

2301 Stonehenge Drive Raleigh, NC 27615



OFFICE SPACE FOR LEASE

Two-story 16,000-square-foot office building

◆ 320 SF to 1,657 SF available.

Rental Rate: \$17.00—\$18.00 SF

Full Service with exception of in-suite janitorial. Tenant is responsible for voice/data.

Landlord will carpet and paint. Buildout available.

- ◆ New ownership. Local property management.
- ◆ Convenient location.
- ◆ Great tenant mix.
- ◆ Opportunity to combine suites.
- ◆ Common area restrooms.
- ◆ All suites are ground level entry.
- ◆ Parking next to building.
- ◆ Handicapped accessible.
- ◆ High speed internet.
- ◆ Built: 1984. Zoned: Ox-3.
- ◆ Located off Creedmoor Road.
- ◆ Adjacent to Stonehenge Shopping Center.
- ◆ Walk to restaurants, retail and banks.
- ◆ Minutes from I-540 and close to all major traffic corridors.

Population: 3 mile radius – 76,382 people

Average Household Income: \$91,992.00.

Traffic Counts: Creedmoor Rd (2007) - 30,000



FOR MORE INFORMATION AND A TOUR CONTACT

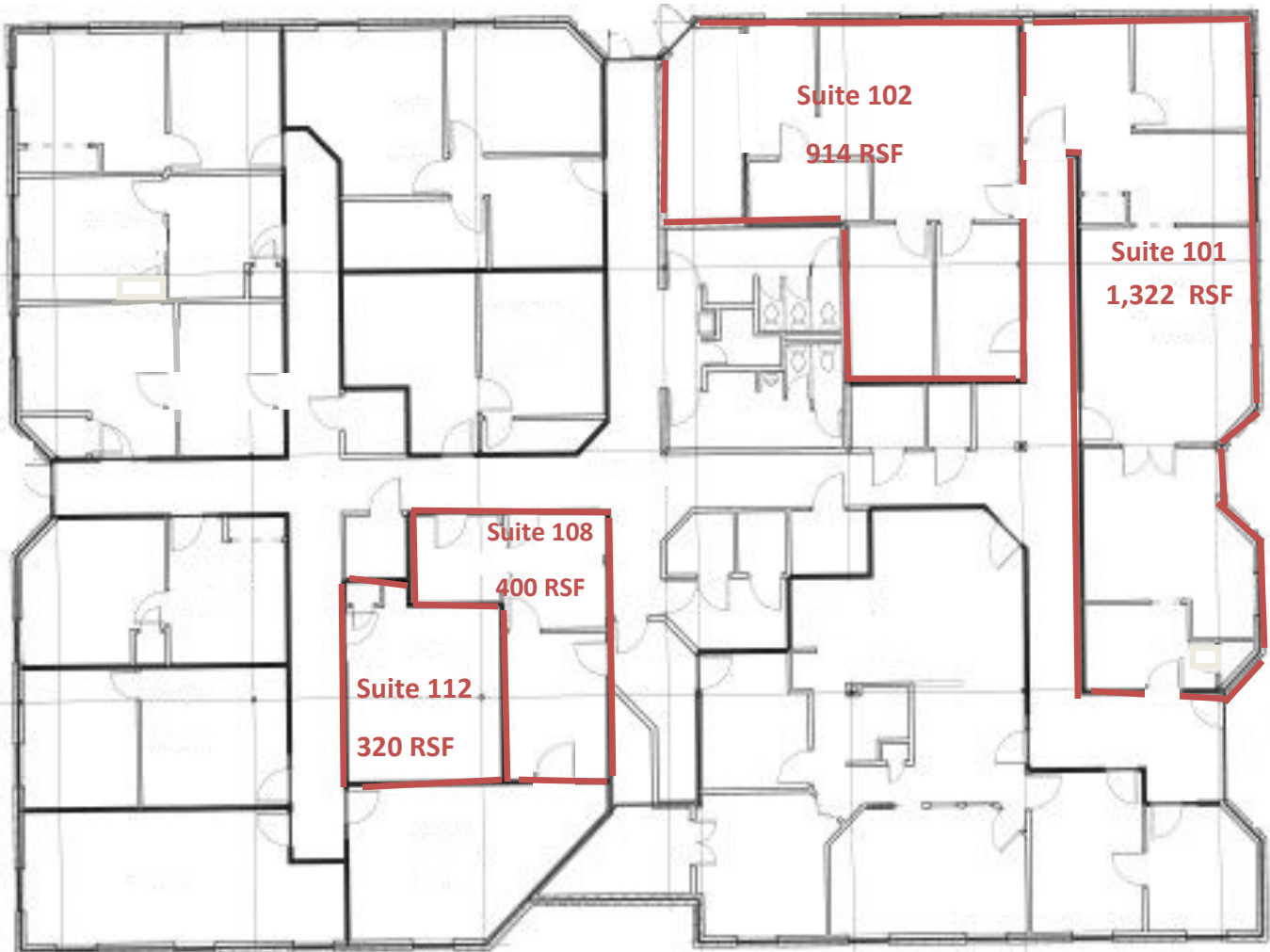
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Suite 102	914 RSF	Available Now	\$17.00 SF
Suite 101	1,322 RSF	Available Now	\$17.00 SF
Suite 108	400 RSF	Available Now	\$17.00 SF
Suite 112	320 RSF	Available Now	\$17.00 SF



Suite 203	1,657 RSF	Available Jan. 2018	\$18.00 SF
Suite 204	1,130 RSF	Available Jan. 2018	\$18.00 SF

Suite 101 - 1,322 RSF

Rental Rate: 1,873.00 Monthly

Layout: Reception, four offices, kitchenette, two entry/exit doors. Built-in cabinetry.

Suite 102 - 914 RSF

Rental Rate: 1,295.00 Monthly

Layout: Reception, two offices, large work space, exterior door. Built-in cabinetry.

Suite 108 - 400 RSF

Rental Rate: \$567.00 Monthly

Layout: Two internal offices. Perfect for a new business needing small space.

Suite 112 - 320 RSF

Rental Rate: \$454.00 Monthly

Layout: One large internal office. Perfect for a new business needing small space.

Suite 203 1,657 RSF

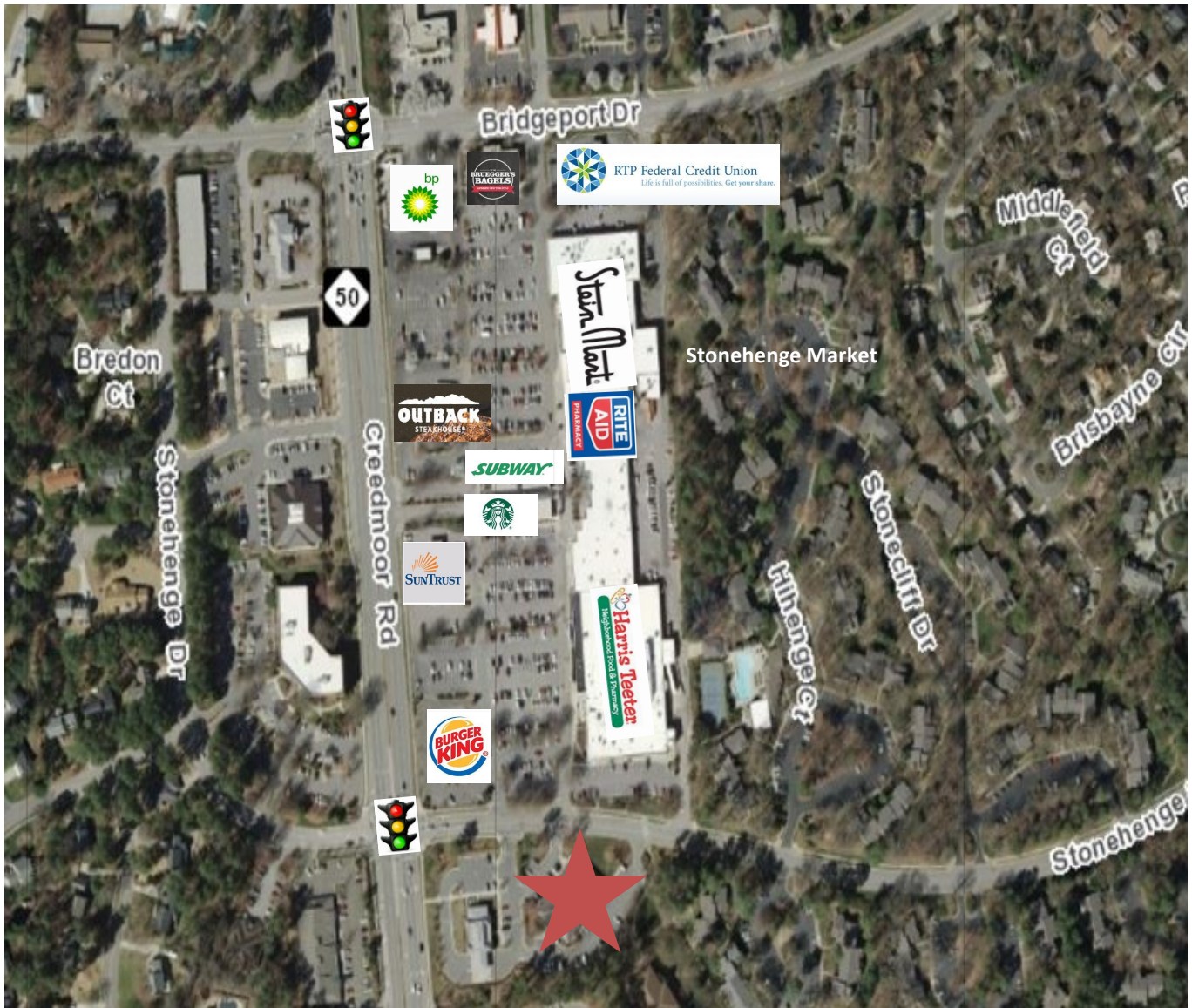
Rental Rate: \$2,485.50 Monthly

Layout: Two hard walled offices, large collaborative work space and kitchenette

Suite 204—1,130 RSF

Rental Rate: \$1,695.00 Monthly

Layout: Second floor views, handicapped accessible, two large offices with windows, storage, in-suite restroom and large reception/work space.



Walk to Harris Teeter, SunTrust Bank, Starbucks, Subway, Outback Steak House, Brueggers Bagels, Burger King, Rite Aid, Stein Mart as well as other restaurants, retail and banks.

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