

617 HUTTON STREET

RALEIGH, NC 27606

LAB SPACE FOR LEASE



**york**

TAD THORNHILL

TADTHORNHILL@YORKPROPERTIES.COM

919.645.2767

## FEATURES

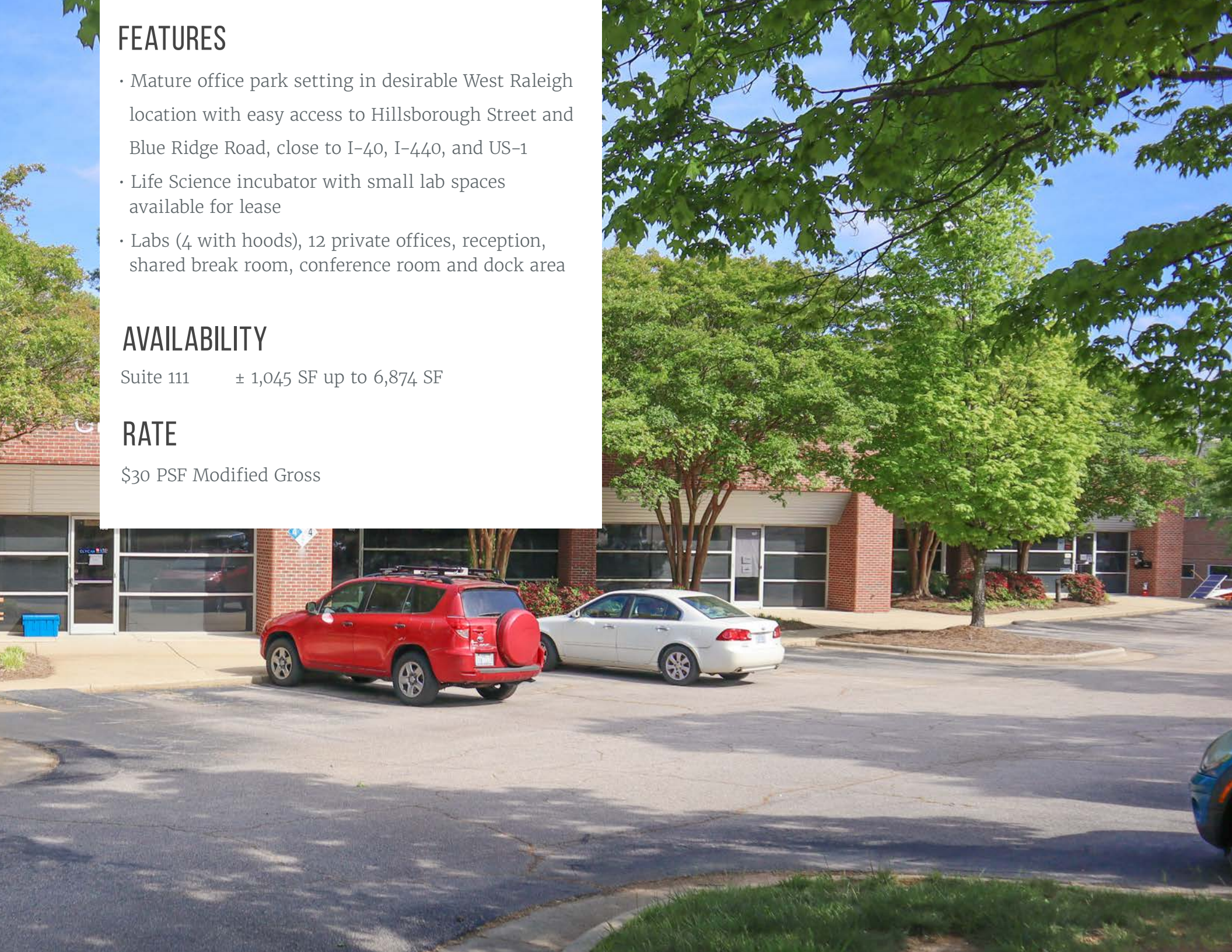
- Mature office park setting in desirable West Raleigh location with easy access to Hillsborough Street and Blue Ridge Road, close to I-40, I-440, and US-1
- Life Science incubator with small lab spaces available for lease
- Labs (4 with hoods), 12 private offices, reception, shared break room, conference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

BIG LOTS!

NC STATE UNIVERSITY

STUDENTS: 34,000  
STAFF: 9,000

617 HUTTON ST

WADE AVENUE

440

WADE AVENUE

MEREDITH COLLEGE

54

HILLSBOROUGH STREET

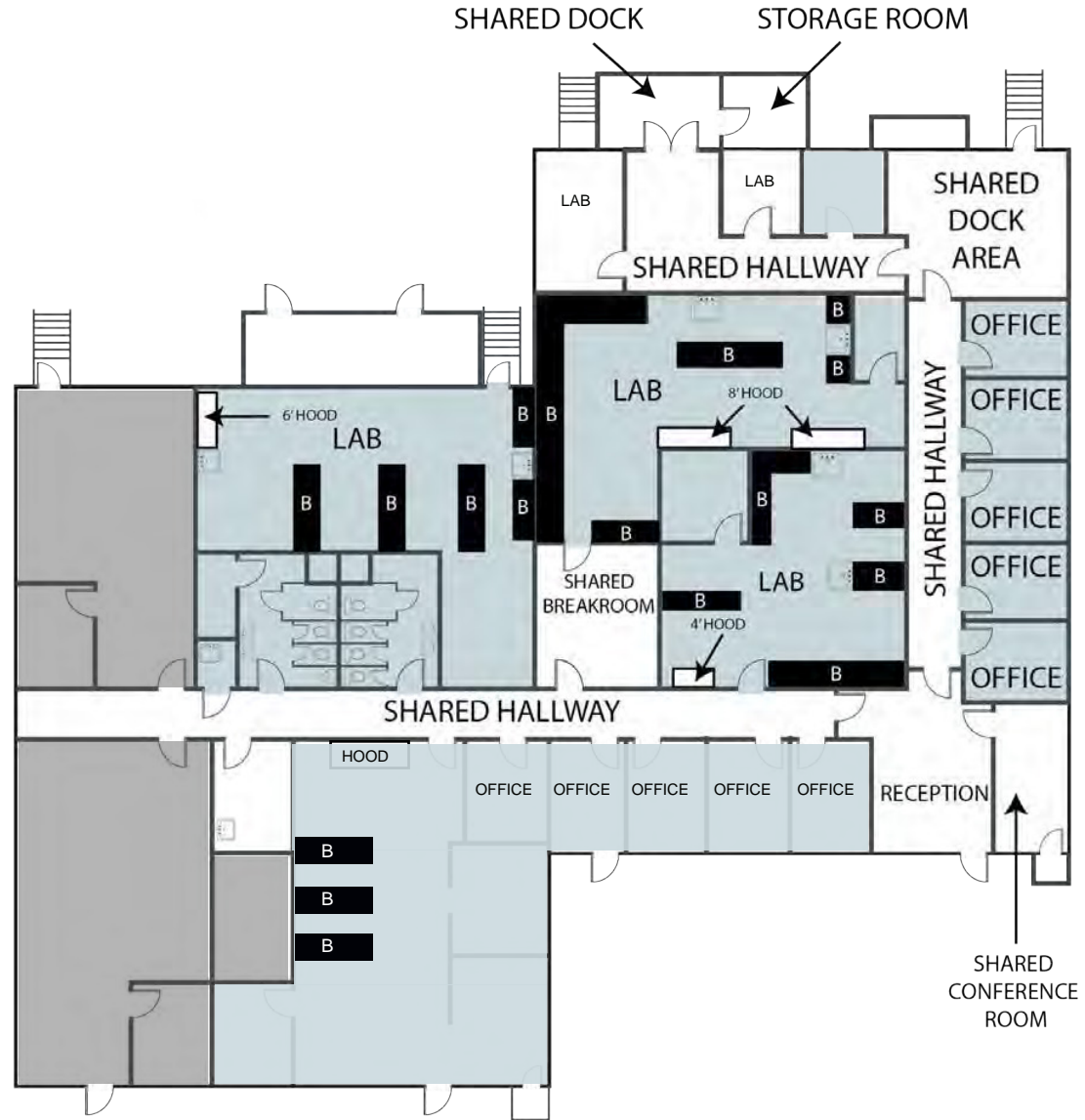
WESTERN BLVD

# 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

