



Office Space For Lease

Opportunity

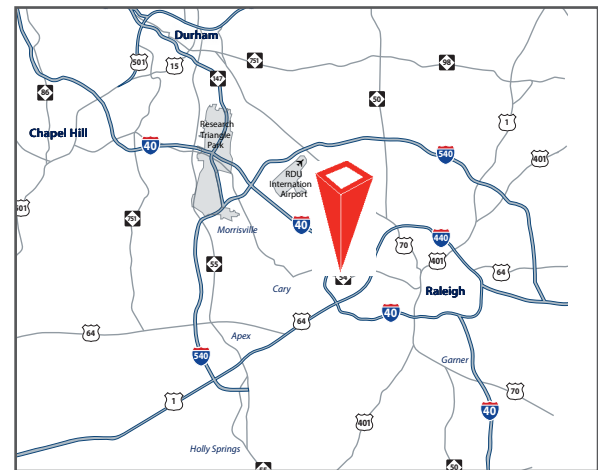
- 62,000 sf Class A three-story office building
- Three suites available for lease
- Suite 216: 2,739 sf
- Suite 308: 3,277 sf
- Suite 318: 1,686 sf
- Floor-to-ceiling glass provides abundant natural light
- Ample parking with 4 spaces per 1,000 sf
- Professional management and maintenance
- Well-appointed two-story atrium lobby

Rental Rate

- \$28.50/sf, Full Service

Location

- Central location with easy access to I-40, I-440 Beltline, I-540, Research Triangle Park, RDU International Airport, Cary and



For more information, please contact:

Michael Vulpis, Senior Vice
President

D 919 420 1562

T 919 785 3434

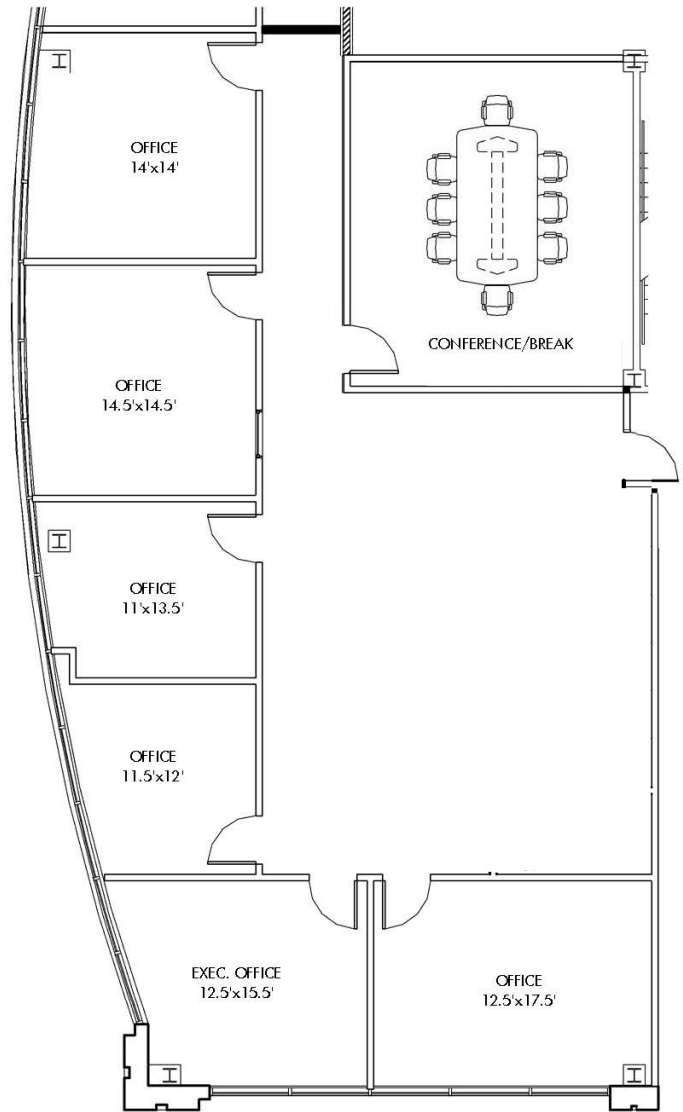
michael.vulpis@avisonyoung.com

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

Office Space For Lease

Arena Centre / 1511 Sunday Drive

Suite 216 - As-built
2,739 sf



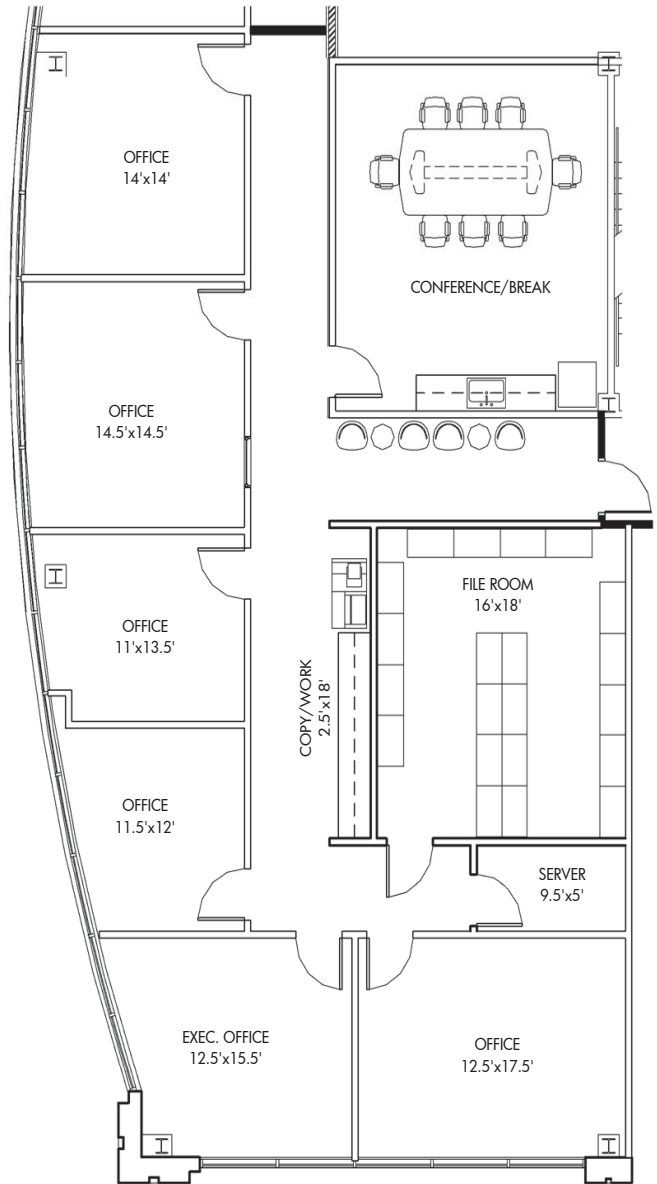
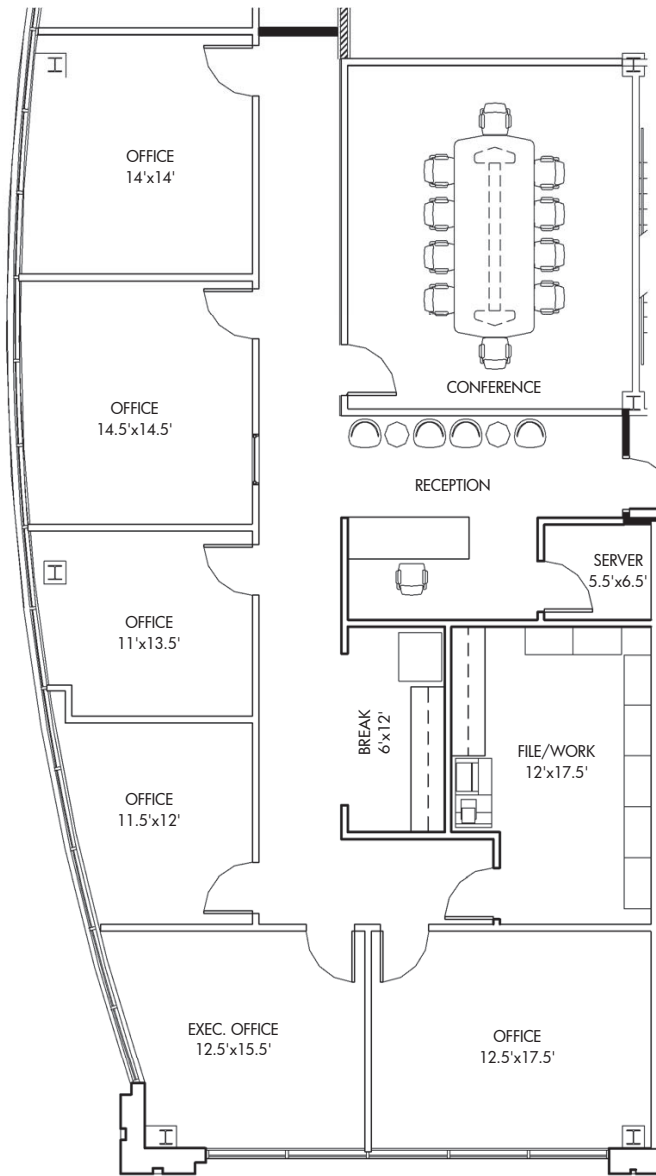
**AVISON
YOUNG**

avisonyoung.com

Michael Vulpis, Senior Vice President
D 919 420 1562
T 919 785 3434
michael.vulpis@avisonyoung.com

Suite 216 - Option One

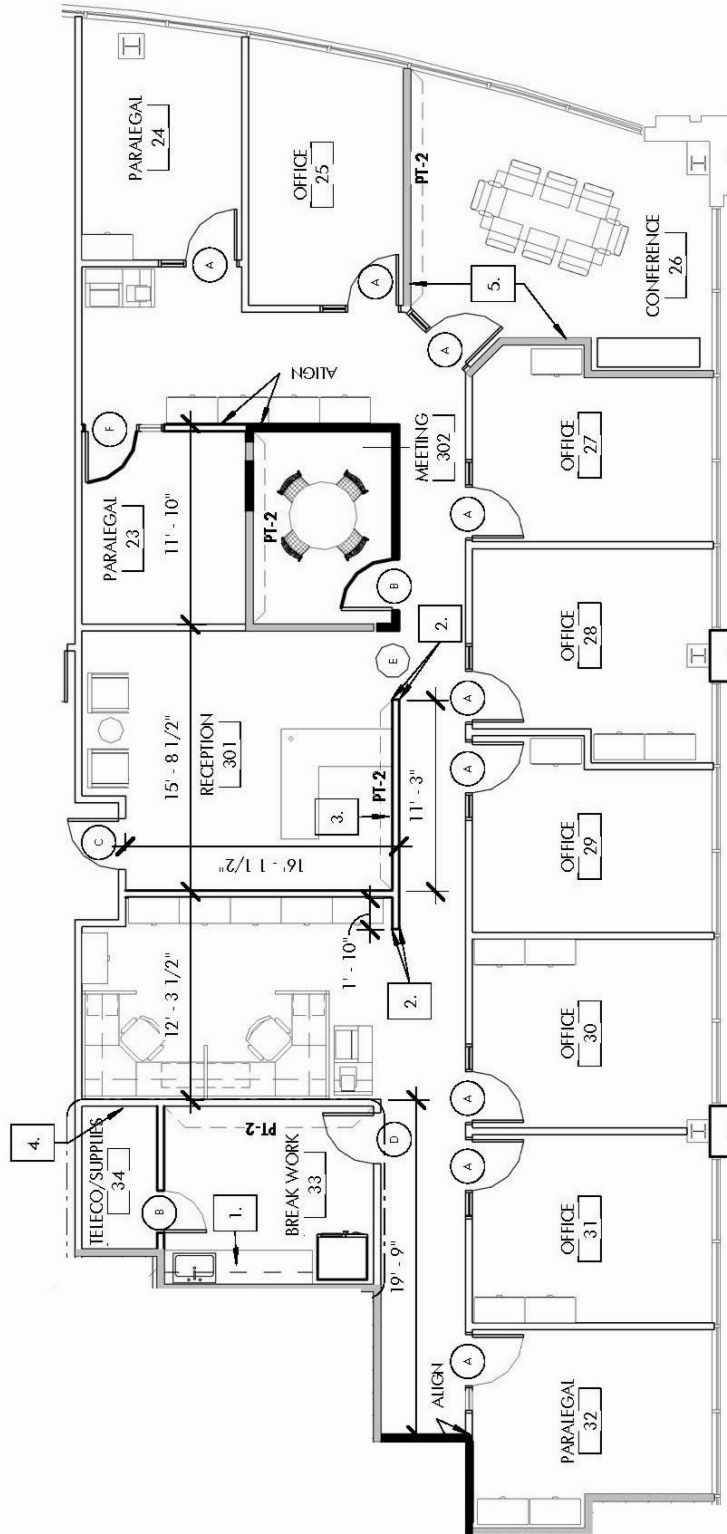
Suite 216 - Option Two



Office Space For Lease

Arena Centre / 1511 Sunday Drive

Suite 308- As-built
3,277 sf



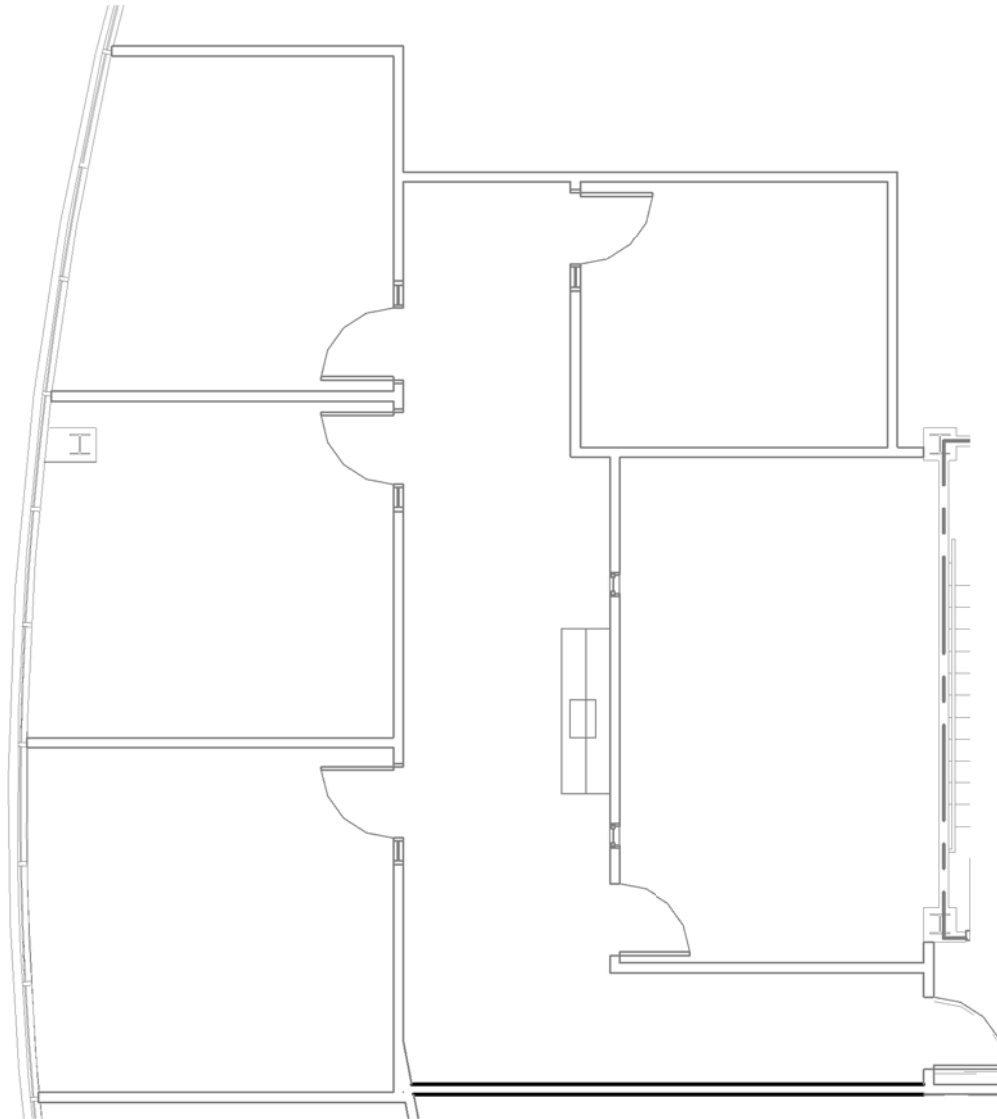
avisonyoung.com

Michael Vulpis, Senior Vice President
D 919 420 1562
T 919 785 3434
michael.vulpis@avisonyoung.com

Office Space For Lease

Arena Centre / 1511 Sunday Drive

Suite 318 - As built
1,686 sf



**AVISON
YOUNG**

avisonyoung.com

Michael Vulpis, Senior Vice President
D 919 420 1562
T 919 785 3434
michael.vulpis@avisonyoung.com

Area Map



Amenities

- Excellent exposure from Trinity and Edwards Mill Roads
- Close proximity to PNC Arena
- Just 12 minutes to RDU International Airport and Downtown Raleigh
- Close proximity to Rex Hospital, NC State and SAS

1) Edwards Mill Road and Trinity Road

- Backyard Bistro
- Comfort Inn & Suites
- Wendy's

2) Ridgewood Shopping Center

- Bruegger's Bagels
- First Citizens Bank
- Medlin Davis Cleaners
- Walgreens
- Orvis
- Whole Foods Market

3) Lake Boone Shopping Center and Marketplace at Lake Boone Trail

- Buffalo Brothers
- Chick-fil-A
- Chubby's Tacos
- Guasaca
- McDonald's
- Randy's Pizza
- Starbucks
- Sushi-Thai
- the Oak
- Village Deli
- Just Salad

4) Olde Raleigh Village

- Bella Monica
- Caribou Coffee
- Char-Grill
- China Star Café
- Edwards Mill Bar & Grill
- Jersey Mike's
- Rudino's Sports Corner
- Starbucks

5) Wade Park

- Spring Rolls
- Wade Cafe
- Honest Abe's



avisonyoung.com

Michael Vulpis, Senior Vice President
 D 919 420 1562
 T 919 785 3434
 michael.vulpis@avisonyoung.com