

2000 YONKERS ROAD

RALEIGH, NC 27604

CLASS B OFFICE SPACE FOR LEASE



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BUILDING HIGHLIGHTS

- Class B office space
- 105 parking spaces approx.
- Mix of private offices and open areas
- Great visibility along Capital Boulevard
- Major Yonkers Road improvements almost complete
- Perfect for non-profit and government agency

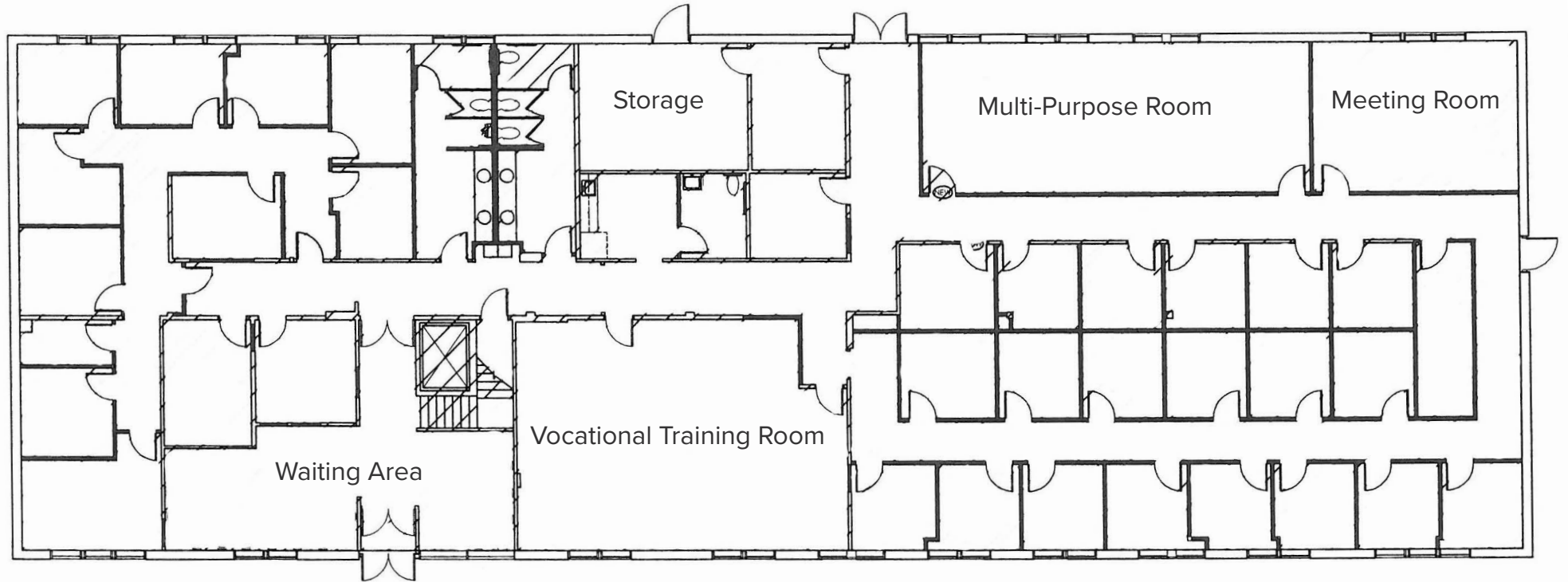
AVAILABILITY

- 19,130 RSF (2 stories)
- \$18.00 PSF modified gross
- Tenant pays utilities, janitorial and interior maintenance
- Landlord pays taxes, insurance, grounds and major mechanical



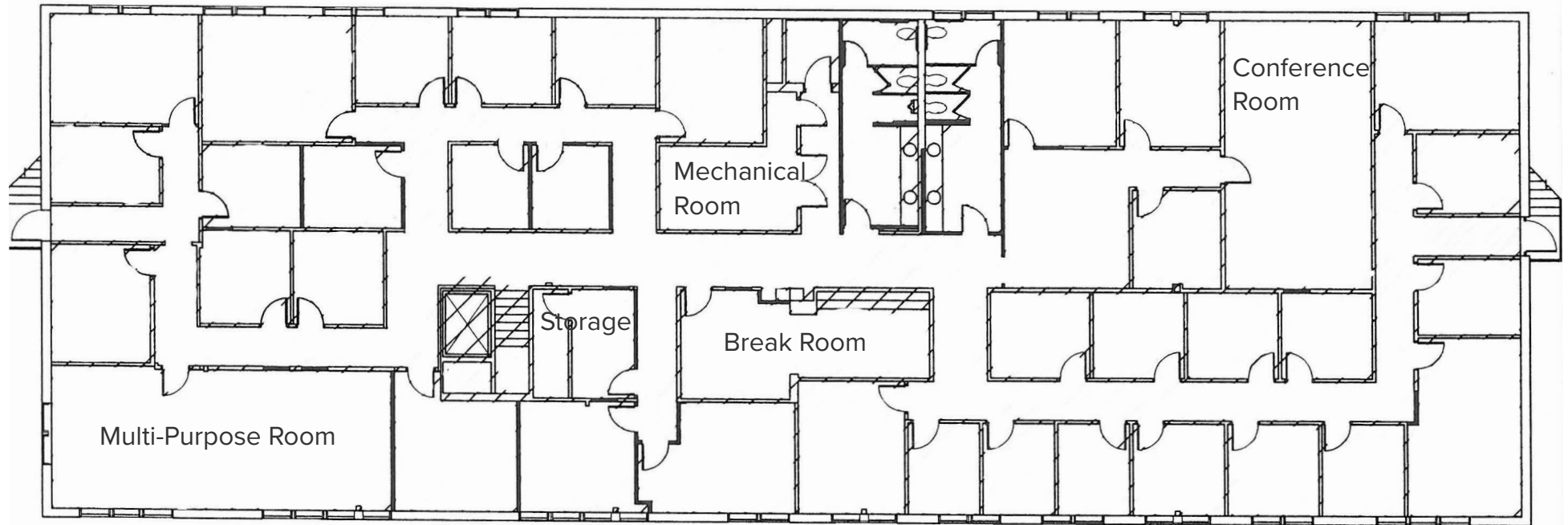
1ST FLOOR

+/- 9,565 RSF



2ND FLOOR

+/- 9,565 RSF



ROW PARK

Homes from
\$1.50M

ANDERSON HEIGHTS

Homes from
\$475K - \$2.00M

FALLON OAKS

**WHITE OAK
FOREST**

FIVE POINTS

Homes from
\$369K - \$1.00M

**FIVE POINTS
EAST**

**HARVEY STREETS
COMMONS**

MORDECAI

Homes from
\$341K - \$900K

EAST MORDECAI

Homes from
\$341K - \$900K

BELVEDERE PARK

Homes from
\$280K - \$850K

WOOD CREST

Homes from
\$280K - \$600K

LIONS PARK

Wegmans

TRADER
JOE'S

LIFETIME
FITNESS

COSTCO
WHOLESALE

THE RITZ

CHIDO TACO

Jersey Mike's SUBS
AUTHENTIC SUBS SINCE 1966



DOCK 1053



2000 YONKERS RD

ATLANTIC AVENUE

GATEWAY BLVD

SKYREST DRIVE

CONN MAGNET
ELEMENTARY SCHOOL

RALEIGH ACCOLADES

| 2020

2nd Best in Quality of Life

- NUMBEO

| 2019

Most Educated City Award for the
State of North Carolina

- Insurify

| 2019

11th Best Big Cities to Live In

- wallethub.com

| 2019

14th Among America's Top 150 Most
Dynamic Urban Centers

- Point2Homes

| 2019

The Best Weekend Getaways Near
Atlanta: Best Food Getaway

- Thrillist

| 2019

4th Among 6 Incredible U.S. Cities
Hiding in Plain Sight

- Matador Network

ABOUT THE AREA

“Raleigh was founded in 1792 as N.C.’s capital city. It was named for Sir Walter Raleigh, who attempted to establish the first English colony on the shores of the new world in the 1580s. It is the only state capital to have been planned and established by a state as the seat of state government, and it is the largest city in a combined statistical area known as Raleigh-Durham-Chapel Hill (the Research Triangle Region). The city’s founding fathers called Raleigh the “City of Oaks” and dedicated themselves to maintaining the area’s wooded tracts and grassy parks. Home of the N.C. State Fair, N.C.’s largest annual event.”

- visitraleigh.com

