

# 1904 New Hope Church Rd

RALEIGH, NC 27609

FOR LEASE



CONTACT BROKER:

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1904 New Hope Church Rd provides a unique leasing opportunity conveniently located in Northeast Raleigh just 1 mile from the 440 beltline. The Triangle region, anchored by Raleigh, Durham, and Chapel Hill, is a thriving hub of business activity. Industrial growth continues to be strong throughout the area.

This growth is fueled by a strong job market and the expanding Research Triangle Park, connectivity enhancements with the expansion of I-540 and I-885, and large, consistent population increases.



Easy access to I-440 and US-1



Ability to combine Suites to achieve larger space requirements



Ample parking and building access



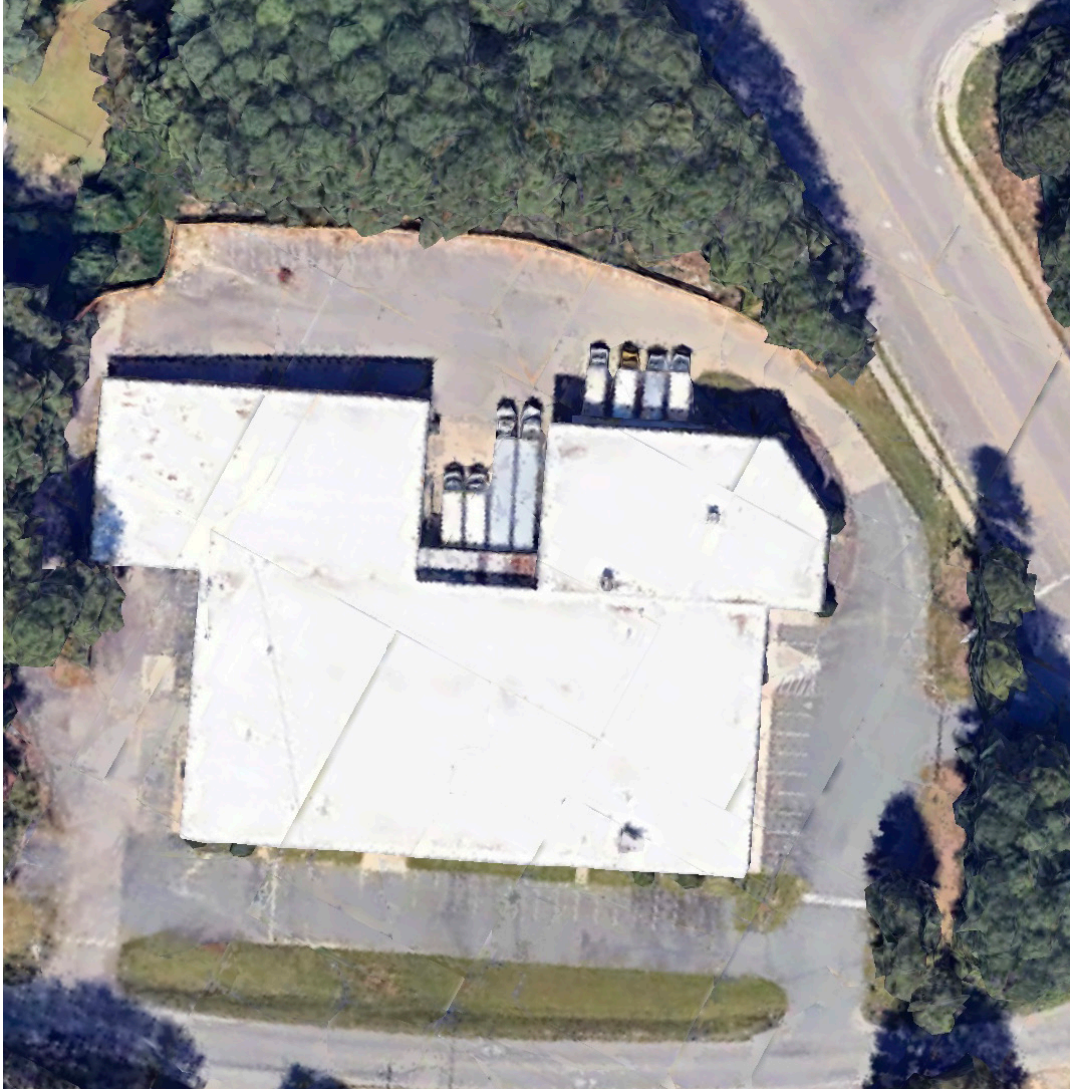
Road frontage to New Hope Church Rd and St Albans Dr

### LEASE INFORMATION

Lease Rate	\$12.50 NNN
Building Size	50,500 SF
Available SF	9,000 - 50,500 SF
Lot Size	3.43 Acres
Year Built/Renovated	1974/2003
Zoning	IX-3
Market	Raleigh MSA

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AERIAL PHOTOS



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EXTERIOR PHOTO



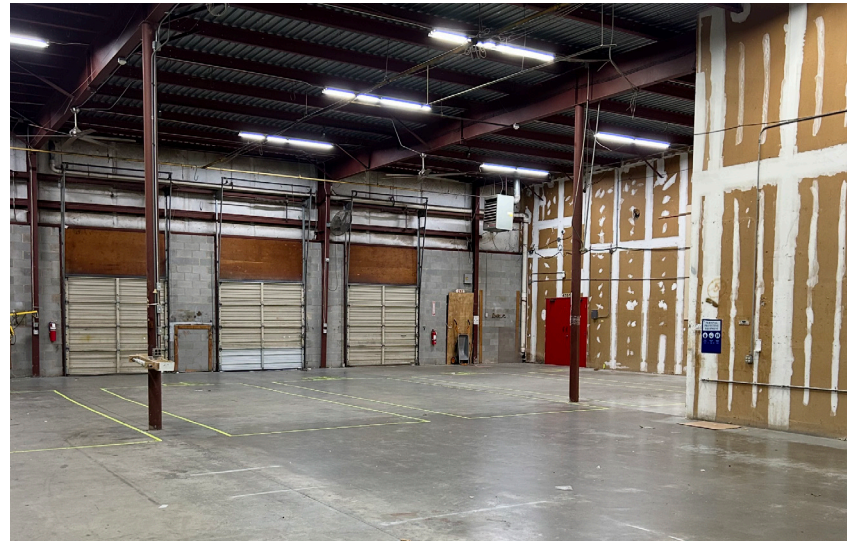
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INTERIOR PHOTOS



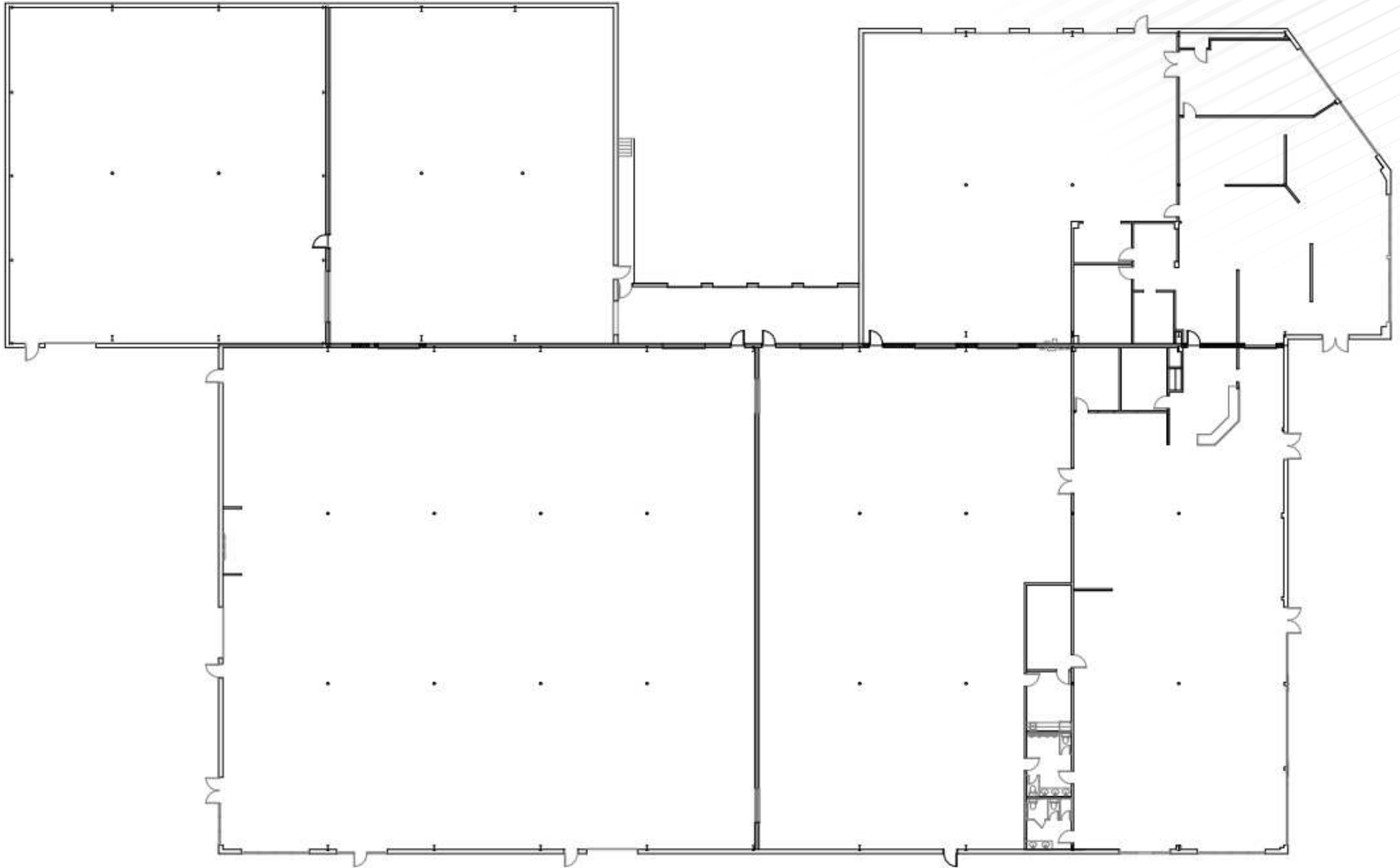
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## FLOOR PLAN



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## SITE PLAN





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## THE OVERTON GROUP TEAM

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