

STONY BROOK BUSINESS CENTER

3010 & 3030 STONY BROOK DRIVE RALEIGH, NC 27604

4,119 SF NEW CONSTRUCTION CLASS A FLEX SPACE AVAILABLE FOR LEASE

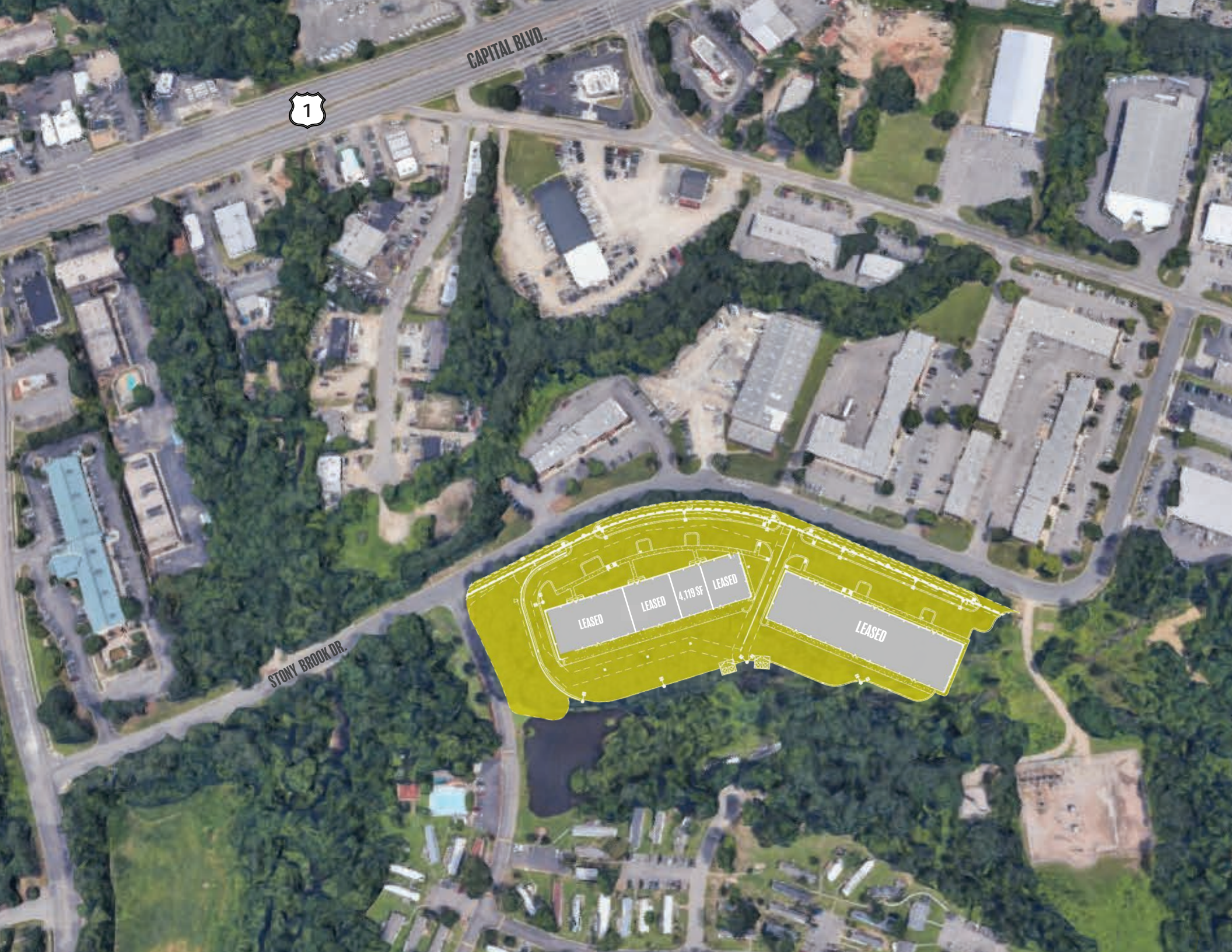


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919.645.2775

MALCOLM LEWIS

york



CAPITAL BLVD.

1

STONY BROOK DR.

LEASED

LEASED

4,119 SF

LEASED

LEASED

LOCATION

Located near Downtown Raleigh, just off I-440 Beltline and US1/ Capital Blvd, this property provides a hard-to-find last mile location in Raleigh with easy access to all points in the Triangle and beyond. Easily accessible to North Hills and Downtown Raleigh providing an abundance of retail, hospitality and service amenities.

SITE SPECIFICATIONS

- New construction of two Class A Flex Buildings
- Two 24,000 SF buildings providing 48,000 SF of hard-to-find flex space in Central Raleigh
- Brick and steel construction
- 80' bay depths
- Storefront office glass
- 16' warehouse ceiling height
- 10' x 12' drive-in doors
- Easily accessible site with three points of entry
- Signage opportunities available

AVAILABILITY

Building 3010 - 4,119 SF

ZONING

IX-3

OPPORTUNITY ZONE

Property is located in an federally designated Opportunity Zone and tenants may be able to take advantage of this program via tax savings (consult your tax advisor and see more information at <https://www.irs.gov/newsroom/opportunity-zones>.)

LEASE RATE

\$16.50/SF NNN

(depending on amount of Tenant Improvement Allowance)

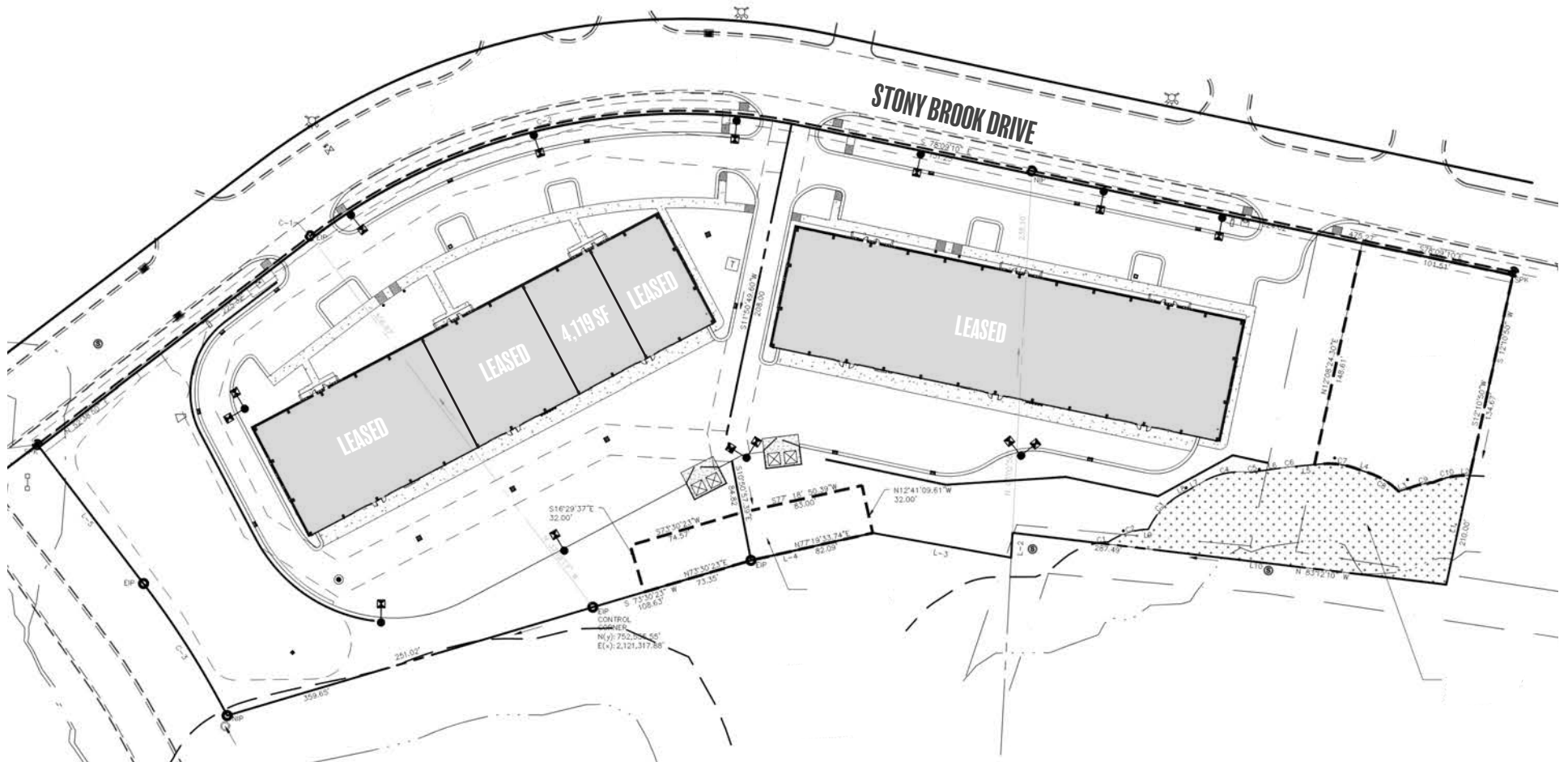
Includes approximately 15% conditioned office build out

Estimated TICAM: \$3.95/SF

PHOTOS



SITE PLAN



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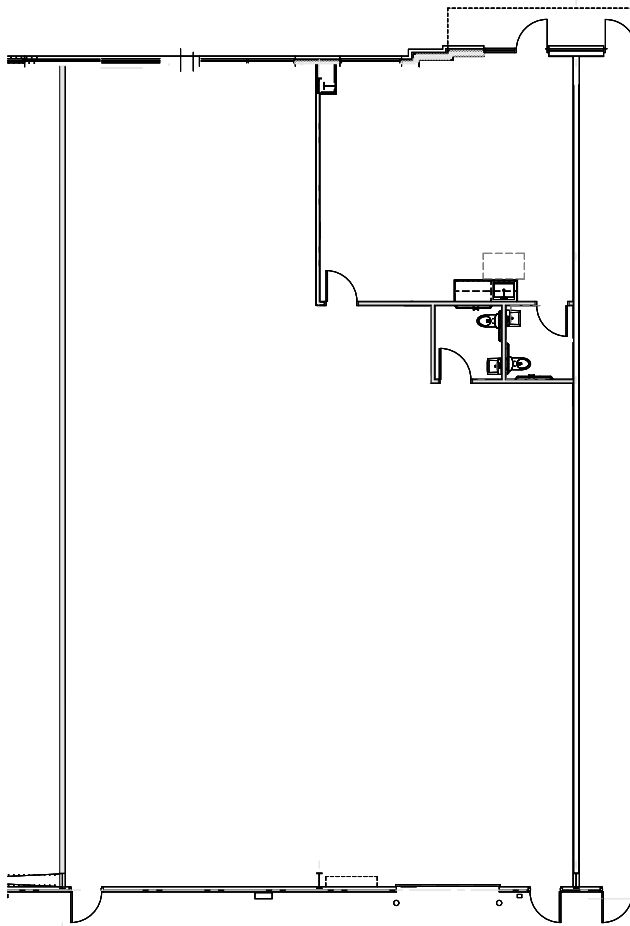
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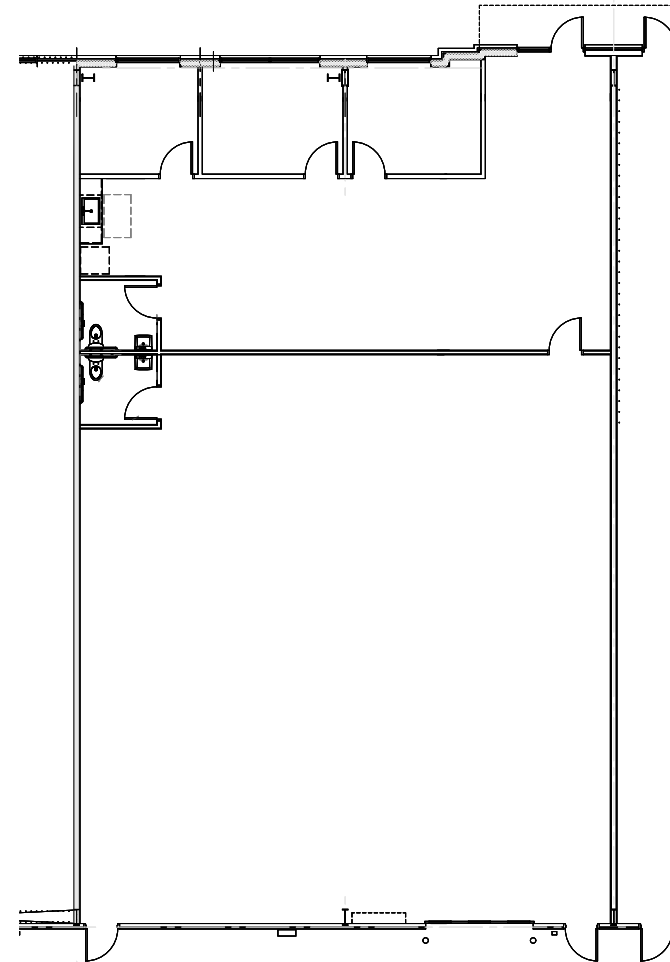
POTENTIAL FLOOR PLANS

Landlord can provide a build-out similar to Floor Plan A below of up to approximately 15% office build out. Plans can be revised and rental rate may be adjusted based on construction costs and plan revisions.

FLOOR PLAN A — ± \$16.50 PSF



FLOOR PLAN B — ± \$18.75 PSF



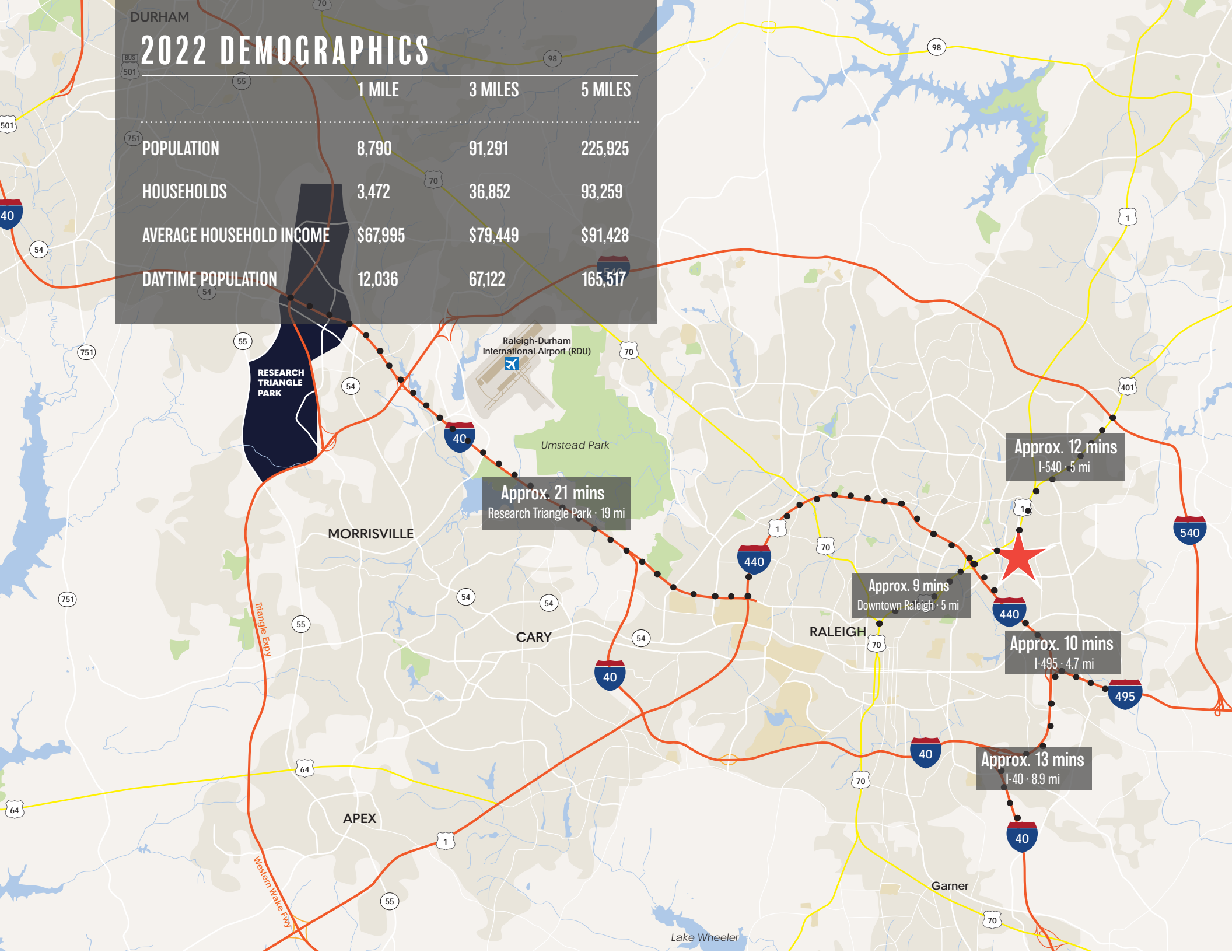
AERIAL



DURHAM

2022 DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
POPULATION	8,790	91,291	225,925
HOUSEHOLDS	3,472	36,852	93,259
AVERAGE HOUSEHOLD INCOME	\$67,995	\$79,449	\$91,428
DAYTIME POPULATION	12,036	67,122	165,517



RESEARCH TRIANGLE PARK

Raleigh-Durham International Airport (RDU)

Umstead Park

MORRISVILLE

CARY

RALEIGH

APEX

Garner

Lake Wheeler