

633 HUTTON STREET

Suite 104 | Raleigh, NC 27606

FLEX SPACE

For Lease



LEASING AGENT

TAD THORNHILL

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york

PROPERTY DESCRIPTION

FLEX SPACE FOR LEASE

\$17.25 PSF + \$3.25 PSF TICAM

LEASE RATE

± 8,725 SF

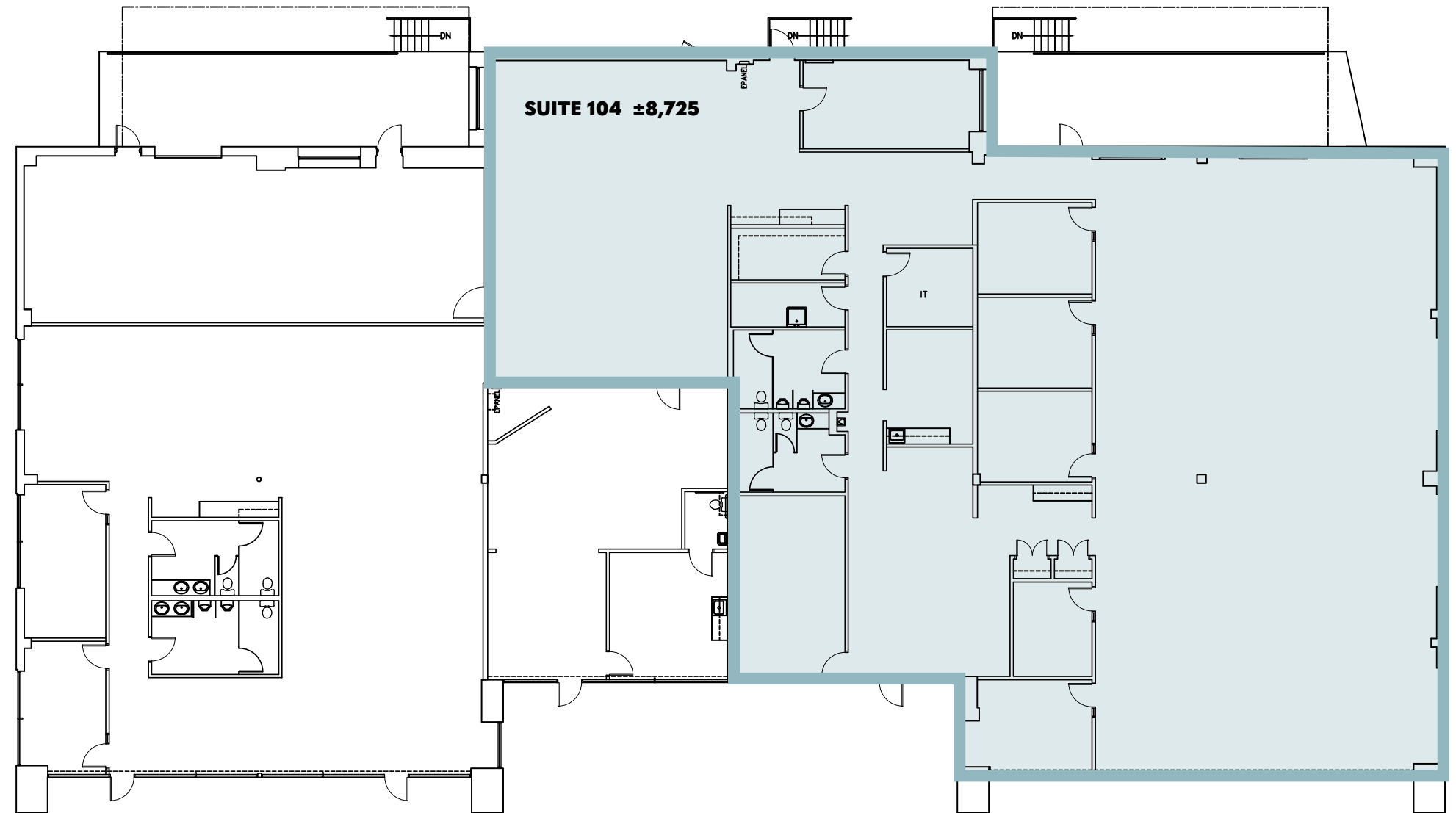
SIZE

DETAILS

- Five (5) private offices, large open work area
- ± 1,250 sf warehouse with shared and covered dock
- End cap suite with great window line
- Ample parking
- Available May 2024

LOCATION

Mature office park setting in desirable West Raleigh location with easy access to Hillsborough Street and Blue Ridge Road. Close to I-40, I-440, and US-1.



DOWNTOWN RALEIGH

NC STATE UNIVERSITY CLUB

MEREDITH COLLEGE

NC STATE UNIVERSITY

CENTENNIAL BIOMEDICAL CAMPUS

440

54

440

HUTTON ST

633 Hutton St

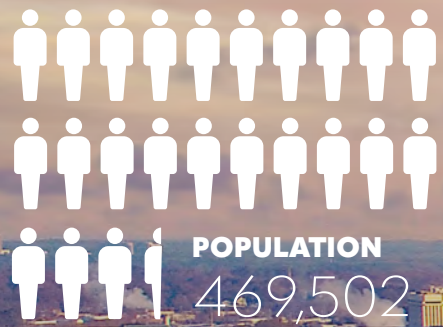
BLUE RIDGE





RALEIGH, NC

CITY PROFILE



ACCOLADES

#3 BEST CITY FOR WORKING WOMEN
ApartmentList.com • 2022

#4 BEST U.S. CITY FOR WORK/LIFE BALANCE & MENTAL HEALTH
Coworking Cafe • January 2023

#1 MOST LIVABLE CITY IN THE U.S.
Far & Wide • January 2023

#3 BEST STATE CAPITAL CITIES
WalletHub • January, 2021

#8 MOST ATTRACTIVE MSA FOR MILLENIALS ACROSS THE U.S.
Commercial Cafe • July 2022

#2 SPOT IN THE U.S. TO BE A REMOTE WORKER
Rent Cafe • December 2022

MAJOR GROWTH ON THE HORIZON

APPLE ANNOUNCES RTP CAMPUS • APRIL 2021

"As part of its investments and expansion, Apple plans to invest over \$1 billion in North Carolina and will begin construction on a new campus and engineering hub in the Research Triangle area. The investment will create at least 3,000 new jobs in machine learning, artificial intelligence, software engineering, and other cutting-edge fields."

Source: <https://www.apple.com/newsroom/2021/04/apple-commits-430-billion-in-us-investments-over-five-years/>

GOOGLE TO OPEN ENGINEERING HUB • MAR. 2021

"Google is opening a new cloud engineering hub in Durham. ...The office could eventually support more than 1,000 jobs and grow into one of Google Cloud's top five engineering hubs in the U.S..."

<https://www.newsobserver.com/news/business/article250013204.html>

FUJIFILM PICKS THE TRIANGLE • NOV. 2022

"Fujifilm Corporation is planning to invest \$188 million in a new manufacturing facility that will create more than 100 jobs..."

The new facility will be over 250,000 square feet and will sit on 64 acres along Davis Drive where it meets Little Drive, which is near the current Fujifilm operation in Morrisville...

Plans for the new plant continue a streak of growth for Fujifilm in the Triangle. In Holly Springs, Fujifilm Diosynth Biotechnologies is building a \$2-billion facility that's expected to create more than 700 jobs."

Source: <https://www.bizjournals.com/triangle/news/2022/11/22/fujifilm-irvine-scientific-rtp-nc-raleigh-facility.html>

DEVELOPMENTS NEAR GLENWOOD SOUTH

ANNOUNCED

- 501 Hillsborough Street - 8 story mixed-use development
- The Creamery - 400 Glenwood Avenue
- Raleigh Crossing Phase 2 - 301 Hillsborough Street
- 630 Hillsborough Street
- Tower Three at Bloc (83) - 615 W Morgan Street

UNDER CONSTRUCTION

- 400 Hillsborough Street - mixed-use development
- Glenwood South Towns - 405 N Boylan Street - 16 townhomes

COMPLETED

- Google Fiber - 518 W Jones Street - 9,926 SF office
- 303 West Street - 14,000 sf office+retail
- Tin Roof - 300 Glenwod Ave
- Link apartments - 202 N West St
- Smoky Hollow Phase 2 - 421 N Harrington St
- The Metropolitan Apartments - 314 W. Jones St
- Raleigh Crossing Phase 1 - 301 Hillsborough St
- Morgan Street Food Hall - 411 W Mogan St
- AC Hotel Raleigh Downtown - 21 Glenwood Ave
- One Glenwood - 1 Glenwood Ave

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LEASING

Tad Thornhill
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MARKETING

Gardenia Buendia
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YORK PROPERTIES

Brokerage · Property Management · Security
Maintenance · Association Management · Construction
Landscaping · Accounting

ADDRESS

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ONLINE

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