

RETAIL FOR LEASE

8601 GLENWOOD AVENUE

RALEIGH, NC 27617



NAITRI PROPERTIES

PROPERTY OVERVIEW

Located at a signalized intersection with frontage along US-70/Glenwood Avenue, this versatile property is suitable for office, flex, warehouse and general business uses.

ADDRESS	8601 Glenwood Avenue, Raleigh, NC 27617
BUILDING SIZE	Approximately 42,237 RSF
AVAILABLE SPACES	Suite L: 4,400 RSF Suite Q: 1,817 RSF
RENTAL RATE	Suite L: \$16.50/RSF + TICAM & HVAC Suite Q: \$21.00/RSF + TICAM & HVAC
TICAM	\$3.41/RSF
HVAC	Suite L: \$66.50/month Suite Q: \$22.17/month
PARKING	Approximately 70 spaces shared with a truck court in the rear.
EXTERIOR CONSTRUCTION	Brick and Metal
DOORS	Suite L: 1 Dock Door
CEILING HEIGHTS	Approximately 20' slab to deck in the front sloping to 16' in the rear.
HIGHLIGHTS	<ul style="list-style-type: none">• Suite L: Mix of showroom, office, and warehouse. Also has the <i>best signage</i> of the project, with marquis signage on the building.• Suite Q: Former wine bar• Pylon signage available• Visibility on Glenwood Avenue• Zoned for retail, flex, warehouse, office, and general business uses• Local ownership• 46,000 vehicles per day

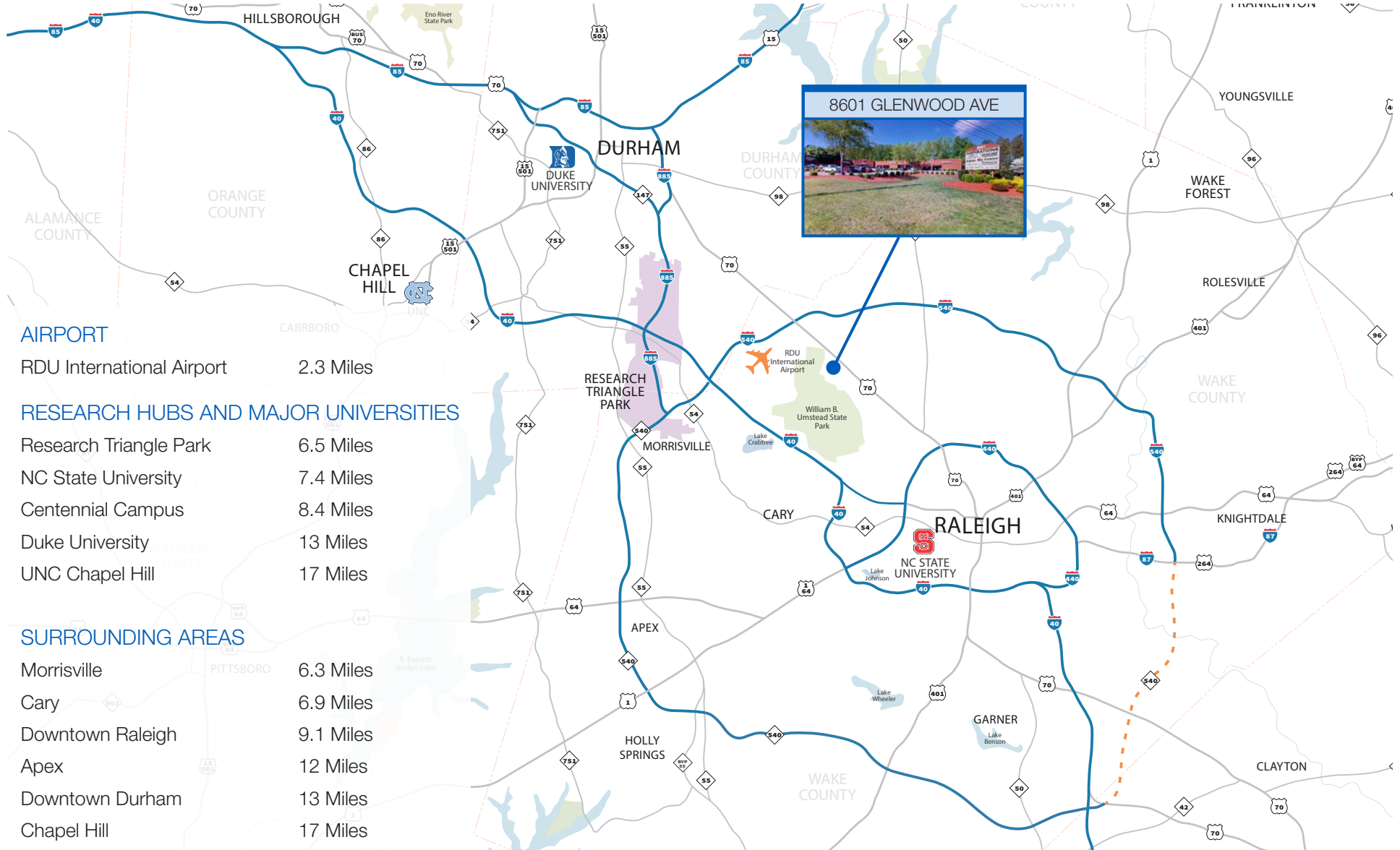
CONTACT

JOHN HIBBITS | Owner/Broker | 919.606.0989 | jhibbits@triprop.com

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TRIANGLE REGION

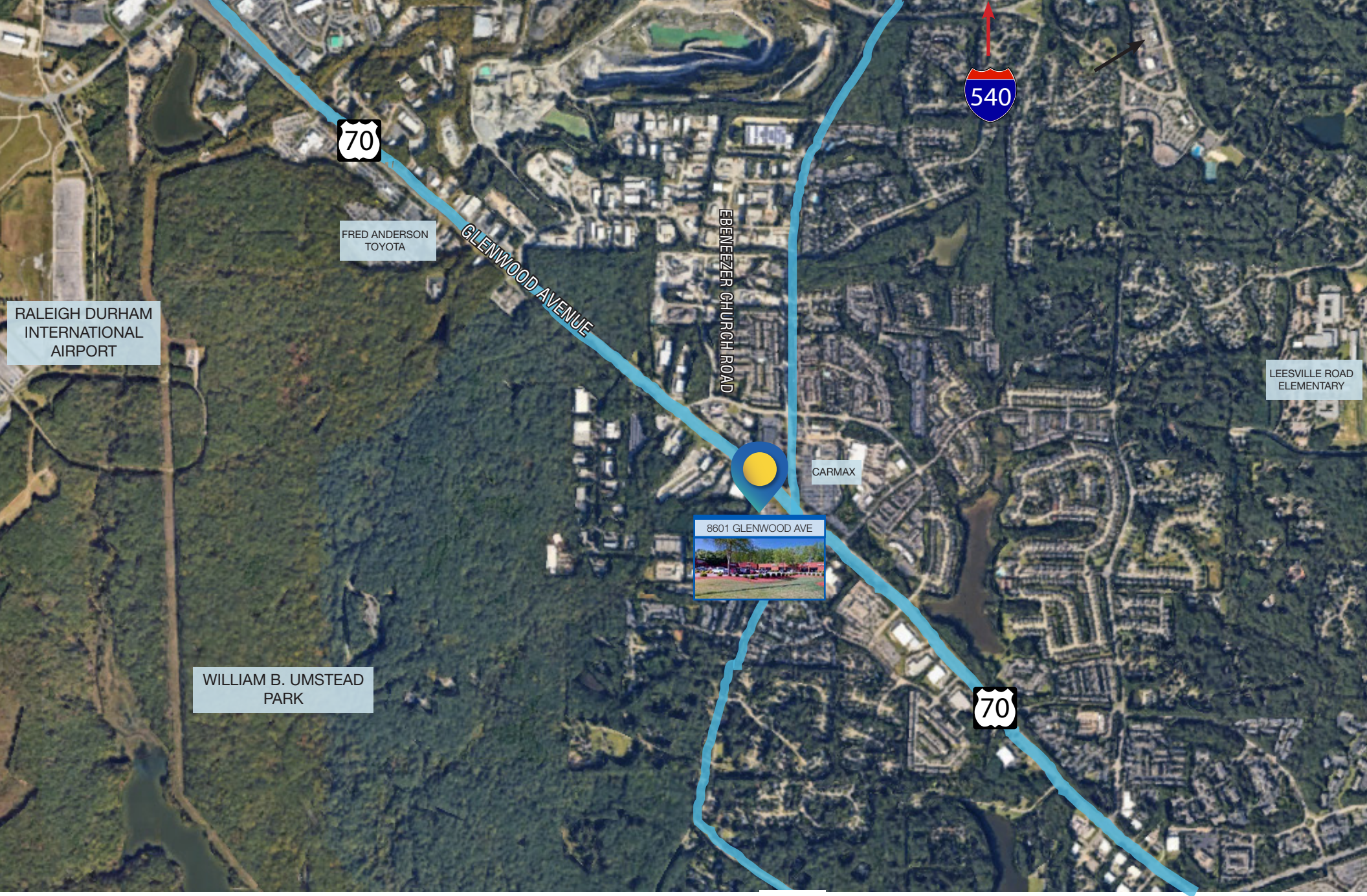


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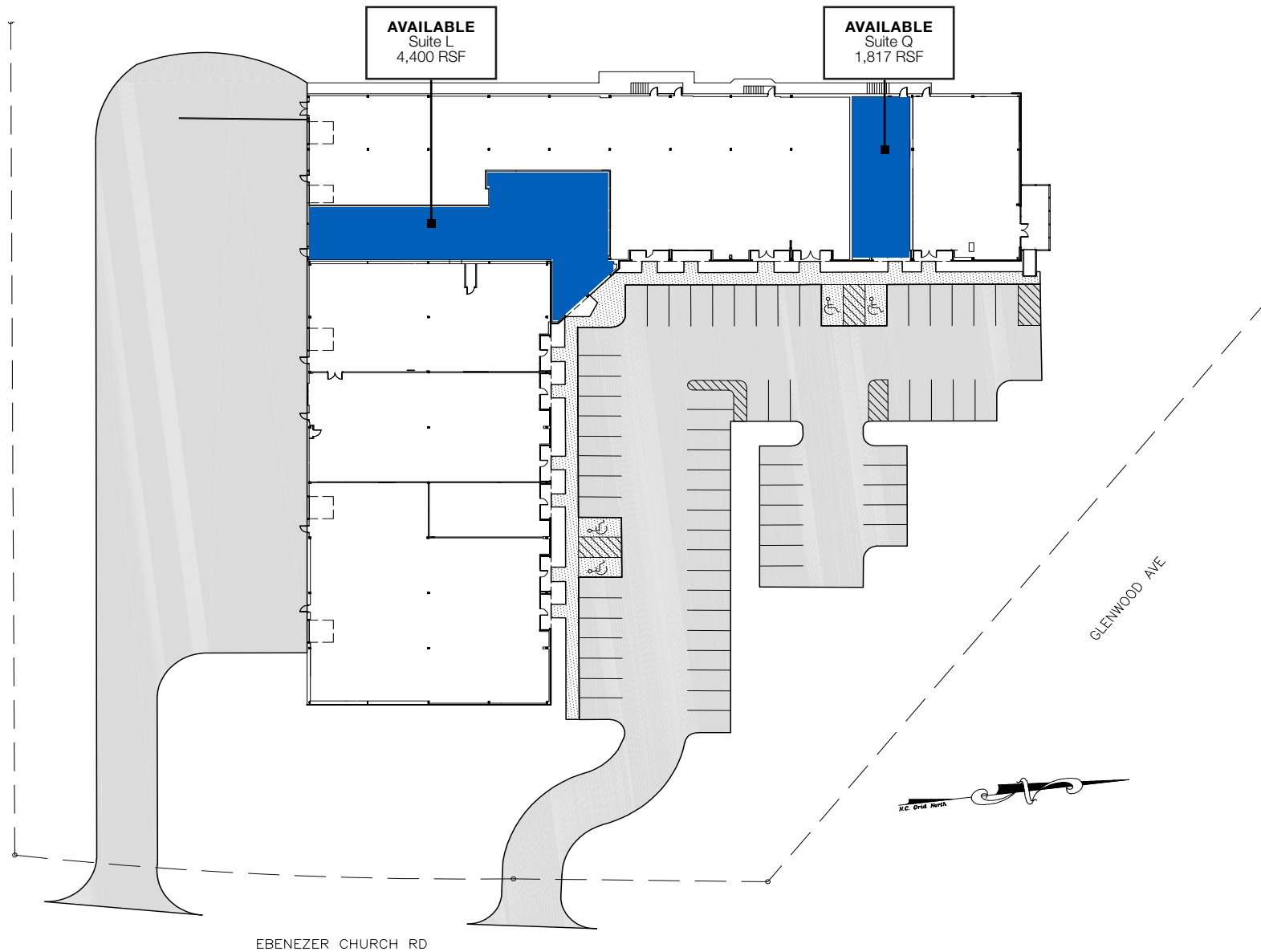
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SITE PLAN



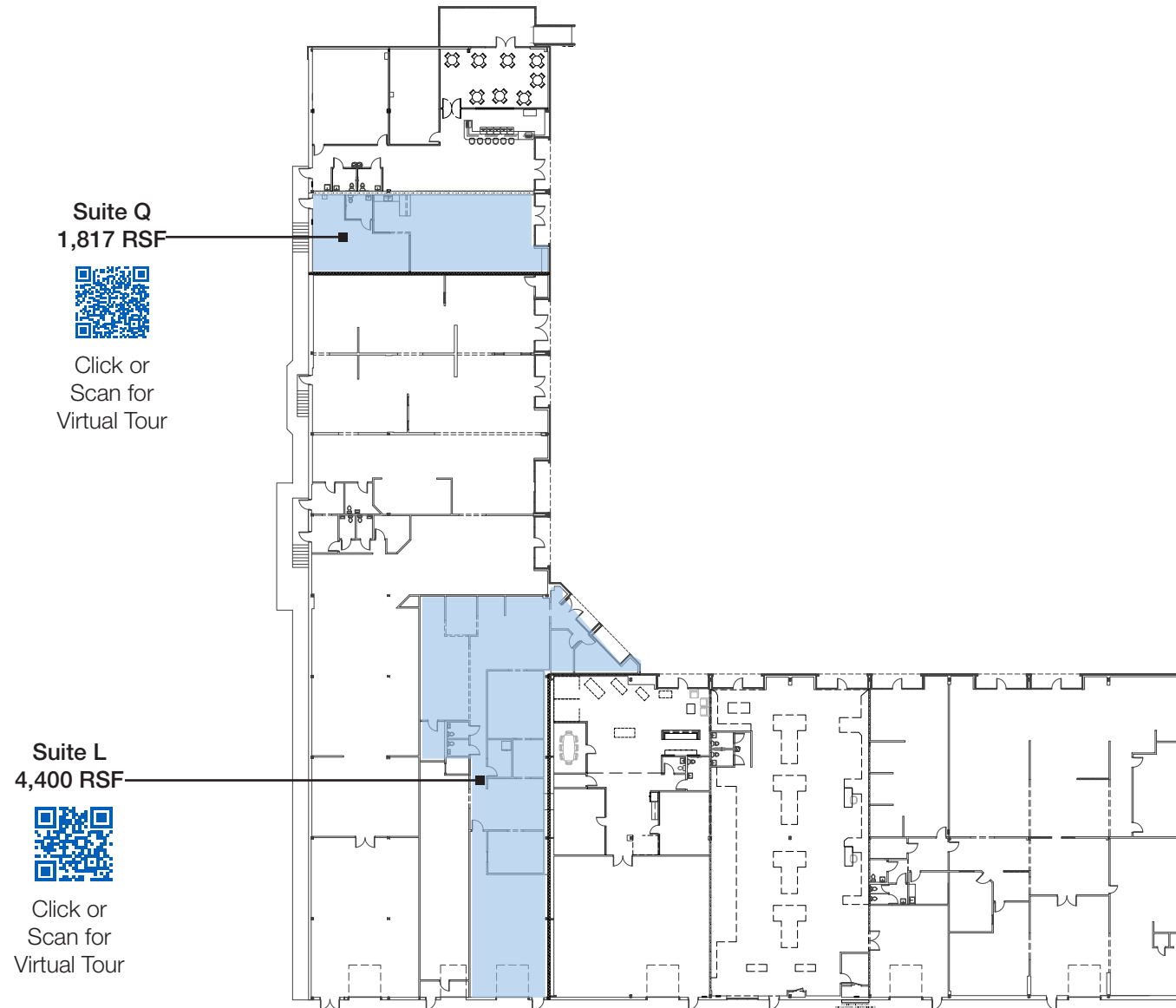
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FLOOR PLANS



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SUITE L- PHOTOS



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NAITRI PROPERTIES

SUITE Q- PHOTOS



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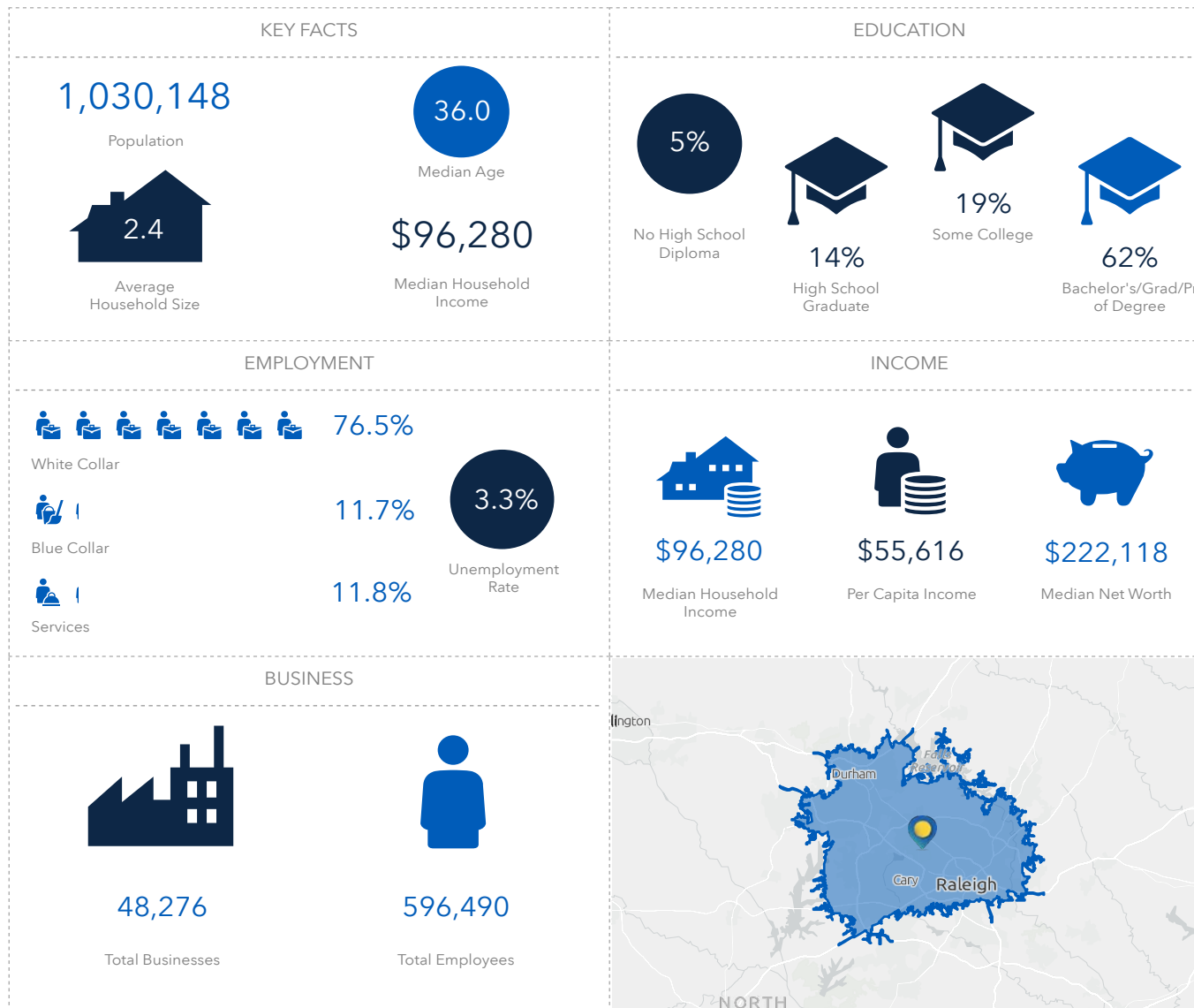
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DEMOGRAPHICS

27 MINUTE AVERAGE COMMUTE DRIVE TIME



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