



Office Space Available For Lease

Opportunity

- ±11,859 sf-office space
- Zoned Research & Technology
- Pond with fountain for outdoor seating

Rate

- \$21.00/sf, Full Service
- Landlord to provide HVAC and \$10.00/sf allowance for unfinished second floor

Location

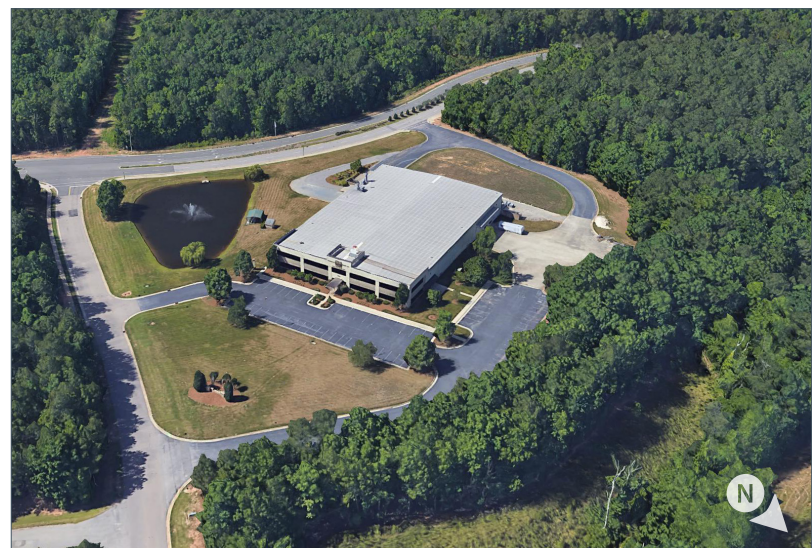
- Located in Holland Industrial Park
- One block from numerous shopping and restaurants
- .28 miles to Highway 55
- Three (3) miles to I-540
- Five (5) miles to I-540/US-1 interchange



For more information, please contact:

Baxter M. Walker III, Principal, SIOR, CCIM
D 919 913 1118
C 919 606 3319
baxter.walker@avisonyoung.com

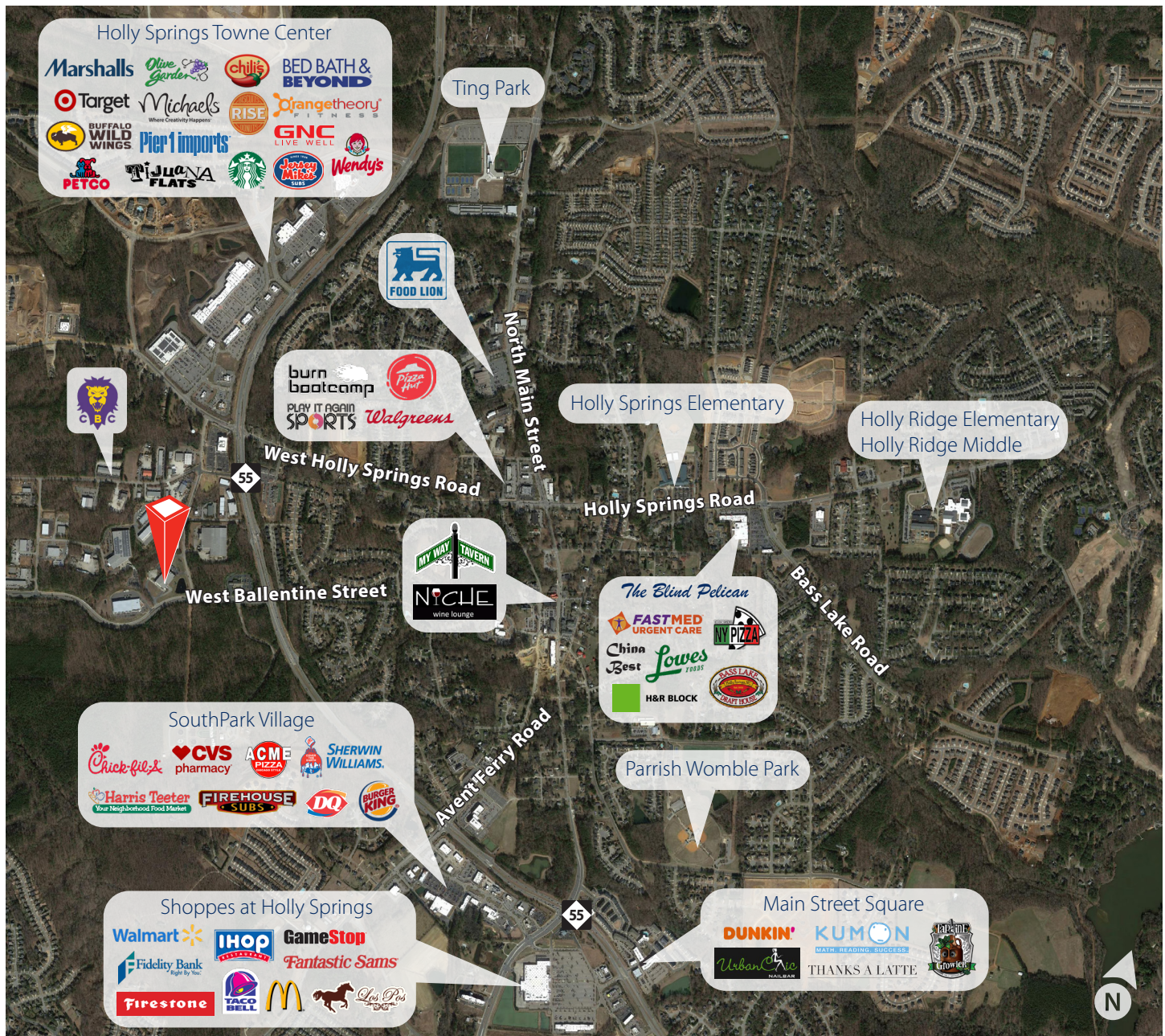
5440 Wade Park Boulevard
Suite 200
Raleigh, NC 27607
919 785 3434



**AVISON
YOUNG**

avisonyoung.com

Baxter M. Walker III, Principal, SIOR, CCIM
D 919 913 1118
C 919 606 3319
baxter.walker@avisonyoung.com



Demographics

| Esri 2019 | 1 Mile | 3 Miles | 5 Miles |
|-----------------------|-----------|-----------|-----------|
| Population | 4,275 | 37,788 | 77,008 |
| Households | 1,419 | 12,710 | 26,353 |
| Avg. Household Income | \$112,118 | \$118,466 | \$116,389 |

Traffic Counts

| Esri | Vehicles Per Day (VPD) |
|-----------------------|------------------------|
| Highway 55 | 26,000 |
| W. Holly Springs Road | 5,500 |
| N. Main Street | 14,000 |



avisonyoung.com

Baxter M. Walker III, Principal, SIOR, CCIM
 D 919 913 1118
 C 919 606 3319
 baxter.walker@avisonyoung.com