

# LEGACY AT BRIER CREEK

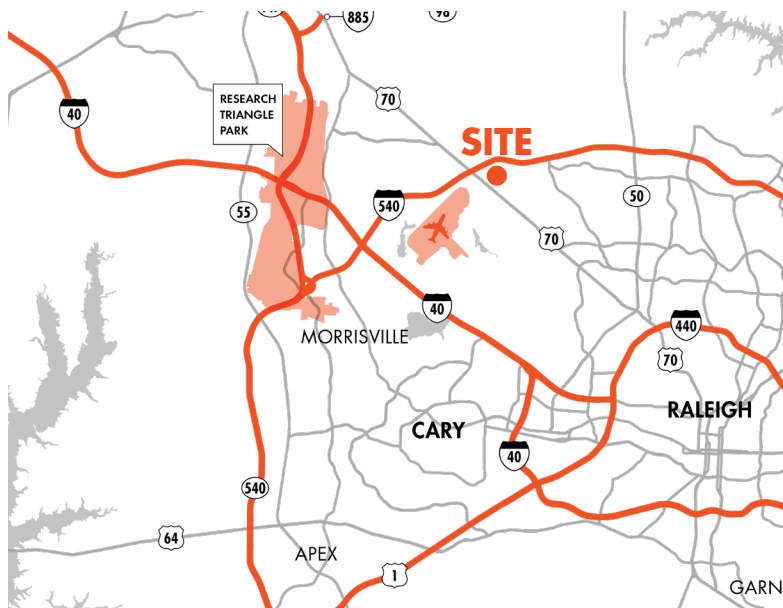
7751 BRIER CREEK PARKWAY, RALEIGH, NC 27617

±6,840 - 15,525 SF CONTIGUOUS MOVE-IN READY CLASS A OFFICE SPACE FOR LEASE



## BUILDING FEATURES

PROPERTY TYPE	Class A Office
LOCATION	7751 Brier Creek Parkway
BUILDING SIZE	124,000 SF
FLOORS	Four (4)
LEASE RATE	\$34.50/SF Full Service
PARKING	4.64/1,000 SF
AVAILABLE SPACE	Suite 100: 15,139 SF Suite 200: 15,525 SF



FOR MORE INFORMATION, PLEASE CONTACT:

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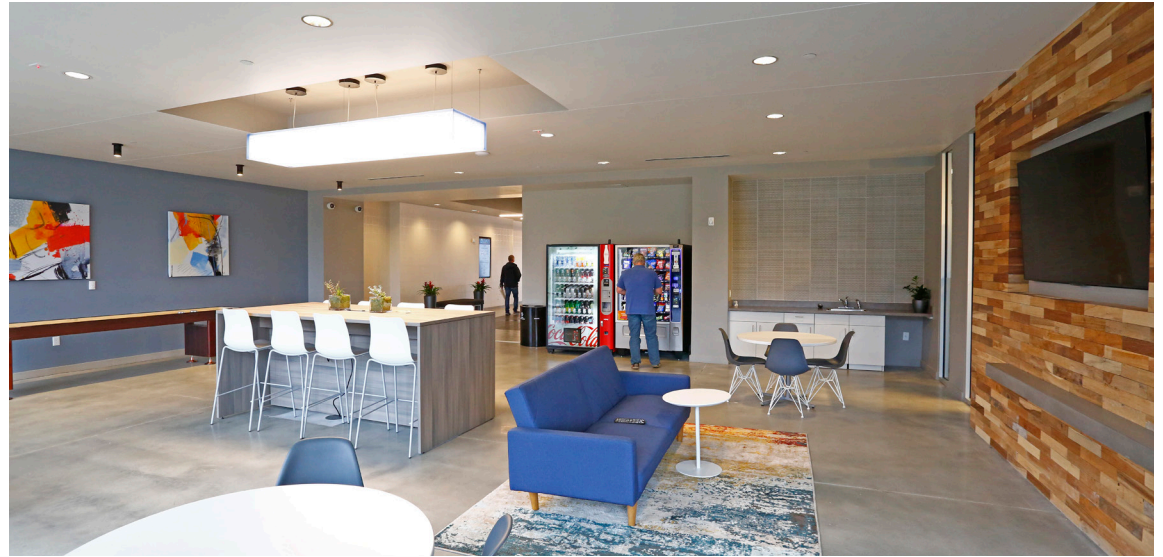
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## PROPERTY FEATURES

- Brand new shared training room!
- Fitness center with lockers and showers
- Collaborative indoor tenant lounge
- EV charging stations (coming soon!)
- Outdoor patio seating
- Bee Downtown beehive initiative
- Efficient floor plates
- Walkable food and beverage options at Alexander Place
- Proximity to Brier Creek Country Club, RDU International Airport, and a multitude of retail amenities

Centrally located in the heart of Raleigh and Durham, along the Glenwood Avenue/Brier Creek Parkway, one of Raleigh's most affluent and rapidly growing submarkets.



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## WALKABLE AMENITIES



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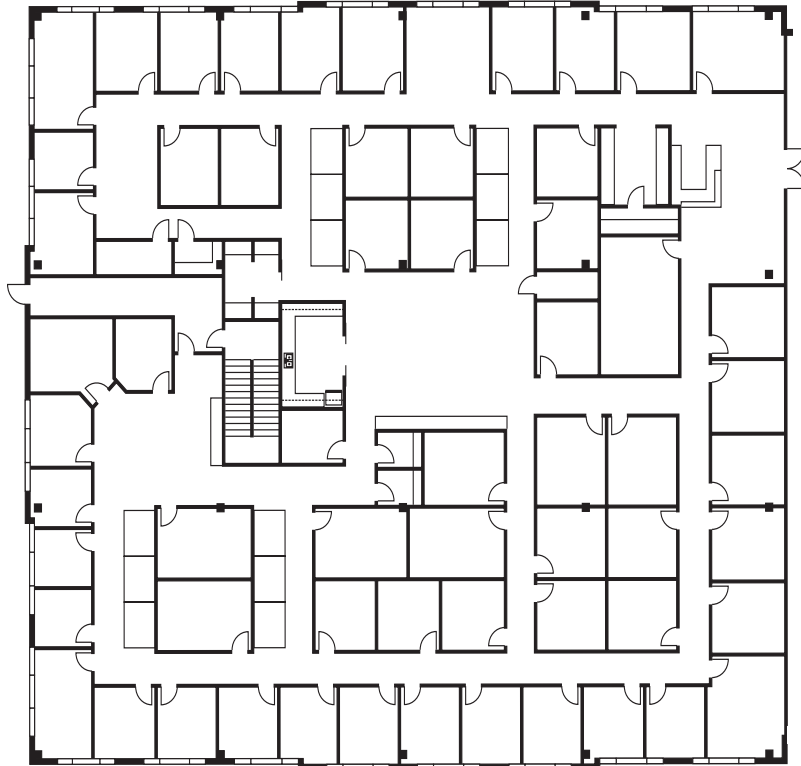


## FLOOR PLAN

SUITE 100

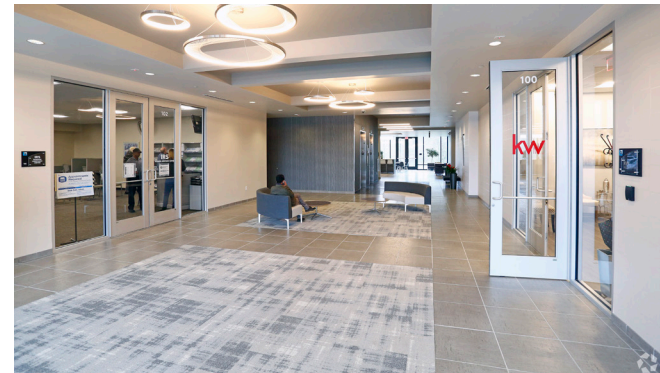
15,139 SF AVAILABLE IMMEDIATELY

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## FIRST FLOOR SPACE

- Suite entry off of main lobby for excellent visibility
- Ground multi tenant signage
- Buildout currently consists of majority private office layout
- Available for Office or Medical use



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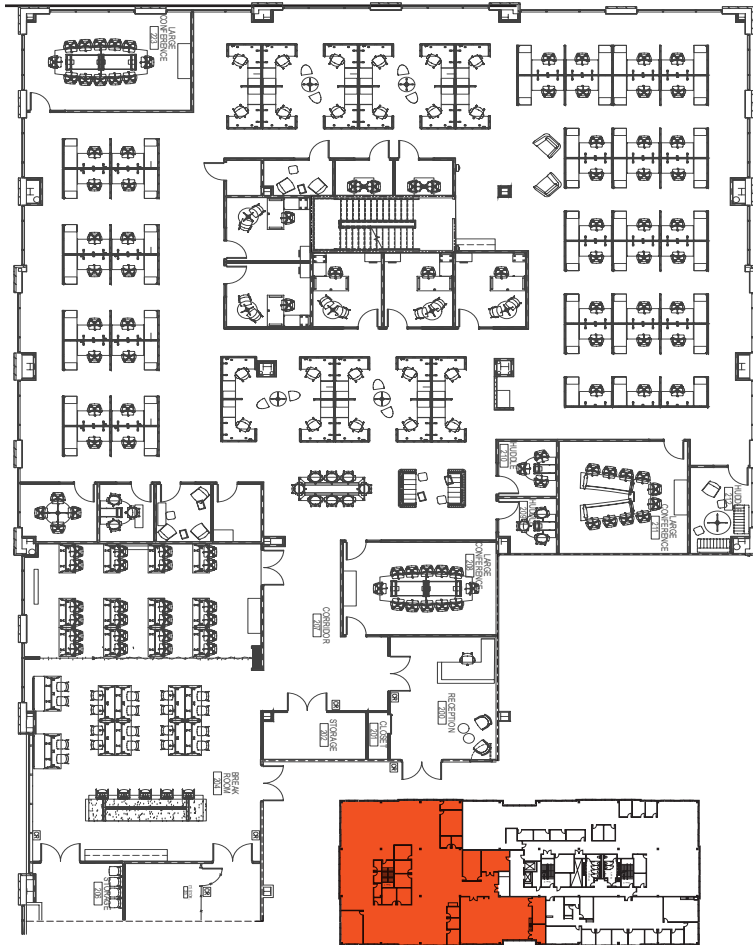
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## FLOOR PLAN

### SUITE 200

15,525 SF AVAILABLE IMMEDIATELY CAN SUBDIVIDE TO 8,685 SF & 6,840 SF



### TRUE PLUG & PLAY WORKSPACE

- 70kW standby generator dedicated to the suite
- Full A/V
- Wall mounted TVs
- Kitchen appliances



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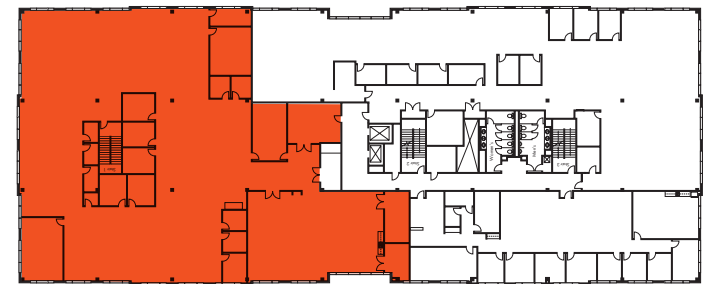
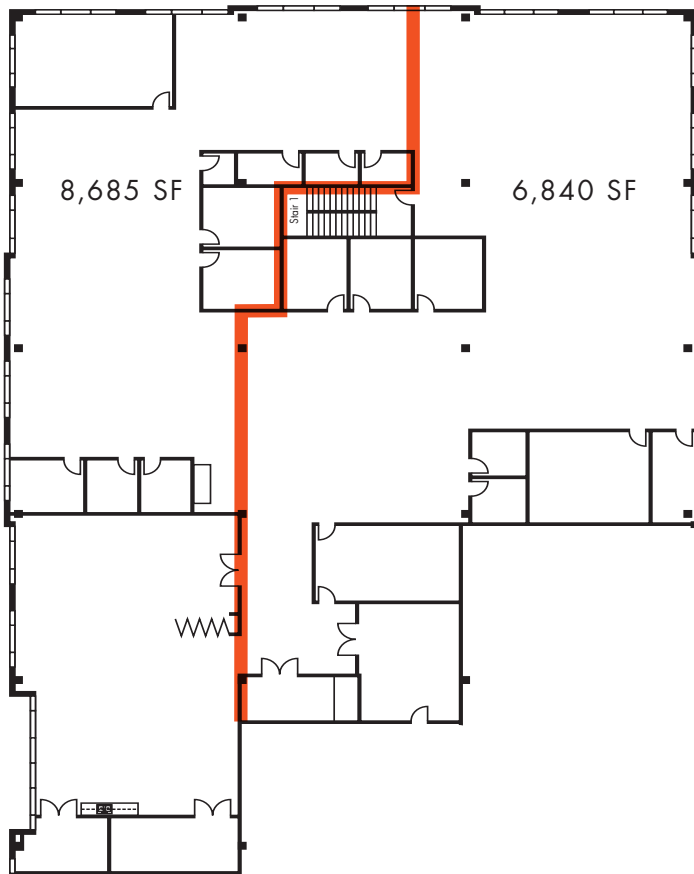
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## SUITE 200 PHOTOS



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