

A wide-angle photograph of the exterior of a modern, single-story brick building. The building features large glass windows and doors, supported by white columns. An American flag flies on a tall pole in front of the building. The sky is overcast.

# ATLANTIC BUSINESS PARK

4401 ATLANTIC AVENUE, RALEIGH, NC 27604

±58,075 SF PLUG + PLAY OFFICE SPACE FOR LEASE





## PARK OVERVIEW

Well-located within the amenity-rich North Raleigh submarket, Atlantic Business Park is in close proximity to a wide variety of dining and shopping options. Prominent monument and building signage available, easily visible from Atlantic Avenue with a parking ratio of over 4.3/1000 – approximately 250 spaces per building.

### 4401 ATLANTIC

58,075 SF Fully furnished office opportunity

### 4501 ATLANTIC

27,500 - 56,920 SF Office/Flex opportunity



FOR MORE INFORMATION, PLEASE CONTACT:

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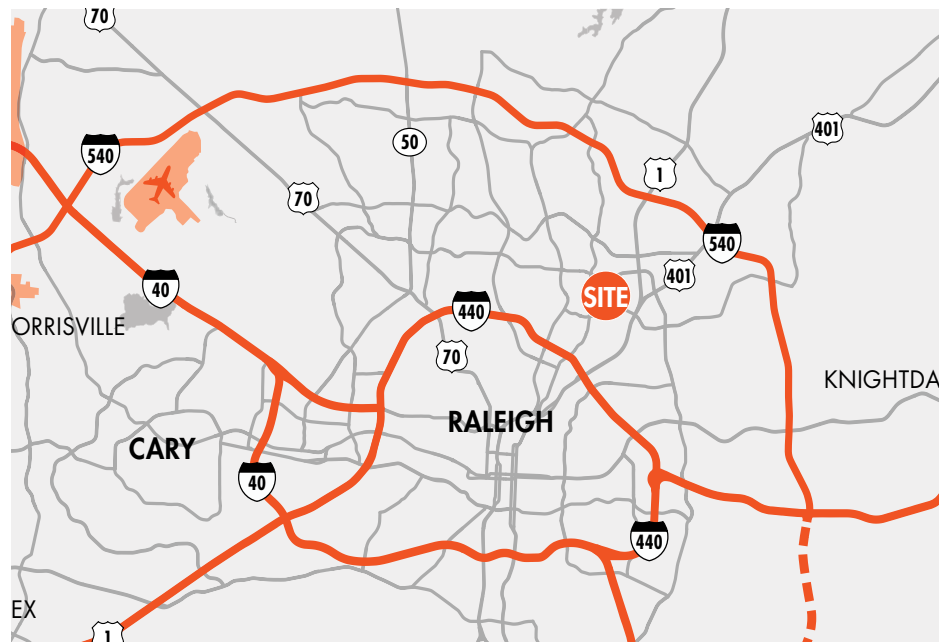
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## PROPERTY FEATURES

- Excellent visibility and frontage on Atlantic Avenue
- Fully furnished Plug + Play
  - Furniture
  - A/V
- On-site fitness center + showers
- Standby backup generator
- New roof with rooftop solar panels
- High-end finishes
- Building signage opportunity
- 277/480 V 3-phase power
- Fiber optic redundancy



## BUILDING FEATURES

PROPERTY TYPE	Class A Office
LOCATION	4401 Atlantic Avenue
BUILDING SIZE	58,075 SF
FLOORS	One (1)
PARKING	250 parking spaces
AVAILABLE SPACE	58,075 SF
TURNKEY	Fully furnished Plug & Play workspace

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## FLOOR PLAN



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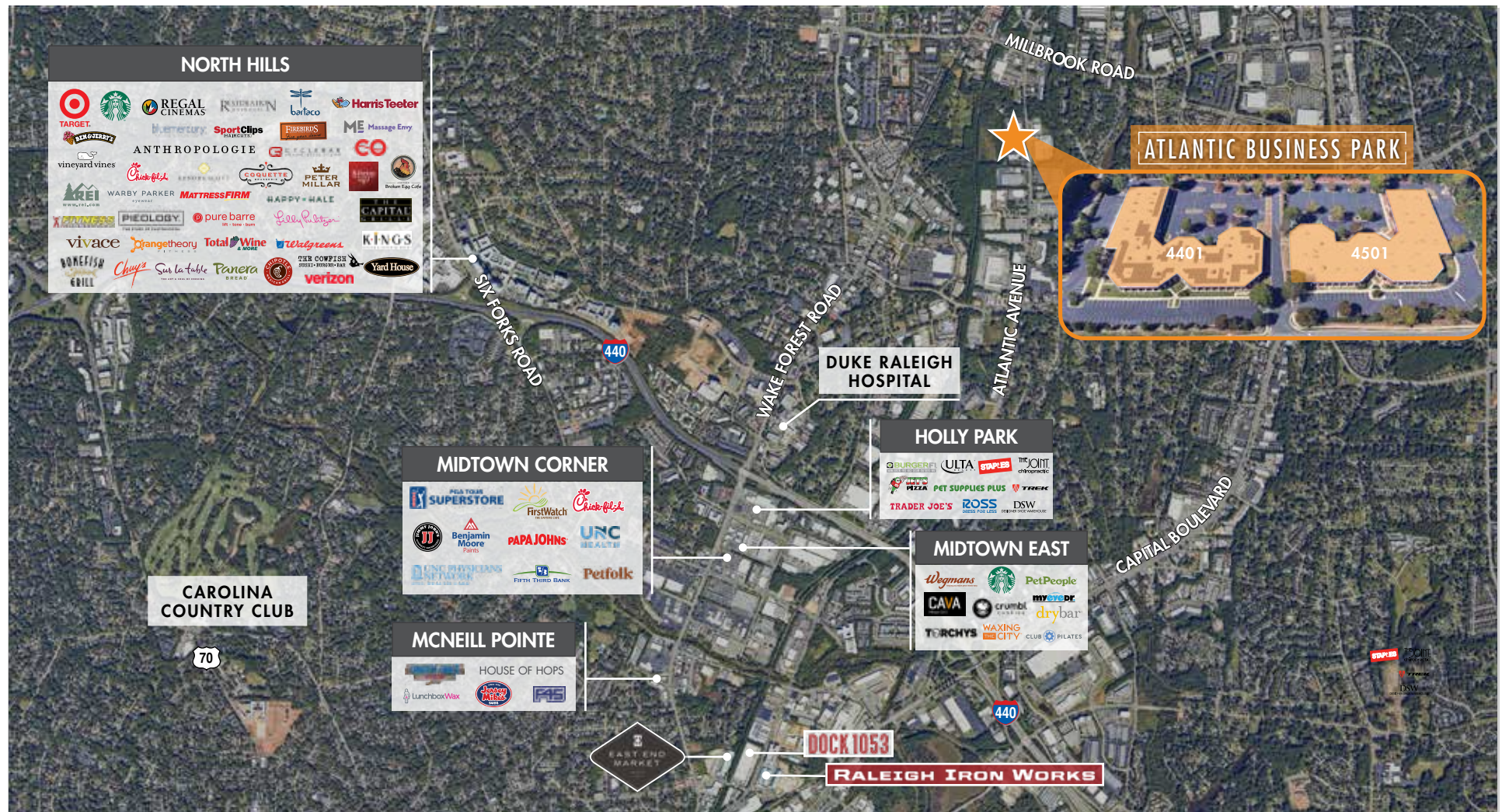
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## NEARBY AMENITIES



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