

617 HUTTON STREET

RALEIGH, NC 27606

LAB SPACE FOR LEASE



TAD THORNHILL

TADTHORNHILL@YORKPROPERTIES.COM

919.645.2767

FEATURES

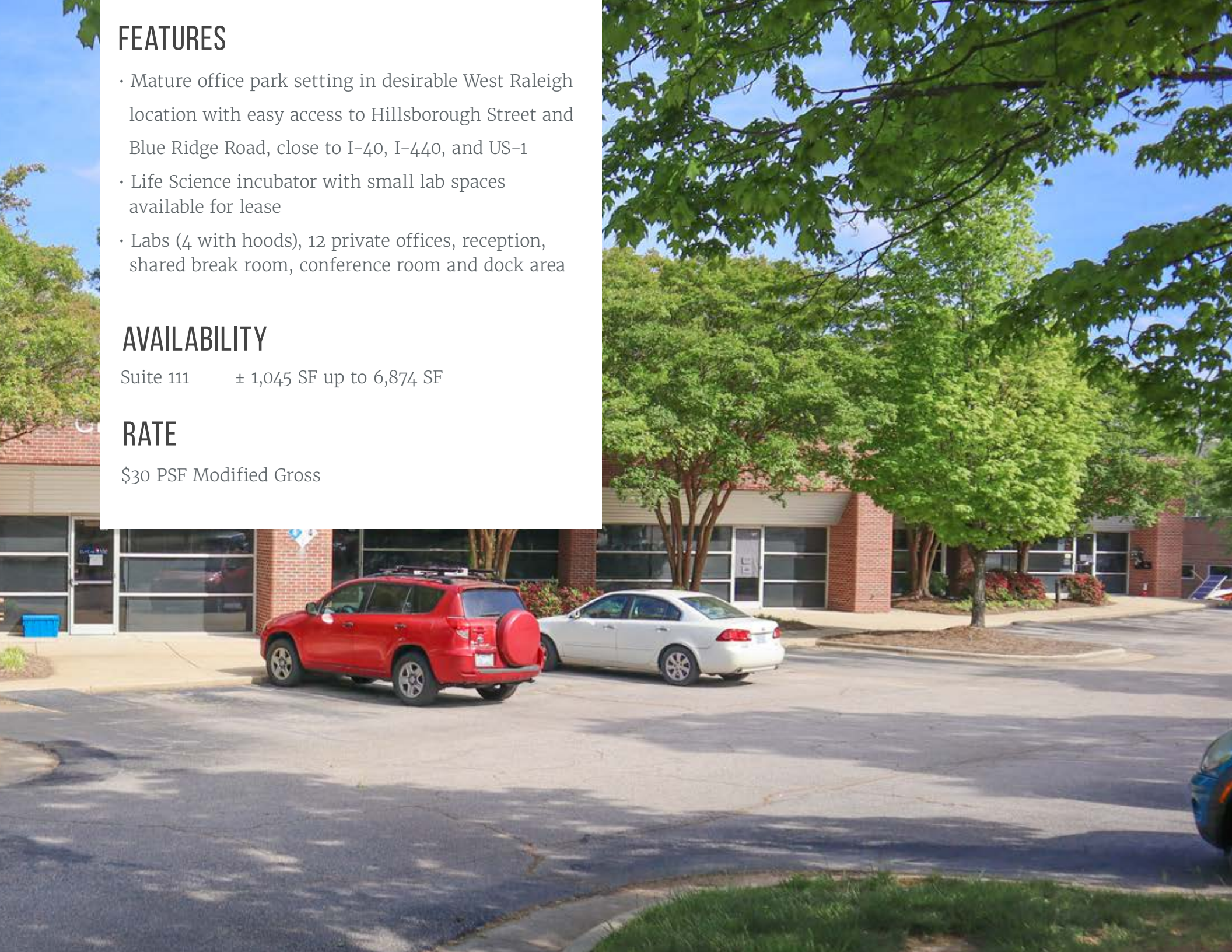
- Mature office park setting in desirable West Raleigh location with easy access to Hillsborough Street and Blue Ridge Road, close to I-40, I-440, and US-1
- Life Science incubator with small lab spaces available for lease
- Labs (4 with hoods), 12 private offices, reception, shared break room, conference room and dock area

AVAILABILITY

Suite 111 ± 1,045 SF up to 6,874 SF

RATE

\$30 PSF Modified Gross



LOCATION

PNC ARENA

CARTER FINLEY STADIUM

NC STATE VET SCHOOL

NC FAIRGROUNDS

NEOMONDE MEDITERRANEAN

AL BARAKA GRILL

WAFFLE
HOUSE

RALEIGH BREWING
COMPANY

JASMIN MEDITERRANEAN

617 HUTTON ST

BIG
LOTS!

MEREDITH
COLLEGE

NC STATE UNIVERSITY

STUDENTS: 34,000
STAFF: 9,000

WADE AVENUE

440

WADE AVENUE

54

HILLSBOROUGH STREET

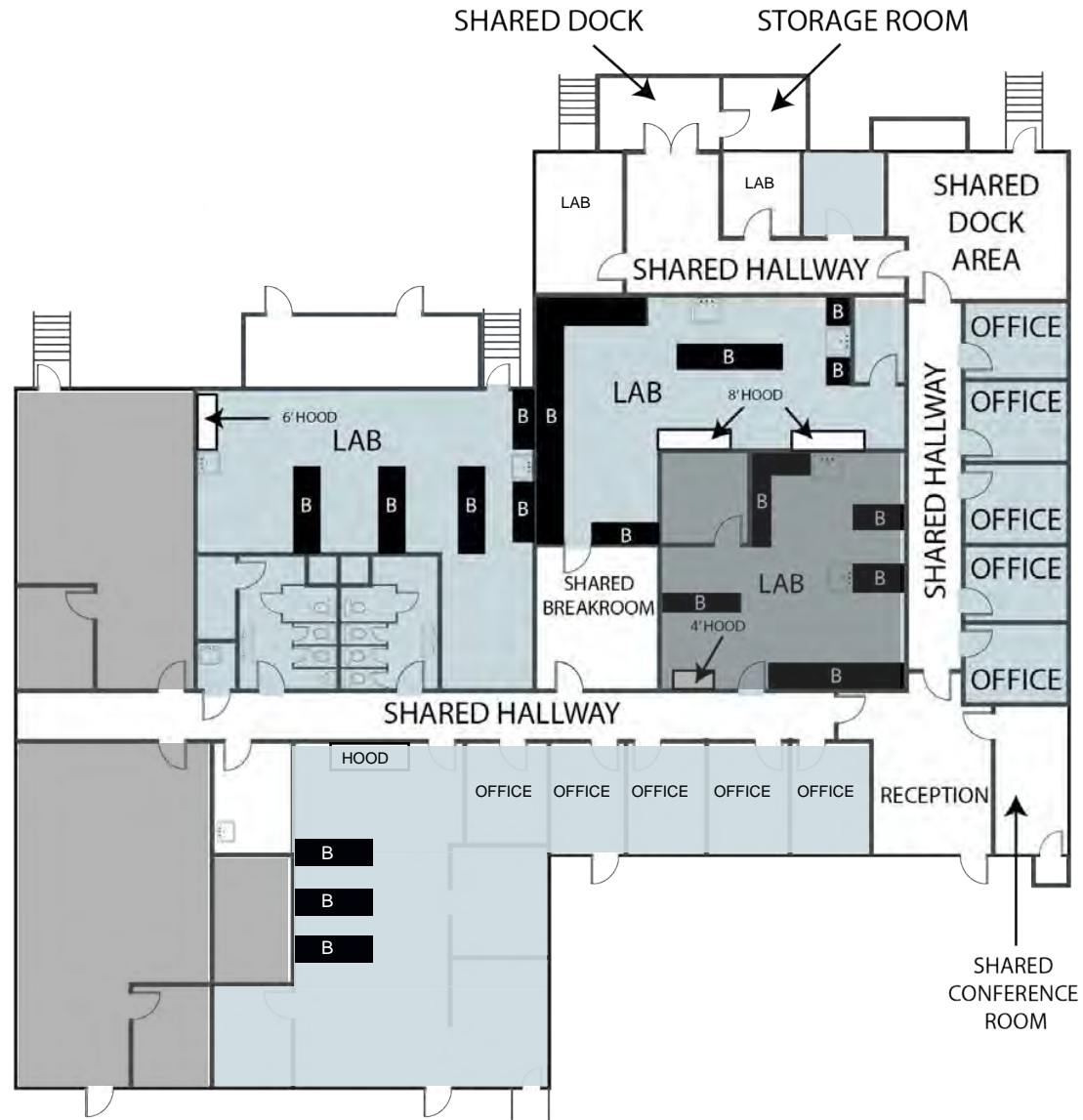
WESTERN BLVD

FLOOR PLAN

available space

bench

leased



2024 Best Quality of Life on the U.S. East Coast

2024 #3 Best Place to Live

2024 #7 Best Big Cities to Live in America

2024 One of the Best Cities for New Jobs

2023 Top Spot to Launch a Small Business

2023 4th Best City for Work/Life Balance & Mental Health

2023 City with the Most Generous Space at Home

