



Space for Lease or Sale

## Opportunity

- 12,500-sf office/flex condo available for lease or sale
- XD-1 zoning
- Property sits on 4.01 acres (owned by P.O.A.)
- Eleven (11) individual hardwall office spaces
- Three (3) conference rooms
- Seven (7) restrooms
- Cube area, reception area and break room
- ±500 sf of warehouse space with two (2) grade-level doors

## Pricing

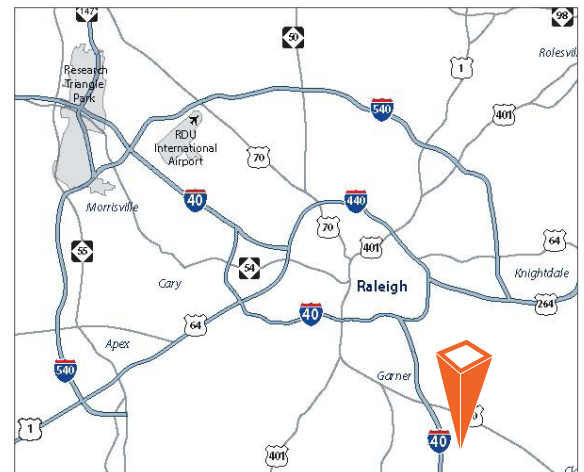
- \$13.50/sf, NNN with \$2.52/sf TICAM (\$16,688/month)
- Contact for Sale pricing

## Parking

- 57 surface spaces

## Location

- Located in Garner in close proximity to I-40 and US-70
- Restaurants and shopping at nearby White Oak Crossing

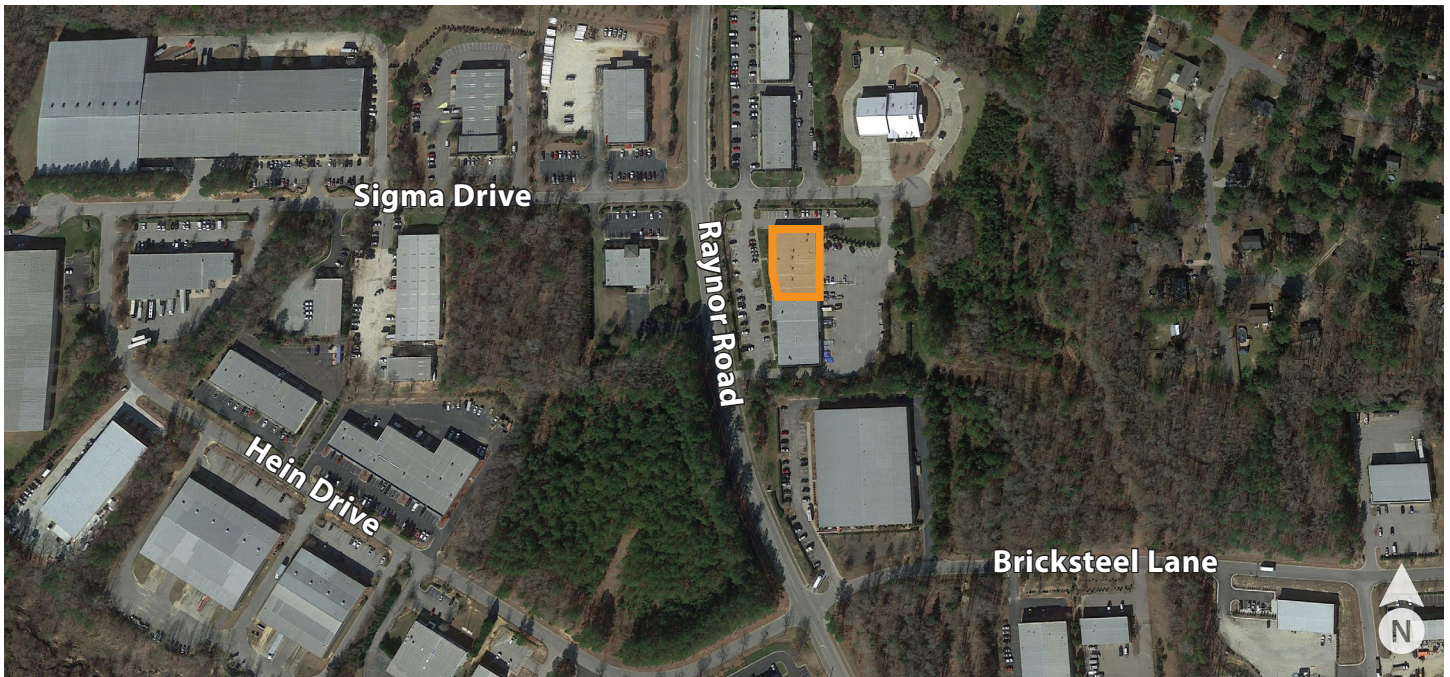


For more information, please contact:

**Justin Booth**, Senior Vice President  
D 919 866 4262  
[justin.booth@avisonyoung.com](mailto:justin.booth@avisonyoung.com)

5440 Wade Park Boulevard  
Suite 200  
Raleigh, NC 27607  
919 785 3434

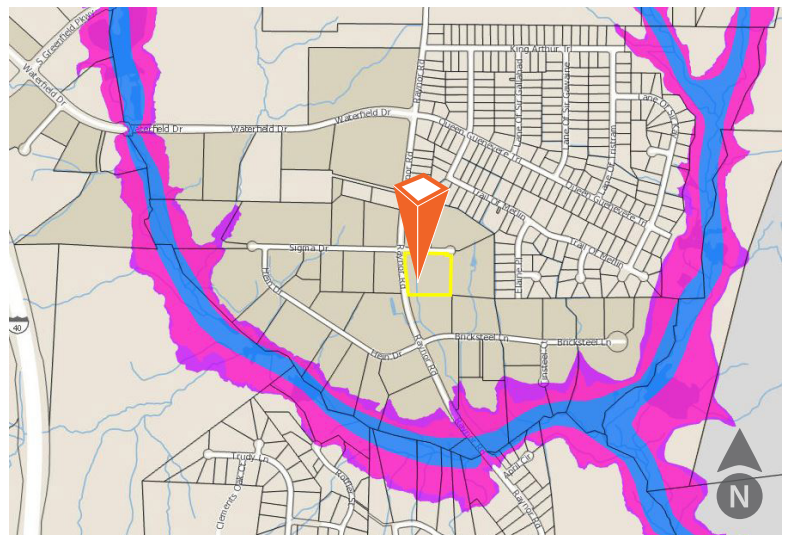







### Leasing Details

- \$13.50/sf, NNN
- \$2.52/sf TICAM
- \$18,014 annual taxes
- \$2,513 annual insurance fees
- \$11,000 annual tenant dues (includes landscaping, parking lot maintenance, water, trash removal, outdoor electricity and roof repair)
- Tenant is responsible for power, janitorial, telecom, trash and recycling

### Flood Map



Map courtesy of Wake County GIS

-  Floodway - No encroachment
-  1% annual chance of flood
-  0.2% chance or 1% (future conditions)



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Floor Plan



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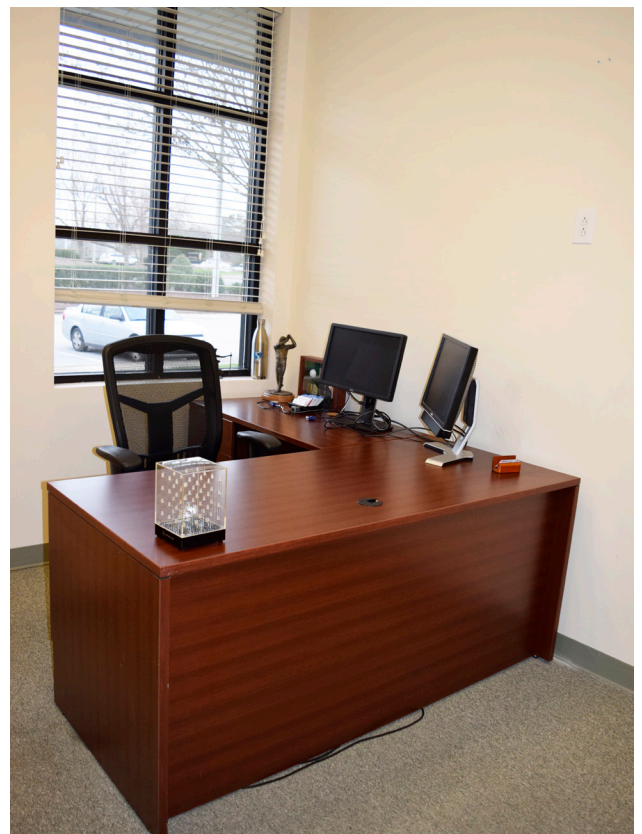


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YOUNG**

[avisonyoung.com](http://avisonyoung.com)

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D 919 866 4262  
[justin.booth@avisonyoung.com](mailto:justin.booth@avisonyoung.com)





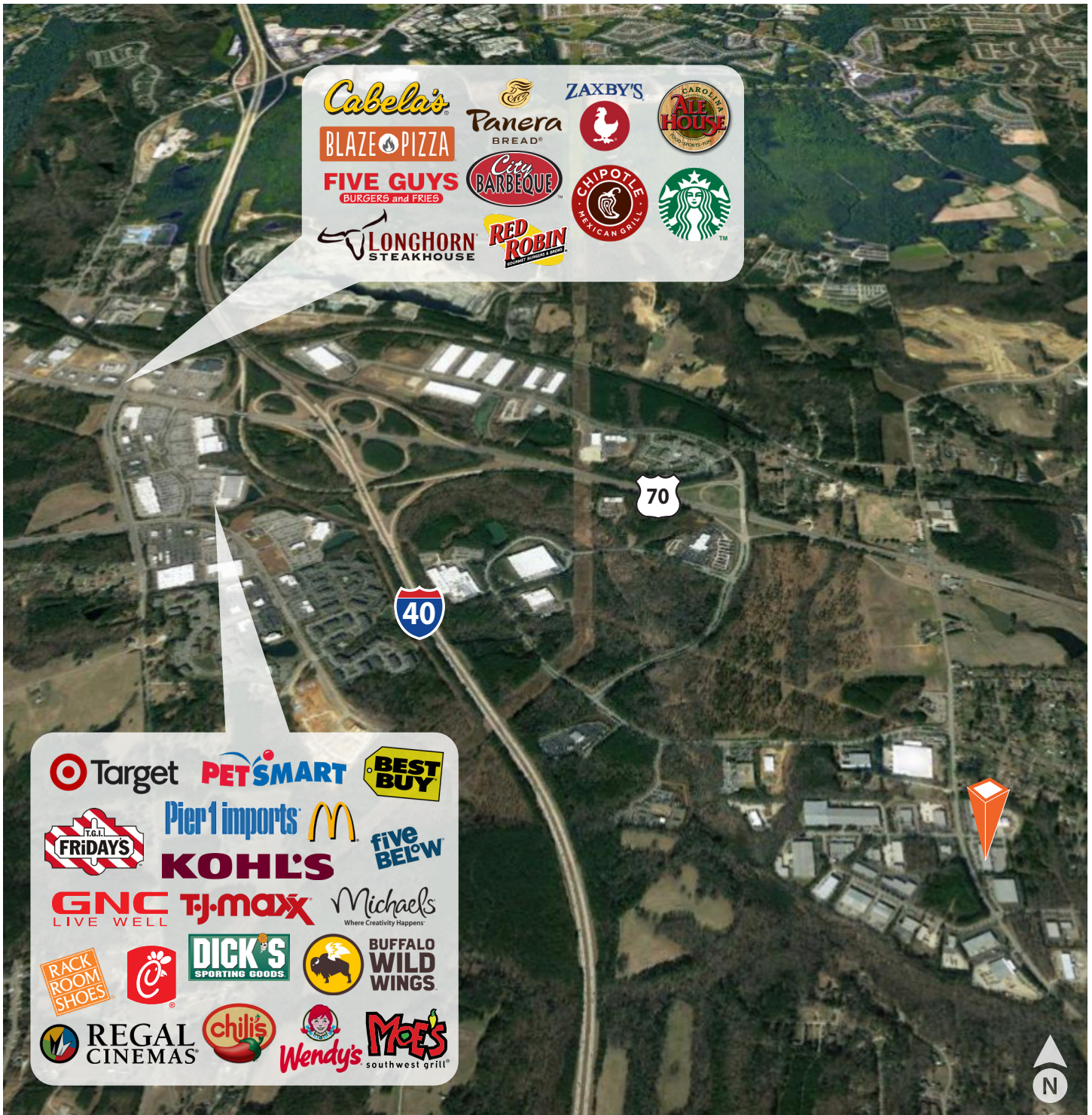
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[avisonyoung.com](http://avisonyoung.com)

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Nearby Amenities



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