

OFFICE/FLEX FOR LEASE

# TANAGER CENTER

6003 CHAPEL HILL ROAD, NC 27607



**NATRI** 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	<ul style="list-style-type: none"><li>• Zoned for industrial and office uses</li><li>• 3-Phase power, City of Raleigh water/sewer and gas</li><li>• Dock doors in the rear of each suite</li><li>• Lighted, paved parking and truck court</li><li>• Excellent access to all Triangle location via I-440 &amp; I-40</li><li>• Brick and steel construction, standing seam roof</li><li>• In house fit-up and property management</li><li>• All lease rates quoted are "as is"</li><li>• TICAM includes: landscaping, cardboard recycling service, dumpster service, water, sewer, exterior lighting, real estate taxes &amp; insurance, and parking lot maintenance</li><li>• 4" slab thickness</li></ul>

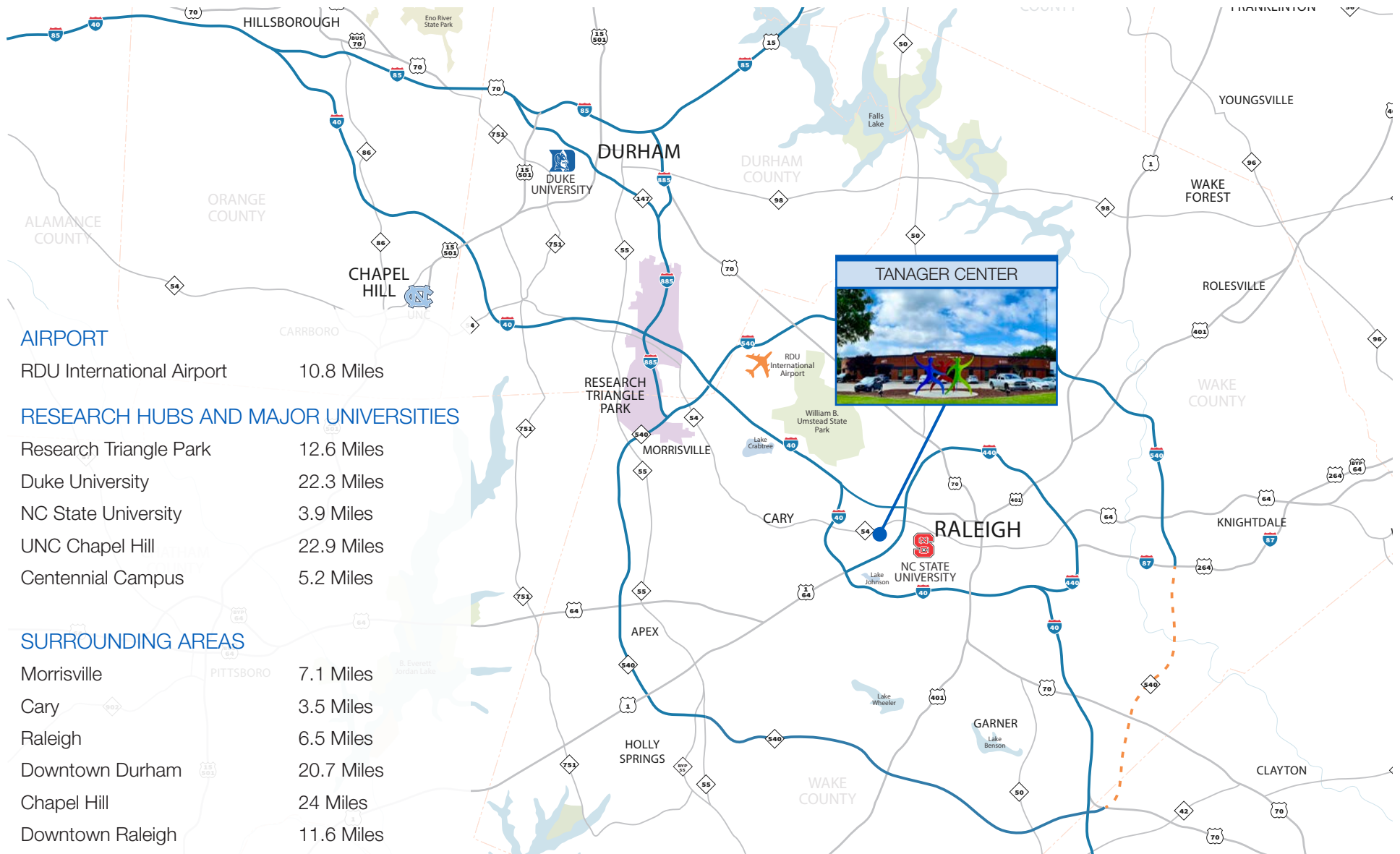
## CONTACT

JOHN HIBBITS | 919.606.0989 | [jhibbits@triprop.com](mailto:jhibbits@triprop.com)

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# TRIANGLE REGION



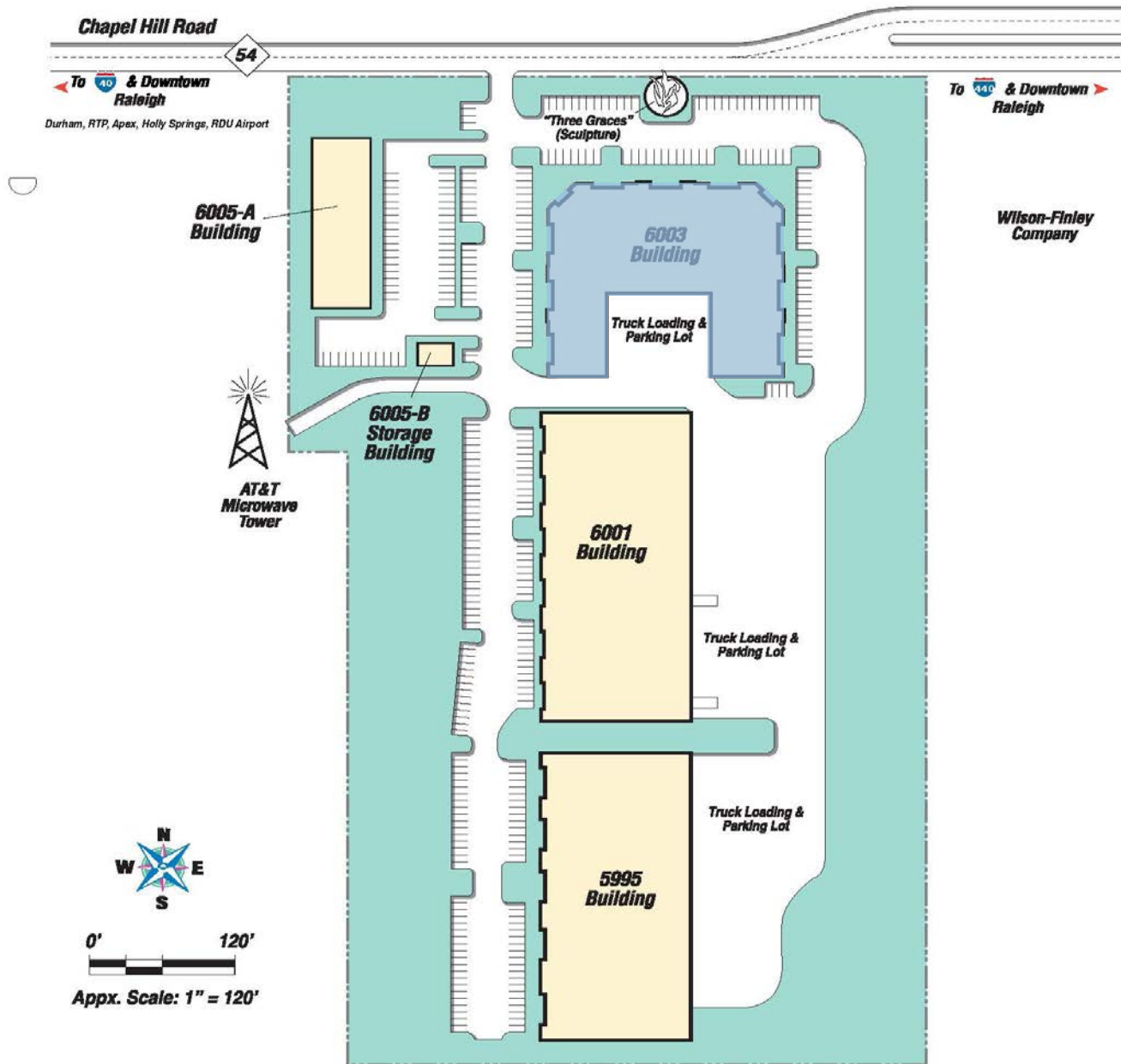
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# SITE PLAN



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# FLOOR PLAN



Scan or Click  
for Virtual  
Tour

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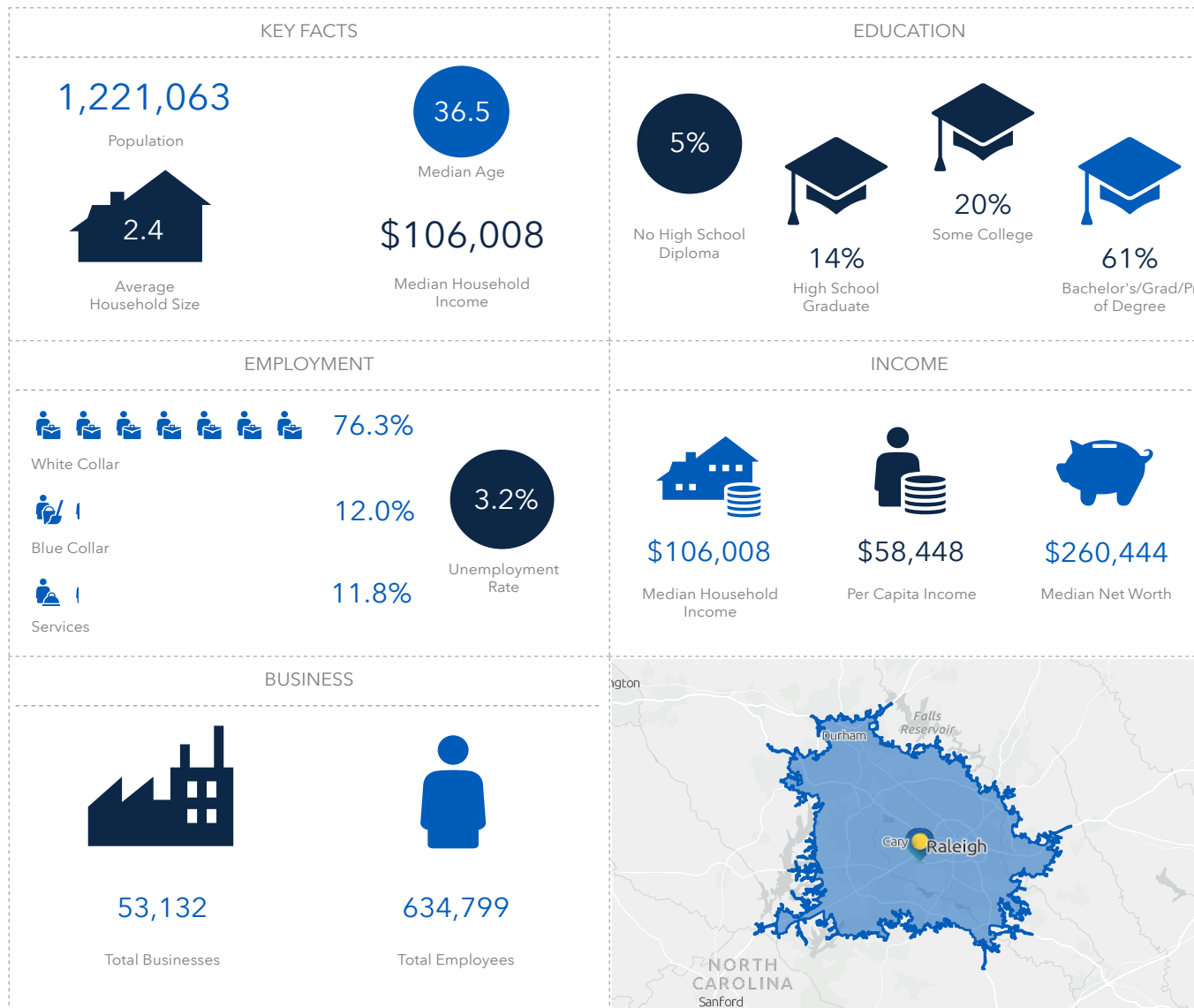
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# DEMOGRAPHICS

## 27 MINUTE AVERAGE COMMUTE DRIVE TIME



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