

CREATIVE OFFICE OR RETAIL SPACE FOR LEASE



10200 LITTLE BRIER CREEK LANE, RALEIGH, NC 27617

UP TO 36,000 SF AVAILABLE FOR LEASE WITHIN FREESTANDING, TWO-STORY BRIER CREEK BLDG.

- » Located within the heart of Brier Creek's dense retail area, surrounded by 1.5M SF of dining, shops, and entertainment
- » Excellent location, easily accessible to I-40, I-540, and US Hwy 70
- » Large (18,000 SF) floorplates allow for flexible, efficient space planning
- » Former furniture retail showroom
- » Built in 2005 and situated on 1.9 acres
- » **Prominent building signage available** - visible from Brier Creek Parkway and US Hwy 70

ADDITIONAL LEASING INCENTIVES FOR QUALIFIED TENANTS

**LEASE RATE: \$12.50 PSF, NNN
TICAM \$2.95 PSF**

All offers will be considered



CONTACT:

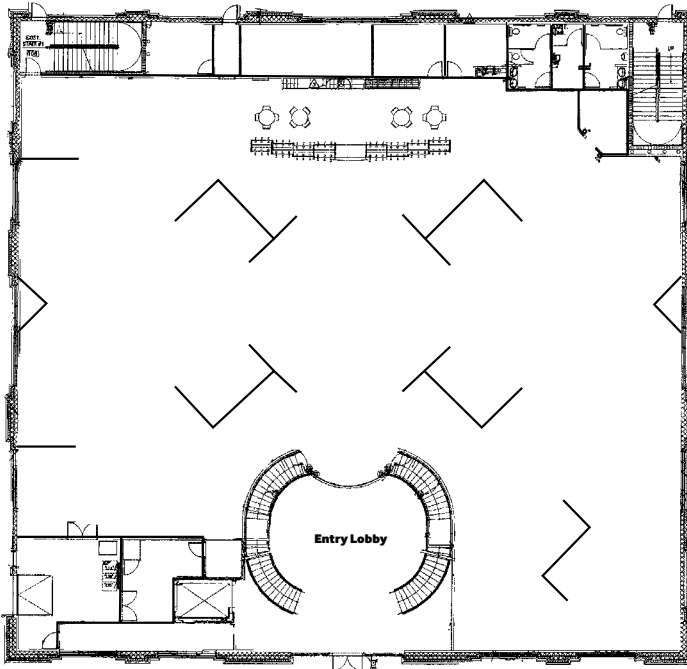
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**TRINITY
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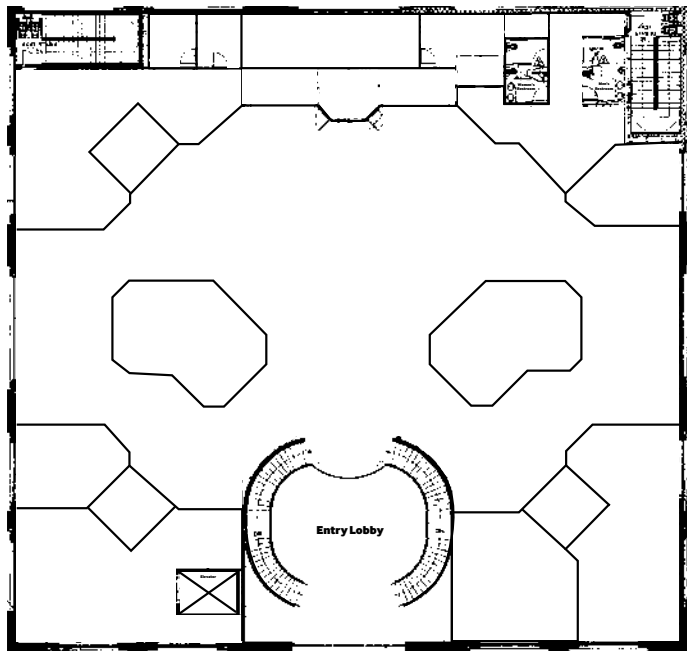


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FIRST FLOOR



SECOND FLOOR

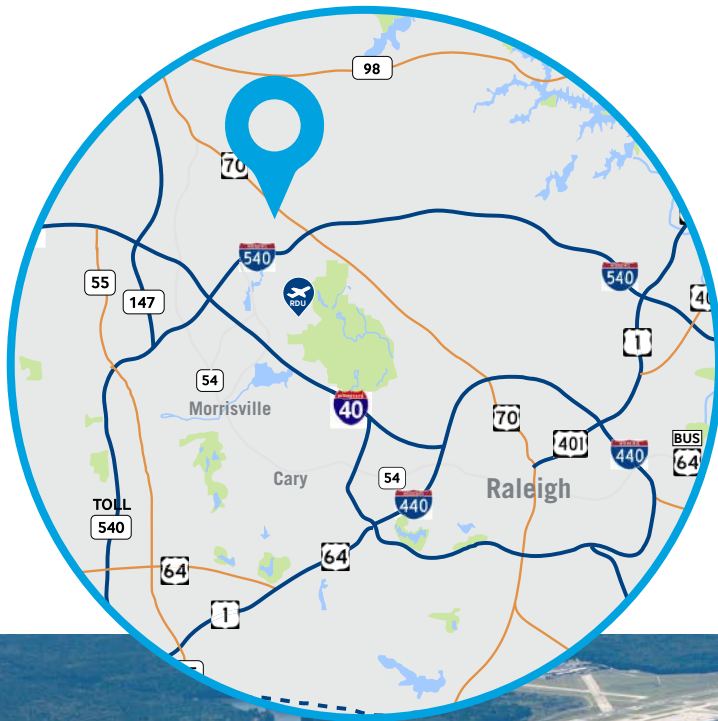
TICAM EXPENSES

TAXES	\$85,000
INSURANCE	\$10,000
ASSOCIATION DUES	\$7,000
LANDSCAPE	\$4,200



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BRIER CREEK OVERVIEW



Centrally located and easily accessible, Brier Creek is a 2,000-acre, master-planned, mixed-use community comprised of retail, office, hotels, apartments and single-family homes that serve one of the metropolitan area's most affluent and rapidly growing submarkets.

Brier Creek Commons and Alexander Place serve as retail hubs for the Brier Creek community and surrounding areas. Combined, these two centers hold approximately 1.2 million square feet and include unique specialty shops, numerous restaurants, and over 70 sought-after national retailers including Dicks Sporting Goods, Target, BJ's, Kohl's, TJ Maxx, Ross, and Pet Smart.





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DEMOGRAPHICS

	1 MI	3 MI	5 MI
POPULATION	7,081	36,653	86,885
HOUSEHOLDS	3,539	16,190	37,027
MEDIAN HH INCOME	\$83,512	\$87,603	\$90,560
TOTAL BUSINESSES	410	1,671	3,794
TOTAL EMPLOYEES	5,713	21,923	67,895



The information contained herein was obtained from sources believed reliable; however, Trinity Partners makes no guarantees, warranties, or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, changes of price or conditions prior to sale or lease, or withdrawal without notice.

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