

FLEX/OFFICE/RETAIL FOR LEASE
6320 ANGUS DRIVE
RALEIGH, NC 27617



NAITRI PROPERTIES

PROPERTY OVERVIEW

Highly visible flex/office/retail space available directly on US 70/Glenwood Avenue and less than one mile from I-540.

ADDRESS	6320 Angus Drive, Raleigh, NC 27617
BUILDING SIZE	Approximately 18,000 RSF
AVAILABLE SPACES	Suite C: 3,000 RSF of showroom/warehouse space Suite D: 1,000 RSF medical office
RENTAL RATE	Suite C: \$16.50/RSF + TICAM + HVAC Suite D: \$2,000/month + utilities
TICAM	\$3.67/RSF
HVAC	\$66.50/month
PARKING	Ratio of 3 spaces per 1,000 SF
HIGHLIGHTS	<ul style="list-style-type: none">• Suite D is currently built out as a chiropractor's office• Lit signage directly on road• Dock high loading doors• Zoned for retail, office, warehouse and manufacturing uses• 3-Phase power available• Septic on site• TICAM includes cardboard/dumpster service, cold water, exterior lighting, and common area maintenance• Locally owned property• Traffic Count- 39,500 Vehicles Per Day

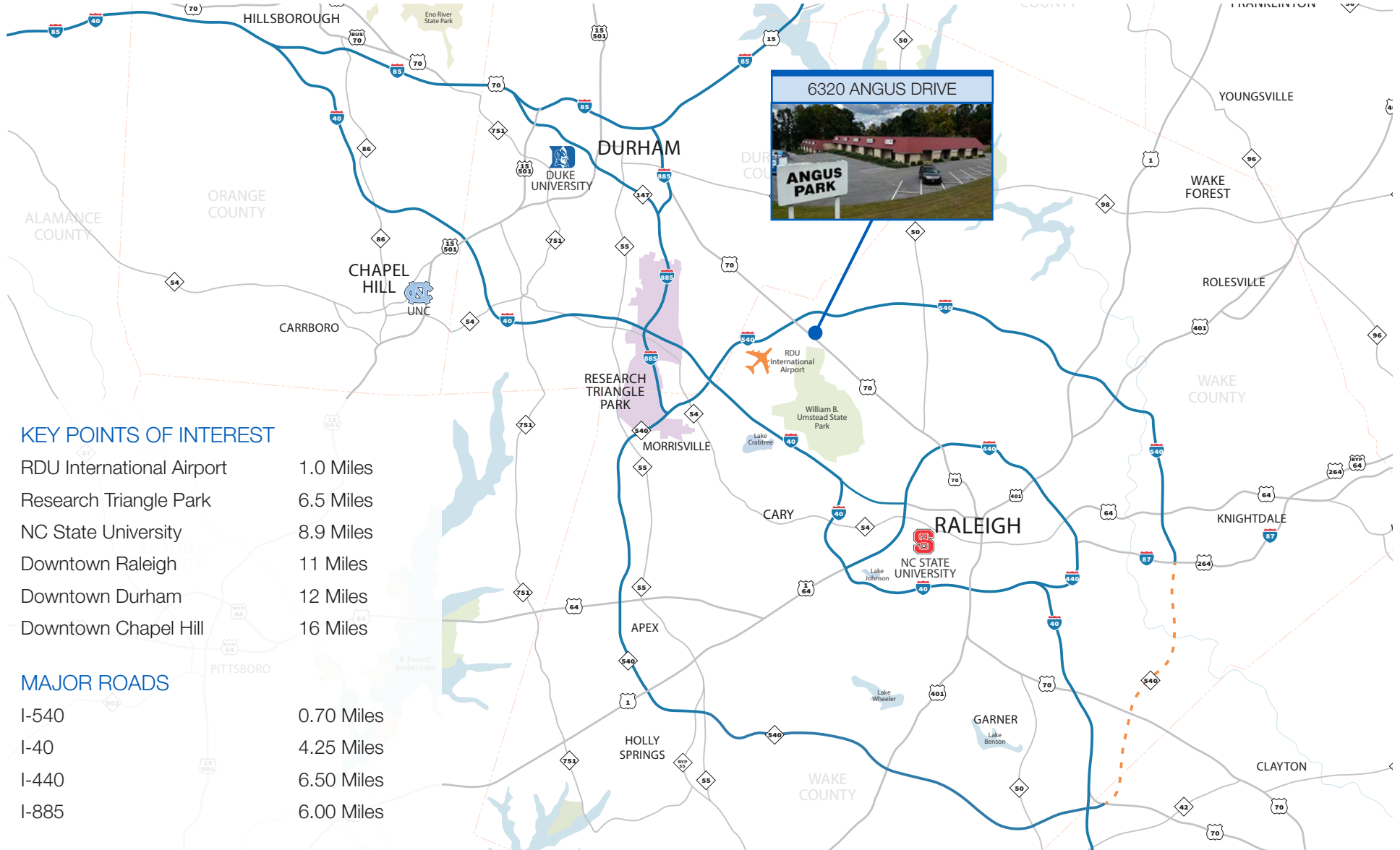
CONTACT

JOHN HIBBITS | 919.606.0989 | jhibbits@triprop.com

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TRIANGLE REGION



KEY POINTS OF INTEREST

RDU International Airport	1.0 Miles
Research Triangle Park	6.5 Miles
NC State University	8.9 Miles
Downtown Raleigh	11 Miles
Downtown Durham	12 Miles
Downtown Chapel Hill	16 Miles

MAJOR ROADS

I-540	0.70 Miles
I-40	4.25 Miles
I-440	6.50 Miles
I-885	6.00 Miles

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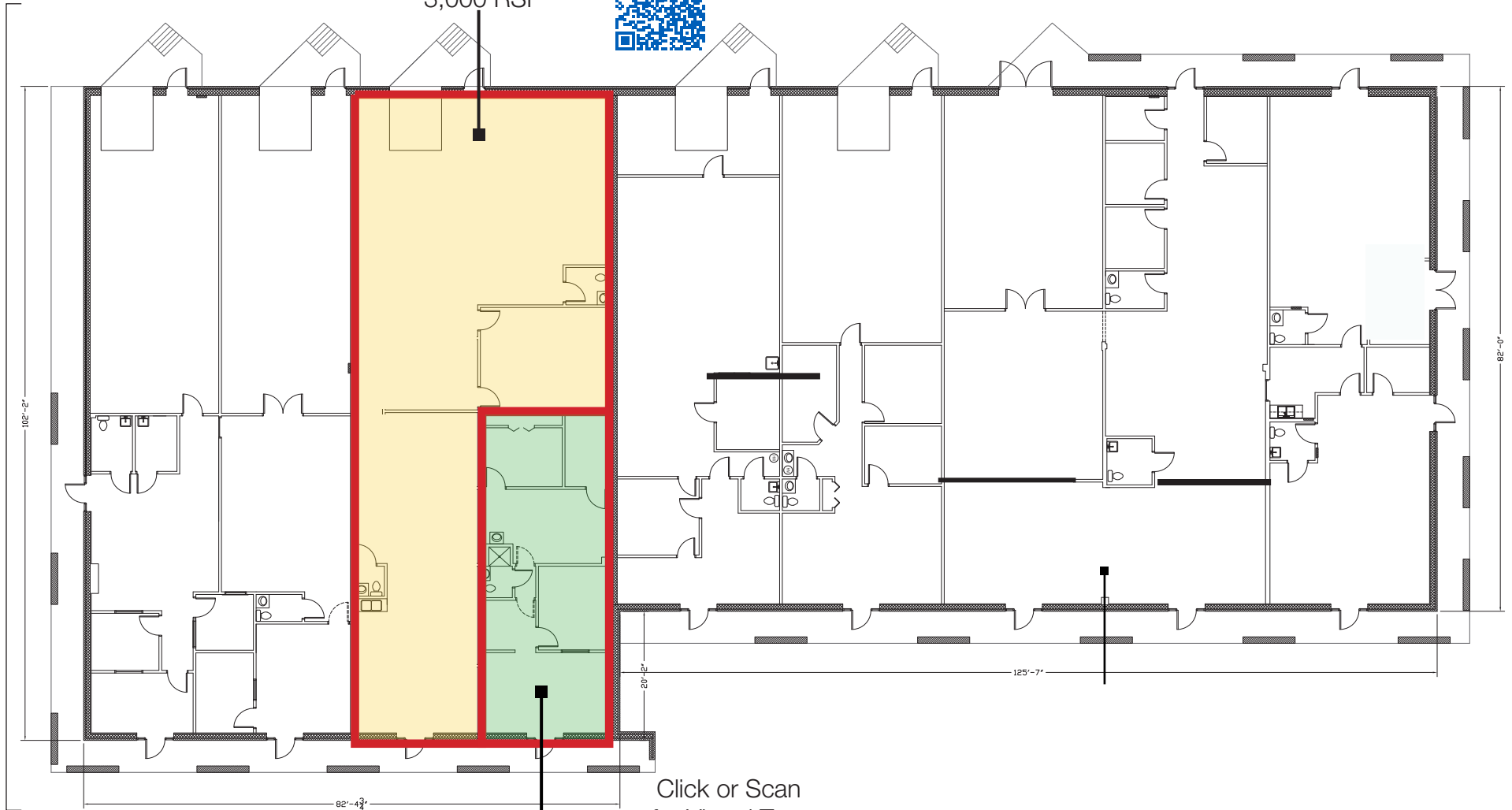
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FLOOR PLANS

Click or Scan
for Virtual Tour



Suite C
3,000 RSF



Click or Scan
for Virtual Tour



Suite D
1,000 RSF

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INTERIOR PHOTOS- SUITE C



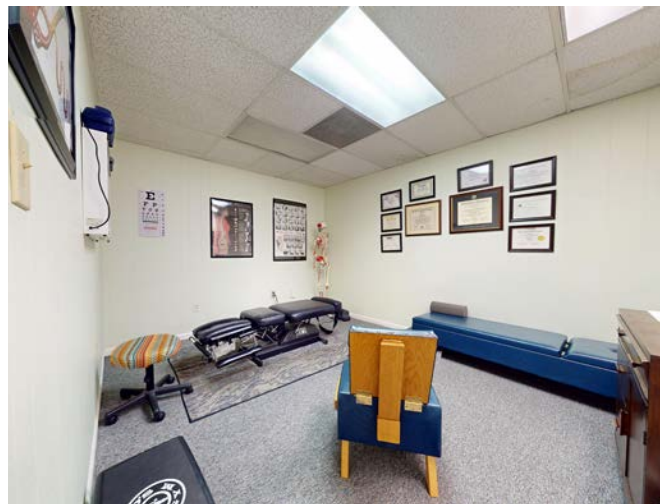
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INTERIOR PHOTOS- SUITE D



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AMENITIES

Conveniently located off US-70 (Glenwood Avenue) and just minutes to RDU International Airport.

ARTS, CULTURE, & ENTERTAINMENT

NC Museum of Art
Meymandi Concert Hall
Raleigh Little Theatre
NC Museum of Natural Sciences
The Cary Theater
Red Hat Ampitheater
Carswell Concert Hall
NC Museum of History
Cary Arts Center
Kennedy Theatre
The Ritz
The Carolina Theater

RESTAURANTS

The Pickled Onion
Los Tres Magueyes Mexican
Moe's Southwest Grill
Trali Irisg Pub
Showmars Brier Creek
Chili's Bar and Grill
Bob Evans
Red Robin
La Cocina
Chick-fil-A
Bad Daddy's Burger Bar
Char-grill
Olive Garden

Mellow Mushroom
Great China
Alpaca Peruvian Charcoal Chicken
Champs Thai and Sushi
Aladdin's Eatery
San Jose Taces & Tequila
BurgerFi
Noodles and Company
La Tapenade
First Watch
Pho Xpress
Carolina Ale House
Pei Wei Asian Kitchen
Il Falo Wood-Fired Kitchen
Brixx Wood Fired Pizza
Sunny's Dinner
Jason's Deli

BANKS

Truist
Wells Fargo
PNC Bank
First Citizens
Woodforest National Bank
RBC Bank
Bank of America
Coastal Credit Union
City National Bank
Chase Bank

SouthState Bank
Fidelity Bank
Fifth Third Bank
State Employees Credit Union

HOTELS

Holiday Inn Express
Hilton North Raleigh
Hampton Inn & Suites
Hilton Garden Inn
Home2 Suites
Wake Inn
Comfort Suites
Courtyard by Marriott
Super 8 by Wyndhaam
Quality Inn and Suites
La Quinta Inn
Fairfield Inn and Suites
Double Tree by Hilton
Econo Lodge
Aloft
Hyatt House
Cambria Hotel
Tru by Hilton
Homewood Suites

OUTDOOR ACTIVITIES

Brier Creek Park
William B. Umstead Park

Adventure Landing
Dominion Park
Wyngate Pond
TreeRunner Adventure Park
Lake Crabtree
Shiloh Park
Umstead Dam
Go ApeZipline & Adventure Park

WELLNESS

Hand and Stone
Restorative Wellness NC
Blue Water Spa
Massage Envy
White Dahlia
Bright Tree Yoga
Complete Wellness Health Center
Midtown Yoga
Lotus Nails Spa
Steel City Spa
Summerfield Custom Wellness
Body & Brain Yoga Tai Chi
Balance Massage
Luxor Day Spa

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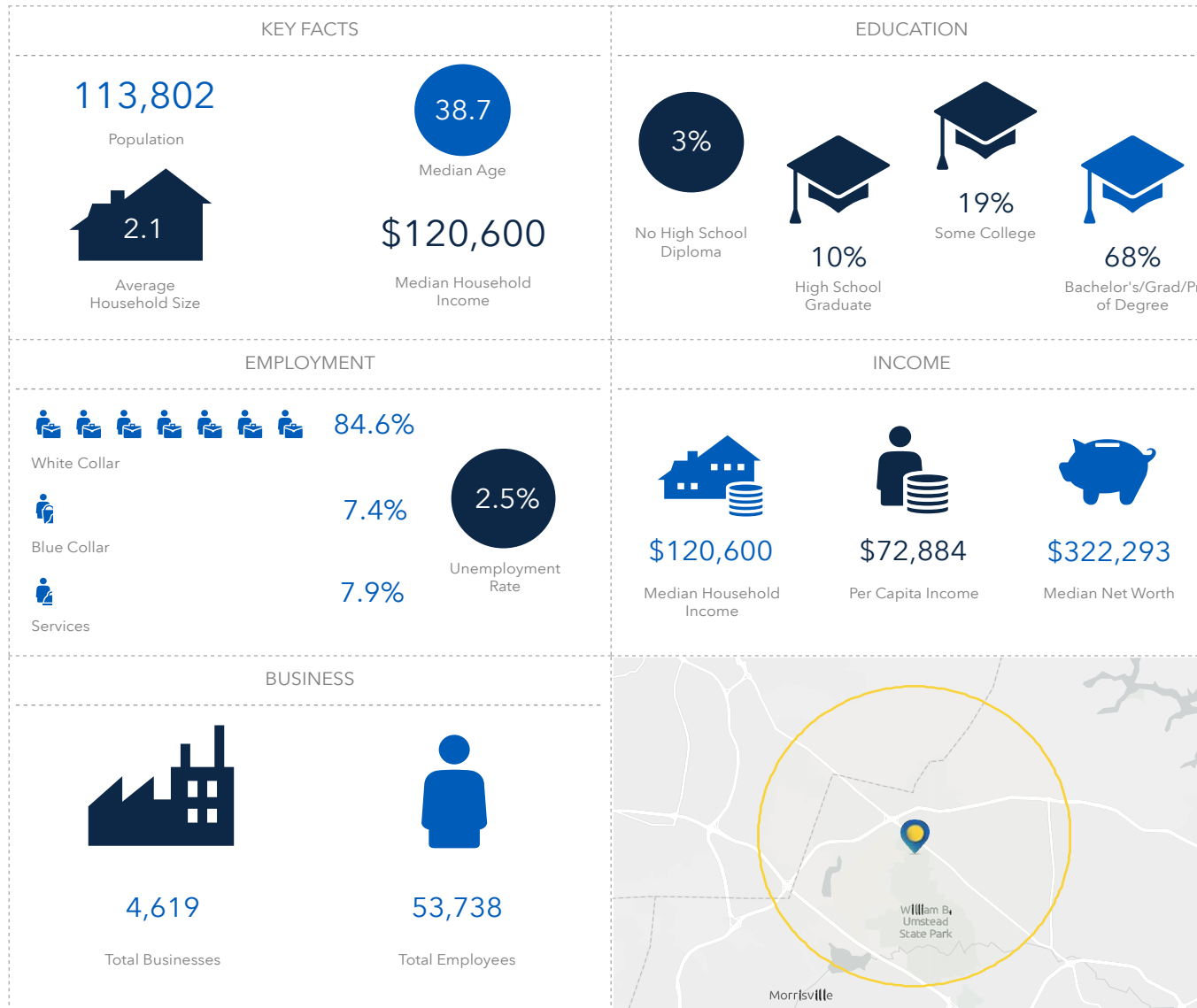
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DEMOGRAPHICS

5 MILE RADIUS



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