

For Lease
Flex

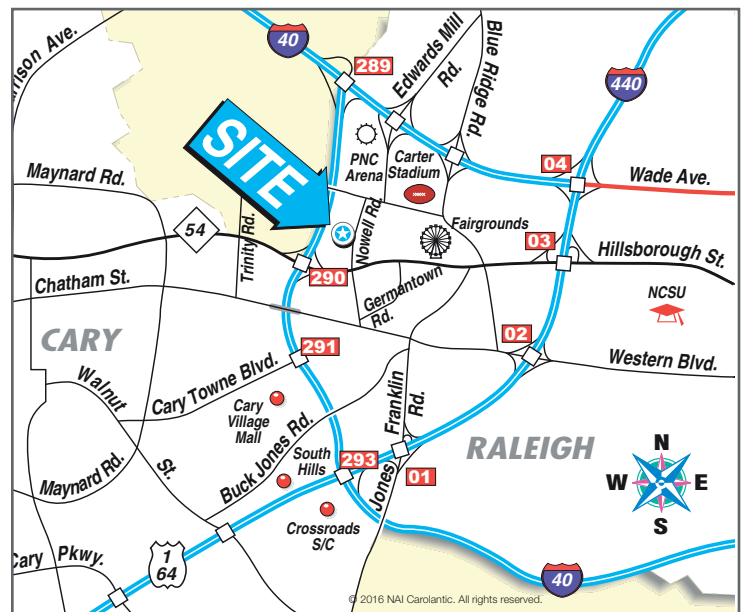


6701 Conference Dr.

Raleigh, NC

Property Features

- 12,250 SF Available
- Strategically located office/flex space on Nowell Rd. & 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
- 2 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. & Trinity Rd.
- Ideal location for engineering groups, surveyors, service companies & testing companies
- Lease rate: \$12.95/SF, NNN
- \$5,000 lease signing bonus to leasing agent



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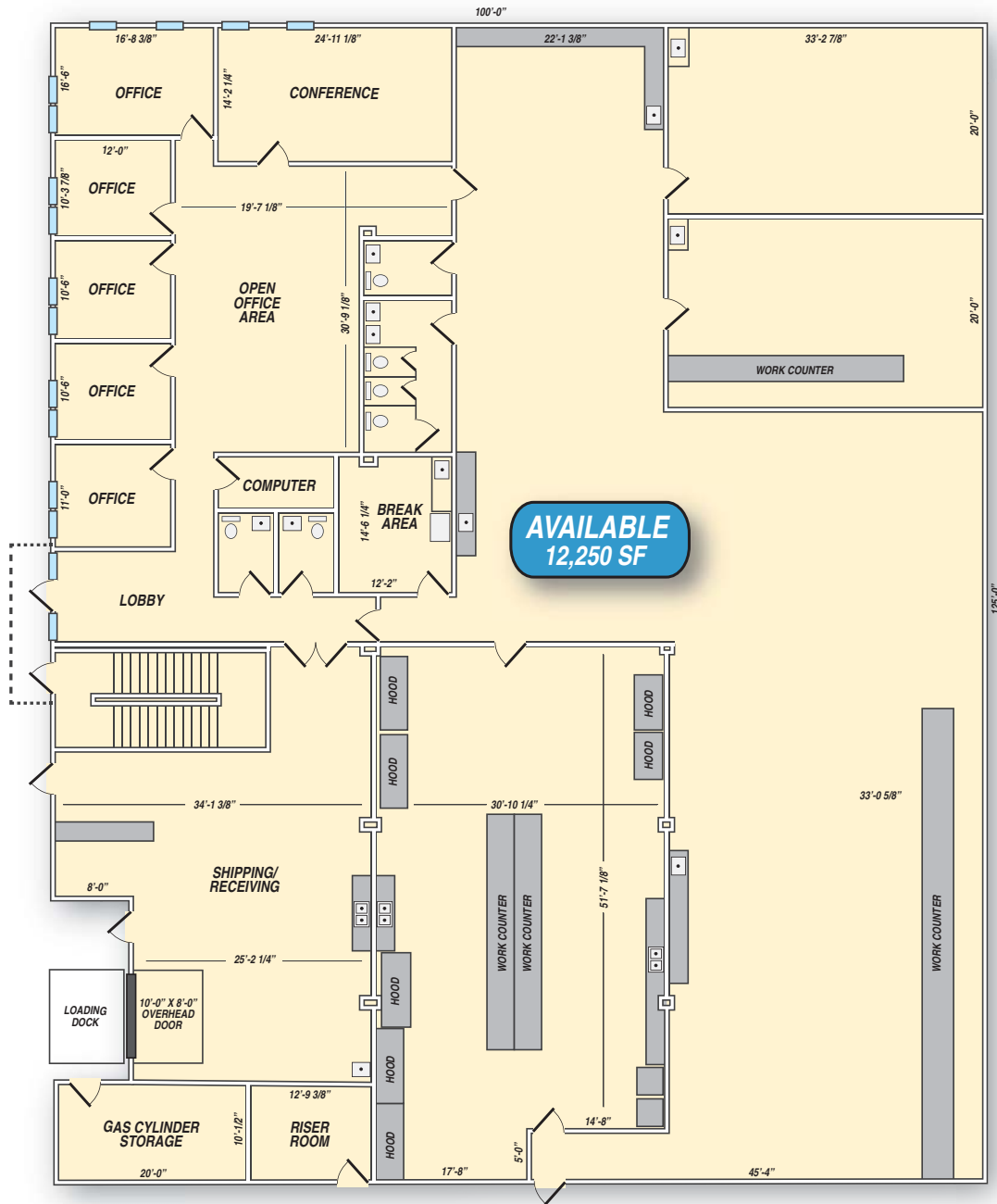
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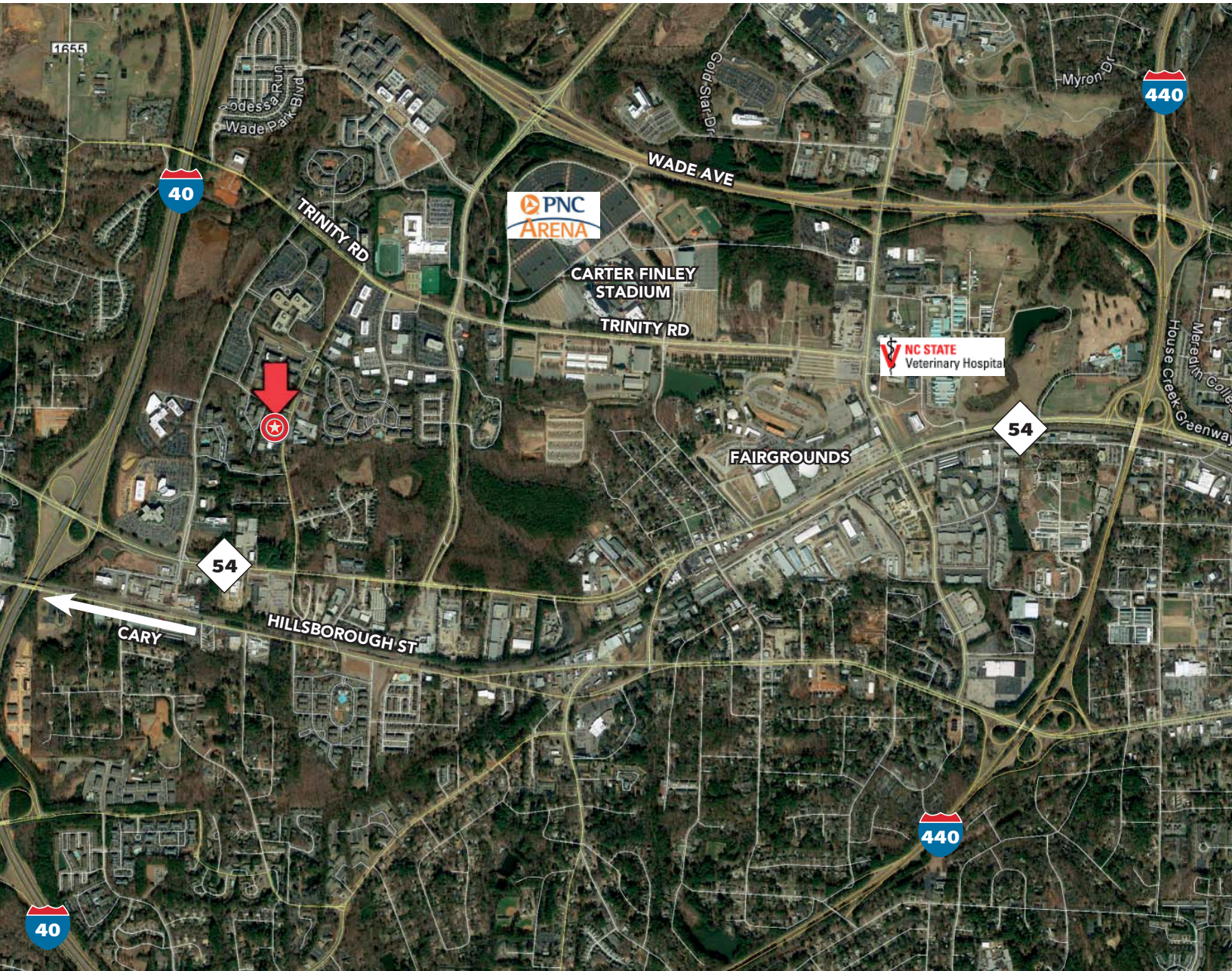
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