



**FOR SALE**

**20,936 SF Flex Building**

**3548 Bush Street  
Raleigh, NC 27609**

**Matt Winters**

Managing Director

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 **JLL** SEE A BRIGHTER WAY



# Property Summary



**Size:** 20,936 SF (+/- 15,000 SF Office and +/- 5,000 SF Warehouse)

**Land Area:** 3.00 Acres

**Power:** TBD

**Year Built:** 1994

**HVAC:** 100% Conditioned

**Parking:** 4.58 / 1,000 SF

**Zoning:** IX-3

**Loading:** One (1) Dock-High Door  
One (1) Drive-In

**Clear Height:** 18'

**Occupancy:** Vacant; available for quick occupancy

**Pricing:** Contact Broker for details





# Property Photos





# Location Proximity



## Distances

**1.3 miles**  
to I-440

**6.0 miles**  
to I-87

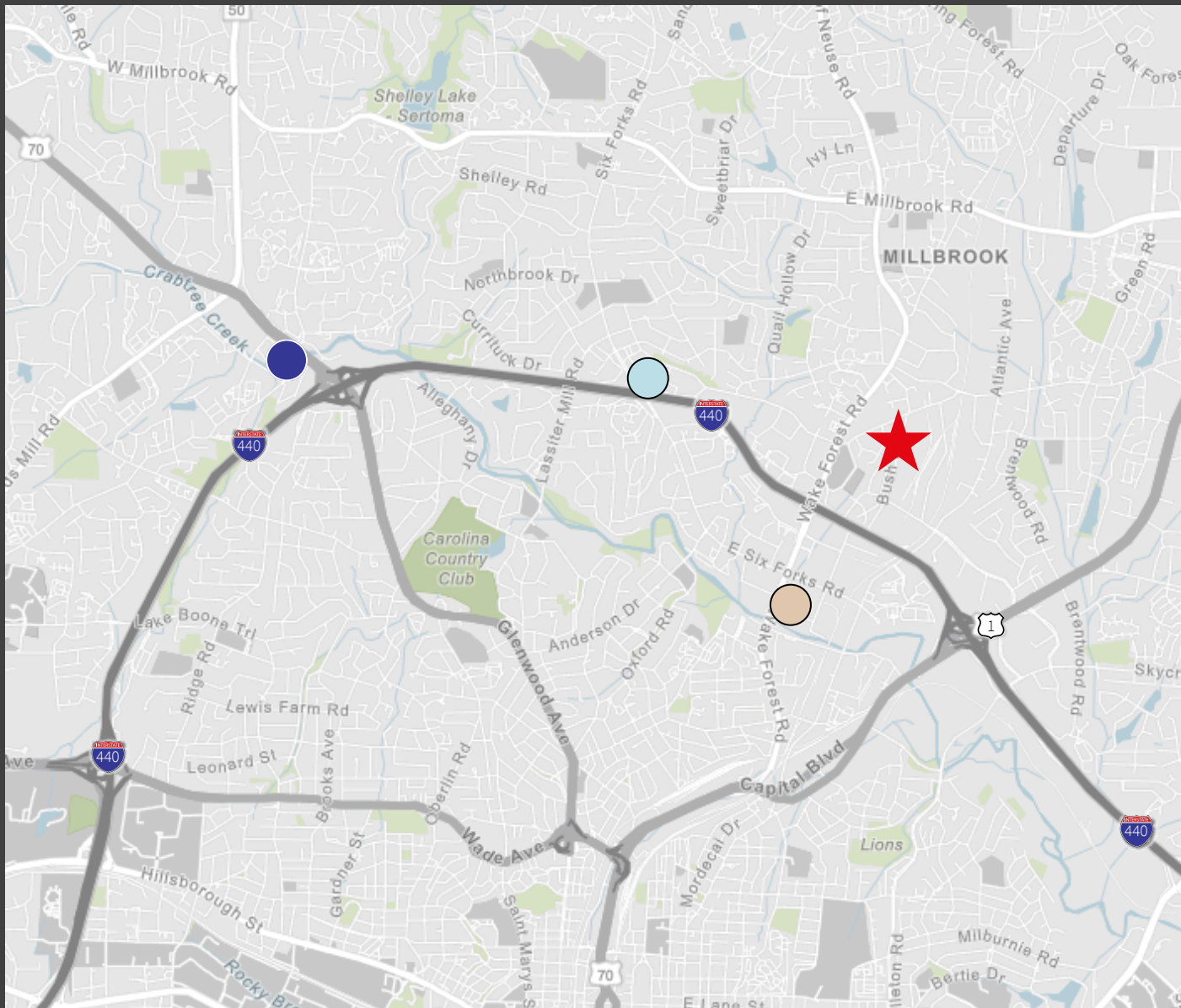
**9.8 miles**  
to I-40

**4.7 miles**  
to Downtown Raleigh

**16.5 miles**  
to RDU Int'l Airport



# Location Overview



## North Hills

- |                 |                      |
|-----------------|----------------------|
| Chuy's          | Chipotle             |
| Happy + Hale    | Starbucks            |
| Hyatt House     | AC Hotel by Marriott |
| Firebirds Grill | Jubala Coffee        |
| Panera Bread    | Primo Hoagies        |
| Chick-fil-A     | Bartaco              |
| Five Guys       | Renaissance Hotel    |

## Midtown East

- |                   |                     |
|-------------------|---------------------|
| CAVA              | Hampton Inn         |
| Trader Joe's      | Burger Fi           |
| Starbucks         | Black Ivory Coffee  |
| Chick-fil-A       | BB's Crispy Chicken |
| Torchy's Tacos    | Jimmy John's        |
| Tropical Smoothie | First Watch         |

## Crabtree Valley

- |                    |                     |
|--------------------|---------------------|
| La Rancherita      | Perry's Steakhouse  |
| Cheesecake Factory | J. Alexander's      |
| P.F Chang's        | The Optimist        |
| Kanki Japanese     | Brio Italian Grille |
|                    | Seasons 52          |

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