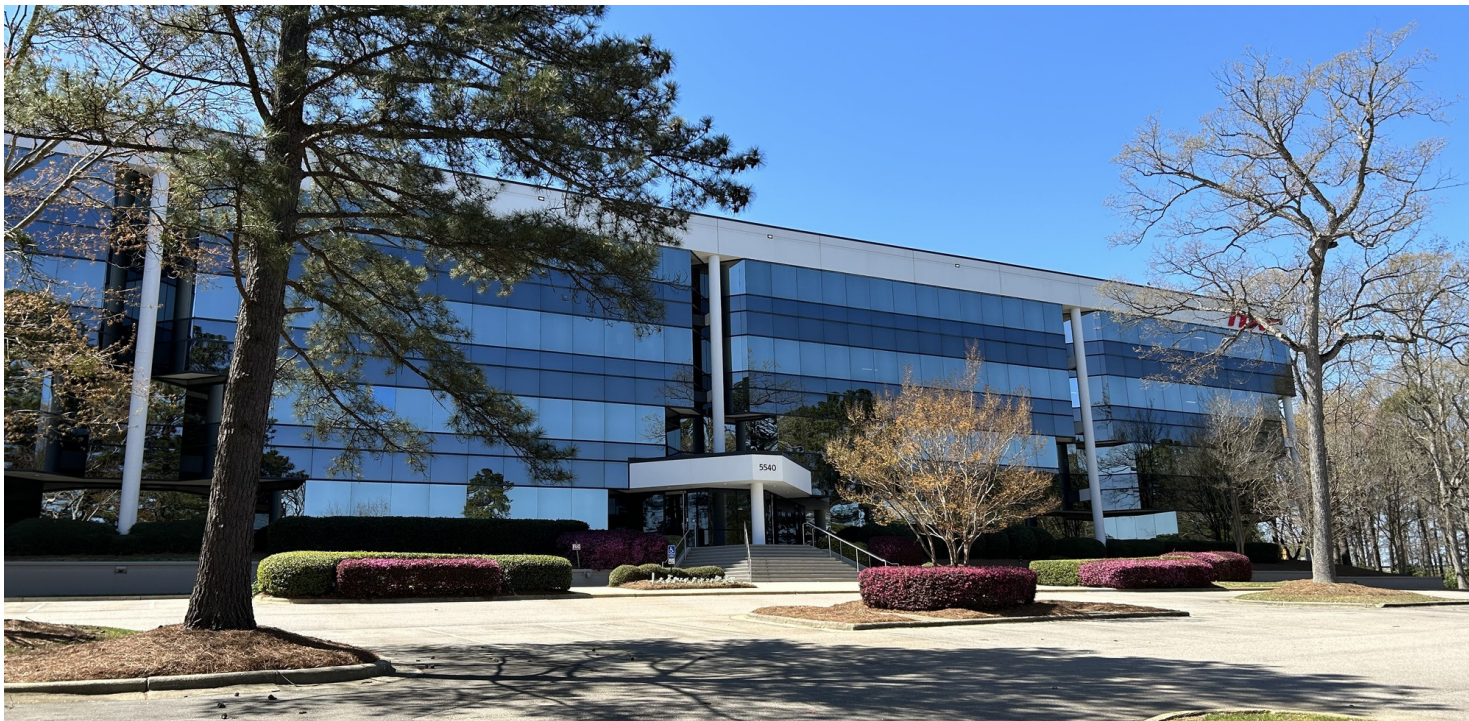


OFFICE FOR LEASE 5540 CENTERVIEW DRIVE

Raleigh, NC 27606



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PROPERTY HIGHLIGHTS

- Available spaces:
- Suite 101: 4,968 RSF
- Suite 217: 3,151 RSF
- Suite 316: ±2,950 RSF (Avail. 3/1/26)
- Suite 317: 2,290 RSF
- Suite 405: 2,554 RSF
- Suite 415/421: 6,978 RSF - can be demised into 3,321 RSF & 3,556 RSF
- Can combine suites 405/415/421: 9,532 RSF
- Level 3 fiber optics on site
- Parking: 4.6 spaces/1,000 SF
- Move-in ready
- Locally owned

LOCATION DESCRIPTION

Beautiful, modern building for lease located in West Raleigh sub-market. Building is very convenient to RTP and RDU International Airport. It is in close proximity to restaurants and retail at Crossroads Shopping Center. Food trucks are on site daily!

OFFERING SUMMARY

Lease Rate:	\$23.50 SF/yr (Full Service)
Available SF:	2,174 - 9,532 RSF
Lot Size:	9.19 Acres
Building Size:	±95,088 SF

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C: 919.906.0524

Jonathon Harriss
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C: 980.226.6738

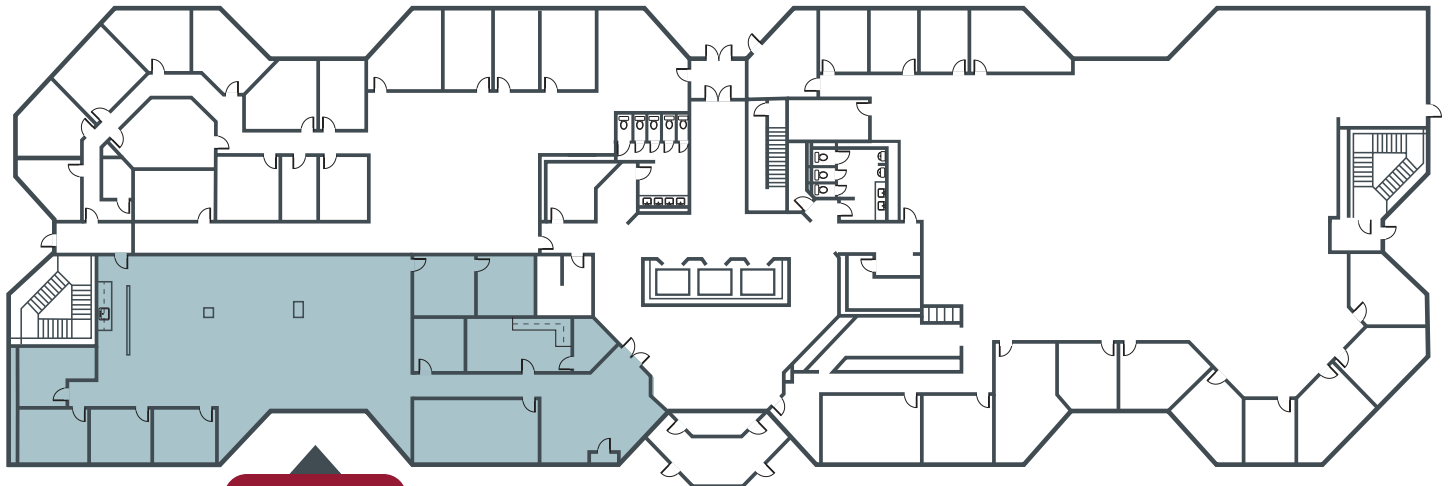
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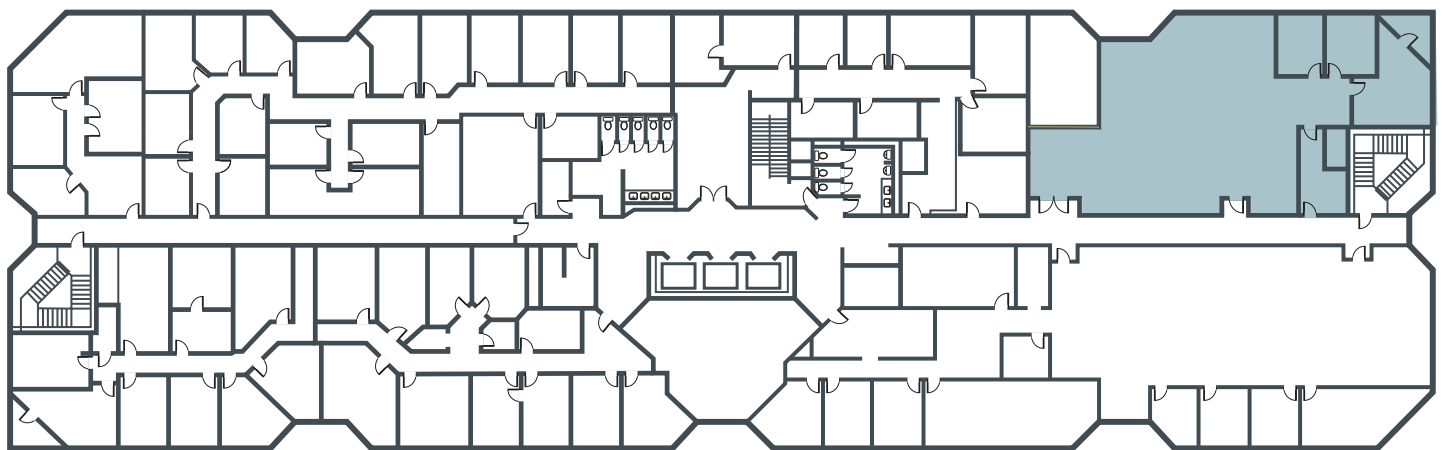


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Suite 101
4,968 RSF

FIRST FLOOR



Suite 217
3,151 RSF

SECOND FLOOR

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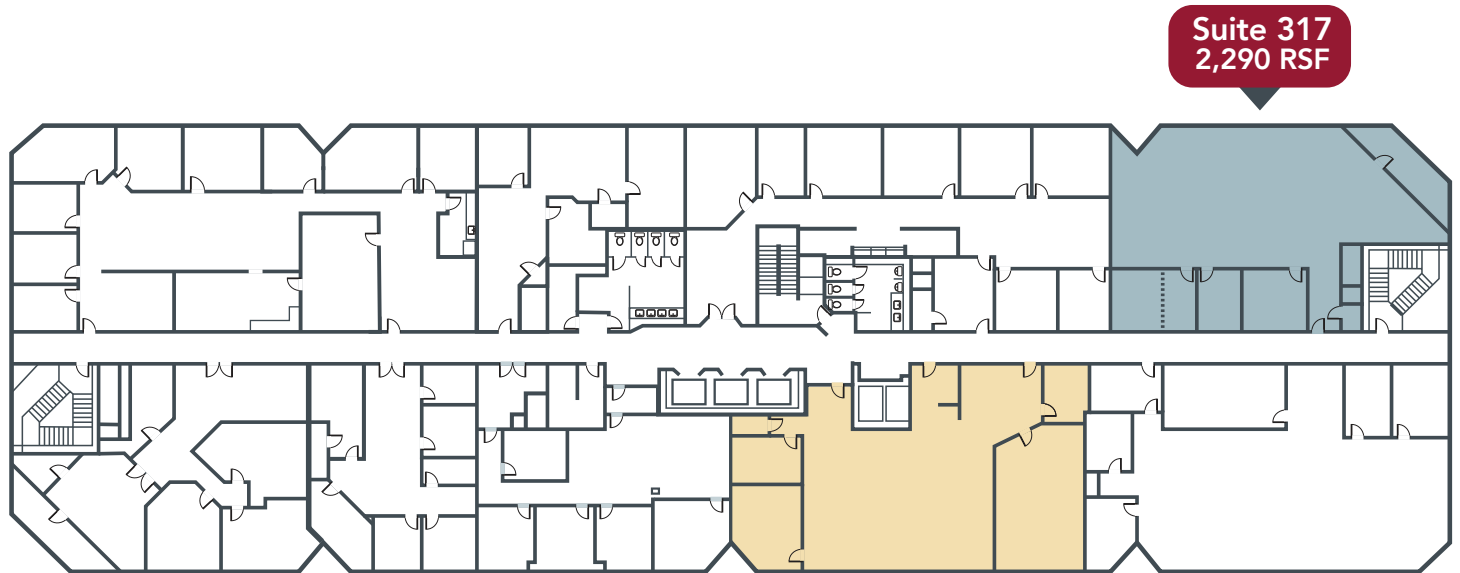
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Suite 317
2,290 RSF

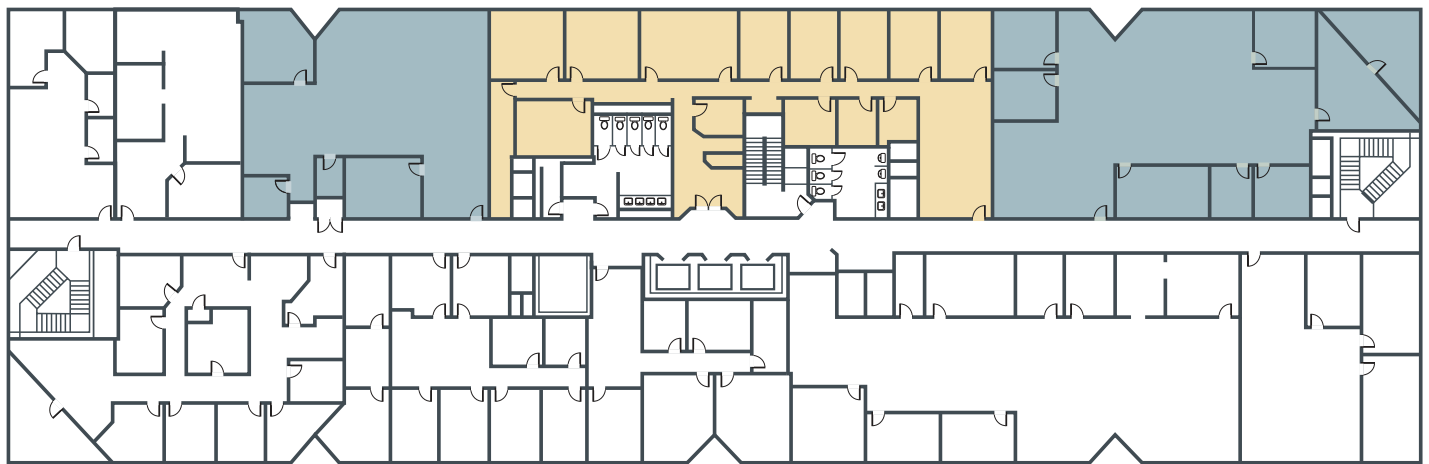
THIRD FLOOR

Suite 316
±2,950 RSF

Suite 405
2,554 RSF

Suite 415
3,422 RSF

Suite 421
3,556 RSF



FOURTH FLOOR

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TOUCH A LISTING FOR MORE DETAILS

NAME DESCRIPTION	FLOOR	SUITE
Carolina Wealth Partners	2	200
Christopher E. Allen, P.A.	2	200
CIC Construction Group USA, LLC	4	400
Computer Software Technology	2	200

TO NARROW YOUR SEARCH

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DISTANCES

I-40:	1.0 mile
Crossroads Plaza:	1.2 miles
Downtown Raleigh:	7.5 miles
RDU International Airport:	9.9 miles
Research Triangle Park:	14.2 miles
Downtown Durham:	23.2 miles



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