

# FOR LEASE

207 WEST MILLBROOK ROAD, STE 115  
RALEIGH, NORTH CAROLINA 27609



## ENTRY/SIGNAGE OPPORTUNITY

Suite offers heavily visible exterior signage opportunity with private suite entry on main level.



### LEASE PRICE:

OFFICE CONDO  
**\$21.50/RSF**  
MODIFIED GROSS BASIS

### BROKER CONTACT

**MIKE WILEN** | SENIOR ADVISOR

✉ mwilen@phoenixcommercialnc.com

☎ 919.948.7268 (D) | 919.438.0934 (C)

### PROPERTY HIGHLIGHTS

#### AVAILABLE SPACE:

- 1,886 SF (SUITE 115)
- SEVEN (7) GLASS-LINED PRIVATE OFFICES
- OUTFITTED WITH BRAND NEW PAINT & CARPET
- CENTRAL CONFERENCE ROOM
- RECEPTION & KITCHENETTE
- STORAGE/IT CLOSET
- PRIVATE BATHROOM
- FIRST FLOOR ENTRY WITH 24 HR ACCESS

#### LOCATION:

- EASY ACCESS TO MAJOR CORRIDORS, I-440, I-540, FALLS OF NEUSE RD & GLENWOOD AVE.
- CLOSE TO RESTAURANTS, RETAIL AND BANKS WITH NORTH HILLS JUST MINUTES AWAY

#### PARKING RATIO:

3.83/1,000 SF



919.896.6497



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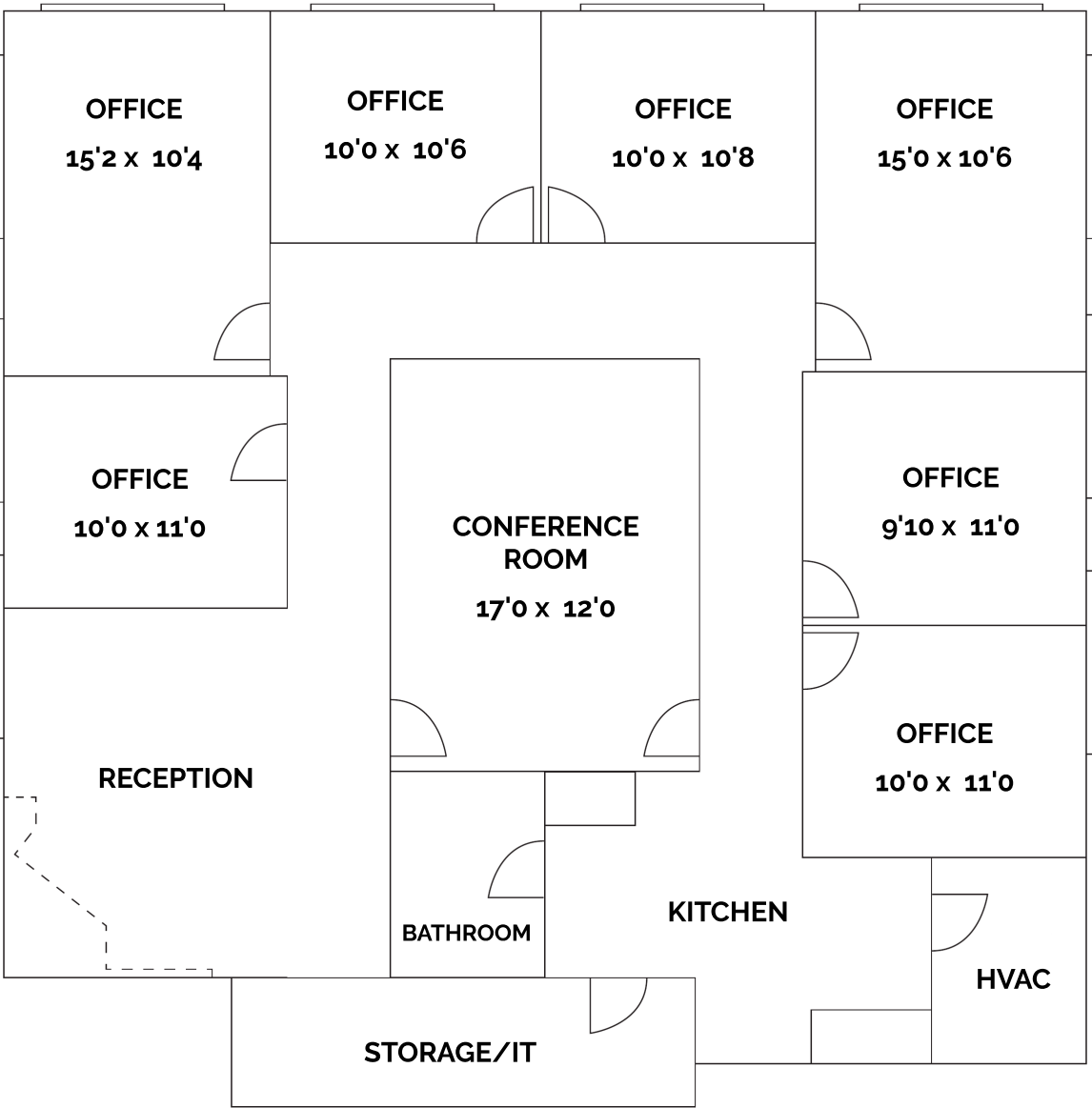
309 WEST MILLBROOK ROAD, SUITE 141 | RALEIGH NC 27609

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## FLOOR PLAN



*\*FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY & IS NOT TO SCALE*

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## PROPERTY PHOTOS



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DEMOGRAPHICS	1 MILE	3 MILES
Population	11,436	95,474
Households	5,436	42,195
Median Income	\$66,063	\$73,193
Average Age	40.8	39.9
Daytime Employees	9,127	82,492

TRAFFIC COUNTS	VPD (VEHICLES PER DAY)
MILLBROOK & SIX FORKS	20,327
SIX FORKS & SNELLING	39,000



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