

ONLY ±2,975-±9,520 SF
REMAINING!

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PRESENTS

BRAND NEW FLEX | OFFICE

80 TECHNOLOGY PARK LANE
FUQUAY-VARINA, NC 27526

EXCLUSIVELY LISTED BY:

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FOR LEASE

80 TECHNOLOGY PARK LANE
FUQUAY-VARINA, NC 27526



PHOENIX
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PROPERTY HIGHLIGHTS

80 TECHNOLOGY PARK LANE, FUQUAY-VARINA, NC 27526

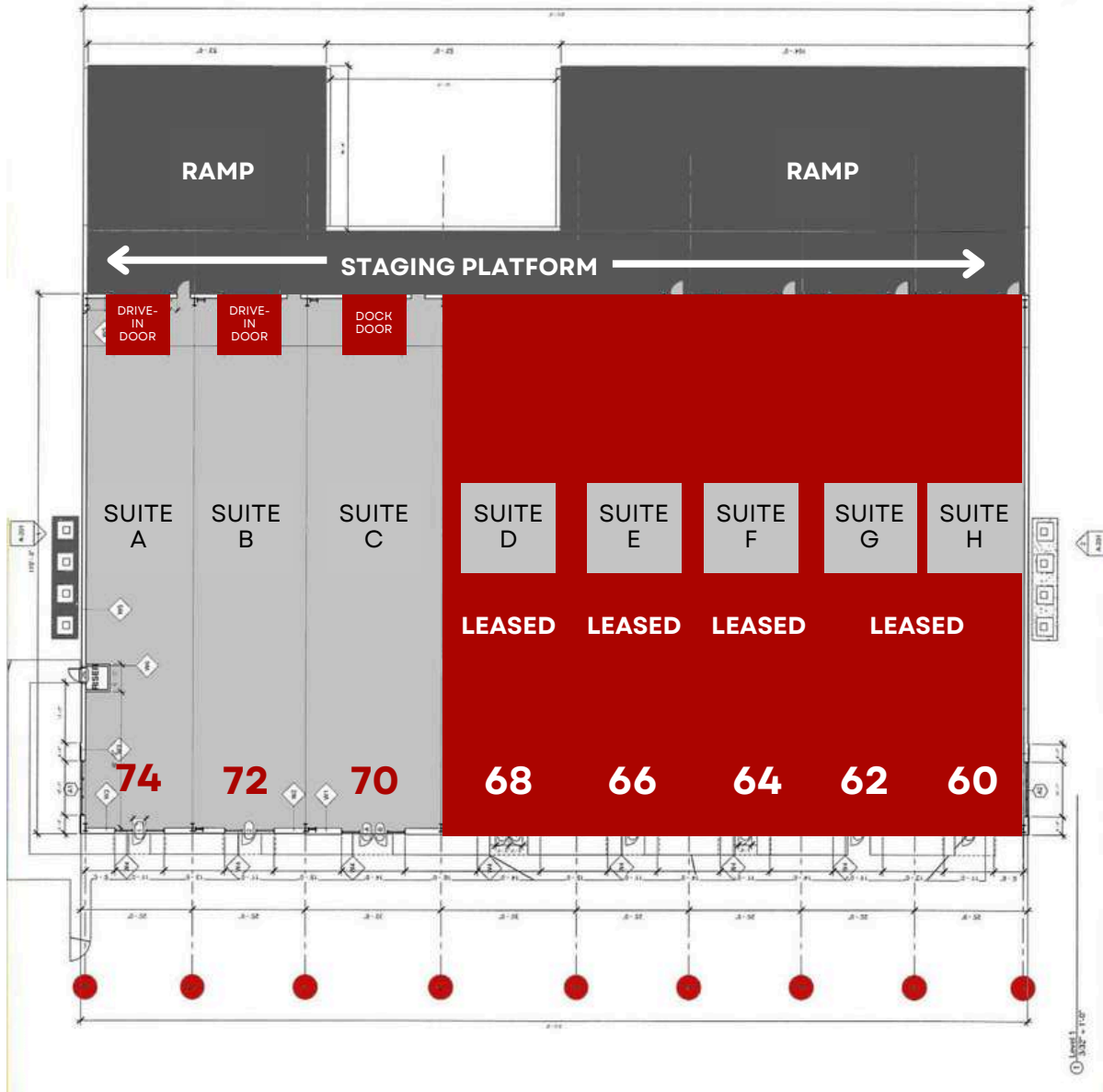
Elevate your business in the vibrant hub of Fuquay-Varina with our state-of-the-art flex/office spaces at 80 Technology Park Lane. Spanning a substantial 24,960 square feet, this property offers a selection of eight diverse units, each featuring high 20' clear ceilings for a spacious feel. Complete with two dock doors, six drive-in doors, and fully sprinklered (Non-ESFR) for safety, each space is designed for versatility and efficiency. Benefit from exceptional amenities including exterior signage options and a 14' staging platform, all under a competitive \$17.75 NNN rate. Positioned for growth, make 80 Technology Park Lane the home for your business success.

BUILDING SIZE	±24,960 SF
UNITS AVAILABLE	THREE (3) UNITS
CLEAR HEIGHT	20'
DOCK DOORS	TWO (2)
DRIVE-IN DOORS	SIX (6)
FIRE PROTECTION	FULLY SPRINKLED (NON-ESFR)
UTILITIES	WATER, SEWER, NATURAL GAS
SIGNAGE	EXTERIOR SIGNAGE
EXPECTED DELIVERY DATE	SHELL BUILDING RECENTLY DELIVERED
AMENITIES	ACCESS TO 14' STAGING PLATFORM
RATE	\$17.75 NNN



FLOOR PLAN

80 TECHNOLOGY PARK LANE, FUQUAY-VARINA, NC 27526



SUITE	SQ. FT.	DIMENSIONS
A	2,975	119'X25'
B	2,975	119'X25'
C	3,570	119' x 30'
D	3,570	LEASED
E	2,975	LEASED
F	2,975	LEASED
G	2,975	LEASED
H	2,975	LEASED

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

LOCATION

80 TECHNOLOGY PARK LANE, FUQUAY-VARINA, NC 27526



Located in the dynamic and growing area of Fuquay-Varina, 80 Technology Park Lane offers an ideal setting for both office and light industrial users. This location benefits from its proximity to major transportation routes, providing easy access to Raleigh and the broader Research Triangle area, known for its robust economy and technological innovation. The business park setting fosters a collaborative environment among diverse companies ranging from tech startups to established industrial firms.

The local area is bustling with amenities that cater to businesses and their employees, including nearby dining, retail options, and the Aviator Brewing Company—perfect for after-work gatherings. Additionally, the well-maintained infrastructure and active local community make Fuquay-Varina not just a place for work but also a community to be part of, enhancing employee satisfaction and retention.



PROPERTY PHOTOS

80 TECHNOLOGY PARK LANE, FUQUAY-VARINA, NC 27526





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