

# FOR SALE

# 5540 MCNEELY DRIVE

SUITE 303

RALEIGH, NC 27612





Located in the heart of West Raleigh, 5540 McNeely Drive, Unit 303 offers a newly updated 724 SF office condo ideal for professionals seeking a quiet, functional workspace.

This second-story walk-up features three large private offices, a small break area, an in-suite restroom, and brand-new carpet, paint, and lighting throughout.

Positioned just off Duraleigh Road with quick access to I-440, Glenwood Avenue, and Edwards Mill Road, the property provides exceptional connectivity to Downtown Raleigh, RDU Airport, and the greater Triangle area—making it a perfect fit for small teams looking to own their office.



Go from  
**DESK** TO **FUN**  
in minutes

<b>ADDRESS</b>	5540 McNeely Drive, Suite 303 Raleigh, NC 27612
<b>BUILDING NAME</b>	Commons of Duraleigh
<b>AVAILABILITY</b>	724 SF*
<b>SALE PRICE</b>	\$260,000
<b>YEAR BUILT</b>	1989/Renov. 2025
<b>PARKING</b>	Ample
<b>SIGNAGE</b>	Monument

\*Per Wake County Tax Records



**Waraji Japanese**



**Sharky's Place**



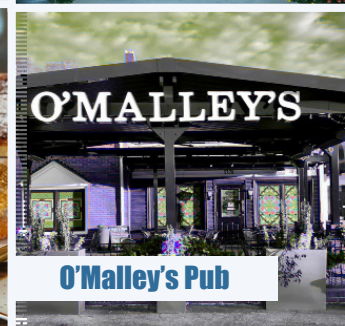
**Dos Taquitos**



**The Peddler Steak House**



**First Watch**



**O'Malley's Pub**



**Lynnwood Grill & Brewing Company**

SOURCE: GOOGLE







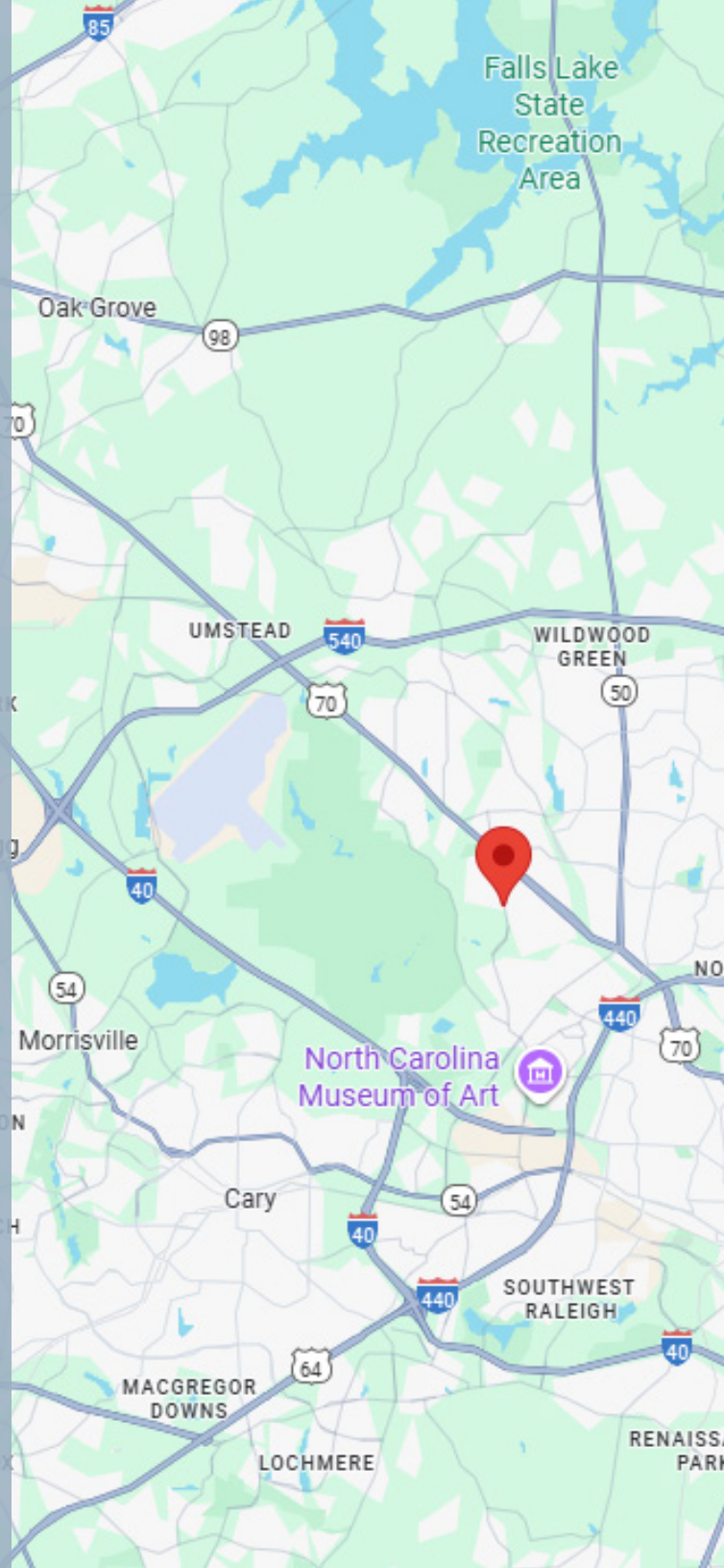
# WHERE LOCATION WORKS FOR YOU

**200+**  
RESTAURANTS

**20+**  
PARKS

**10+**  
GREENWAY  
ENTRANCES

**RCR**  
RICH COMMERCIAL REALTY



**RDU AIRPORT | 18 MINS**



SOURCE: RDOTAXIS

**CRABTREE VALLEY MALL | 10 MINS**



SOURCE: NEWCITYDESIGN

**LENOVO CENTER | 10 MINS**



SOURCE: LENOVO

**NORTH HILLS | 16 MINS**



SOURCE: VISITNORTHILLS





**Nick Kasprzak, CCIM**  
Vice President  
(984) 202-0066  
[nkasprzak@richcommercialrealty.com](mailto:nkasprzak@richcommercialrealty.com)

**DISCLAIMER:**

While we have made every attempt to ensure that the information contained herein is accurate, Rich Commercial Realty, LLC ("RCR") is not responsible for any errors or omissions, or for the results obtained from the use of this information. All information provided herein is provided with no guarantee of completeness, accuracy, or timeliness, and without warranty of any kind, express or implied, including, but not limited to warranties of performance, merchantability and fitness for a particular aa thorough review of the included property to determine its compatibility with your real estate goals and specifications. In no event will RCR, its partners, agents, or employees be liable to you or anyone else for any decision made or action taken in reliance on the information herein.



Call Our Office  
919.821.7880



Visit Our Website  
[richcommercialrealty.com](http://richcommercialrealty.com)



Follow RCR on LinkedIn  
[www.linkedin.com/company/  
2514132/admin/feed/posts/](http://www.linkedin.com/company/2514132/admin/feed/posts/)



Rich Commercial Realty  
3840 Ed Drive, Suite 108  
Raleigh, NC 27612