



FOUNDRY
COMMERCIAL

3401 GRESHAM LAKE ROAD

RALEIGH, NORTH CAROLINA 27615

OFFICE SPACE FOR LEASE

±9,100 SF

3401 GRESHAM LAKE ROAD

OFFICE SPACE FOR LEASE



PROPERTY FEATURES

- Great access off of Gresham Lake Road to Capital Blvd providing immediate access to I-540.
- Close proximity to Triangle Town Center and other retail locations.
- In the heart of North Raleigh and close to many residential neighborhoods.

PROPERTY HIGHLIGHTS

- Call center parking ratio (7/1,000).
- Quality retail amenity base (3.37 MSF) within a 1.5 mile radius.
- Attractive brick and glass exterior.
- Well suited for a call center.

JACKSON RIVES
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ALEXIS LAMBETH
Senior Vice President
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Although the information contained herein was provided by sources believed to be reliable, Foundry Commercial makes no representation, expressed or implied, as to its accuracy and said information is subject to errors, omissions or changes.

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2301 Sugar Bush Road, Suite 220
Raleigh, NC 27612

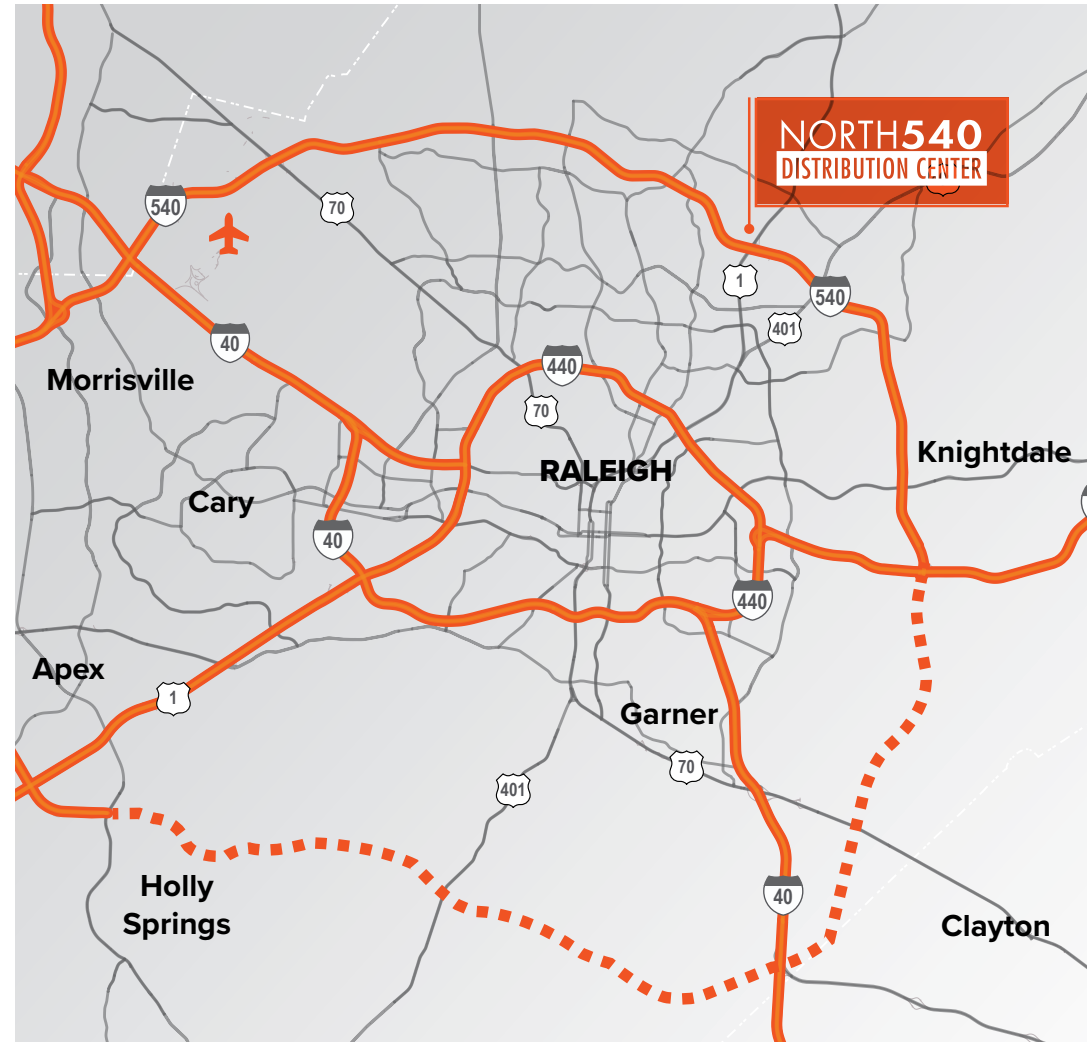
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OFFICE SPACE FOR LEASE

BUILDING FEATURES

PROPERTY TYPE	Office and Warehouse
ADDRESS	3401 Gresham Lake Road, Raleigh, NC
BUILDING SIZE	240,211 SF
AVAILABLE SPACE	Suite 110: 9,100 SF
FLOORS	One (1)
LEASING RATE	\$16.95/SF Full Service
PARKING	Office Parking 7/1,000
ZONING	Industrial Mixed Use ZONING LINK



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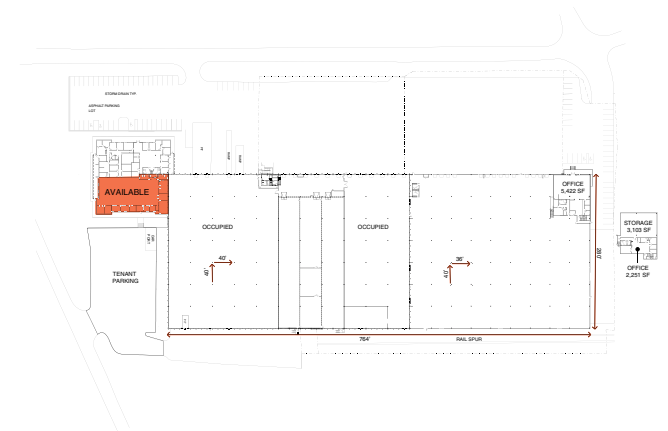
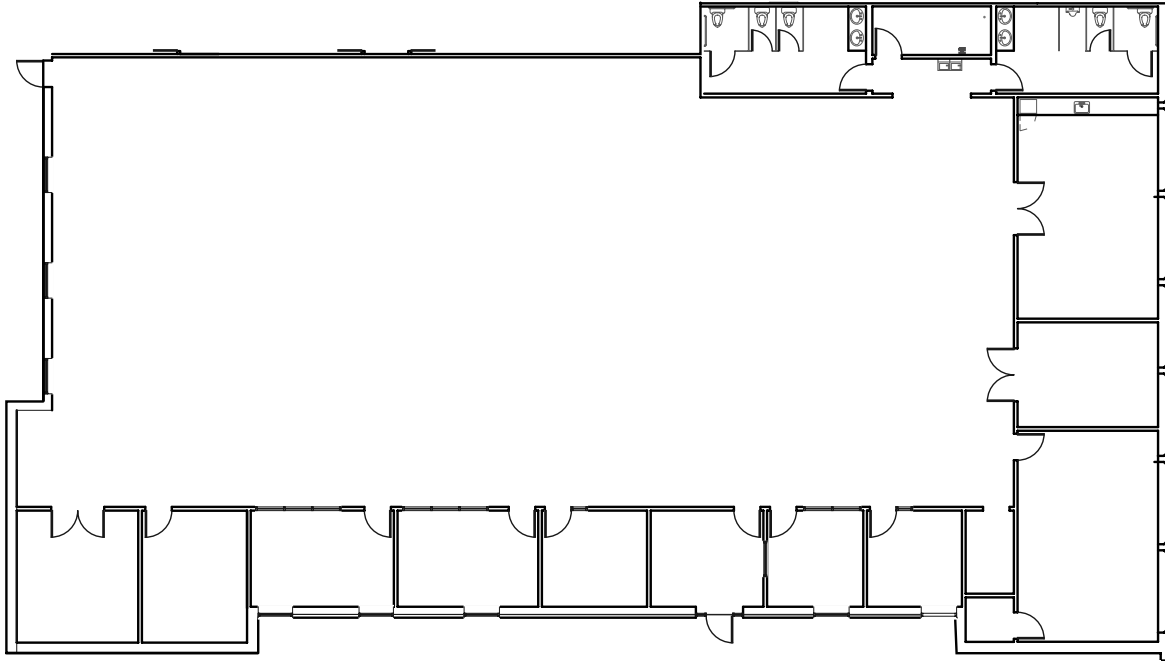
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3401 GRESHAM LAKE ROAD

OFFICE SPACE FOR LEASE

FLOOR PLAN

SUITE 110 | ±9,100 SF



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OFFICE SPACE FOR LEASE

AMENITIES



1 PLANTATION POINT 1.3 MILES

- Life Time Fitness
- The Athlete's Foot
- Burlington
- Dollar Tree
- Pho Super 9
- BJ's
- Big Lots
- Sweet Frog
- Fogata Brava Grill and Tequila
- Garner Appliance & Mattress
- Rising Sun Pools & Spas
- Red Bowl Asian Bistro

2 TRIANGLE TOWN CENTER 1.8 MILES

- Best Buy
- Hobby Lobby
- Sears
- Belk
- Dillard's
- Twisted Fork
- Macy's
- Sears Auto Center
- Charming Charlie
- McDonald's
- Chili's Grill & Bar
- Saks Fifth Avenue
- Barnes & Noble
- Zales
- Finish Line
- Jared
- Romano's Macaroni Grill
- Men's Warehouse

3 POYNER PLACE 2.0 MILES

- Great Clips
- Target
- CVS Pharmacy
- Ulta Beauty
- Pier 1
- Marshalls
- Cost Plus World Market
- Old Navy

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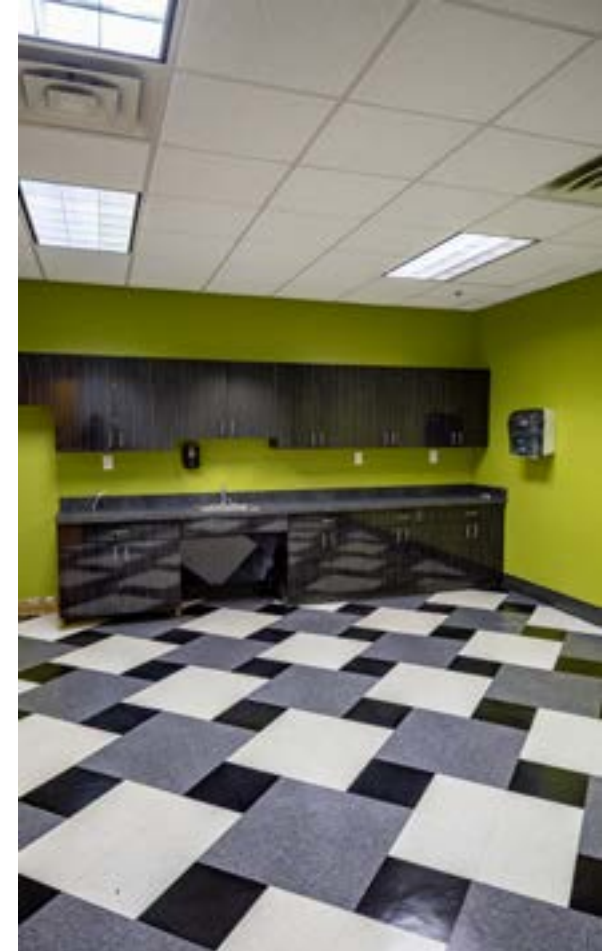
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INTERIOR PHOTOS



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