

OFFICE FOR LEASE 5540 CENTERVIEW DRIVE

Raleigh, NC 27606



COMMERCIAL REAL ESTATE SERVICES
RALEIGH • DURHAM • WILMINGTON



PROPERTY HIGHLIGHTS

- Available spaces:
- Suite 217: 3,151 RSF
- Suite 317: 2,290 RSF
- Suite 405: 2,554 RSF
- Suite 415/421: 6,978 RSF - can be demised into 3,321 RSF & 3,556 RSF
- Can combine suites 405/415/421: 9,532 RSF
- Level 3 fiber optics on site
- Parking: 4.6 spaces/1,000 SF
- Move-in ready
- Locally owned

LOCATION DESCRIPTION

Beautiful, modern building for lease located in West Raleigh sub-market. Building is very convenient to RTP and RDU International Airport. It is in close proximity to restaurants and retail at Crossroads Shopping Center. Food trucks are on site daily!

OFFERING SUMMARY

Lease Rate:	\$23.50 SF/yr (Full Service)
Available SF:	2,290 - 9,532 RSF
Lot Size:	9.19 Acres
Building Size:	±95,088 SF

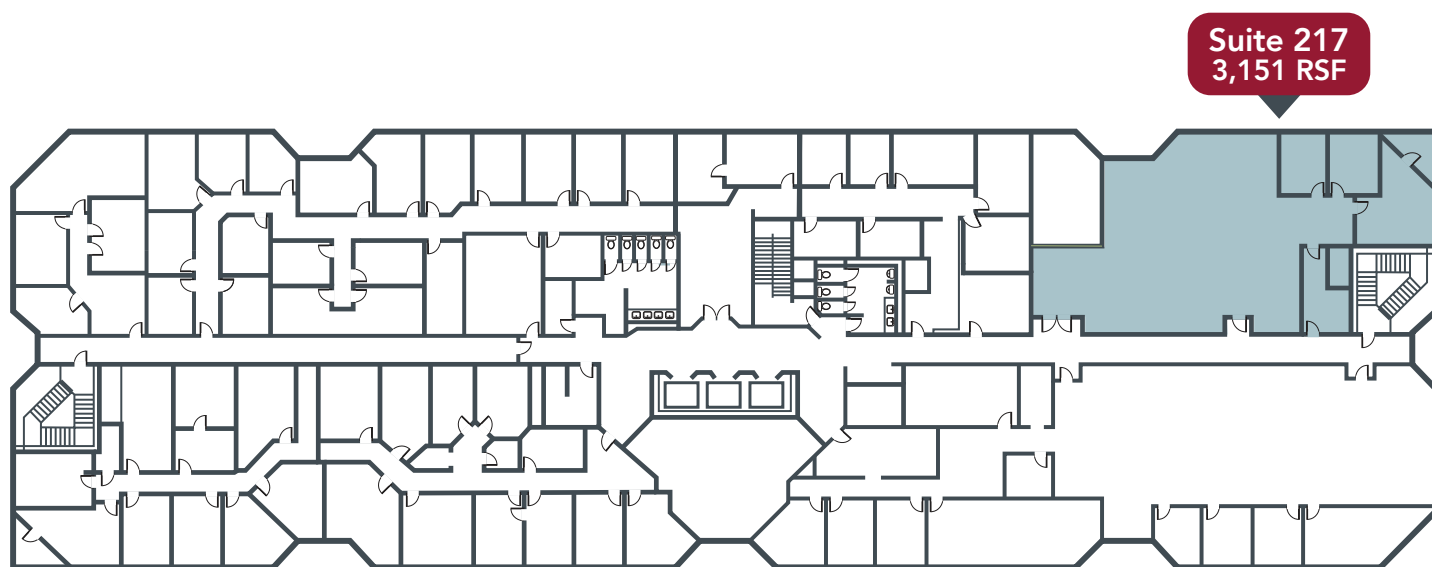
Scott Hadley
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All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

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SECOND FLOOR

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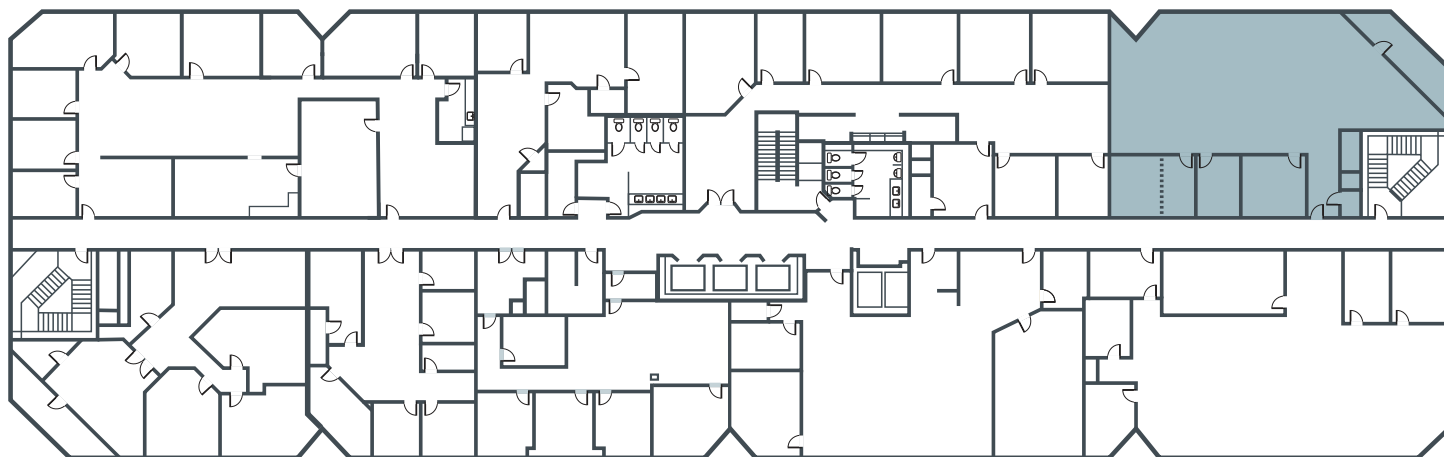
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Suite 317
2,290 RSF

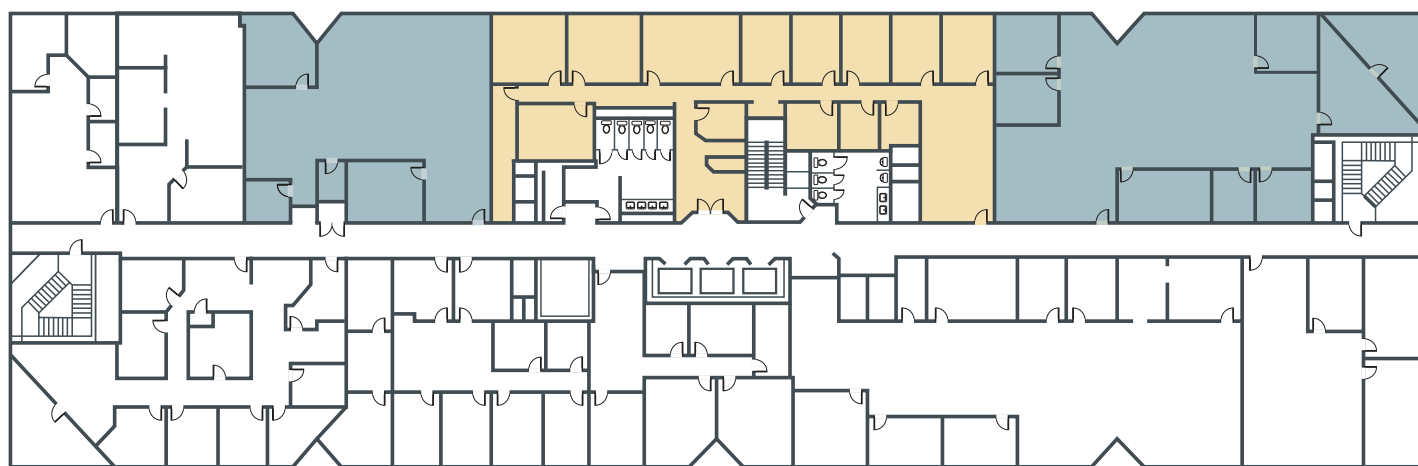


THIRD FLOOR

Suite 405
2,554 RSF

Suite 415
3,422 RSF

Suite 421
3,556 RSF



FOURTH FLOOR

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TOUCH A LISTING FOR MORE DETAILS

NAME DESCRIPTION	FLOOR	SUITE
Carolina Wealth Partners	2	200
Christopher E. Allen, P.A.	2	200
CIC Construction Group USA, LLC	4	400
Computer Software Technology	2	200

TO NARROW YOUR SEARCH

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DISTANCES

I-40:	1.0 mile
Crossroads Plaza:	1.2 miles
Downtown Raleigh:	7.5 miles
RDU International Airport:	9.9 miles
Research Triangle Park:	14.2 miles
Downtown Durham:	23.2 miles



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