

**AVISON
YOUNG**

SPACE FOR LEASE

OFFICE/LAB/FLEX/ WAREHOUSE

6701

Conference Drive
Raleigh, NC 27607

Partnership. Performance.

Available

6701 Conference Drive

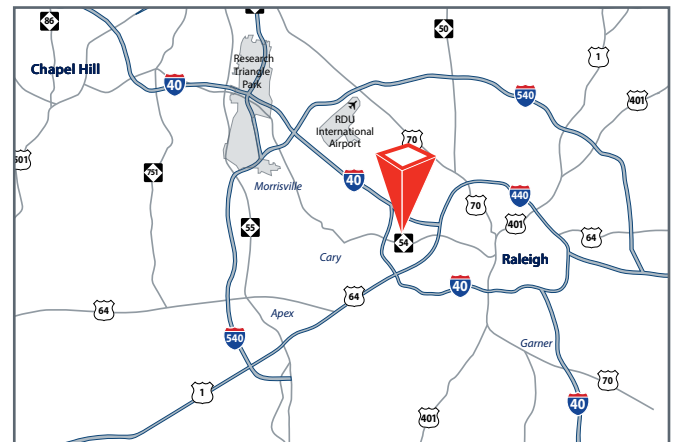
Suite 100: 12,250 sf
\$13.95/sf, NNN

1101 Nowell Road

Suite 118 A: 1,942 sf
Available: Immediately
\$15.00/sf, NNN

TICAM:

\$2.95 psf (2019 estimated)



Michael Vulpis
Senior Vice President

919.420.1562

michael.vulpis@avisonyoung.com

**CANADA BEST
MANAGED
COMPANIES**

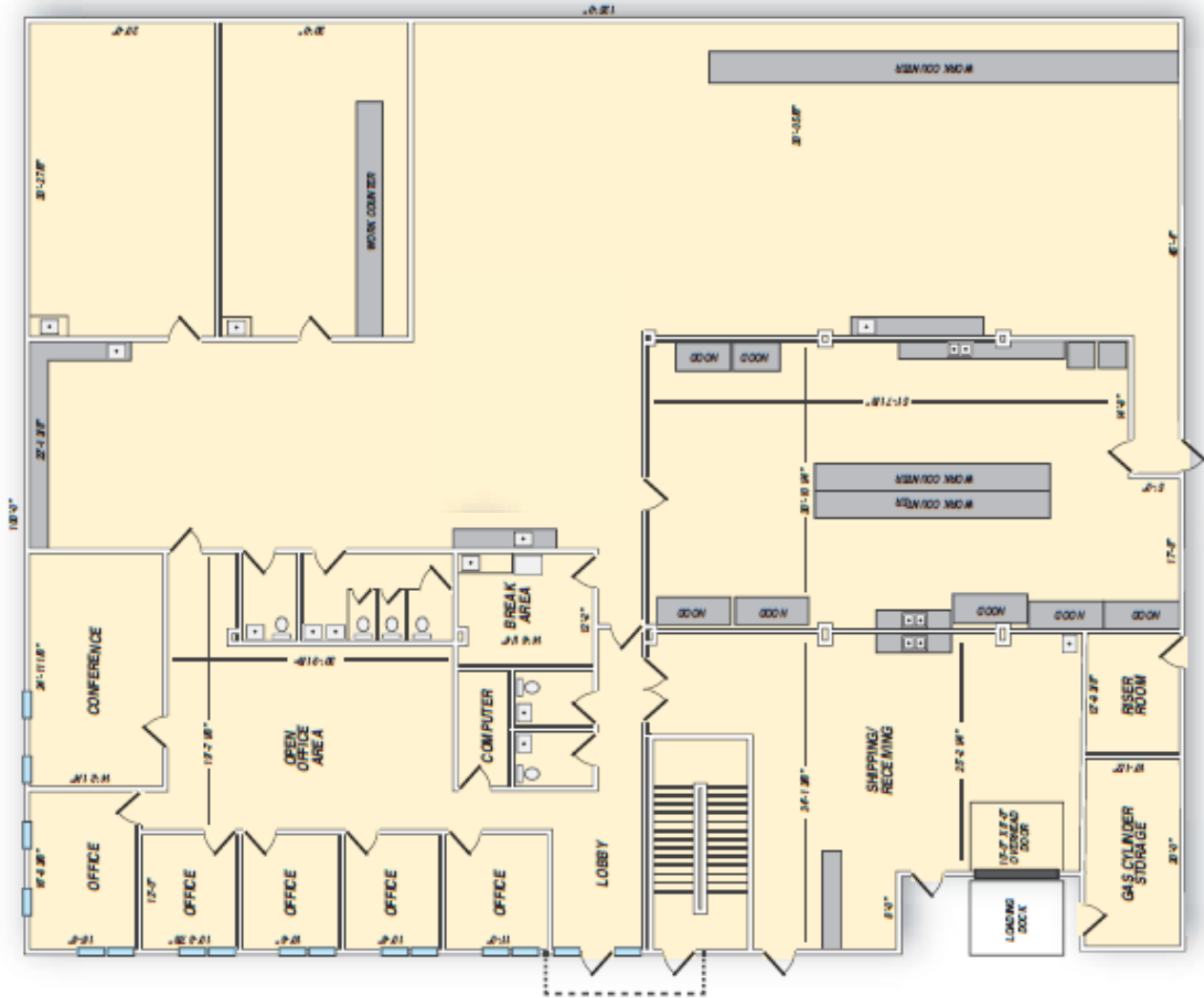
Platinum member

6701

Conference Drive Raleigh, NC 27607

Suite 100

12,250 sf | Available Immediately



Michael Vulpis
Senior Vice President
919.420.1562
michael.vulpis@avisonyoung.com

5440 Wade Park Boulevard, Suite 200 | Raleigh, NC 27607 | 919.785.3434 | avisonyoung.com

The information contained herein was obtained from sources believed reliable; however, Avison Young makes no guarantees, warranties, or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, changes of price or conditions prior to sale or lease, or withdrawal without notice.

6701

Conference Drive

Raleigh, NC 27607

Property Features

- Strategically located office/flex space on Nowell Road & Conference Dr. in West Raleigh
- Space consists of a mix of offices, open areas, a dock and a warehouse area with a dock
- Space is served with an 800 amp, 3 phase panel
- A 300 amp Generac Generator serves as backup power (natural gas fired)
- Warehouse is fully conditioned, has a sink and counter and an 8 ft. dock door - covered dock
- Two rooms each on their own HVAC system
- Multiple sinks and areas with water
- Fully sprinklered throughout
- Convenient parking with a full parking lot for the occupant of this suite
- Space is close to many amenities including PNC Arena, shopping, banking, and convenience/fuel services
- Outstanding location with easy access to I-40, Hillsborough St., Edwards Mill Rd. and Trinity Rd.
- Ideal location for engineering groups, suveyors, service companies and testing companies



Dock High Loading Dock



300 amp Generator Serves as Back-up Power - Natural Gas Fired



Michael Vulpis
Senior Vice President

919.420.1562

michael.vulpis@avisonyoung.com

5440 Wade Park Boulevard, Suite 200 | Raleigh, NC 27607 | 919.785.3434 | avisonyoung.com

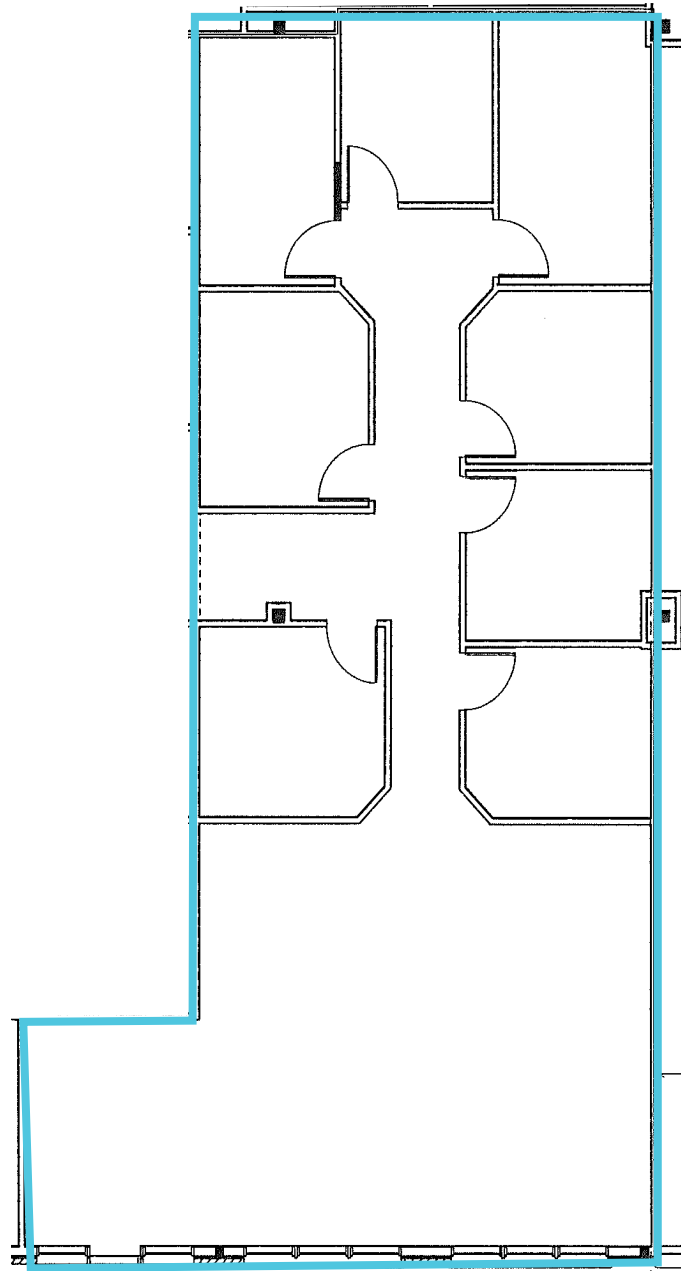
The information contained herein was obtained from sources believed reliable; however, Avison Young makes no guarantees, warranties, or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, changes of price or conditions prior to sale or lease, or withdrawal without notice.

6701

Conference Drive

Raleigh, NC 27607

Suite 118 A - 1,942 sf



Michael Vulpis
Senior Vice President

919.420.1562

michael.vulpis@avisonyoung.com

5440 Wade Park Boulevard, Suite 200 | Raleigh, NC 27607 | 919.785.3434 | avisonyoung.com

The information contained herein was obtained from sources believed reliable; however, Avison Young makes no guarantees, warranties, or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, changes of price or conditions prior to sale or lease, or withdrawal without notice.

6701

Conference Drive
Raleigh, NC 27607



Michael Vulpis
Senior Vice President
919.420.1562
michael.vulpis@avisonyoung.com

5440 Wade Park Boulevard, Suite 200 | Raleigh, NC 27607 | 919.785.3434 | avisonyoung.com

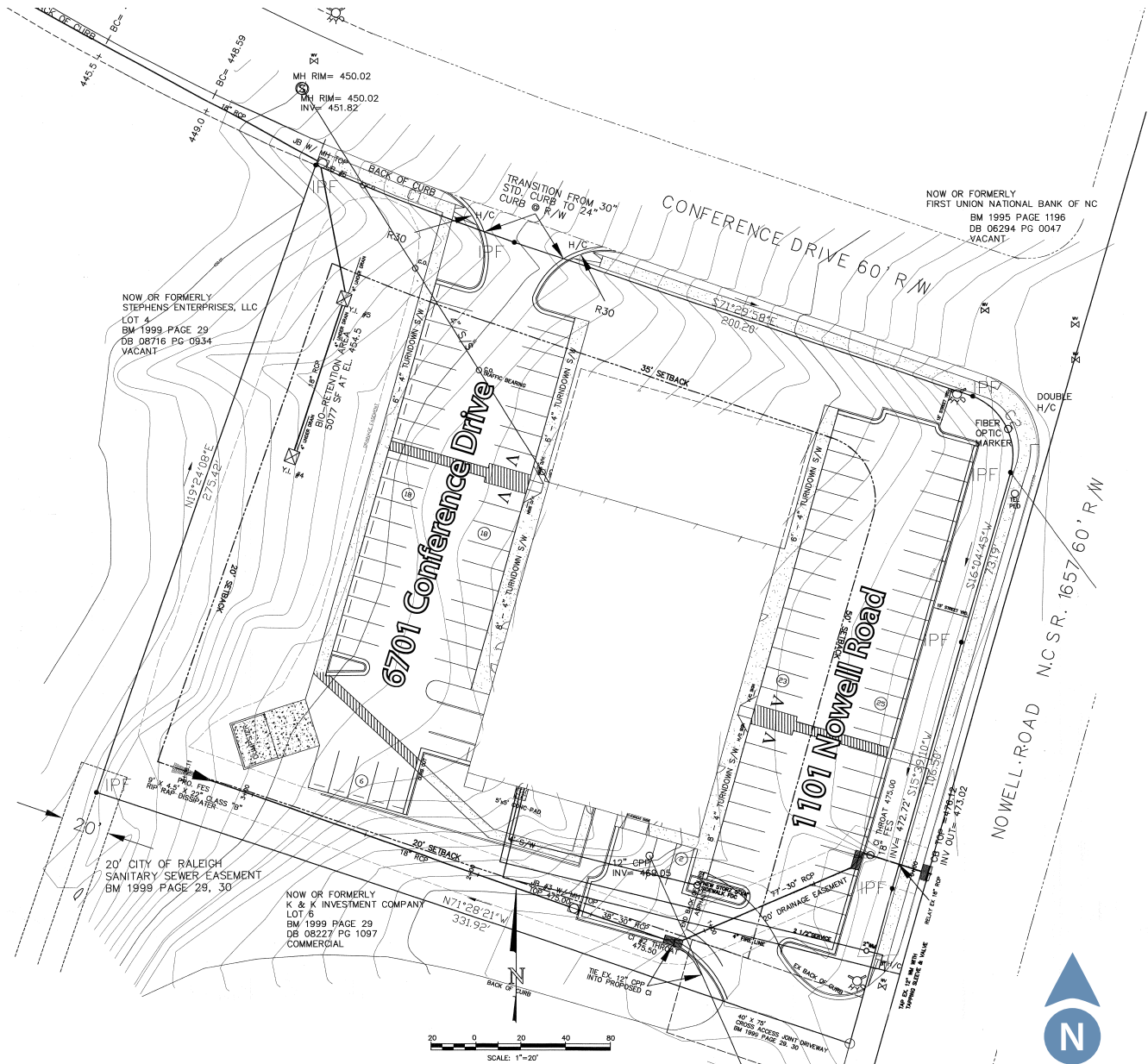
The information contained herein was obtained from sources believed reliable; however, Avison Young makes no guarantees, warranties, or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, changes of price or conditions prior to sale or lease, or withdrawal without notice.

6701

Conference Drive Raleigh, NC 27607

Site Plan

Parking: 92 lined spaces/approximately 3.8 per 1,000 sf



Michael Vulpis
Senior Vice President
919.420.1562
michael.vulpis@avisonyoung.com

5440 Wade Park Boulevard, Suite 200 | Raleigh, NC 27607 | 919.785.3434 | avisonyoung.com

The information contained herein was obtained from sources believed reliable; however, Avison Young makes no guarantees, warranties, or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, changes of price or conditions prior to sale or lease, or withdrawal without notice.

6701

Conference Drive

Raleigh, NC 27607

Amenities Map



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
- Rite Aid
- 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
- Which Wich

4) Olde Raleigh Village

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

- Rudino's Sports Corner
- Smoothie King
- Starbucks

5) Wade Park

- Spring Rolls
- Wade Park Cafe
- Honest Abe's
- Resistance Studio



Michael Vulpis
Senior Vice President

919.420.1562

michael.vulpis@avisonyoung.com

5440 Wade Park Boulevard, Suite 200 | Raleigh, NC 27607 | 919.785.3434 | avisonyoung.com

The information contained herein was obtained from sources believed reliable; however, Avison Young makes no guarantees, warranties, or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, changes of price or conditions prior to sale or lease, or withdrawal without notice.