



OFFERING SUMMARY

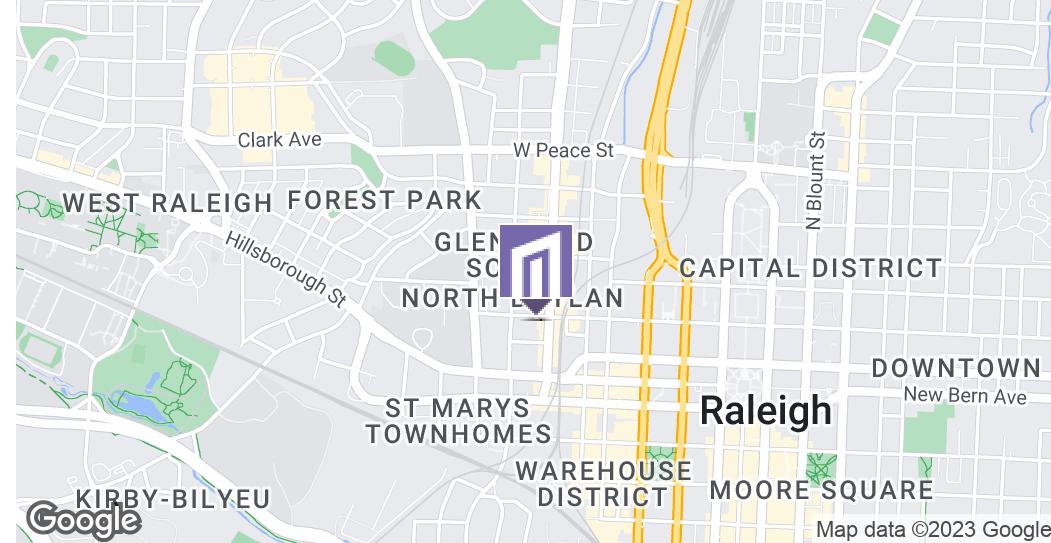
Lease Rate:	\$5,000.00 per month (MG)
Building Size:	1,902 SF
Available SF:	1,902 SF
Number of Units:	1
Year Built:	1920

PROPERTY OVERVIEW

Fully renovated, 617 W Jones is a perfect small office rental. Located in exciting Glenwood South, it is steps from restaurants and bars and just minutes from downtown Raleigh. Filled with light, there is a mix of 4 private offices, plus open work areas or conference rooms, a kitchen and a detached storage building. Rare on-site parking will hold approximately 6 vehicles and the front porches add to the charm of this well located office.

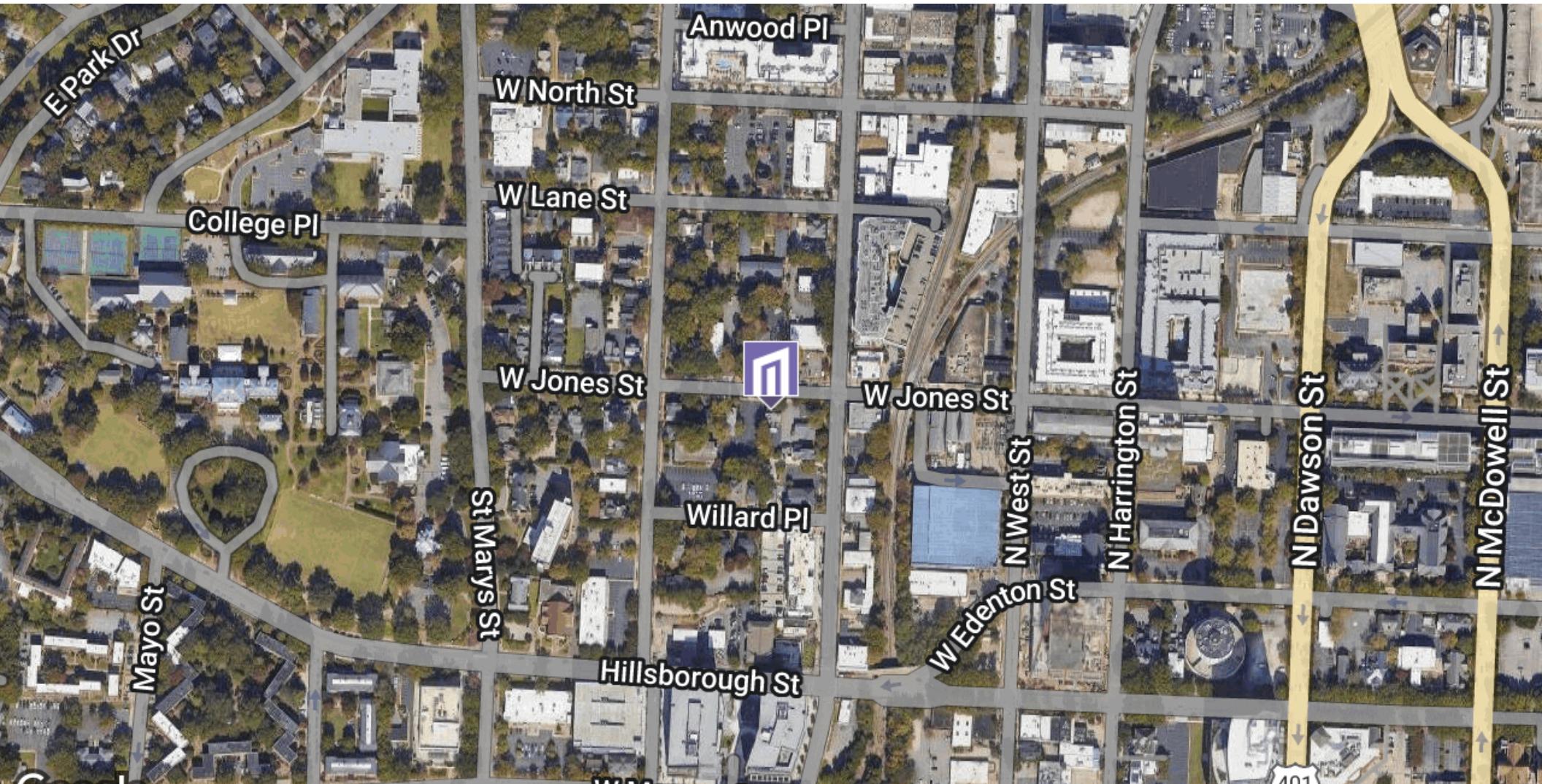
PROPERTY HIGHLIGHTS

- Fully renovated 2-story, stand alone building
- On-site parking
- Move-in ready
- Low monthly rate
- Historic charm with modern touches, 2 porches, Hardwood floors



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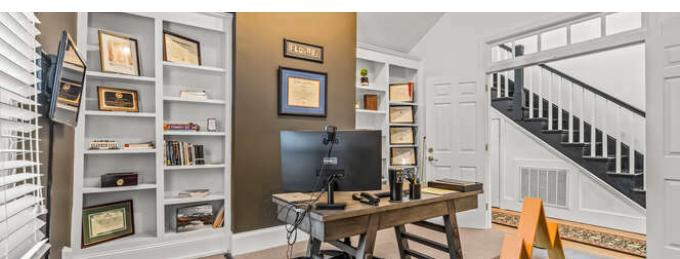
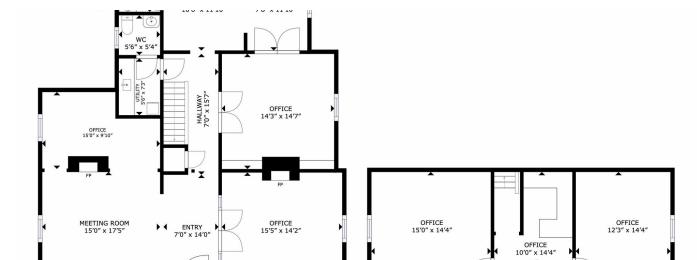
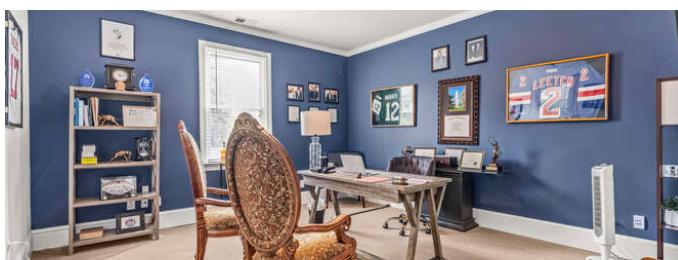
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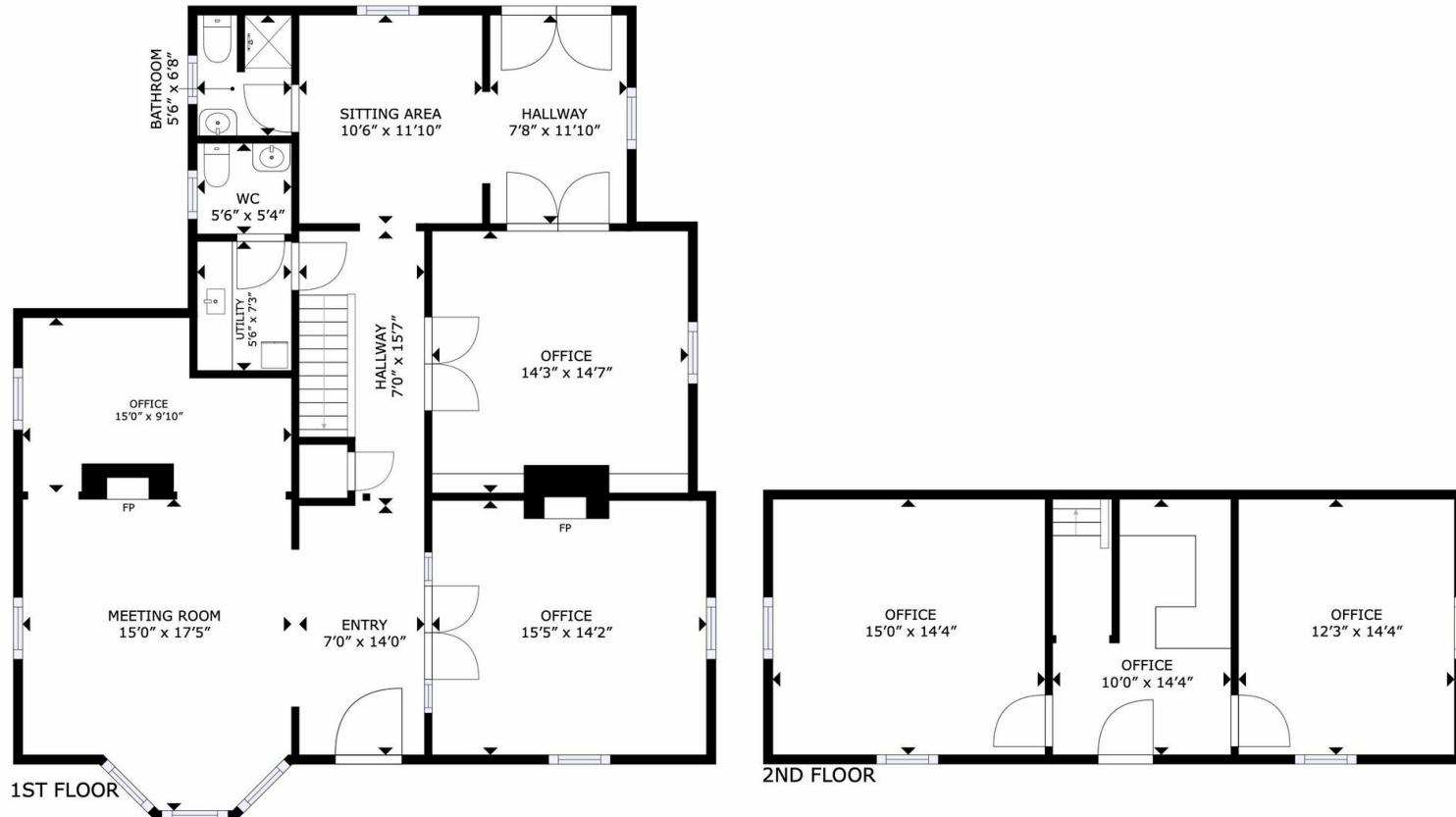
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GROSS INTERNAL AREA
1ST FLOOR: 1,362 sq. ft., 2ND FLOOR: 540 sq. ft.
TOTAL: 1,902 sq. ft.
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

Matterport

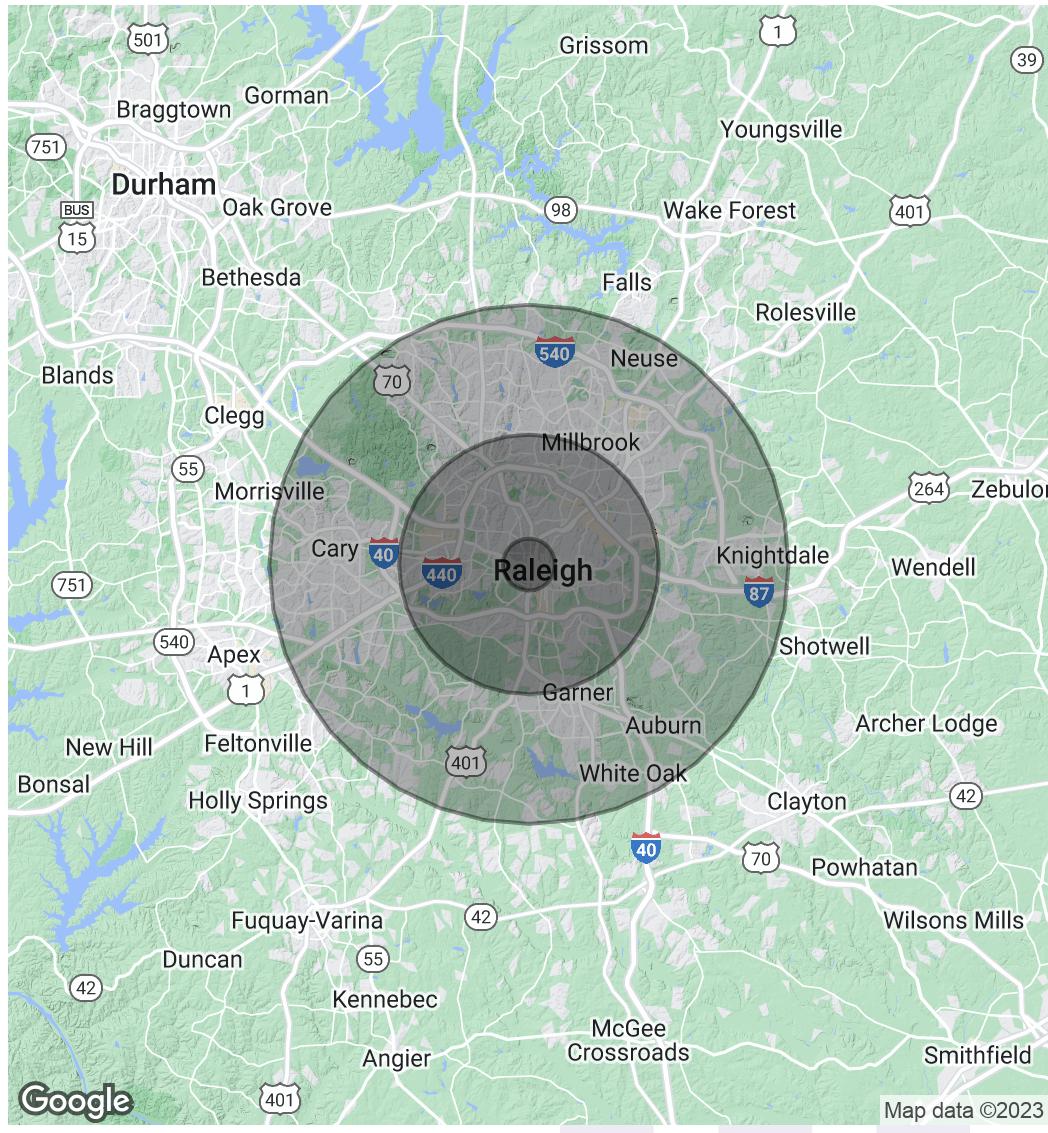
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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	17,612	226,163	618,228
Average Age	31.0	33.2	37.1
Average Age (Male)	31.7	31.7	35.7
Average Age (Female)	30.4	34.4	38.1

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	9,560	95,833	265,490
# of Persons per HH	1.8	2.4	2.3
Average HH Income	\$111,338	\$86,429	\$92,241
Average House Value	\$387,133	\$308,014	\$286,524

* Demographic data derived from 2020 ACS - US Census



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PROFESSIONAL BACKGROUND

Ian brings a diverse background in the commercial real estate industry to Maverick Partners. A licensed broker in NC since 2003, Ian grew up in the Triangle area of North Carolina and graduated from Duke University. He went on to complete a Master of Architecture at the University of Florida, Gainesville, where he also studied Construction Project Management. Ian studied architecture in Vicenza, Italy and worked for architecture firms, including Heery in Atlanta GA and Sheppard Robson in London, England. He also worked as a construction project manager for a commercial general contractor, Kaufman Lynn Inc in Boca Raton, FL.

Ian was then employed by Glaxo Wellcome as a manager in the Global Manufacturing division working on high level manufacturing plant consolidation planning and eventually, sensitive merger planning. After leaving Glaxo, Ian earned an MBA from the University of North Carolina's Kenan Flagler School of Business. Ian is also a Leadership in Energy and Environmental Design Accredited Professional (LEED AP).

Since joining MPRS Ian has helped many clients find solutions for their Triangle real estate needs. Ian's expertise includes multifamily investment properties, historic redevelopment and repositioning, urban office and retail leasing and site selection and acquisition.

EDUCATION

Master of Architecture - University of Florida

Master of Business Administration - University of North Carolina, Kenan Flagler School of Business

Bachelor of Science, Psychology - Duke University

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