



FOR SUBLEASE

Office Suite Available

**702 OBERLIN RD
SUITE 240**

Raleigh, NC 27605

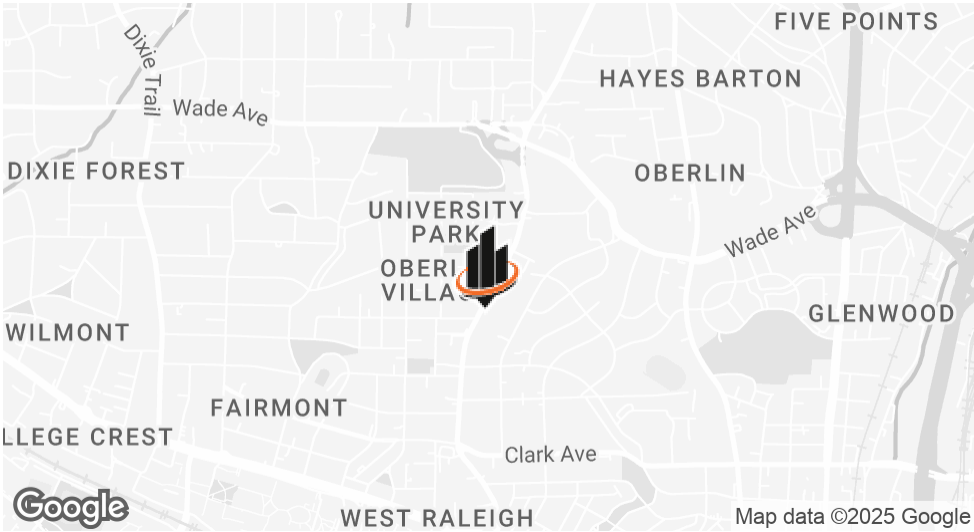
PRESENTED BY:

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PROPERTY SUMMARY



OFFERING SUMMARY

AVAILABLE SF:	Suite 240: ±1,325 SF
CONFIGURATION:	Two (2) Private Offices Open Work Area Lobby & Restrooms (Common Areas)
LOCATION:	Near Village District & Wade Ave
ACCESS:	Easy access to I-440 & Downtown Raleigh
LEASE RATE:	\$29.00/RSF Full Service Lease(Available through 10/31/2026)

PROPERTY DESCRIPTION

Discover the potential of subleasing a 1,325 sq ft space at 702 Oberlin Road, Suite 200-B, Raleigh, NC. Ideally located near the Village District, this Class A office space is perfect for businesses seeking a prime location. Offered at \$29.00 per rentable square foot (full service), this space provides a premium workspace with access to top-tier amenities. Enjoy the convenience of nearby shopping, dining, and entertainment options in the vibrant Village District

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ADDITIONAL PHOTOS

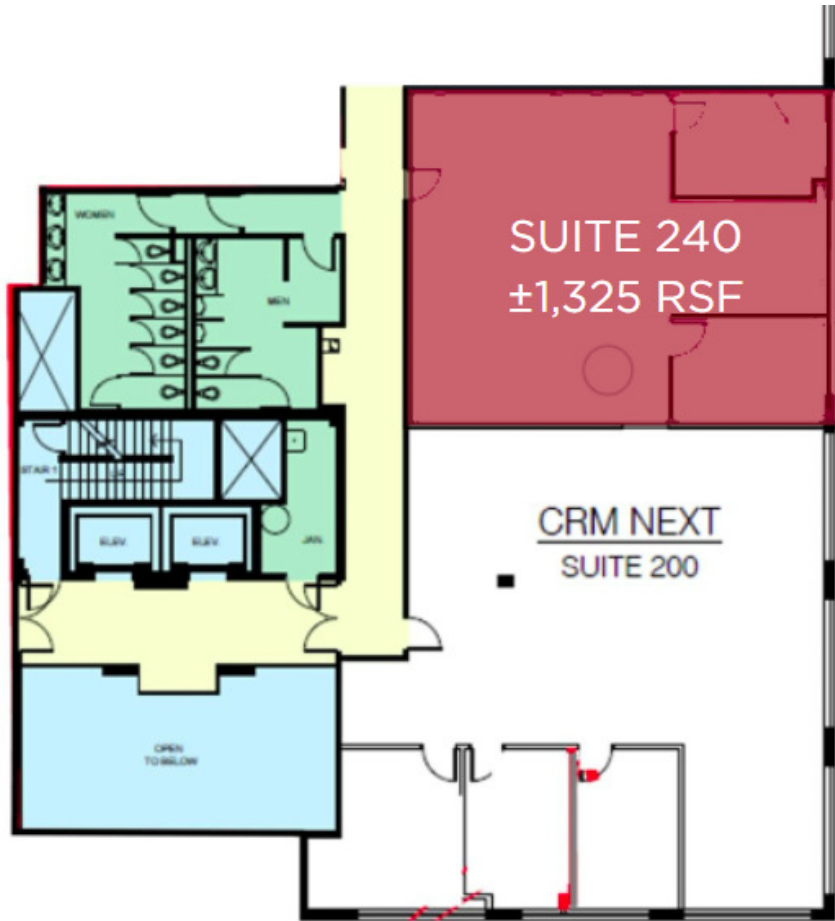


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FLOOR PLANS



SUITE 240 FEATURES

- Two (2) Private Offices
- Open Work Area
- Elevator Access
- Lobby & Restrooms in Common Area

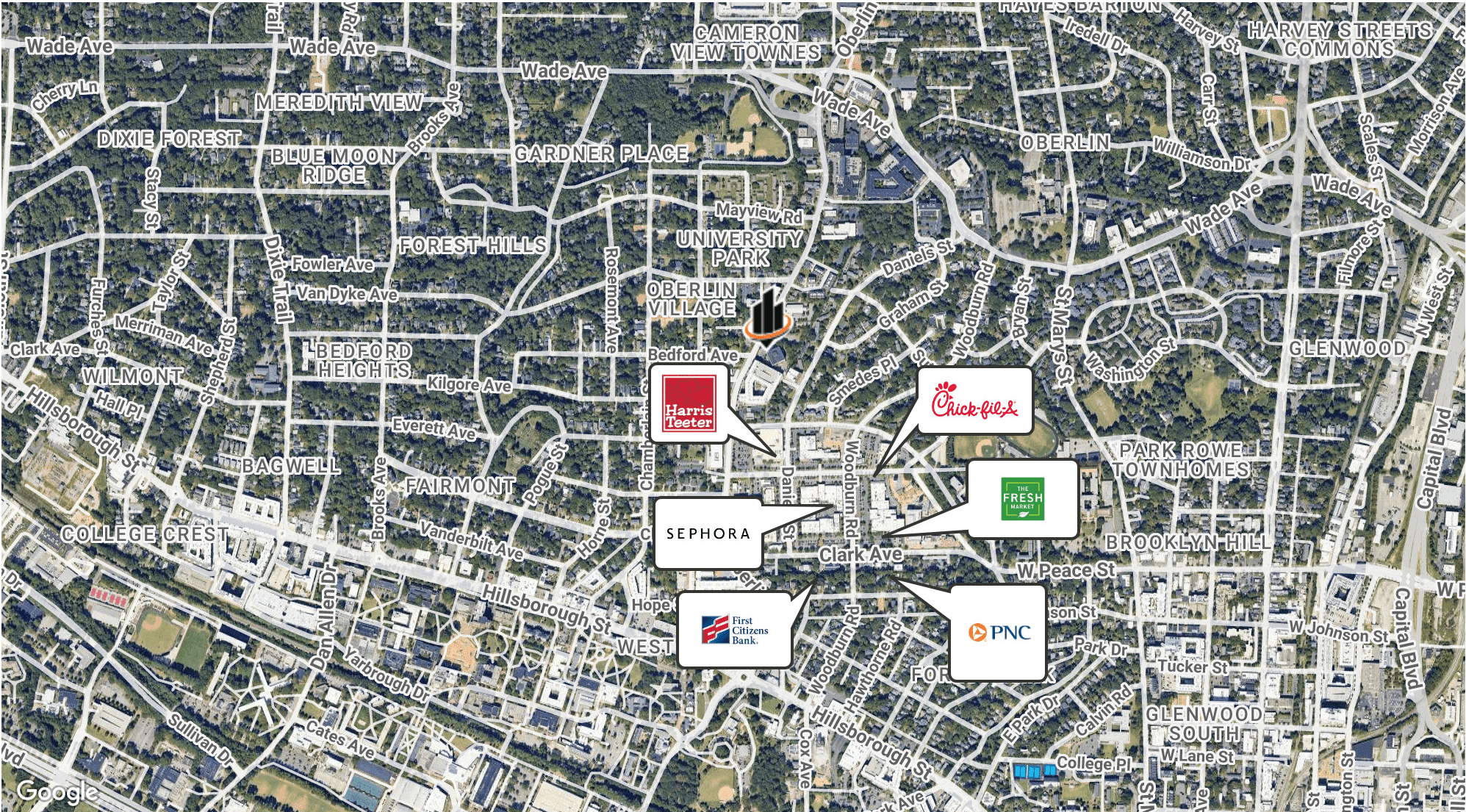
*FLOOR PLAN IS FOR ILLUSTRATIVE PURPOSES ONLY AND IS SUBJECT TO CHANGE

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LOCATION MAP



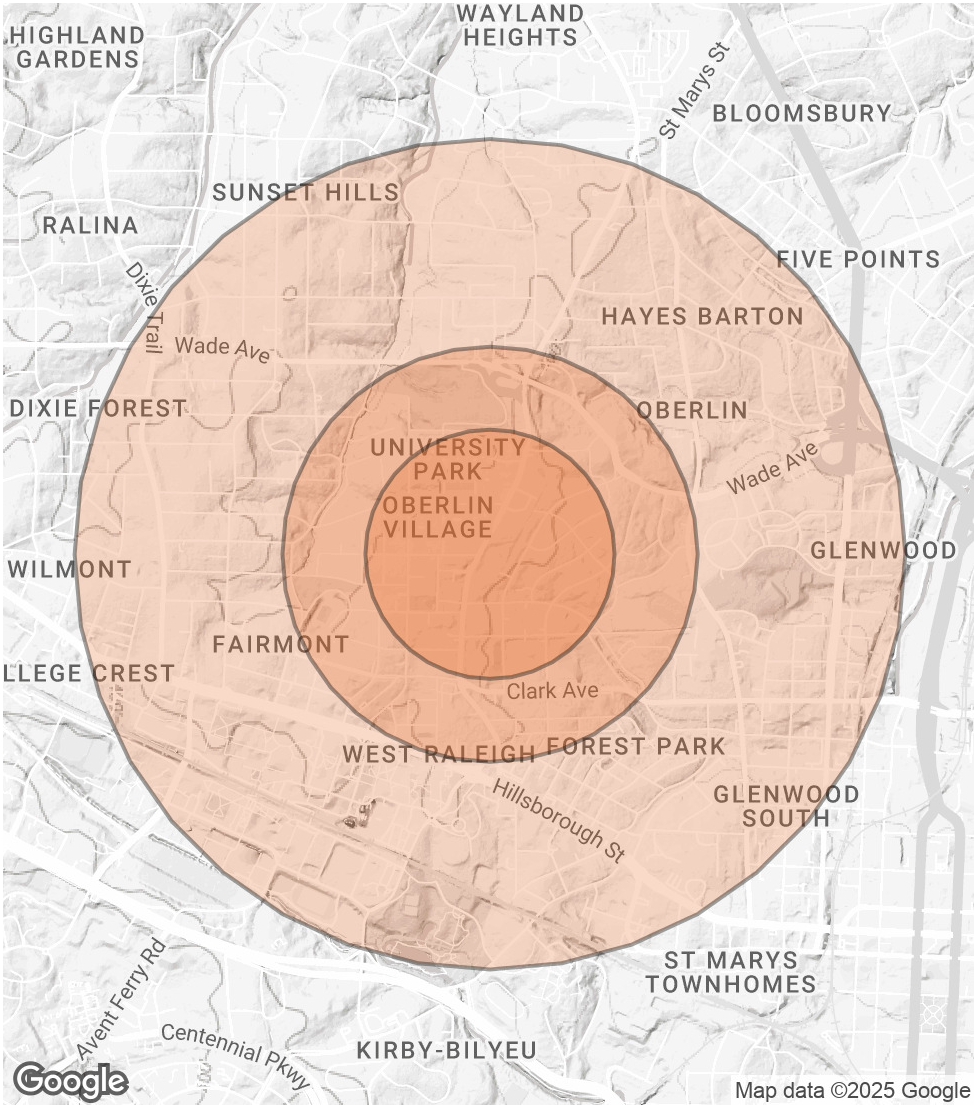
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DEMOGRAPHICS MAP & REPORT

POPULATION	0.3 MILES	0.5 MILES	1 MILE
TOTAL POPULATION	1,387	5,227	19,620
AVERAGE AGE	36	37	35
AVERAGE AGE (MALE)	36	37	35
AVERAGE AGE (FEMALE)	36	37	35

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
TOTAL HOUSEHOLDS	805	2,952	8,771
# OF PERSONS PER HH	1.7	1.8	2.2
AVERAGE HH INCOME	\$117,741	\$124,925	\$130,603
AVERAGE HOUSE VALUE	\$756,102	\$788,967	\$678,860

Demographics data derived from AlphaMap



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