- » **Recently renovated lobby**
- » **Monument signage available**
- » **Secure, conditioned storage on-site**
- » **Brand new HVAC and controls**



LEASE RATE:
\$27.50, FULL SERVICE

**2417 ATRIUM DRIVE
RALEIGH, NC 27607**

PROPERTY PHOTOS



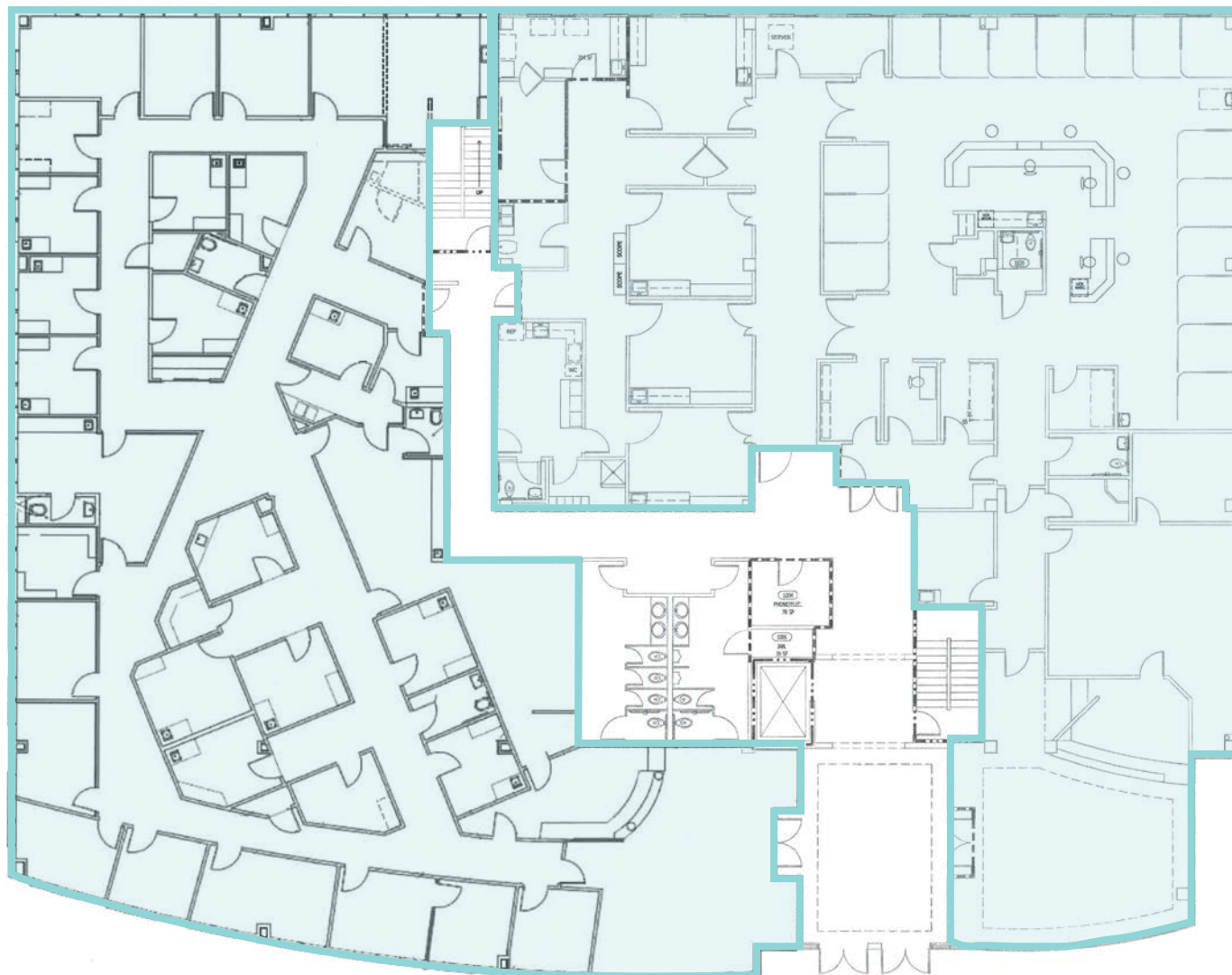
**2417 ATRIUM DRIVE
RALEIGH, NC 27607**

FLOOR PLAN



**SUITE 101
8,397 SF**

**SUITE 150
8,838 SF**

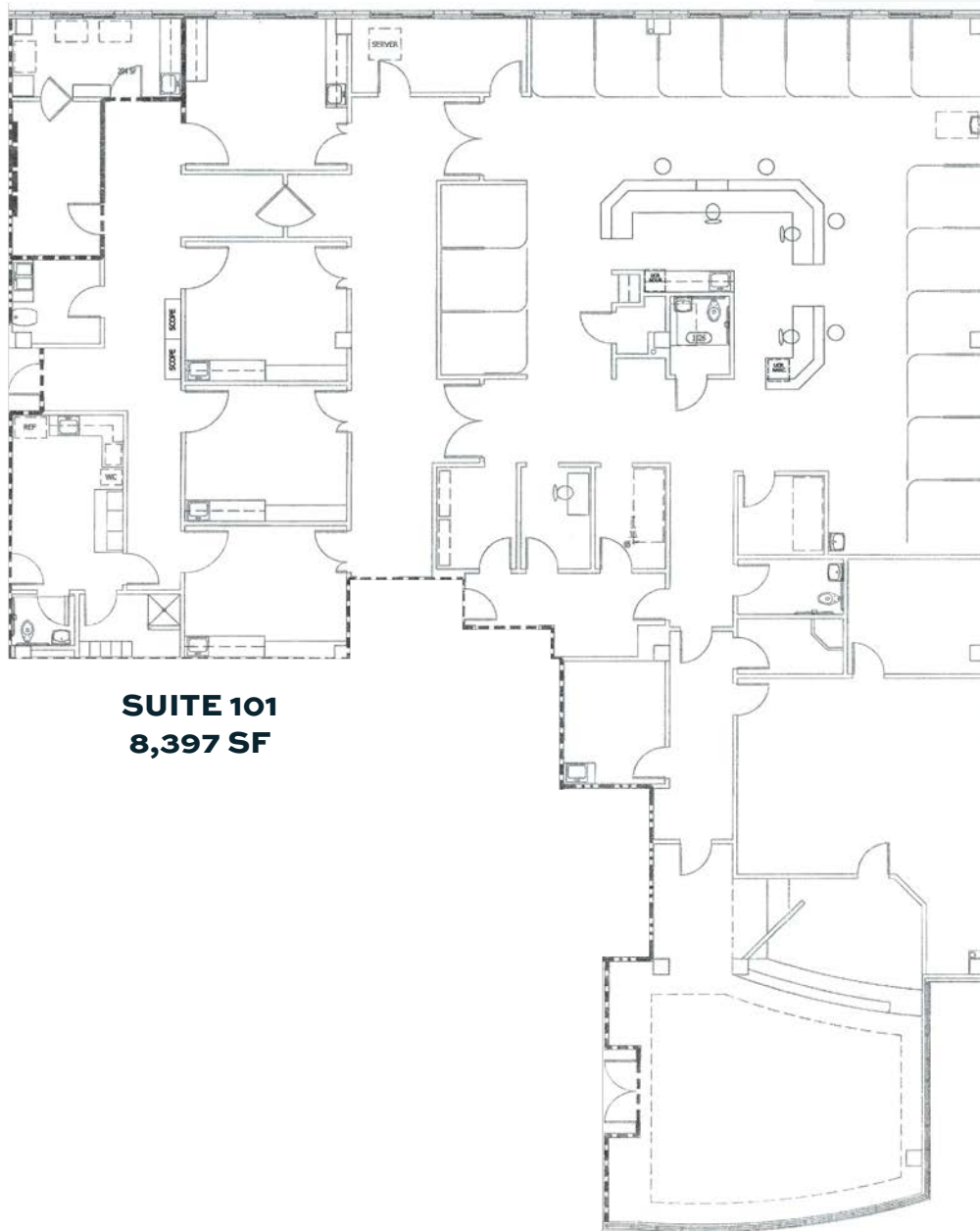


***FLOOR PLANS ARE REPRESENTATIVE ONLY AND NOT TO SCALE.**

**FRED DICKENS
919.227.5508 DIRECT | 919.673.4775 MOBILE
FDICKENS@TRADEMARKPROPERTIES.COM**

2417 ATRIUM DRIVE
RALEIGH, NC 27607

FLOOR PLAN



SUITE 101
8,397 SF

***FLOOR PLANS ARE REPRESENTATIVE ONLY AND NOT TO SCALE.**

FLOOR PLAN

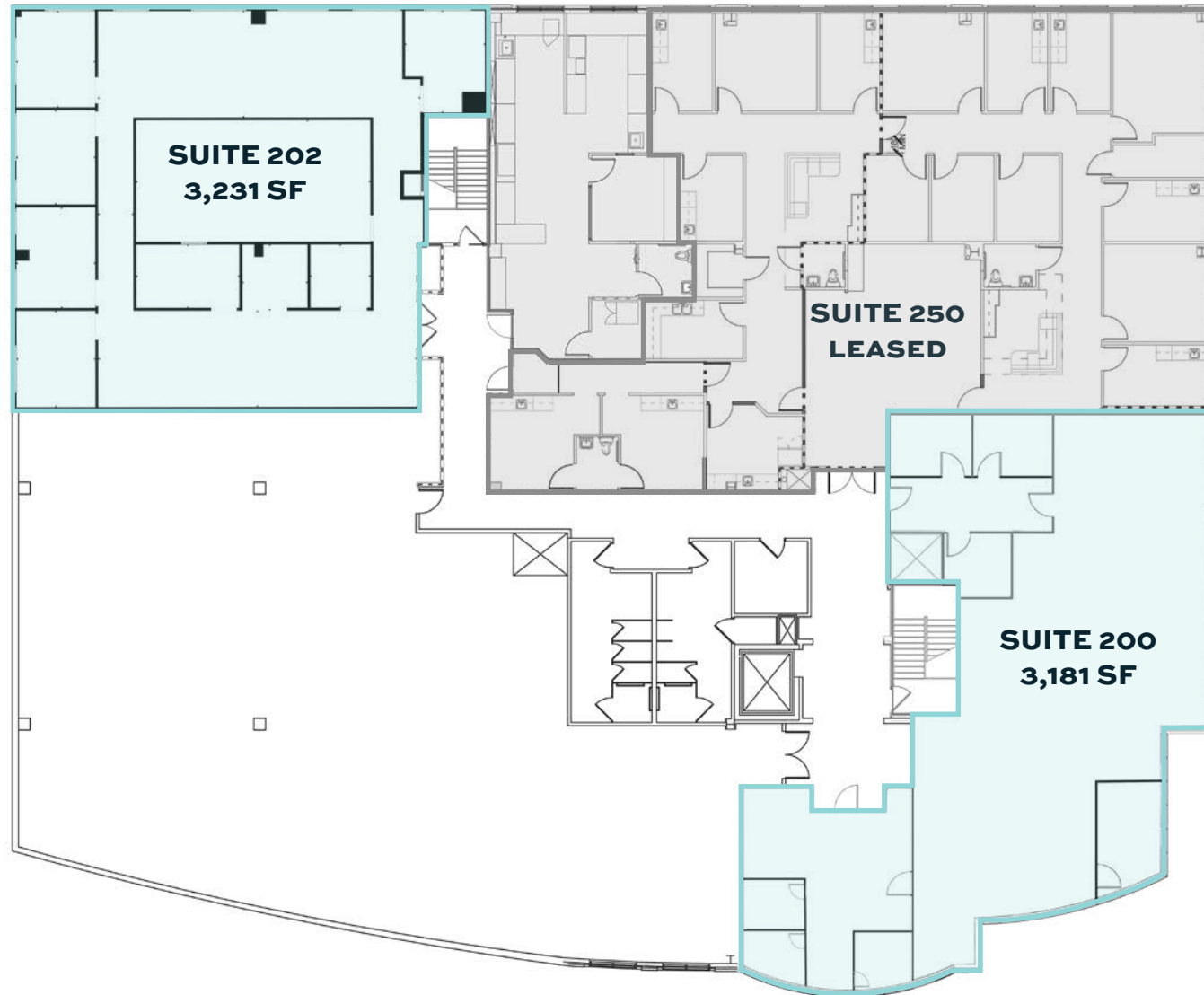
The floor plan shows a complex arrangement of rooms and corridors. Key areas include:

- Central Corridor:** A main horizontal corridor (100) runs through the center, with various rooms branching off.
- Left Wing:** Contains rooms such as OFFICE 157, OFFICE 156, CONFERENCE 155, OFFICE 154, SERVER 154-A, OFFICE 153, WAITING 150, and RECEPTION 151.
- Right Wing:** Includes EXAM 174, EXAM 173, TOILET 172, EXAM 171, EXAM 170, EXAM 169, EXAM 168, EXAM 167, EXAM 166, EXAM 165, EXAM 164, EXAM 163, EXAM 162, EXAM 161, EXAM 160, EXAM 159, EXAM 158, EXAM 157, EXAM 156, EXAM 155, EXAM 154, EXAM 153, EXAM 152, EXAM 151, EXAM 150, EXAM 149, EXAM 148, EXAM 147, EXAM 146, EXAM 145, EXAM 144, EXAM 143, EXAM 142, EXAM 141, EXAM 140, EXAM 139, EXAM 138, EXAM 137, EXAM 136, EXAM 135, EXAM 134, EXAM 133, EXAM 132, EXAM 131, EXAM 130, EXAM 129, EXAM 128, EXAM 127, EXAM 126, EXAM 125, EXAM 124, EXAM 123, EXAM 122, EXAM 121, EXAM 120, EXAM 119, EXAM 118, EXAM 117, EXAM 116, EXAM 115, EXAM 114, EXAM 113, EXAM 112, EXAM 111, EXAM 110, EXAM 109, EXAM 108, EXAM 107, EXAM 106, EXAM 105, EXAM 104, EXAM 103, EXAM 102, EXAM 101, EXAM 100, EXAM 99, EXAM 98, EXAM 97, EXAM 96, EXAM 95, EXAM 94, EXAM 93, EXAM 92, EXAM 91, EXAM 90, EXAM 89, EXAM 88, EXAM 87, EXAM 86, EXAM 85, EXAM 84, EXAM 83, EXAM 82, EXAM 81, EXAM 80, EXAM 79, EXAM 78, EXAM 77, EXAM 76, EXAM 75, EXAM 74, EXAM 73, EXAM 72, EXAM 71, EXAM 70, EXAM 69, EXAM 68, EXAM 67, EXAM 66, EXAM 65, EXAM 64, EXAM 63, EXAM 62, EXAM 61, EXAM 60, EXAM 59, EXAM 58, EXAM 57, EXAM 56, EXAM 55, EXAM 54, EXAM 53, EXAM 52, EXAM 51, EXAM 50, EXAM 49, EXAM 48, EXAM 47, EXAM 46, EXAM 45, EXAM 44, EXAM 43, EXAM 42, EXAM 41, EXAM 40, EXAM 39, EXAM 38, EXAM 37, EXAM 36, EXAM 35, EXAM 34, EXAM 33, EXAM 32, EXAM 31, EXAM 30, EXAM 29, EXAM 28, EXAM 27, EXAM 26, EXAM 25, EXAM 24, EXAM 23, EXAM 22, EXAM 21, EXAM 20, EXAM 19, EXAM 18, EXAM 17, EXAM 16, EXAM 15, EXAM 14, EXAM 13, EXAM 12, EXAM 11, EXAM 10, EXAM 9, EXAM 8, EXAM 7, EXAM 6, EXAM 5, EXAM 4, EXAM 3, EXAM 2, EXAM 1.
- Central Area:** Includes NURSES STATION 201, CLEAN-UP 136, FLEX-SIG 135, FLEX-SIG 134, FLEX-SIG 133, FLEX-SIG 132, FLEX-SIG 131, FLEX-SIG 130, FLEX-SIG 129, FLEX-SIG 128, FLEX-SIG 127, FLEX-SIG 126, FLEX-SIG 125, FLEX-SIG 124, FLEX-SIG 123, FLEX-SIG 122, FLEX-SIG 121, FLEX-SIG 120, FLEX-SIG 119, FLEX-SIG 118, FLEX-SIG 117, FLEX-SIG 116, FLEX-SIG 115, FLEX-SIG 114, FLEX-SIG 113, FLEX-SIG 112, FLEX-SIG 111, FLEX-SIG 110, FLEX-SIG 109, FLEX-SIG 108, FLEX-SIG 107, FLEX-SIG 106, FLEX-SIG 105, FLEX-SIG 104, FLEX-SIG 103, FLEX-SIG 102, FLEX-SIG 101, FLEX-SIG 100, FLEX-SIG 99, FLEX-SIG 98, FLEX-SIG 97, FLEX-SIG 96, FLEX-SIG 95, FLEX-SIG 94, FLEX-SIG 93, FLEX-SIG 92, FLEX-SIG 91, FLEX-SIG 90, FLEX-SIG 89, FLEX-SIG 88, FLEX-SIG 87, FLEX-SIG 86, FLEX-SIG 85, FLEX-SIG 84, FLEX-SIG 83, FLEX-SIG 82, FLEX-SIG 81, FLEX-SIG 80, FLEX-SIG 79, FLEX-SIG 78, FLEX-SIG 77, FLEX-SIG 76, FLEX-SIG 75, FLEX-SIG 74, FLEX-SIG 73, FLEX-SIG 72, FLEX-SIG 71, FLEX-SIG 70, FLEX-SIG 69, FLEX-SIG 68, FLEX-SIG 67, FLEX-SIG 66, FLEX-SIG 65, FLEX-SIG 64, FLEX-SIG 63, FLEX-SIG 62, FLEX-SIG 61, FLEX-SIG 60, FLEX-SIG 59, FLEX-SIG 58, FLEX-SIG 57, FLEX-SIG 56, FLEX-SIG 55, FLEX-SIG 54, FLEX-SIG 53, FLEX-SIG 52, FLEX-SIG 51, FLEX-SIG 50, FLEX-SIG 49, FLEX-SIG 48, FLEX-SIG 47, FLEX-SIG 46, FLEX-SIG 45, FLEX-SIG 44, FLEX-SIG 43, FLEX-SIG 42, FLEX-SIG 41, FLEX-SIG 40, FLEX-SIG 39, FLEX-SIG 38, FLEX-SIG 37, FLEX-SIG 36, FLEX-SIG 35, FLEX-SIG 34, FLEX-SIG 33, FLEX-SIG 32, FLEX-SIG 31, FLEX-SIG 30, FLEX-SIG 29, FLEX-SIG 28, FLEX-SIG 27, FLEX-SIG 26, FLEX-SIG 25, FLEX-SIG 24, FLEX-SIG 23, FLEX-SIG 22, FLEX-SIG 21, FLEX-SIG 20, FLEX-SIG 19, FLEX-SIG 18, FLEX-SIG 17, FLEX-SIG 16, FLEX-SIG 15, FLEX-SIG 14, FLEX-SIG 13, FLEX-SIG 12, FLEX-SIG 11, FLEX-SIG 10, FLEX-SIG 9, FLEX-SIG 8, FLEX-SIG 7, FLEX-SIG 6, FLEX-SIG 5, FLEX-SIG 4, FLEX-SIG 3, FLEX-SIG 2, FLEX-SIG 1.
- Right Wing:** Includes OFFICE 184, OFFICE 183, OFFICE 182, OFFICE 181, OFFICE 180, OFFICE 179, OFFICE 178, OFFICE 177, OFFICE 176, OFFICE 175, OFFICE 174, OFFICE 173, OFFICE 172, OFFICE 171, OFFICE 170, OFFICE 169, OFFICE 168, OFFICE 167, OFFICE 166, OFFICE 165, OFFICE 164, OFFICE 163, OFFICE 162, OFFICE 161, OFFICE 160, OFFICE 159, OFFICE 158, OFFICE 157, OFFICE 156, OFFICE 155, OFFICE 154, OFFICE 153, OFFICE 152, OFFICE 151, OFFICE 150, OFFICE 149, OFFICE 148, OFFICE 147, OFFICE 146, OFFICE 145, OFFICE 144, OFFICE 143, OFFICE 142, OFFICE 141, OFFICE 140, OFFICE 139, OFFICE 138, OFFICE 137, OFFICE 136, OFFICE 135, OFFICE 134, OFFICE 133, OFFICE 132, OFFICE 131, OFFICE 130, OFFICE 129, OFFICE 128, OFFICE 127, OFFICE 126, OFFICE 125, OFFICE 124, OFFICE 123, OFFICE 122, OFFICE 121, OFFICE 120, OFFICE 119, OFFICE 118, OFFICE 117, OFFICE 116, OFFICE 115, OFFICE 114, OFFICE 113, OFFICE 112, OFFICE 111, OFFICE 110, OFFICE 109, OFFICE 108, OFFICE 107, OFFICE 106, OFFICE 105, OFFICE 104, OFFICE 103, OFFICE 102, OFFICE 101, OFFICE 100, OFFICE 99, OFFICE 98, OFFICE 97, OFFICE 96, OFFICE 95, OFFICE 94, OFFICE 93, OFFICE 92, OFFICE 91, OFFICE 90, OFFICE 89, OFFICE 88, OFFICE 87, OFFICE 86, OFFICE 85, OFFICE 84, OFFICE 83, OFFICE 82, OFFICE 81, OFFICE 80, OFFICE 79, OFFICE 78, OFFICE 77, OFFICE 76, OFFICE 75, OFFICE 74, OFFICE 73, OFFICE 72, OFFICE 71, OFFICE 70, OFFICE 69, OFFICE 68, OFFICE 67, OFFICE 66, OFFICE 65, OFFICE 64, OFFICE 63, OFFICE 62, OFFICE 61, OFFICE 60, OFFICE 59, OFFICE 58, OFFICE 57, OFFICE 56, OFFICE 55, OFFICE 54, OFFICE 53, OFFICE 52, OFFICE 51, OFFICE 50, OFFICE 49, OFFICE 48, OFFICE 47, OFFICE 46, OFFICE 45, OFFICE 44, OFFICE 43, OFFICE 42, OFFICE 41, OFFICE 40, OFFICE 39, OFFICE 38, OFFICE 37, OFFICE 36, OFFICE 35, OFFICE 34, OFFICE 33, OFFICE 32, OFFICE 31, OFFICE 30, OFFICE 29, OFFICE 28, OFFICE 27, OFFICE 26, OFFICE 25, OFFICE 24, OFFICE 23, OFFICE 22, OFFICE 21, OFFICE 20, OFFICE 19, OFFICE 18, OFFICE 17, OFFICE 16, OFFICE 15, OFFICE 14, OFFICE 13, OFFICE 12, OFFICE 11, OFFICE 10, OFFICE 9, OFFICE 8, OFFICE 7, OFFICE 6, OFFICE 5, OFFICE 4, OFFICE 3, OFFICE 2, OFFICE 1.

FRED DICKENS
919.227.5508 DIRECT | 919.673.4775 MOBILE
FDICKENS@TRADEMARKPROPERTIES.COM

2417 ATRIUM DRIVE
RALEIGH, NC 27607

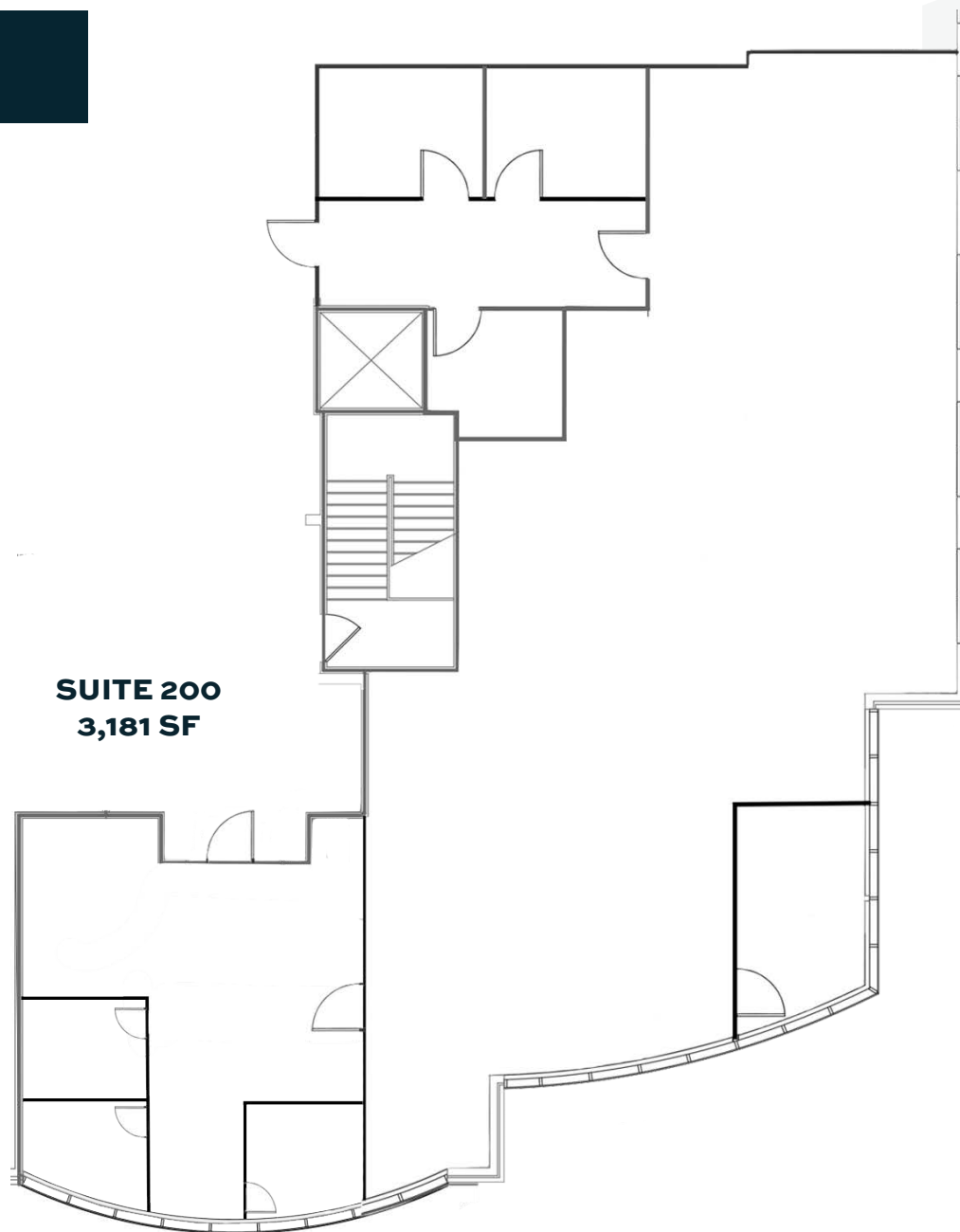
FLOOR PLAN



***FLOOR PLANS ARE REPRESENTATIVE ONLY AND NOT TO SCALE.**

**2417 ATRIUM DRIVE
RALEIGH, NC 27607**

FLOOR PLAN

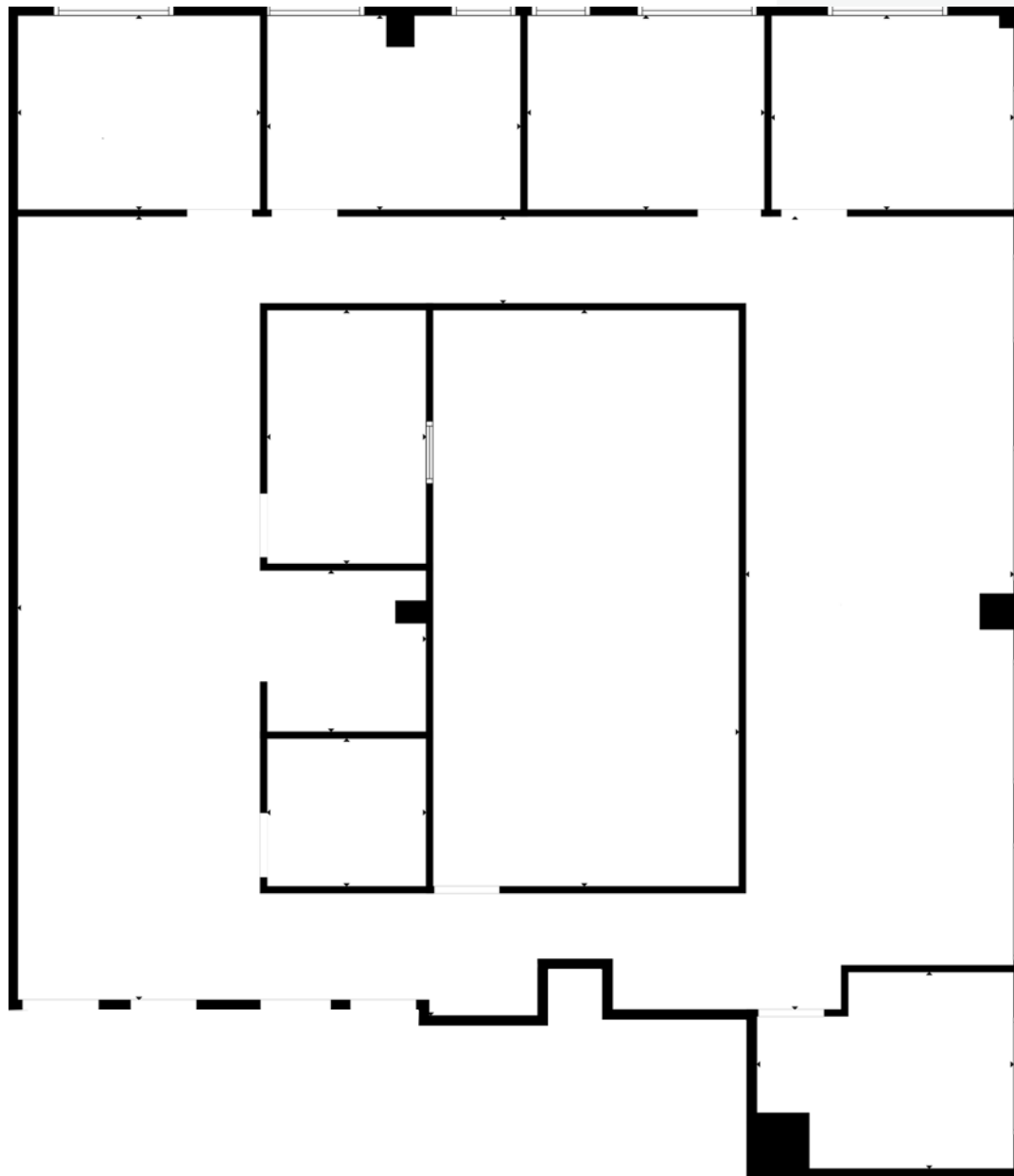


***FLOOR PLANS ARE REPRESENTATIVE ONLY AND NOT TO SCALE.**

2417 ATRIUM DRIVE
RALEIGH, NC 27607

FLOOR PLAN

SUITE 202
3,231 SF



***FLOOR PLANS ARE REPRESENTATIVE ONLY AND NOT TO SCALE.**

FRED DICKENS
919.227.5508 DIRECT | 919.673.4775 MOBILE
FDICKENS@TRADEMARKPROPERTIES.COM



**2417 ATRIUM DRIVE
RALEIGH, NC 27607**

LOCATION MAP



FRED DICKENS
919.227.5508 DIRECT | 919.673.4775 MOBILE
FDICKENS@TRADEMARKPROPERTIES.COM

LISTING BROKER:

FRED DICKENS

919.227.5508 DIRECT | 919.673.4775 MOBILE
FDICKENS@TRADEMARKPROPERTIES.COM



THIS IS OUR TRADEMARK

THE INFORMATION CONTAINED HEREIN WAS OBTAINED FROM SOURCES BELIEVED RELIABLE; HOWEVER, TRADEMARK PROPERTIES MAKES NO GUARANTEES, WARRANTIES, OR REPRESENTATIONS AS TO THE COMPLETENESS OR ACCURACY THEREOF. THE PRESENTATION OF THIS PROPERTY IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGES OF PRICE OR CONDITIONS PRIOR TO SALE OR LEASE, OR WITHDRAWAL WITHOUT NOTICE.