



For sublease

7,306 SF

Office space available
Discovery 1
Perimeter Park

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**Plug & play sublease opportunity in
Perimeter Park**

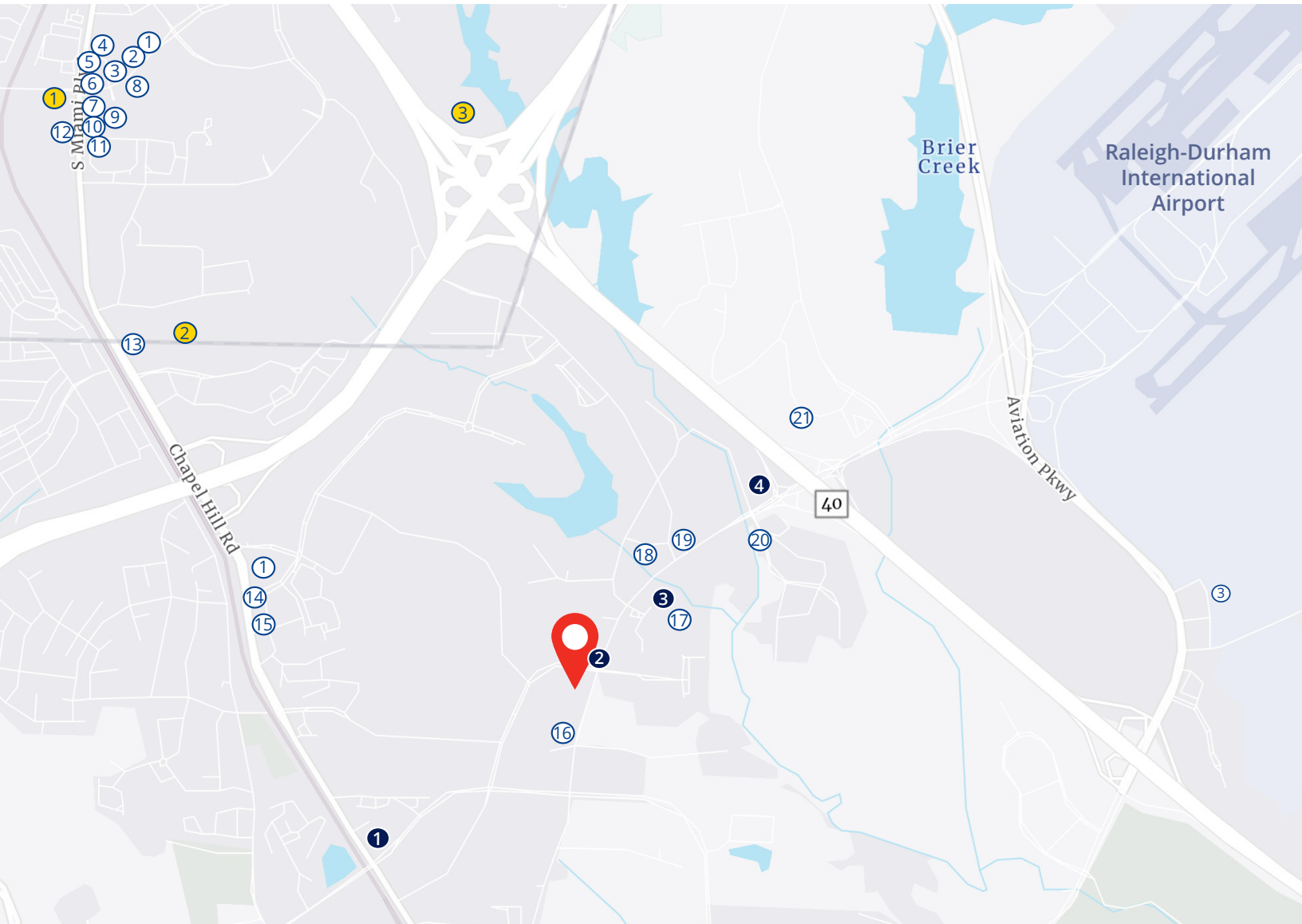
Property details

- 7,306 SF office available immediately
- Master lease expiration: July 31, 2026
- FF&E can be made available
- Discovery at Perimeter Park is a 5 building campus located just minutes from Raleigh-Durham International Airport and Research Triangle Park
- Campus amenities include conference space, outdoor lounge seating, locker rooms, fitness programming and coffee bar
- Easy access to I-40, I-540 and I-885
- Rental Rate: Negotiable

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Location & Access

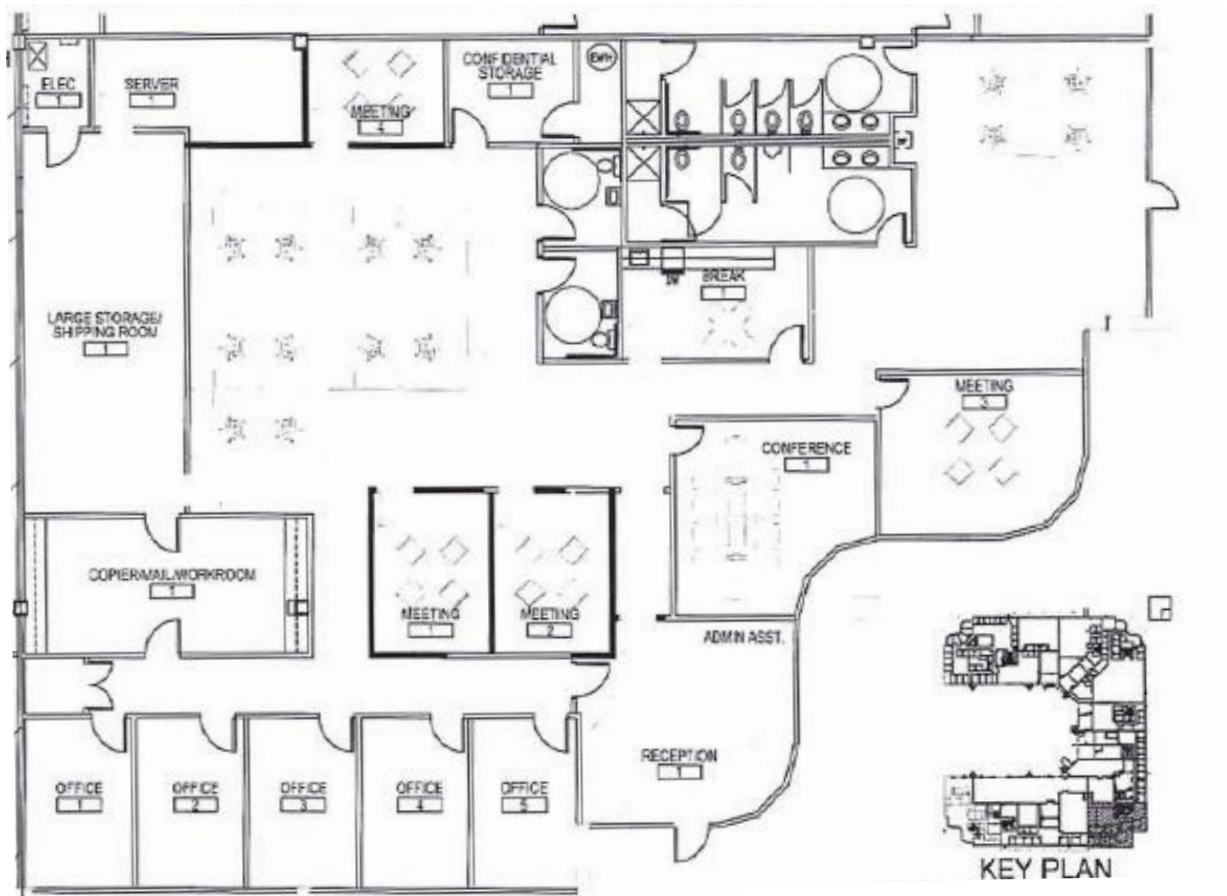


Subject property

Legend and Amenities

- | | | | | |
|-------------------|---------------------|---------------------|----------------|------------|
| ① Starbucks | ⑧ First Watch | ⑮ Fount Coffee | ① Office Depot | ① Sheetz |
| ② Jimmy Johns | ⑨ Firehouse Subs | ⑯ Babymoon Café | ② Walmart | ② 7-Eleven |
| ③ Page Road Grill | ⑩ Farmside Kitchen | ⑰ Jersey Mikes | ③ Topgolf | ③ Mobil |
| ④ Bojangle's | ⑪ Panera Bread | ⑱ Cracker Barrel | | ④ Circle K |
| ⑤ Arbys | ⑫ Burger King | ⑲ Los Tres Magueyes | | |
| ⑥ McDonald's | ⑬ Bruegger's Bagels | ⑳ Wendy's | | |
| ⑦ Chipotle | ⑭ G58 Cuisine | ㉑ Chophouse | | |

Floorplan



Furniture Available with Sublease

- 4 office desks
- 1 reception desk
- 3 office chairs
- 1/2 of shelving in shipping room
- Reception couch, coffee table & chairs
- 1 whiteboard
- 1 television
- 8 cubicles
- Shelving in storage room
- 6 large filing cabinets
- Conference table & chairs
- Meeting table & chairs
- Bookcase



Property Gallery

Reception Area



Conference Room



Private Office



Open Area with Cubicles



Patio Area



Breakroom

