

LAKE BOONE TOWER

3801 LAKE BOONE TRAIL, RALEIGH

OFFICE AVAILABILITY

The logo for York Properties, featuring the word "york" in a lowercase, white, sans-serif font with a thick, white vertical bar to its left.

BROKER

JUDSON MCMILLAN

919.645.2764

judsonmcmillan@yorkproperties.com



ABSOLUTELY
NO HANDICAPS
OR COLLIES
ON STAIRS
PLEASE USE
REAR ENTRANCE

Excellent value and location

Under new ownership with attractive lease options





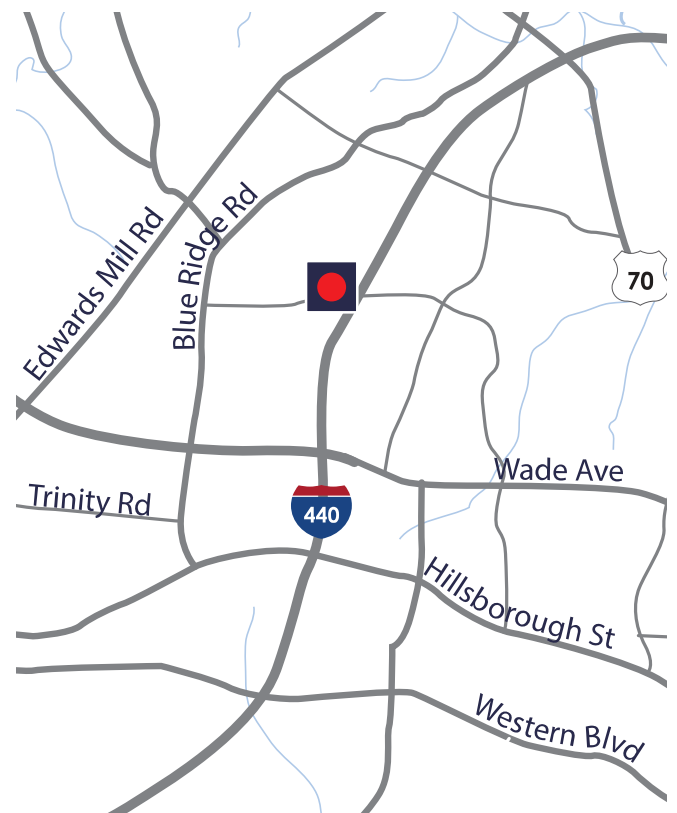
SURROUNDINGS

Lake Boone Tower is situated in a highly desirable area of Lake Boone Trail between I-440 and Blue Ridge Road. Within walking distance of banks, retailers and over a dozen restaurants it is also mere minutes away from the North Carolina Museum of Art and its vast outdoor green areas, as well as the UNC Rex Hospital Campus and various medical offices along the Blue Ridge Corridor.

SUBMARKET INTEL

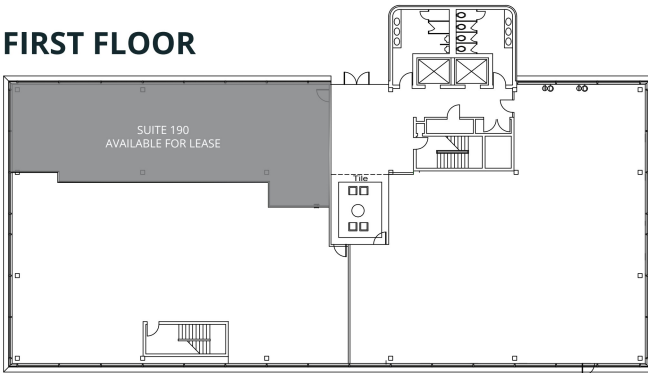
West Raleigh from the Lake Boone Trail / Blue Ridge corridor to Western Boulevard and along Wade Avenue is a highly desirable submarket. Location tops the list as this area offers easy access for employees and that live both near and far as 40/Wade Ave intersects with the 440 Beltline.

Businesses and their customers enjoy convenient travel time to North Hills, downtown Raleigh, RDU Airport etc.

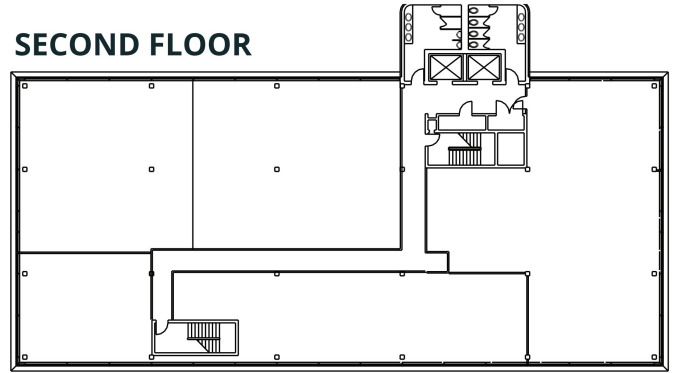


AVAILABLE SPACE OVERVIEW

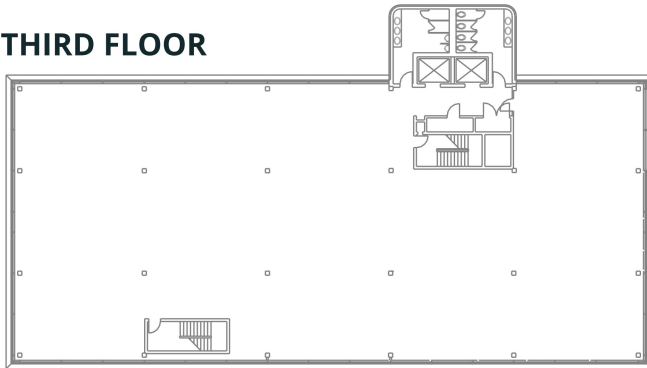
FIRST FLOOR



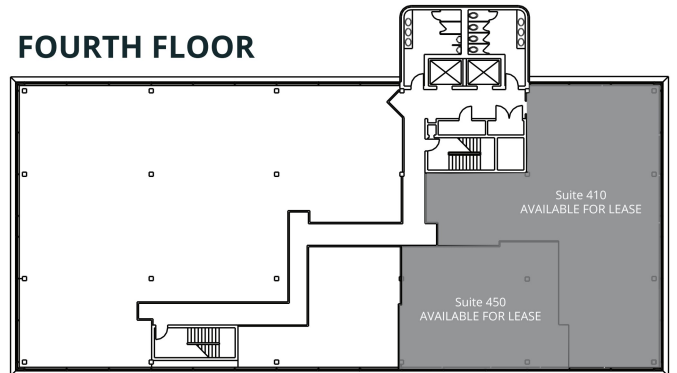
SECOND FLOOR



THIRD FLOOR



FOURTH FLOOR



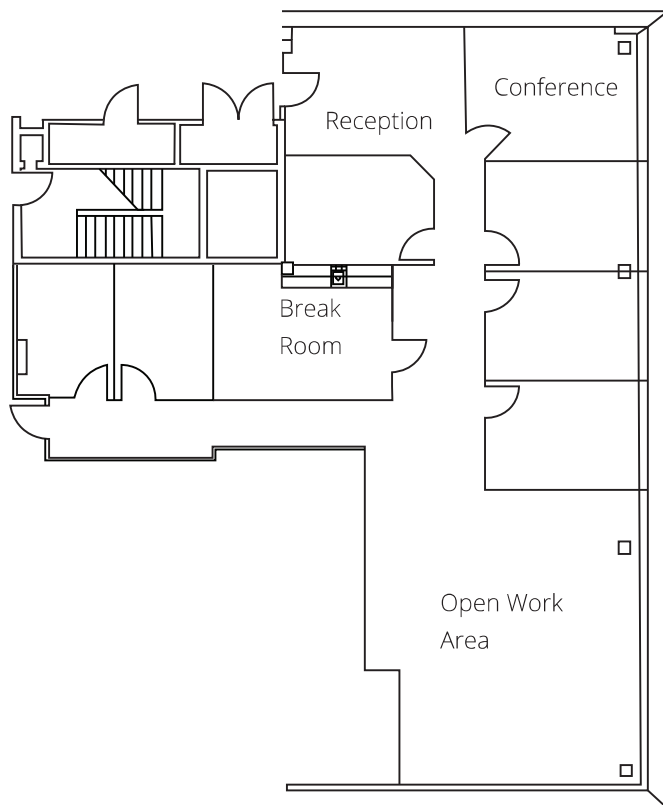
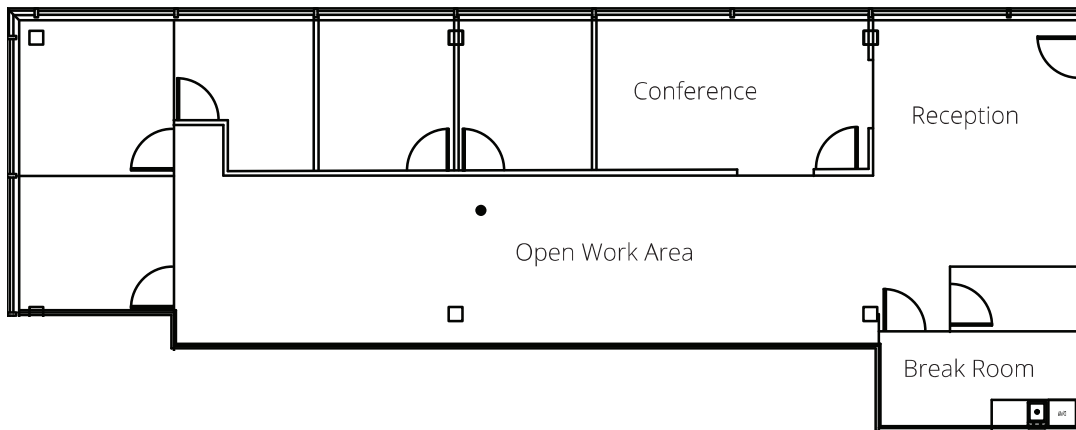
BUILDING SPECIFICATIONS

- Move-in ready with customizable options
- Common area renovations underway
- Wooded, private office setting with good visibility and traffic
- \$19.50 PSF / Full Service
- Various suites available on multiple floors
- Parking ratio of 4 : 1,000

SUITE 190

+/- 2,150 SF

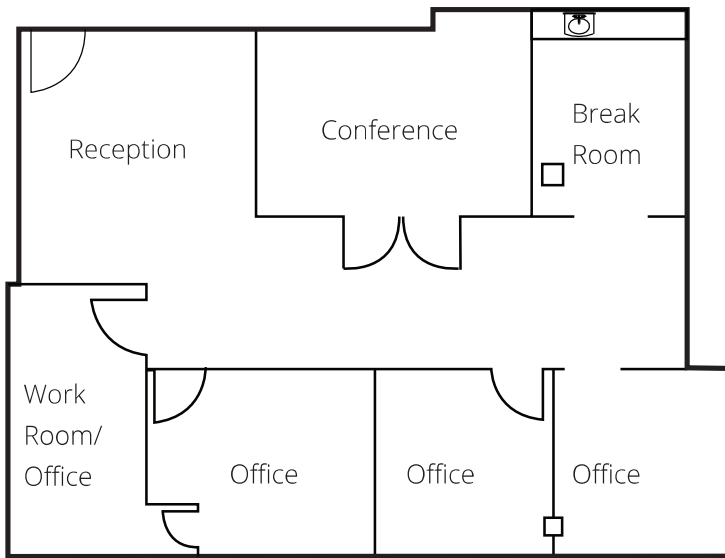
- 5 offices
- Reception area
- Storage room
- Break room
- Conference room
- Open work area



SUITE 410

+/-2,670 SF

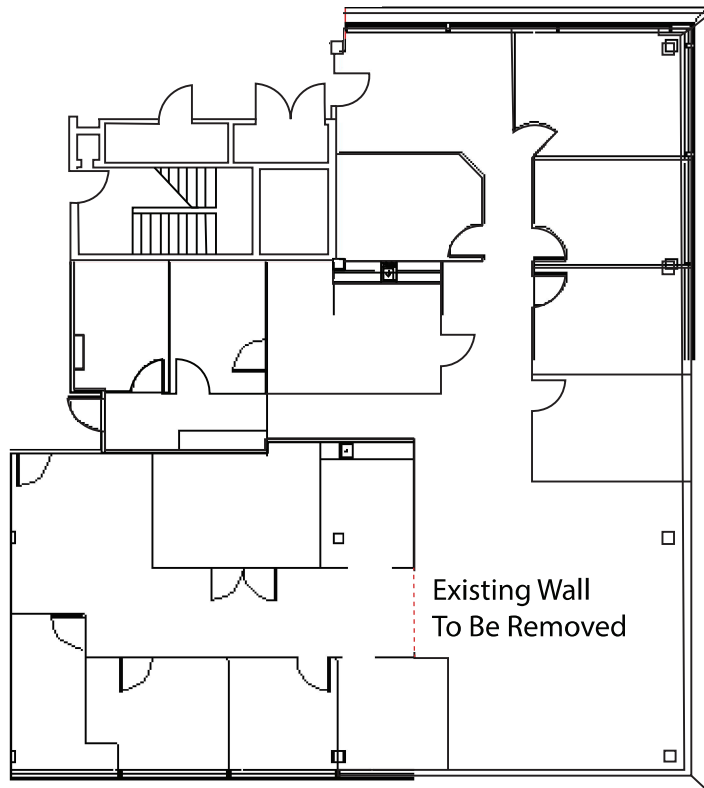
- 5-6 offices
- Reception area
- Break room
- Conference room
- Open work area



SUITE 450

+/- 1,320 SF






- 3 offices
- Reception area
- Break room
- Conference room
- Work room/office



COMBINED SUITES 410 & 450

+/- 3,990 SF

DEMOGRAPHICS

 MILE RADIUS	 POPULATION	 HOUSEHOLDS	 HOUSEHOLD INCOME	 DAYTIME POPULATION
1	17,248	8,452	\$53,772	36,865
3	109,255	43,117	\$61,965	73,810
5	215,303	87,815	\$64,487	195,976

RALEIGH ACCOLADES

<p>No.3 Best in Quality of Life in the World NUMBEO</p>	<p>No.11 Best Big Cities to Live In wallethub.com</p>
<p>No.1 Most Educated City, State of North Carolina Insurify</p>	<p>No.6 World's Top 10 Beer Destinations Vinepair</p>
<p>No.3 Best Places in America for Starting a Business Inc.com</p>	<p>No.2 Most Family-Friendly Cities Homes.com</p>



YORK PROPERTIES

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

ADDRESS

2108 Clark Avenue
Raleigh, NC 27605

ONLINE

@yorkproperties1
www.yorkproperties.com

LEASING AGENT

Judson McMillan
judsonmcmillan@yorkproperties.com
919.645.2764