

Raleigh, NC 27616 2716 Discovery Drive

Newly Remodeled Flex Space

Opportunity

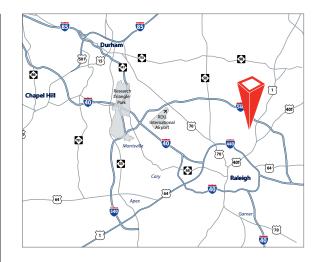
- Flex building for lease on 1.38 acres
- 11,586 total sf available for single tenant
- Landlord will consider dividing space into two ±5,700-sf spaces
- New interior finishes and planned exterior upgrades
- IX-3 zoning
- 25 parking spaces
- Four (4) oversized grade-level doors planned for install

Rate

- \$13.50/sf plus TICAM

Location

- Located in Northeast Raleigh near Triangle Town Center
- Less than one mile from Capital Boulevard
- Less than two miles from I-540
- Less than five miles from I-440



For more information, please contact:

Justin Booth, Senior Vice President D 919 866 4262 justin.booth@avisonyoung.com

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

Building Aerial





avisonyoung.com

Justin Booth, Senior Vice President D 919 866 4262 justin.booth@avisonyoung.com

© 2020 Avison Young - North Carolina, LLC. All rights reserved. E. & O.E.: The information contained herein was obtained from sources which we deem reliable and, while thought to be correct, is not guaranteed by Avison Young.

Flood Map

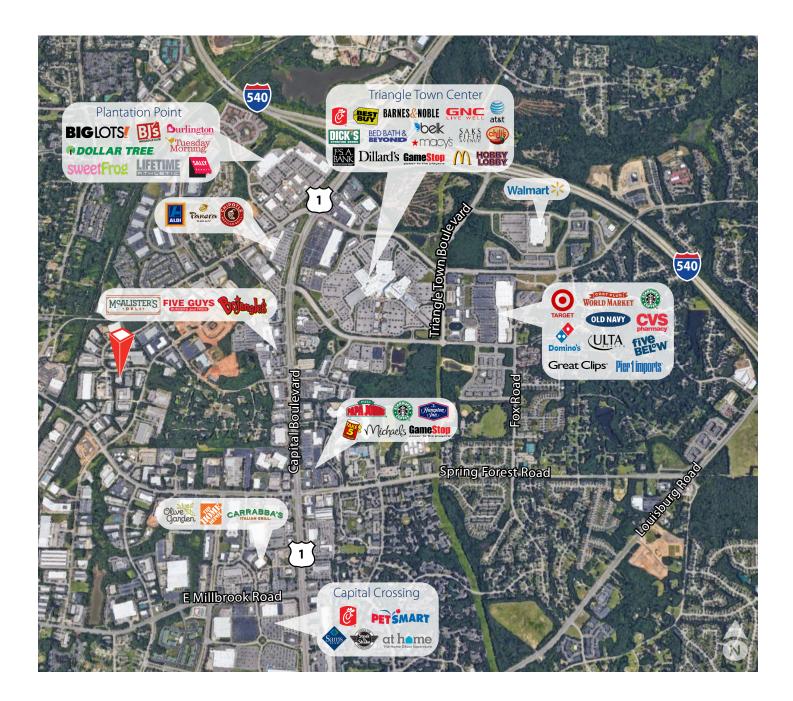




avisonyoung.com

Justin Booth, Senior Vice President D 919 866 4262 justin.booth@avisonyoung.com

© 2020 Avison Young - North Carolina, LLC. All rights reserved. E. & O.E.: The information contained herein was obtained from sources which we deem reliable and, while thought to be correct, is not guaranteed by Avison Young.





avisonyoung.com

Justin Booth, Senior Vice President D 919 866 4262 justin.booth@avisonyoung.com

© 2020 Avison Young - North Carolina, LLC. All rights reserved. E. & O.E.: The information contained herein was obtained from sources which we deem reliable and, while thought to be correct, is not guaranteed by Avison Young.