

# FOR LEASE

2310 MYRON DRIVE  
RALEIGH, NC 27529

OFFICE | MEDICAL



THOMAS GOODWIN | VICE PRESIDENT  
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**PHOENIX**  
COMMERCIAL PROPERTIES



# PROPERTY OVERVIEW



**RENTABLE SQ. FT.** ±2,112 - 4,704 TOTAL RSF (IF COMBINED)

**SUBMARKET** WEST RALEIGH

- SPACE FEATURES**
- GROUND LEVEL SUITE
  - EXTERIOR BUILDING SIGNAGE POTENTIAL
    - ACCESS TO WATER
  - NEWLY REMODELED COMMON AREAS & MONUMENT SIGNAGE
  - FRESHLEY REPAVED & STRIPED PARKING LOT
    - WARM SHELL CONDITION

**LOCATION** OFFERS DIRECT VISIBILITY TO THE I-440 BELTLINE. QUICK ACCESS TO I-40

**ZONING** OX-3

**PARKING** LOWER LEVEL ±30; UPPER DECK ±45

**RATE** \$22.50 RSF (FULL SERVICE)



**VISIBILITY TO I-440  
GREAT SIGNAGE OPPORTUNITY**

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The information presented here is deemed to be accurate, but it has not been independently verified. We make no guarantee, warranty or representation to independently confirm accuracy and completeness.

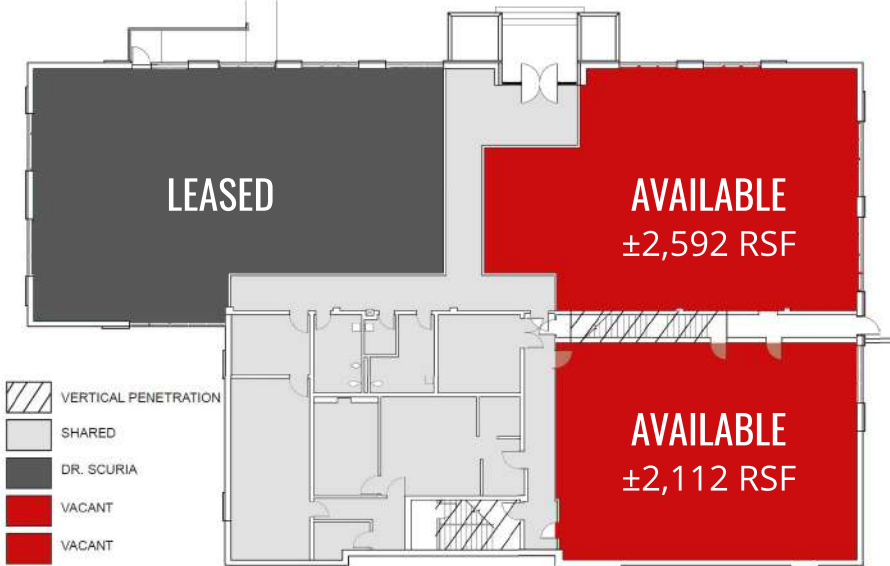
# FLOOR PLAN



**NEW TENANT  
BUILD OUT**



**POTENTIAL TENANT  
FLOOR PLAN**



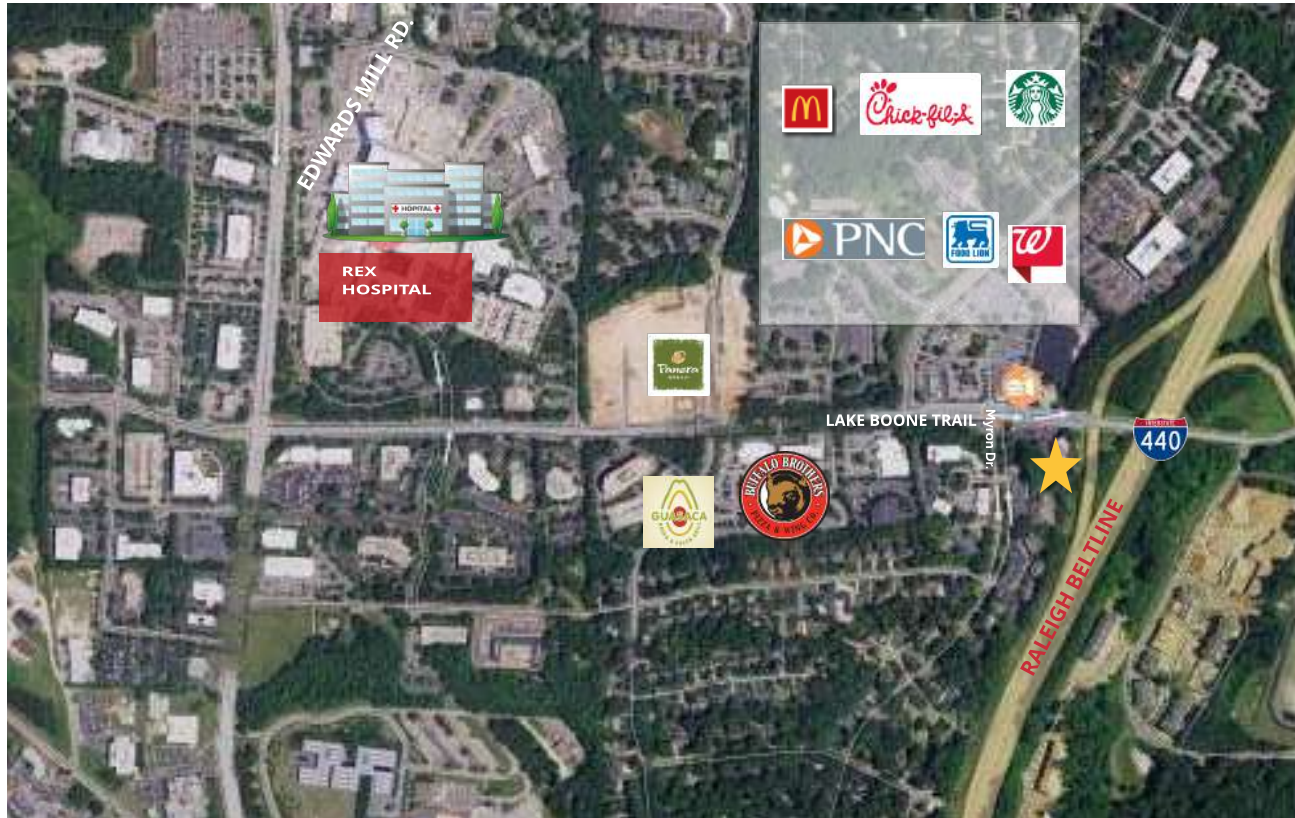
\*FLOOR PLAN IS FOR ILLUSTRATIVE PURPOSES ONLY AND IS SUBJECT TO CHANGE.

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# AREA AMENITIES & DEMOGRAPHICS



| TRAFFIC COUNTS            | VPD    |
|---------------------------|--------|
| LAKE BOONE TR & I-440     | 20,340 |
| LAKE BOONE TR & MYRON DR. | 35,683 |

| DEMOGRAPHICS      | 1 MILE   | 3 MILES  |
|-------------------|----------|----------|
| POPULATION        | 6,911    | 87,731   |
| HOUSEHOLDS        | 2,707    | 35,404   |
| MEDIAN HH INCOME  | \$84,795 | \$74,343 |
| DAYTIME EMPLOYEES | 15,509   | 63,781   |

# INTERIOR PHOTOS



**EXTERIOR BUILDING SIGNAGE**



**COMMON AREA ENTRANCE**



**UPDATED RESTROOMS**



**WARM SHELL WITH GREAT NATURAL LIGHT**



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**PHOENIX**  
COMMERCIAL PROPERTIES

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