

A photograph of a modern, multi-story office building with a red brick facade and large, rectangular windows. The building is situated in a landscaped area with green trees and shrubs. A paved walkway leads towards the building, and a blue bench is visible in the foreground. The sky is overcast.

1730 Varsity Drive

Raleigh, North Carolina

CLASS A OFFICE SPACE FOR SUBLEASE

**AVISON
YOUNG**

PROPERTY OVERVIEW

CLASS A OFFICE SPACE FOR SUBLEASE

PROPERTY HIGHLIGHTS

- Fourth floor Class A office space available for sublease
- Located in Venture Center IV at North Carolina State University's Centennial Campus
- Three private offices
- Large meeting room and kitchenette
- Immediate access to I-440 and I-40

OFFERING SUMMARY

| | |
|----------------------|-------------------------------|
| Address: | 1730 Varsity Drive, Suite 475 |
| City, State, Zip: | Raleigh, NC 27606 |
| Available SF: | ±1,841 SF |
| Sublease Rate: | \$20.00/SF |
| Availability: | Immediate |
| Sublease Expiration: | 01/01/2027 |
| Building SF: | ±114,975 SF |
| Year Built: | 2004 |
| Market: | Raleigh/Durham |
| Submarket: | West Raleigh |



ADDITIONAL PHOTOS

CLASS A OFFICE SPACE FOR SUBLEASE



ADDITIONAL PHOTOS

CLASS A OFFICE SPACE FOR SUBLEASE



FLOOR PLAN

CLASS A OFFICE SPACE FOR SUBLEASE



SUITE 475

| Available SF | Sublease Rate | Available |
|--------------|---------------|-------------|
| ±1,841 SF | \$20.00/SF | Immediately |

LOCATION OVERVIEW

CLASS A OFFICE SPACE FOR SUBLEASE

KEY DEMOGRAPHICS WITHIN 5-MILE RADIUS



205,036
population



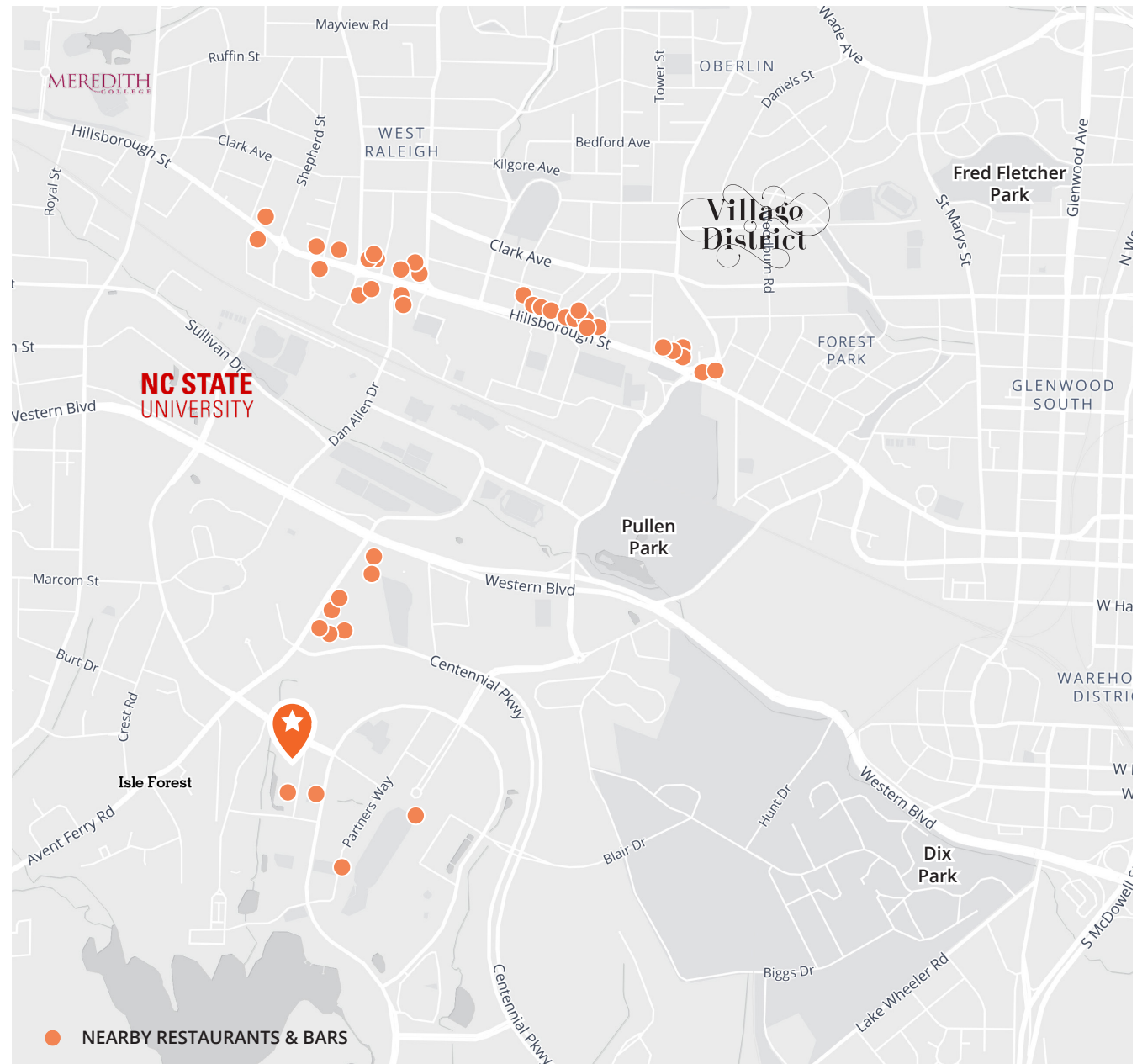
\$132,272
average hh income



\$566,361
median house value



14,942
total businesses



**If you would like more
information on this offering,
please get in touch.**

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