



LEASE

**NORTH SOUTH  
STATION**

**1450-1515 Garner Station  
Boulevard  
Raleigh, NC 27603**

Welcome to the bustling city of Raleigh, North Carolina, where opportunities for growth and development are endless. Today, we're excited to introduce you to a prime piece of real estate - 38.4 acres of land with a CMX zoning designation. This means that the property is zoned for commercial mixed-use, allowing for a variety of business ventures.

Currently, the vacancy rate on this property is at a low 7.83%, with a mix of both national and local tenants. This diverse tenant mix adds to the vibrancy of the area. With a short distance to downtown Raleigh, this property offers convenience and accessibility for both tenants and customers. There are spaces from 1,000sf to 6,000sf now available.

**Call for Rate**

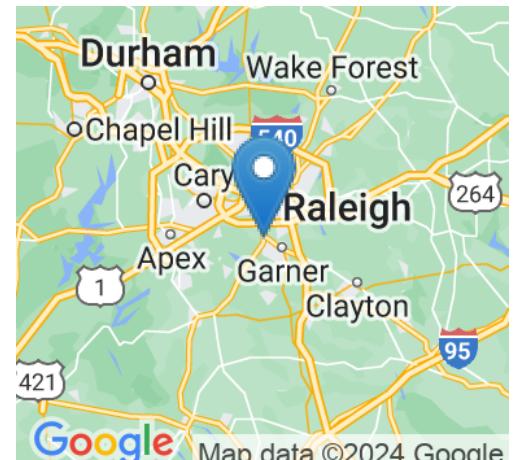
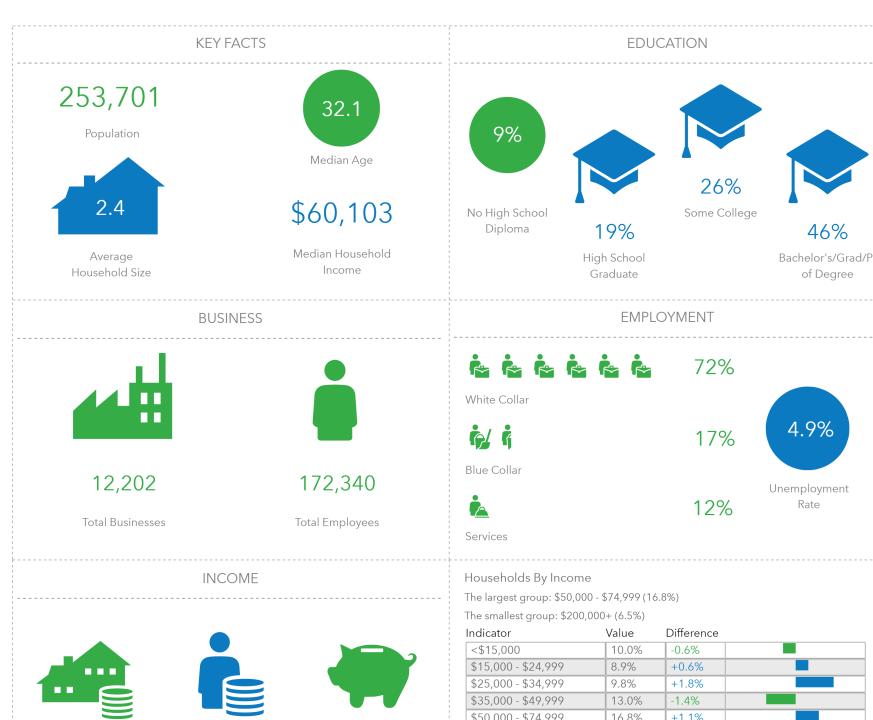
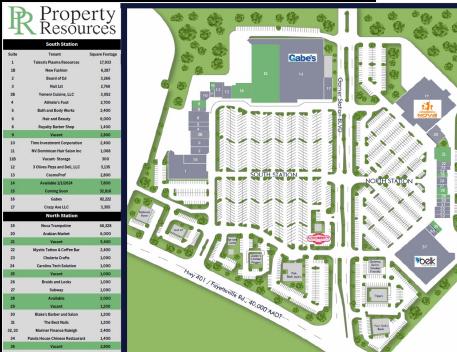
**Rental Area:  
1,000 - 6,000 Sq. Ft.**

Contact:

**(919) 812-3000**

**MIKE PEEBLES**

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**(919) 812-3000**