

**2,314 SF OFFICE CONDOMINIUM FOR LEASE****5603 Duraleigh Road - Suite 105 Raleigh NC 27612**

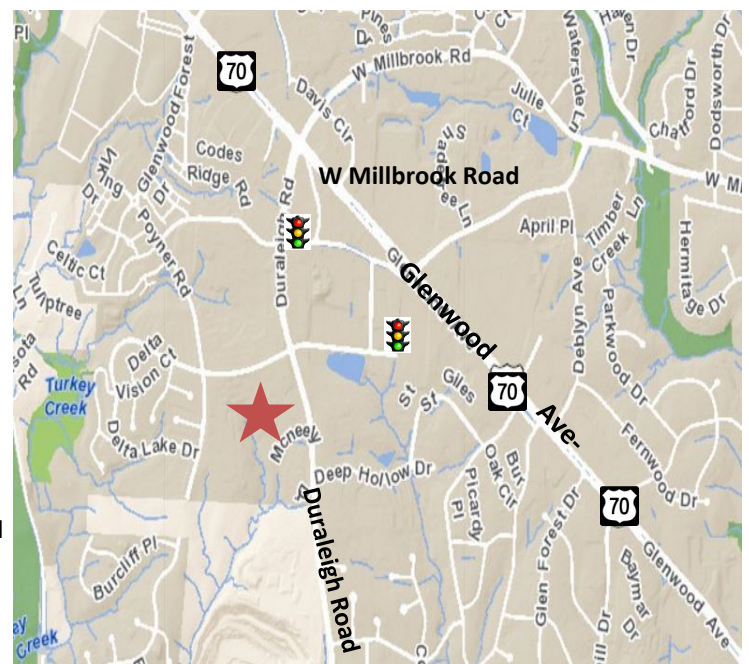
2,314 SF End-Cap Office for Lease

Rental Rate: \$17.00 SF / \$3,278.00 Monthly

Tenant responsible for electricity, in-suite janitorial and HVAC service agreement. Landlord pay water, dues and taxes.

Layout: Reception, receptionist office /workroom, five offices, conference room, breakroom with dishwasher, two restrooms, dedicated server room and storage.

- ◆ Building signage visible to road.
- ◆ Double windows on two sides. Great natural lighting.
- ◆ Beautiful Class A finishes.
- ◆ Built-in cherry cabinetry in reception area / work area.
- ◆ Built in shelving and bookcases in conference room and offices.
- ◆ Contemporary paint colors. Floor and crown molding.
- ◆ Parking in front and on side of unit.
- ◆ Handicapped accessible.
- ◆ Time Warner/Spectrum Business Class.
- ◆ Built in: 2002. Zoned: OX-3-CU.
- ◆ Close to large residential communities in a vibrant and growing area of Raleigh.
- ◆ Banks, restaurants and retail nearby.
- ◆ Located minutes from Glenwood Avenue.
- ◆ Central to all major traffic corridors.



**FOR MORE INFORMATION AND A TOUR CONTACT**

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**RECEPTION**



**FRONT HALLWAY**



**HALLWAY TO OFFICES**



**BUILT-IN CABINETRY  
RECEPTION OFFICE**



**Conference Room Cabinetry**



**Office**



**Conference Room**



**Corner Office**



**Kitchen**



**Expansion Space/Office**



**Two Private Restrooms**





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