

PERFECT SMALL OFFICE OPPORTUNITY

SUBLEASE



3000 Highwoods Blvd.
Raleigh, NC 27604



PROPERTY FEATURES

- Unit: 135
- Size: 1500 SF
- Floor: Ground Level
- Zone: IND-1
- Parking: 4.29/1000
- Building: 39618 SF
- Land: 3.06 Acres
- Renovated: 2020
- Core: 10%

ABOUT THE PROPERTY

This approximately 1,500 sq ft office suite at the Leatherwood Building in Raleigh's Highwoods Office Park offers a functional & professional environment ideal for small businesses, counseling practices, or service-oriented firms. Featuring a narrow yet efficient lobby/waiting area that comfortably welcomes clients, a dedicated receptionist office for smooth administrative operations, a well-appointed conference room for collaboration, & four private offices for focused work, the suite provides an exceptional blend of productivity & comfort. Added conveniences such as a kitchen for staff & dual entrances for enhanced accessibility and workflow further support a dynamic workplace. Located in a meticulously maintained multi-tenant office park with ample parking, the property delivers optimal access to major routes including I-440, US-1, Capital Blvd (US-401), and I-540, to make daily commutes seamless for both employees and clients.

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DIEGO MUNOZ



919-675-2750



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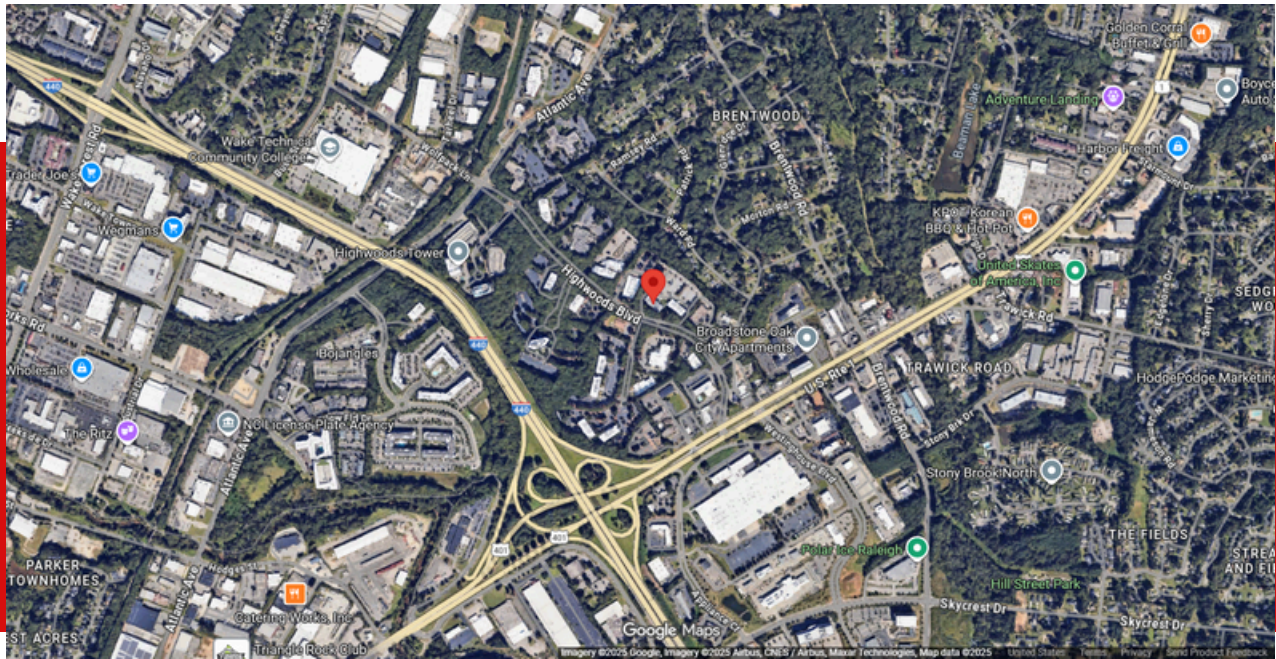
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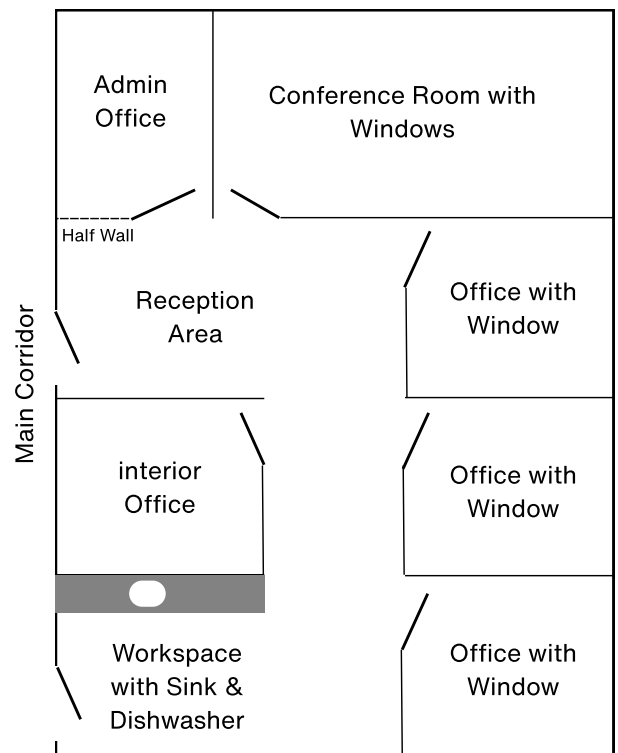
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LOCATION OVERVIEW

Positioned within the heart of Brentwood & the Highwoods Office Park, the Leatherwood Building is surrounded by a diverse commercial corridor & residential communities. The site is just minutes from Midtown East's vibrant shopping such as Costco and Wegmans, a selection of local breweries & dining options, gyms, child care, & hotels, all serving the active needs of professionals. Neighboring residential areas, like Brentwood, provide quiet, established communities with access to parks & greenways, while public transit options nearby make the suite even more accessible. Proximity to downtown Raleigh ensures easy connections to cultural venues, schools, and key business districts, fully integrating convenience, professional presentation, & client-friendly ambiance in a prime Raleigh locale.



Schedule A Tour!!

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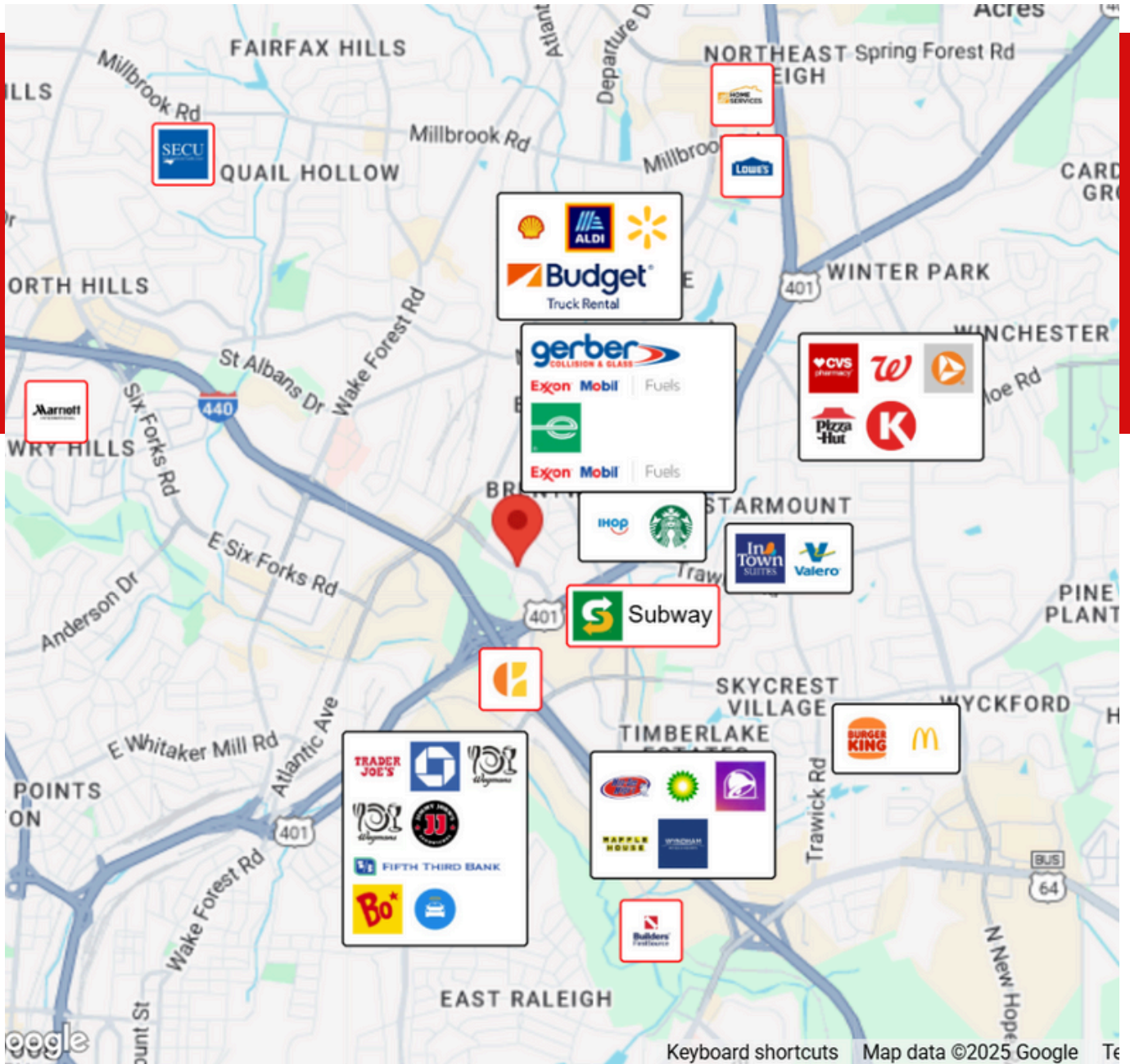


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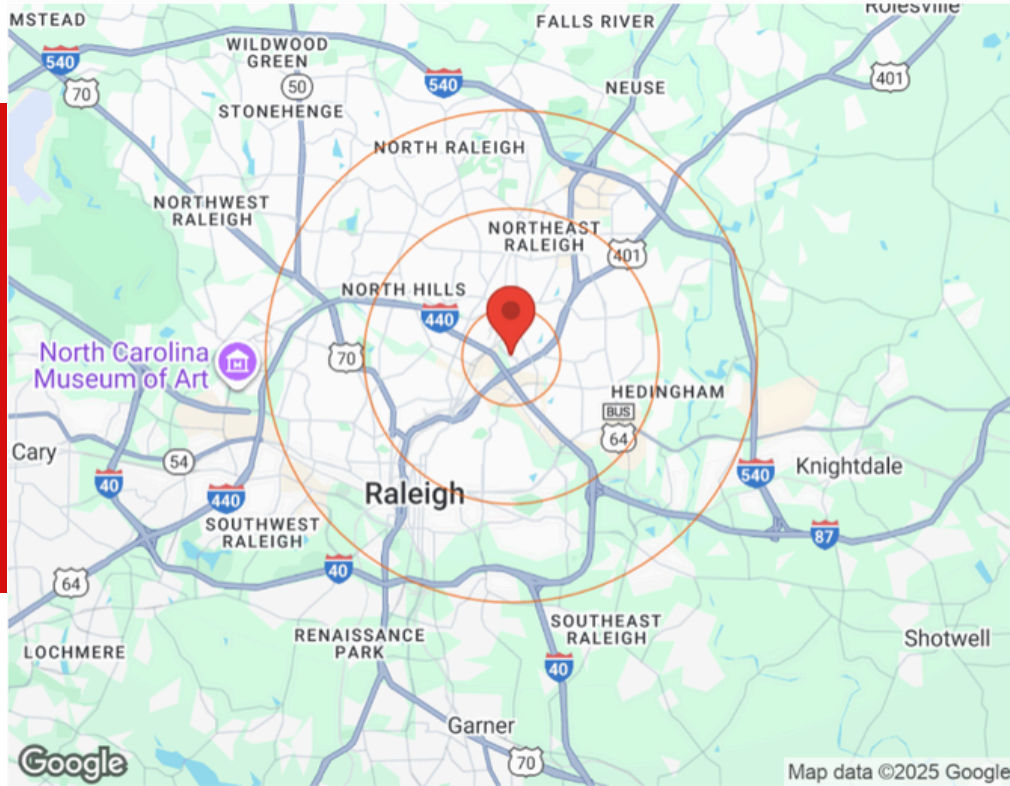


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DEMOGRAPHICS



Population	1 Mile	3 Miles	5 Miles
Male	3,424	47,316	130,666
Female	3,568	48,882	127,404
Total Population	6,992	96,198	258,070

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	1,087	16,608	41,609
Ages 15-24	915	11,873	37,667
Ages 25-54	3,390	43,237	115,420
Ages 55-64	675	10,735	28,239
Ages 65+	926	13,748	35,135

Race	1 Mile	3 Miles	5 Miles
White	3,455	49,148	134,713
Black	1,524	25,512	70,556
Am In/AK Nat	12	125	413
Hawaiian	6	29	77
Hispanic	1,381	14,757	33,910
Asian	428	4,425	12,233
Multi-Racial	172	2,030	5,626
Other	45	470	540

Income	1 Mile	3 Miles	5 Miles
Median	\$88,936	\$90,881	\$88,810
< \$15,000	157	2,501	6,553
\$15,000-\$24,999	102	1,986	5,272
\$25,000-\$34,999	284	2,632	6,875
\$35,000-\$49,999	287	4,134	11,784
\$50,000-\$74,999	507	7,017	18,734
\$75,000-\$99,999	559	5,208	13,422
\$100,000-\$149,999	847	7,229	19,204
\$150,000-\$199,999	291	4,654	11,615
> \$200,000	261	7,796	19,805

Housing	1 Mile	3 Miles	5 Miles
Total Units	3,545	46,619	122,888
Occupied	3,294	43,158	113,262
Owner Occupied	1,379	20,306	53,441
Renter Occupied	1,915	22,852	59,821
Vacant	251	3,461	9,626

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