

MILLBROOK WEST OFFICE CENTER

3,978 RSF OFFICE SUITE FOR LEASE

203 West Millbrook Road—Suite 200 Raleigh, NC 27609



- ◆ 3,978 RSF office suite for lease. Five minutes from North Hills without the North Hills pricing!
- ◆ Large Building Signage.
- ◆ Private elevator entrance. Outside stair entrance.
- ◆ Every office has a window!

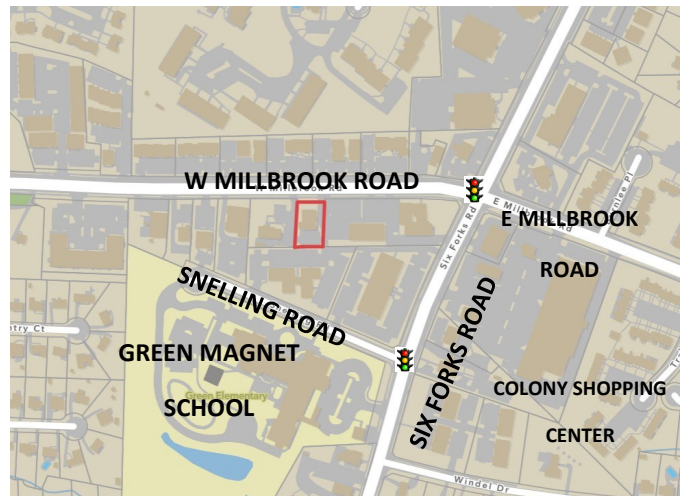
Rental Rate: \$22.00 SF / \$7,293.00 Monthly.

Tenant responsible for electricity and voice/data.

Landlord pays janitorial, water, dues, taxes, special assessments and HVAC.

Layout: Reception, ten offices, two large conference rooms, eat-in kitchen, three restrooms, IT and storage. Opportunity to create an additional office.

- ◆ New Paint.
- ◆ Large windows on four sides. Light and bright.
- ◆ Solid core doors throughout.
- ◆ Security system available.
- ◆ Cat 5 data. Spectrum Business Class is available.
- ◆ Parking in front of unit.
- ◆ Multiple ingress/egress options onto Six Forks, Snelling or Millbrook Roads.
- ◆ Built: 2005. Zoned: OX-3-PL.
- ◆ Available 30 days upon execution of lease.
- ◆ Local responsive ownership.
- ◆ Close to restaurants, retail and banks.
- ◆ Go Raleigh stops close by on W Millbrook, Six Forks Road and E Millbrook.
- ◆ Location is perfectly positioned by easy access to Inner Beltline I-440, Glenwood Avenue via Millbrook Road, and I-540 via Six Forks Road.



FOR MORE INFORMATION AND A TOUR PLEASE CONTACT

ANNA ACERRA

919 349 5539

ANNA@NEARICOLEMAN.COM

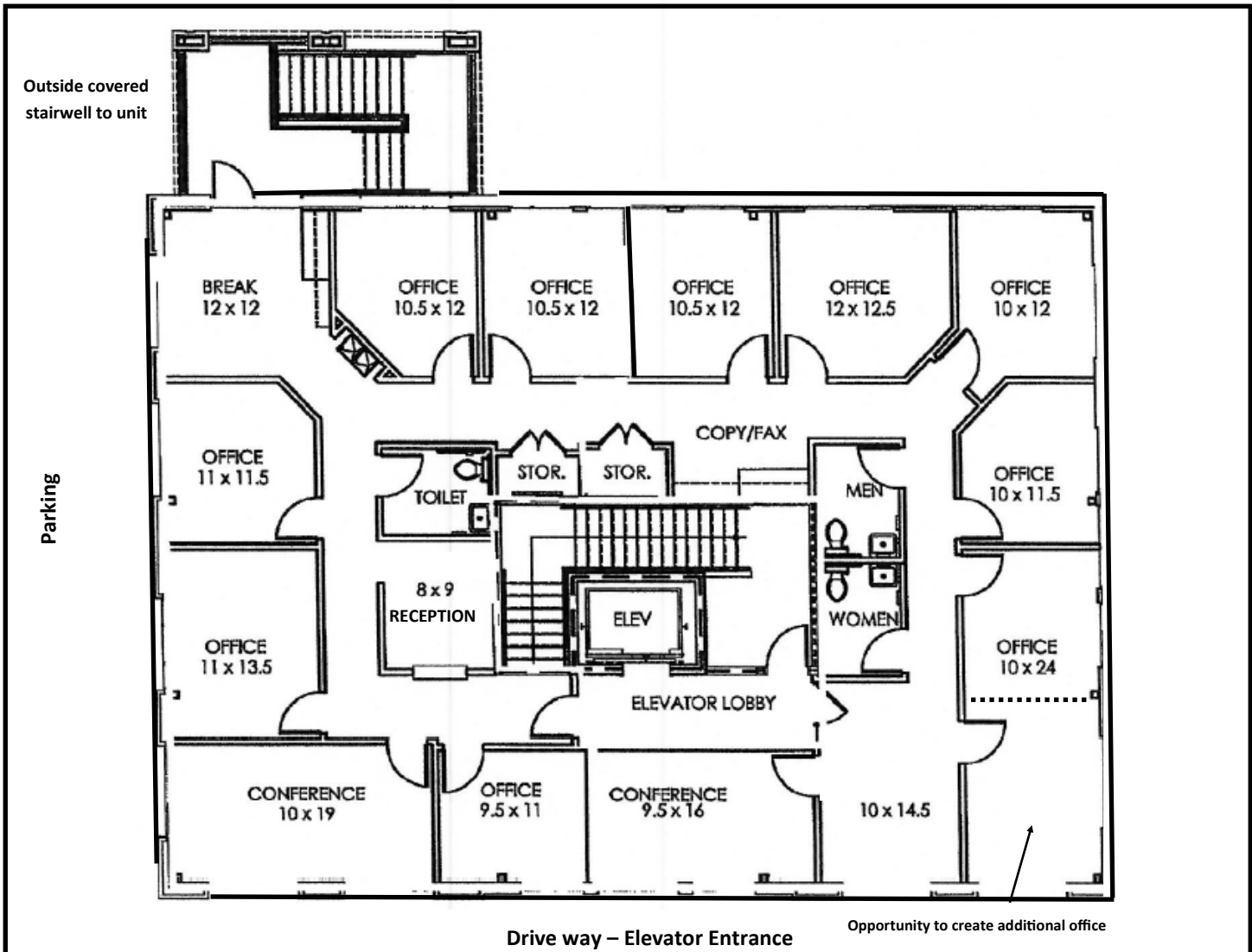
115 S ST MARY'S STREET

RALEIGH, NC 27603



<http://nearicoleman.com>

<https://acerracommercial.com>



Not to scale

E

203 W Millbrook

Suite 200

3,978 RSF

\$22.00 SF

FOR MORE INFORMATION AND A TOUR PLEASE CONTACT

ANNA ACERRA
919 349 5539

ANNA@NEARICOLEMAN.COM

115 S ST MARY'S STREET
RALEIGH, NC 27603



<http://nearicoleman.com>

<https://acerracommercial.com>



FOR MORE INFORMATION AND A TOUR PLEASE CONTACT

ANNA ACERRA

919 349 5539

ANNA@NEARICOLEMAN.COM

115 S ST MARY'S STREET

RALEIGH, NC 27603



<http://nearicoleman.com>

<https://acerracommercial.com>

The information above has been obtained from sources believed to be reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property.