

# NOW PRE-LEASING/SELLING NEW OFFICE SPACE

## 9301 LEESVILLE ROAD, RALEIGH— Q3 2018 DELIVERY

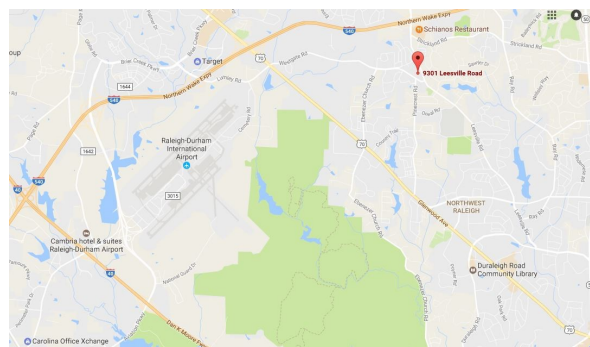


### FEATURES

- 2,000—16,500 SF available
- Leesville Rd/540 Interchange!
- Full access on Leesville Road
- Building signage available
- Prominent Raleigh location; 30K VPD
- Convenient to retail and schools
- Strong NW Raleigh demographics
- Shell price: \$250/SF
- Lease: \$22.50/SF Modified Gross Rent
- TICAM: \$4.35 SF
- Up to \$40/SF in TI allowance

### DEMOGRAPHICS

	<u>1 mile</u>	<u>3 mile</u>	<u>5 mile</u>
<b>2016 Pop.</b>	7,352	55,556	120,457
<b>2021 Pop.</b>	8,077	60,532	132,130
<b>2016 AHHI</b>	\$110,002	\$100,876	\$103,660
<b>2018 AHHI</b>	\$120,479	\$109,577	\$112,221



**For leasing information, please contact:**  
**MATT KIRKPATRICK**  
**M: (919)235-8304**  
**O:(919)977-1104**  
**mattk@reliant-partners.com**

 **Reliant Partners**  
 INVESTMENT REAL ESTATE

All information provided herein is from sources deemed reliable but is subject to verification. Reliant Partners does not warrant the accuracy of the information.

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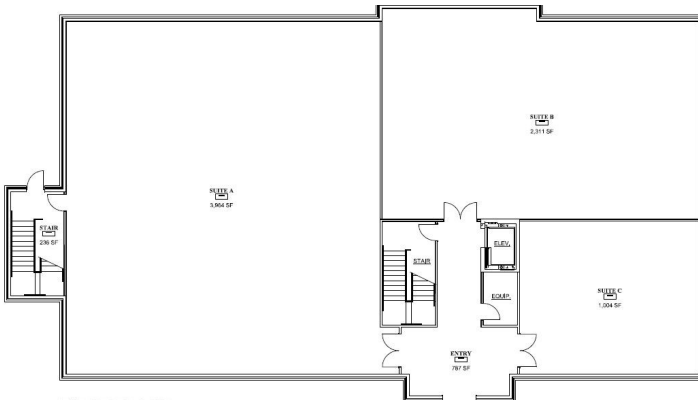
### Site Map



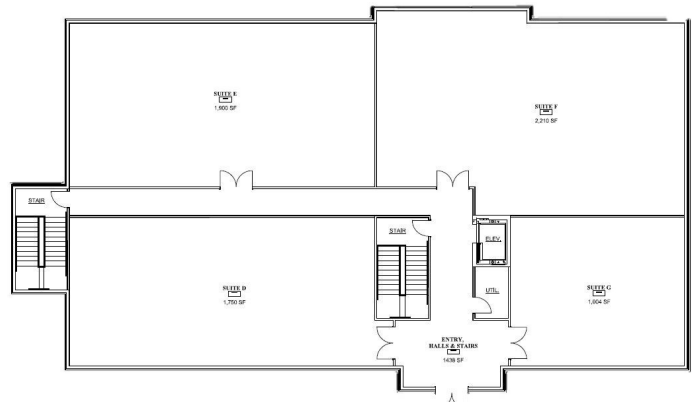
### Aerial Map



### First Floor Plan



### Second Floor Plan



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