

OFFICE/FLEX FOR LEASE
TANAGER CENTER
6003 CHAPEL HILL ROAD, NC 27607



NAI TRI PROPERTIES

PROPERTY OVERVIEW

Versatile small office/flex space for lease in West Raleigh on NC-54 in highly visible Tanager Center-just look for the landmark 12' tall sculpture "Three Graces"

ADDRESS

6003 Chapel Hill Road, Raleigh, NC 27607

BUILDING SIZE

Approximately 36,900 RSF

AVAILABLE SPACE

Suite 101: 2,996 RSF

RENTAL RATE

\$15.50/RSF, Base + TICAM & HVAC

TICAM

\$3.09/RSF

HVAC

\$40.60/month

PARKING RATIO

2.95 spaces per 1,000 SF

HIGHLIGHTS

- Zoned for industrial and office uses
- 3-Phase power, City of Raleigh water/sewer and gas
- Dock doors in the rear of each suite
- Lighted, paved parking and truck court
- Excellent access to all Triangle location via I-440 & I-40
- Brick and steel construction, standing seam roof
- In house fit-up and property management
- All lease rates quoted are "as is"
- TICAM includes: landscaping, cardboard recycling service, dumpster service, water, sewer, exterior lighting, real estate taxes & insurance, and parking lot maintenance
- 4" slab thickness

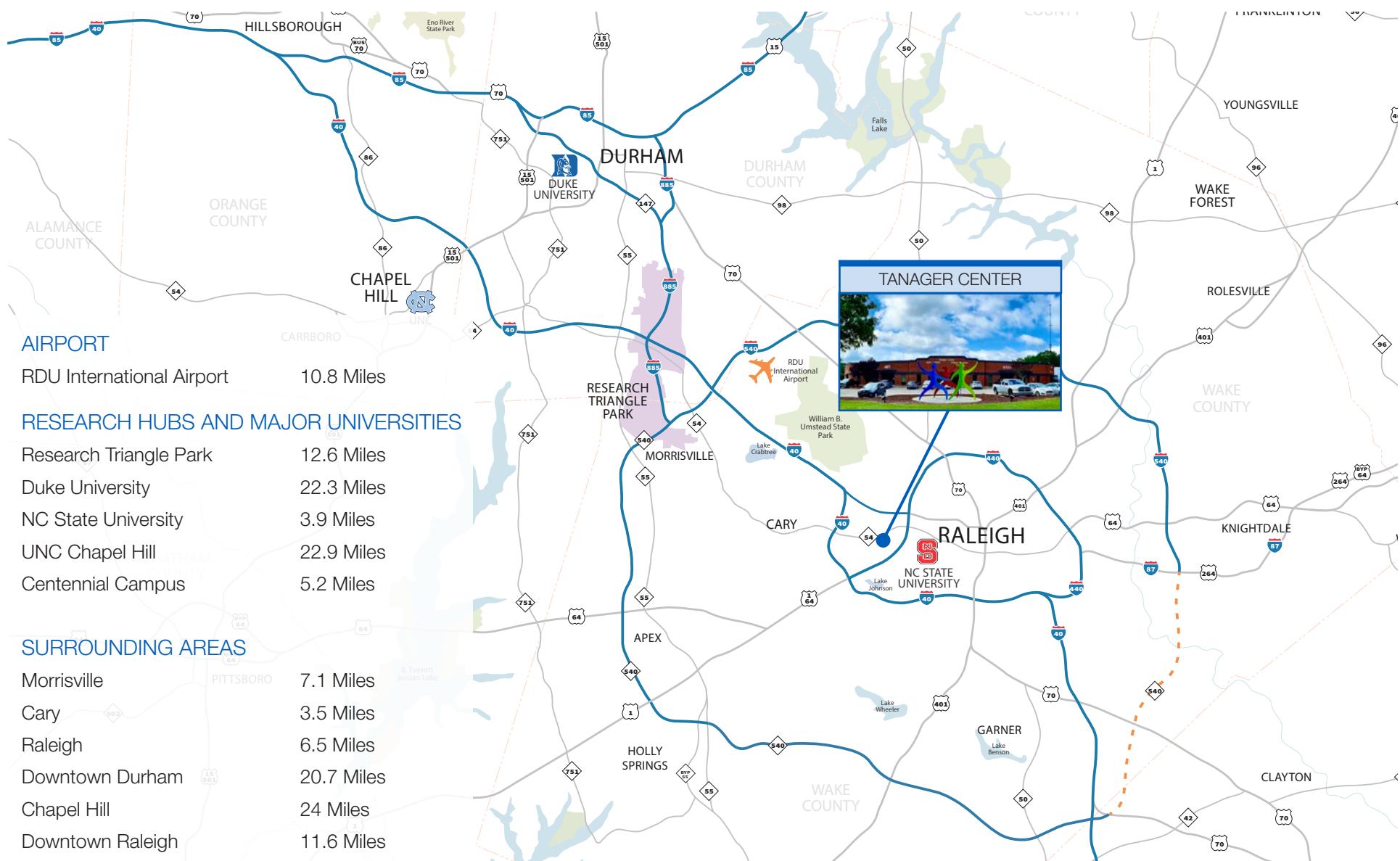
CONTACT

JOHN HIBBITS | 919.606.0989 | jhibbits@triprop.com

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TRIANGLE REGION



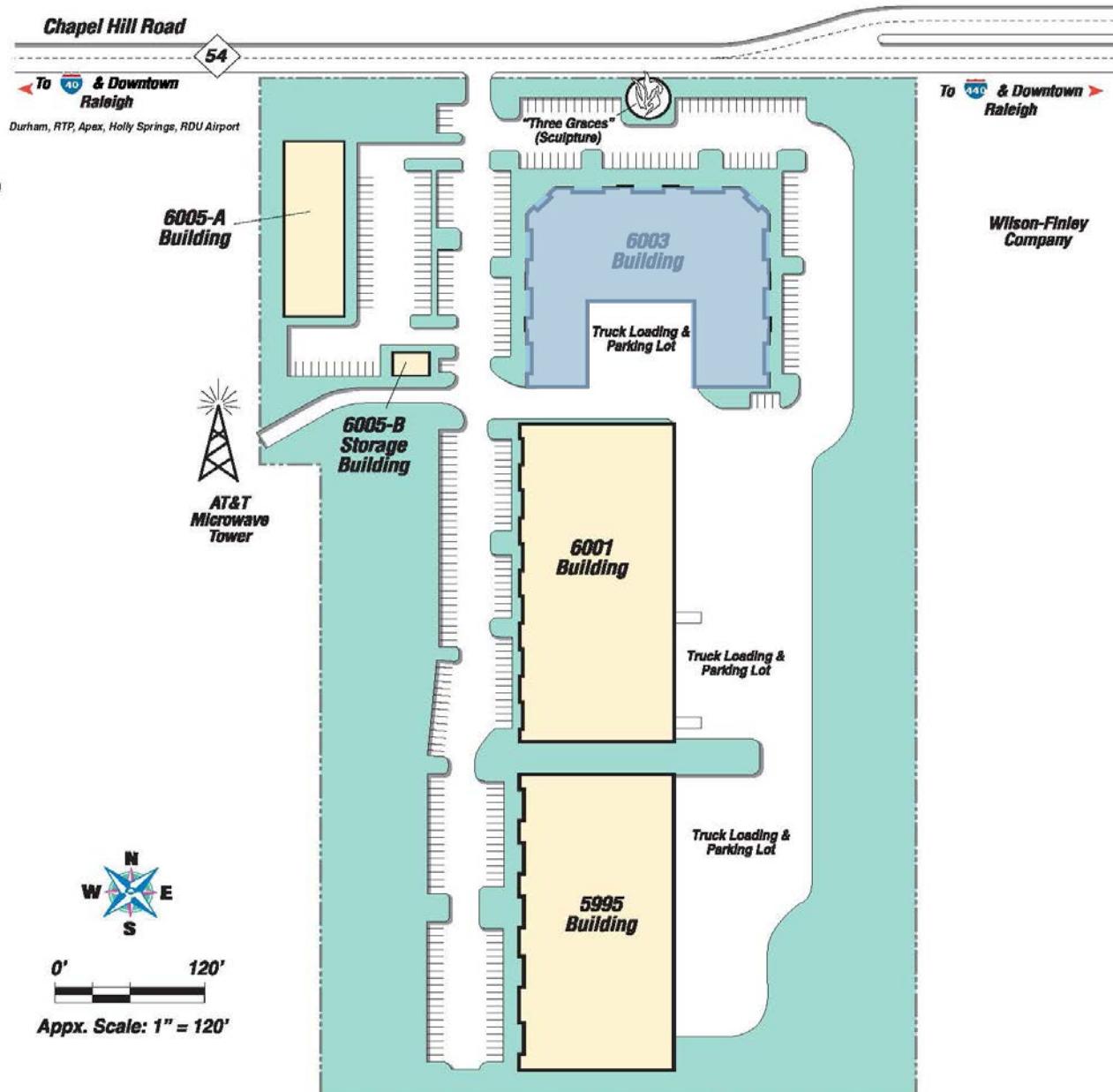
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SITE PLAN



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FLOOR PLAN



Scan or Click
for Virtual
Tour

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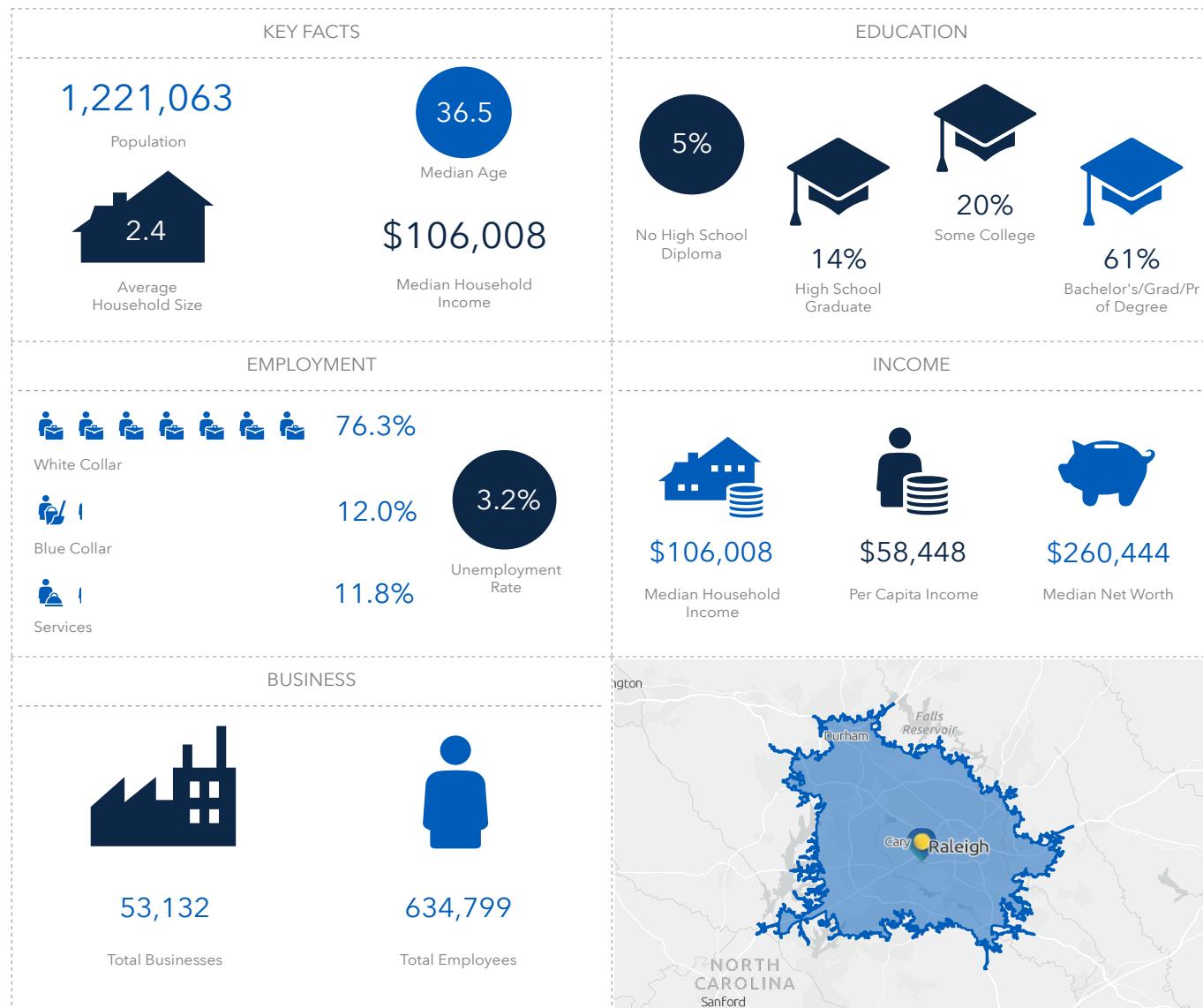
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DEMOGRAPHICS

27 MINUTE AVERAGE COMMUTE DRIVE TIME



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