



MOVE-IN READY  
FLEX SPACE



FOR LEASE

# Brand New Flex | Office

68 TECHNOLOGY PARK LANE

Fuquay Varina, NC 27526

PRESENTED BY:

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## PROPERTY SUMMARY

### OFFERING SUMMARY

<b>BUILDING SIZE:</b>	±24,960 SF
<b>UNITS AVAILABLE:</b>	One (1) Unit
<b>CLEAR HEIGHT:</b>	20'
<b>DOCK DOORS:</b>	One (1)
<b>FIRE PROTECTION:</b>	N/A
<b>UTILITIES:</b>	Water, sewer, natural gas
<b>SIGNAGE:</b>	Exterior signage
<b>EXPECTED DELIVERY DATE:</b>	12/1/2025
<b>AMENITIES:</b>	Access to 14' staging platform
<b>RATE:</b>	\$18.50 NNN



### PROPERTY DESCRIPTION

Elevate your business in the vibrant hub of Fuquay-Varina with our state-of-the-art flex/office spaces at 80 Technology Park Lane. Spanning a substantial 24,960 square feet, this property offers a selection of eight diverse units, each featuring high 20' clear ceilings for a spacious feel. Complete with two dock doors, six drive-in doors, and fully sprinklered (Non-ESFR) for safety, each space is designed for versatility and efficiency. Benefit from exceptional amenities including exterior signage options and a 14' staging platform, all under a competitive \$18.50 NNN rate. Positioned for growth, make 80 Technology Park Lane the home for your business success.

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# FLOOR PLAN



SUITE	SQ. FT.	DIMENSIONS
A	2,975	LEASED
B	2,975	LEASED
C	3,570	LEASED
D	3,570	AVAIL 12/1/25
E	2,975	LEASED
F	2,975	LEASED
G	2,975	LEASED
H	2,975	LEASED

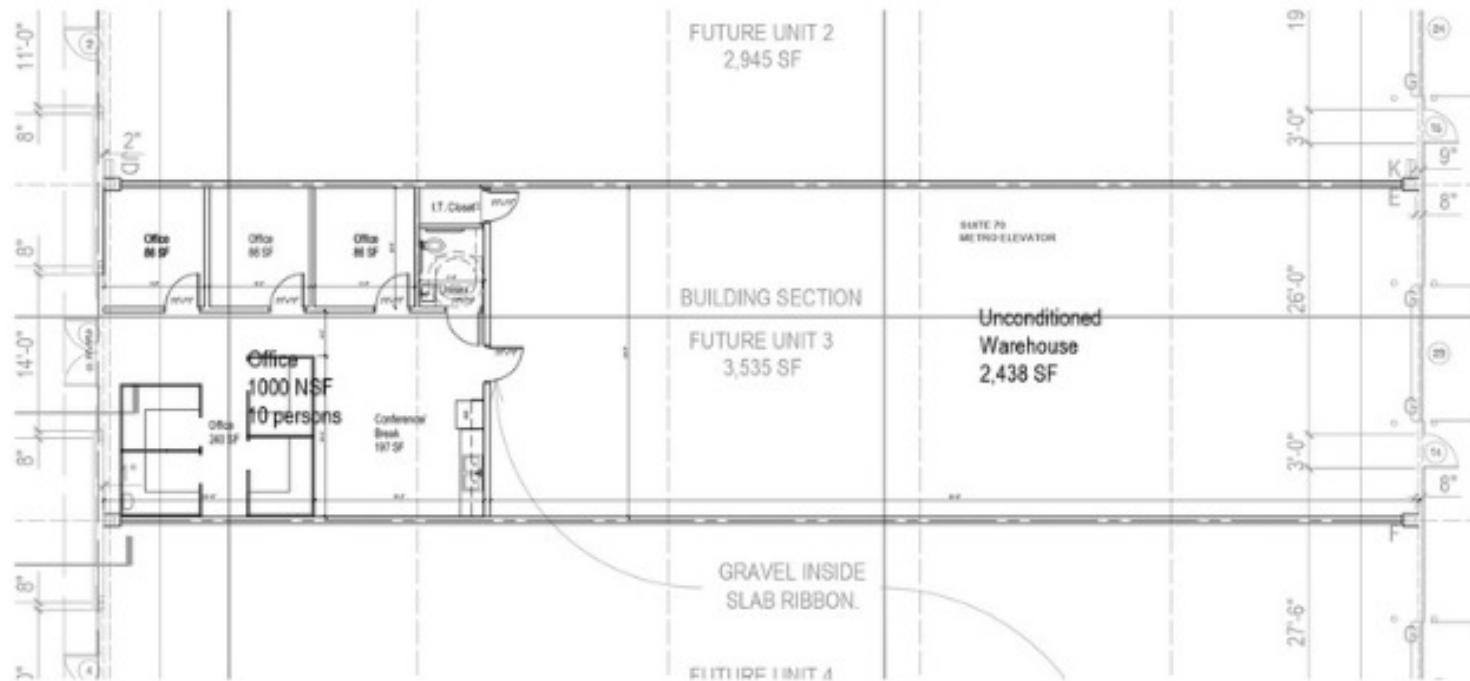
\*FLOOR PLAN IS FOR ILLUSTRATIVE PURPOSES ONLY AND IS SUBJECT TO CHANGE

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# FLOOR PLAN



1 Metro Elevator Plan, Suite 70

Scale: 1'0" = 1'-0" 6/6/04

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The local area is bustling with amenities that cater to businesses and their employees, including nearby dining, retail options, and the Aviator Brewing Company—perfect for after-work gatherings. Additionally, the well-maintained infrastructure and active local community make Fuquay-Varina not just a place for work but also a community to be part of, enhancing employee satisfaction and retention.

Located in the dynamic and growing area of Fuquay-Varina, 80 Technology Park Lane offers an ideal setting for both office and light industrial users. This location benefits from its proximity to major transportation routes, providing easy access to Raleigh and the broader Research Triangle area, known for its robust economy and technological innovation. The business park setting fosters a collaborative environment among diverse companies ranging from tech startups to established industrial firms.



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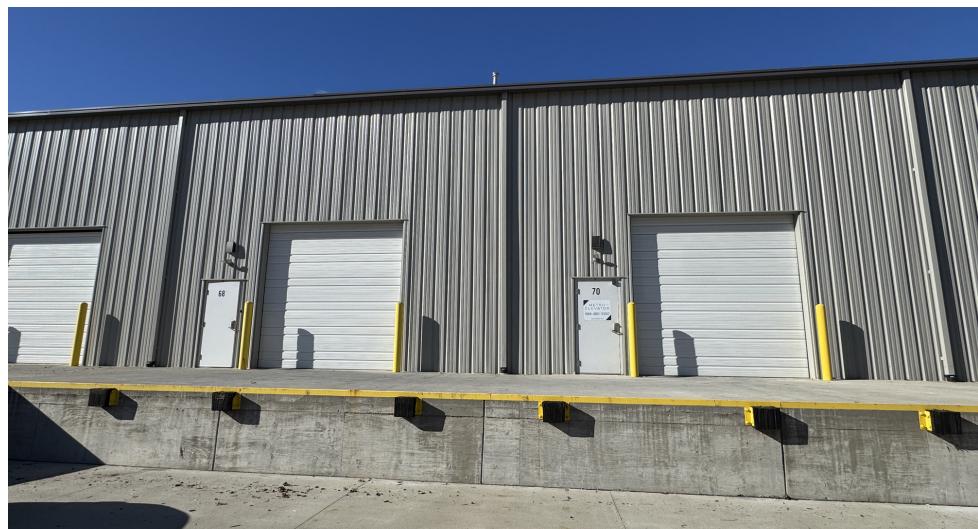
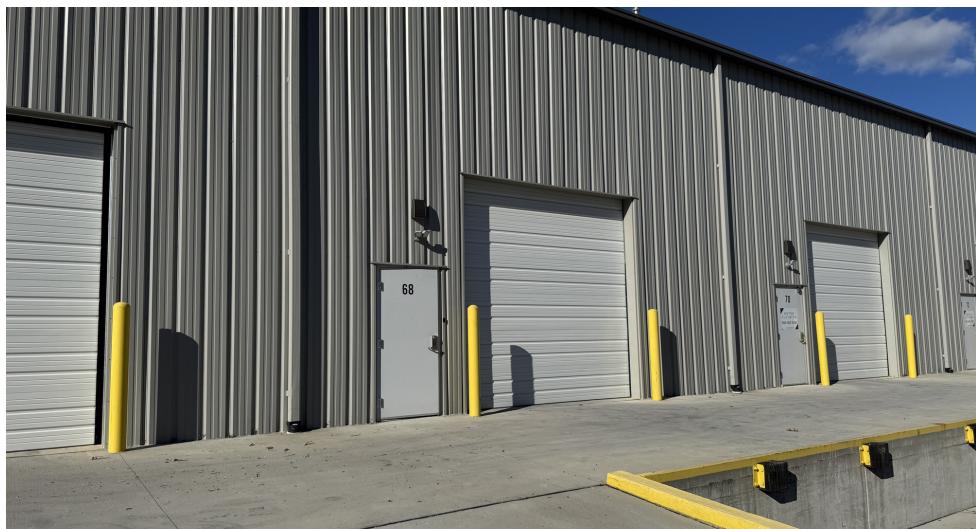
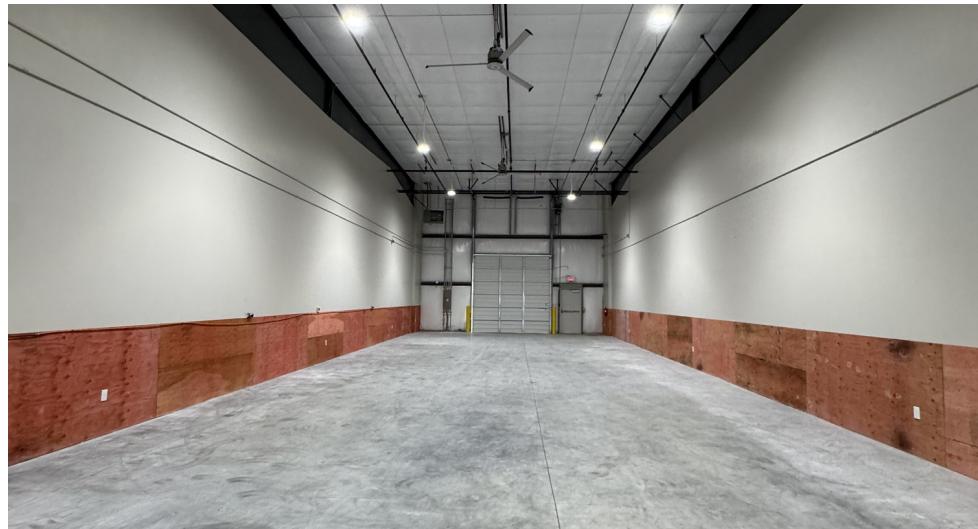


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## SUITE D PHOTOS



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