

STONY BROOK BUSINESS CENTER

3010 STONY BROOK DRIVE RALEIGH, NC 27604

4,174 SF CLASS A FLEX SPACE AVAILABLE FOR LEASE



MALCOLMLEWIS@YORKPROPERTIES.COM

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MALCOLM LEWIS

york



CAPITAL BLVD.

1

STONY BROOK DR.

LEASED

LEASED

LEASED

4,174 SF

LEASED

LOCATION

Located near Downtown Raleigh, just off I-440 Beltline and US1/ Capital Blvd, this property provides a hard-to-find last mile location in Raleigh with easy access to all points in the Triangle and beyond. Easily accessible to North Hills and Downtown Raleigh providing an abundance of retail, hospitality and service amenities.

SITE SPECIFICATIONS

- Two 24,000 SF Class A Flex Buildings providing 48,000 SF of hard-to-find flex space in Central Raleigh
- Mix of office and fully conditioned warehouse space
- \pm 1,290 SF of office space and 2,884 SF of warehouse space
- End bay suite with windows
- Brick and steel construction
- 80' bay depths
- Storefront office glass
- 16' clear height in warehouse
- One 10' x 12' drive-in door
- Easily accessible site with three points of entry

AVAILABILITY

Building 3010 - 4,174 SF

ZONING

IX-3

OPPORTUNITY ZONE

Property is located in an federally designated Opportunity Zone and tenants may be able to take advantage of this program via tax savings (consult your tax advisor and see more information at <https://www.irs.gov/newsroom/opportunity-zones>.)

LEASE RATE

\$18.75/SF NNN

Estimated TICAM: \$4.10/SF

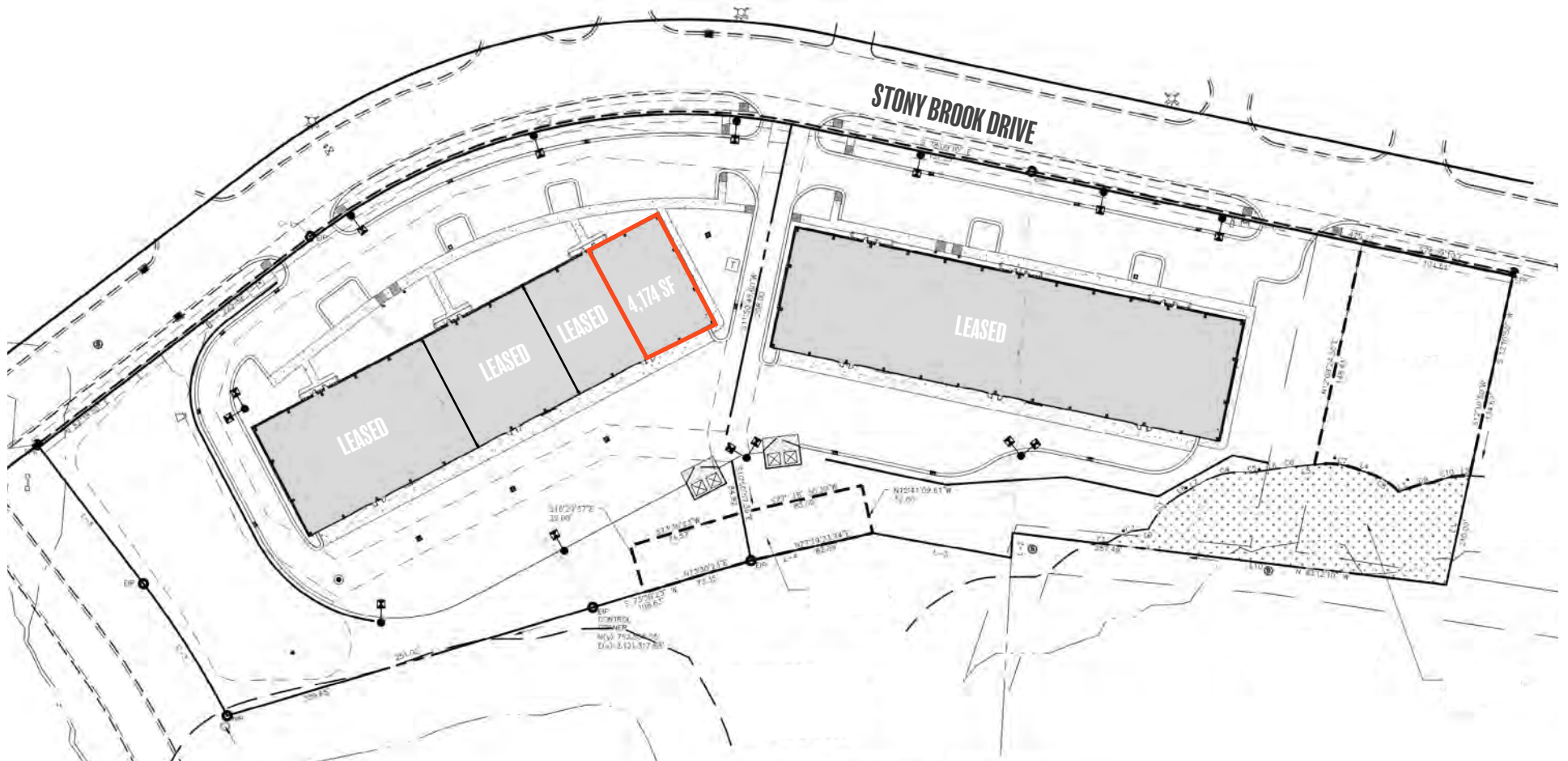
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PHOTOS



SITE PLAN



STONY BROOK BUSINESS CENTER

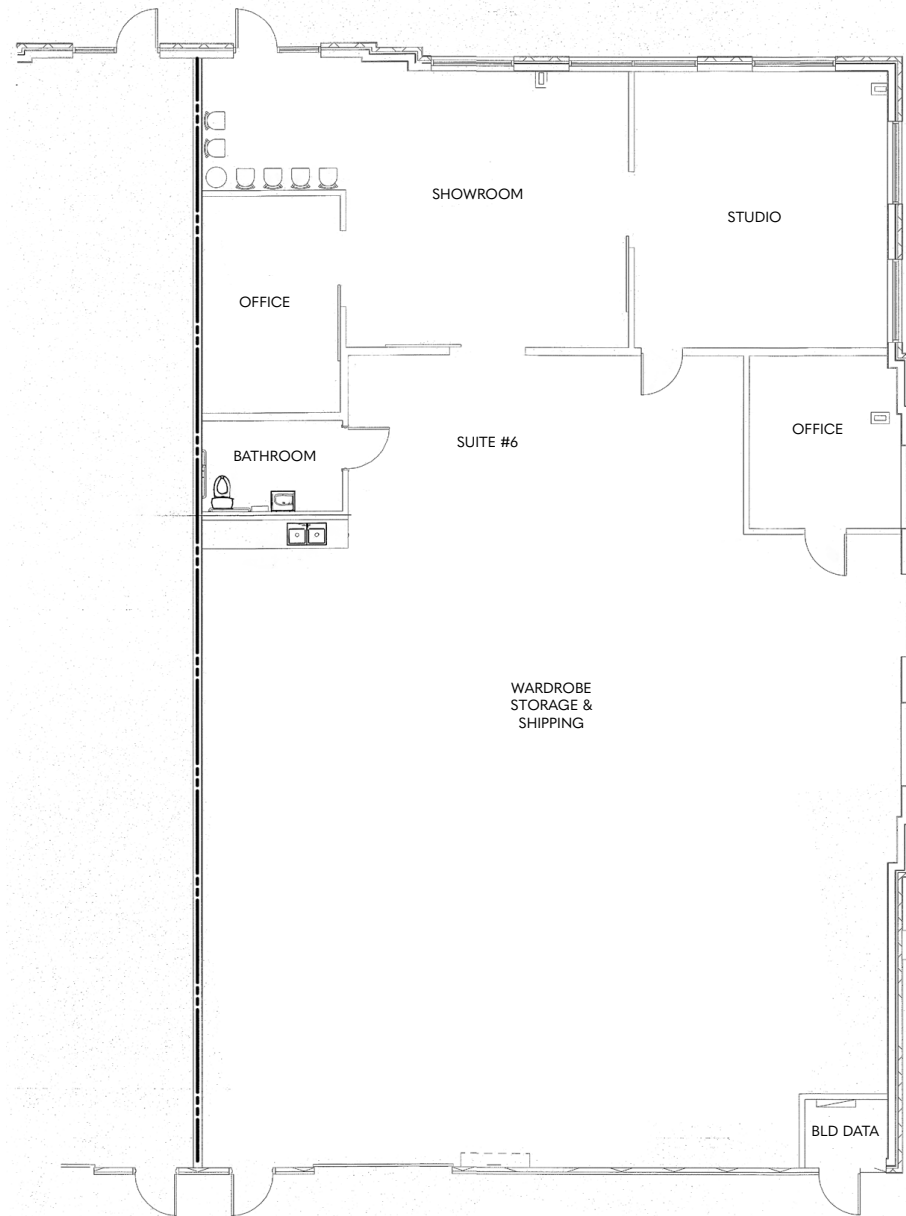
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FLOOR PLAN



AERIAL



DURHAM

2025 DEMOGRAPHICS

| | 1 MILE | 3 MILES | 5 MILES |
|--------------------------|-----------|-----------|-----------|
| POPULATION | 8,973 | 94,114 | 241,953 |
| HOUSEHOLDS | 3,838 | 40,445 | 106,163 |
| AVERAGE HOUSEHOLD INCOME | \$105,699 | \$115,982 | \$130,821 |
| DAYTIME POPULATION | 10,919 | 62,619 | 160,424 |

