

# LAB SPACE **FOR** LEASE

ADDRESS

617 Hutton Street, Raleigh NC 27606



Up to  
2,402 SF



Excellent  
Location



Multiple  
Offices



Loading  
Dock

Leasing  
Agent

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Lease Rate  
**\$30.00 PSF**

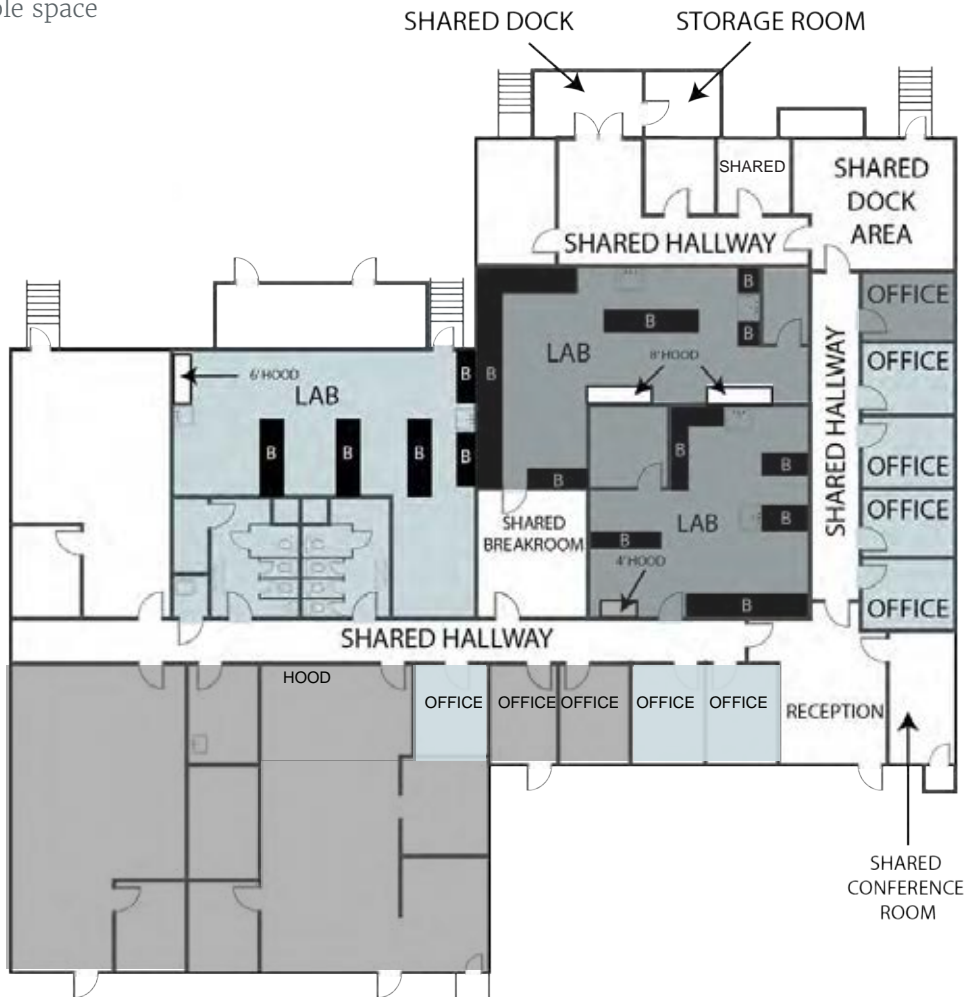
## Suite 111

This suite is featured in a mature office park setting in the desirable West Raleigh location with easy access to Hillsborough Street and Blue Ridge Road, close to I-40, I-440, and US-1.

- 1,278 SF, up to 2,402 SF  
\$30.00 PSF Modified Gross
- Lab (1 with hood), 7 private offices, shared reception, shared break room, conference room and dock area
- Life Sciences incubator with small lab spaces

### Floorplan

- available space
- bench
- leased

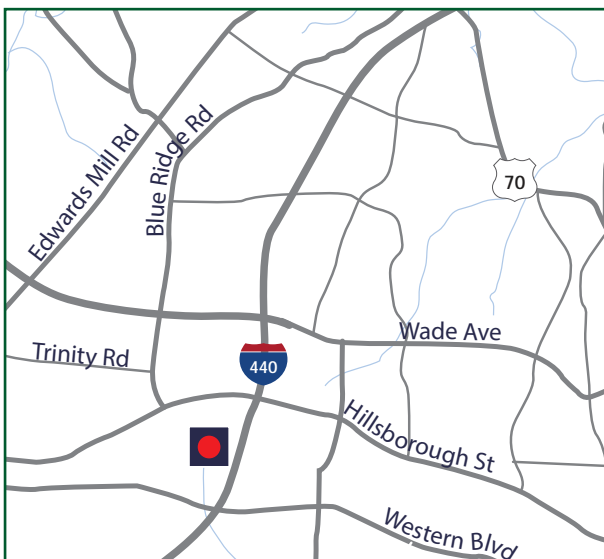


## Area Amenities

The property is ideally situated between a mix of offices research facilities, and nearby amenities such as restaurants, shops, and services connected to the NC State and Meredith College corridors. Its location provides both convenience for commuters and close proximity to Raleigh's key commercial and institutional hubs.



### Location



### Additional Photos



# City of Raleigh

Raleigh consistently ranks among the fastest-growing cities in the nation, fueled by a diverse economy and strong job market. Known as part of the renowned Research Triangle, it is home to a highly educated workforce, major universities, and numerous technology and life science companies. The city offers a vibrant quality of life, with award-winning dining, cultural attractions, and abundant green space. With its combination of business opportunity and lifestyle appeal, Raleigh continues to attract top talent, investment, and corporate growth.

## Demographics

July 2025

[617 Hutton Street] [Raleigh, NC]		1 mi radius	3 mi radius	5 mi radius
POPULATION	2018 Estimated Population	19,300	107,393	221,609
	2023 Projected Population	22,045	120,436	248,742
	2010 Census Population	14,742	92,331	189,647
	2000 Census Population	14,747	85,493	161,772
	Projected Annual Growth 2018 to 2023	2.8%	2.4%	2.4%
	Historical Annual Growth 2000 to 2018	1.7%	1.4%	2.1%
	2018 Median Age	33.5	32.5	33.6
HOUSEHOLDS	2018 Estimated Households	9,039	41,249	87,054
	2023 Projected Households	10,406	46,833	98,117
	2010 Census Households	6,015	33,336	72,220
	2000 Census Households	5,514	31,786	63,447
	Projected Annual Growth 2018 to 2023	3.0%	2.7%	2.5%
	Historical Annual Growth 2000 to 2018	3.6%	1.7%	2.1%
EDUCATION	2018 Estimated Elementary (Grade Level 0 to 8)	4.4%	4.7%	5.4%
	2018 Estimated Some High School (Grade Level 9 to 11)	9.1%	7.7%	6.3%
	2018 Estimated High School Graduate	17.7%	18.3%	18.1%
	2018 Estimated Some College	17.4%	17.3%	18.1%
	2018 Estimated Associates Degree Only	6.4%	6.3%	7.1%
	2018 Estimated Bachelors Degree Only	26.6%	27.8%	27.7%
	2018 Estimated Graduate Degree	18.4%	17.9%	17.2%
INCOME	2018 Estimated Average Household Income	\$71,381	\$77,885	\$78,638
	2018 Estimated Median Household Income	\$49,868	\$59,790	\$62,782
	2018 Estimated Per Capita Income	\$35,020	\$30,799	\$31,364
BUSINESS	2018 Estimated Total Businesses	2,544	6,259	14,239
	2018 Estimated Total Employees	45,561	96,301	195,725
	2018 Estimated Employee Population per Business	17.9	15.4	13.7
	2018 Estimated Residential Population per Business	7.6	17.2	15.6