



TRADEMARK
PROPERTIES

3755 BENSON DR.

RALEIGH, NC 27609

UP TO 6,000 SF
FOR
LEASE

LISTING BROKER:

KHARMIKA ALSTON

919.645.1431 (O) | 919.672.4905 (M)

KALSTON@TRADEMARKPROPERTIES.COM



1001 WADE AVENUE SUITE 300, RALEIGH, NC 27605
TRADEMARKPROPERTIES.COM | 919-782-5552

**3755 BENSON DR
RALEIGH, NC 27604**

PROPERTY HIGHLIGHTS

- **6,000 SF free standing two-story office building**
- **Currently undergoing renovation with estimated completion March 2024**
- **Private rear entrance**
- **Located in the prestigious Dorchester Village Office Complex**
- **Half mile away from Duke Raleigh Hospital, one mile from Midtown East and two miles to North Hills**
- **Easy access to I-440 and US-401**
- **Eleven reserved parking spaces with additional parking available**

LEASE RATE:
2K-3K SF: \$19.00/SF, NNN
6K SF: \$17.50, NNN

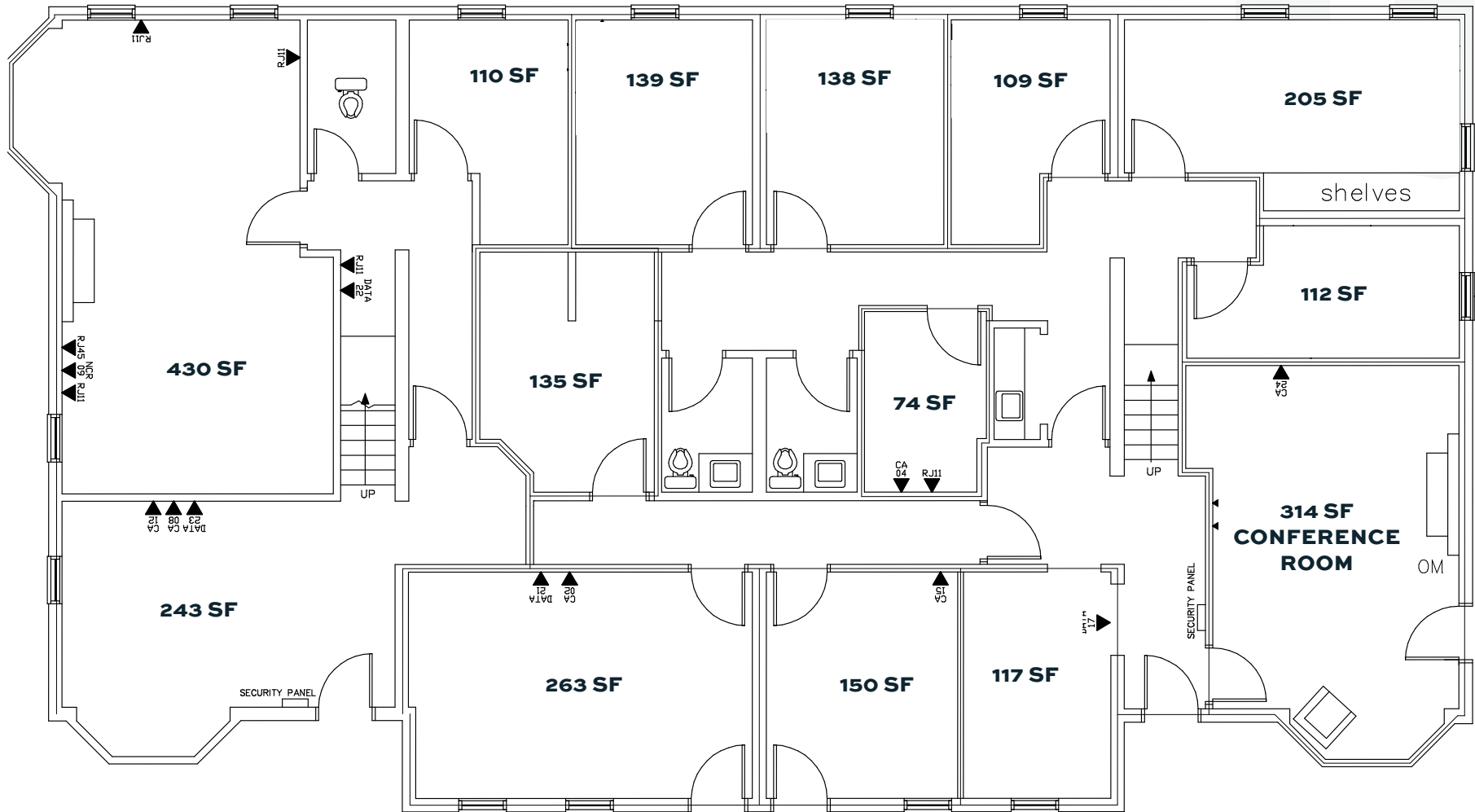


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FLOOR PLAN: FIRST FLOOR



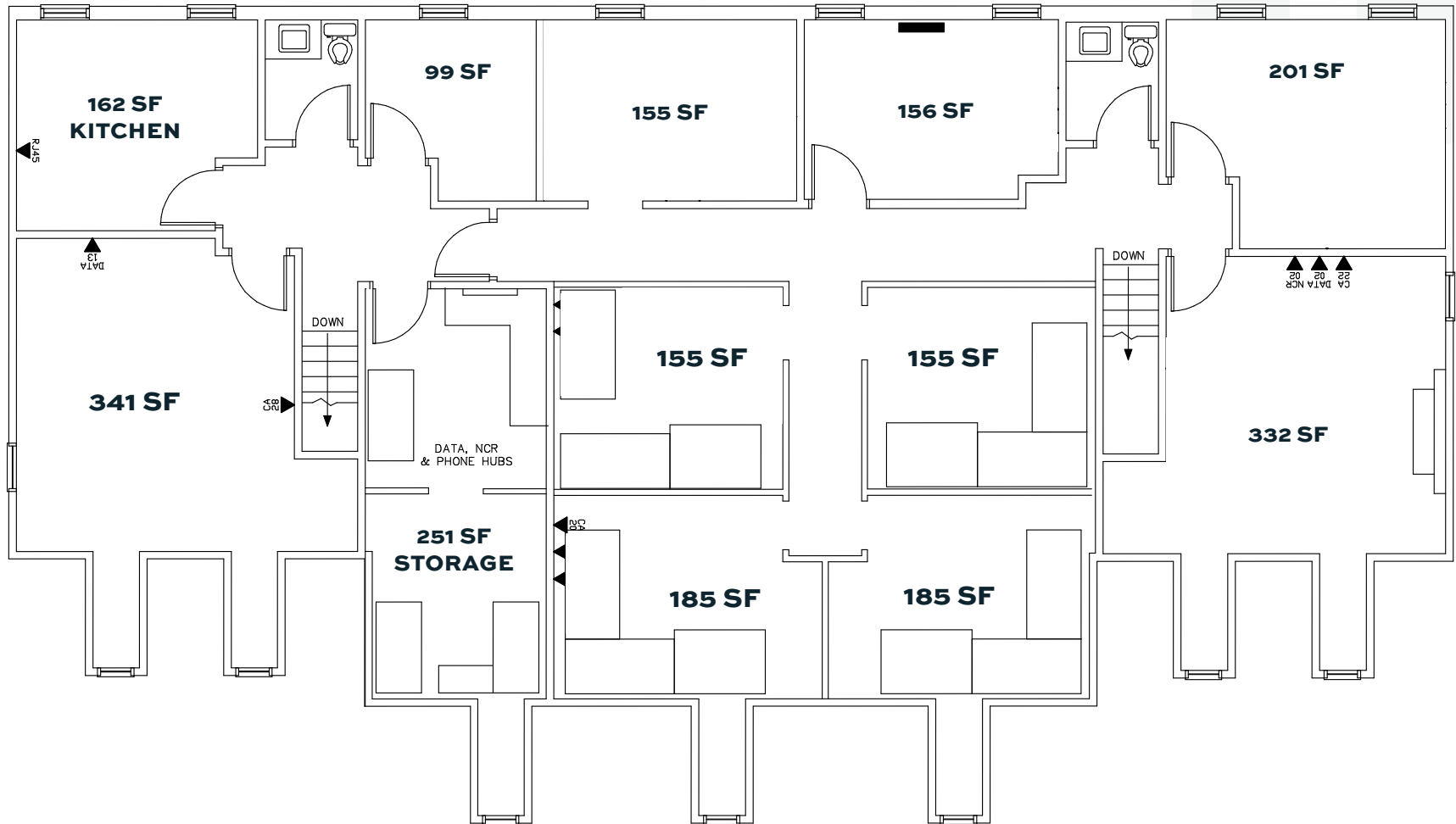
*Square Footage is correct based on available information. Additional measurements may be warranted to ensure accuracy.

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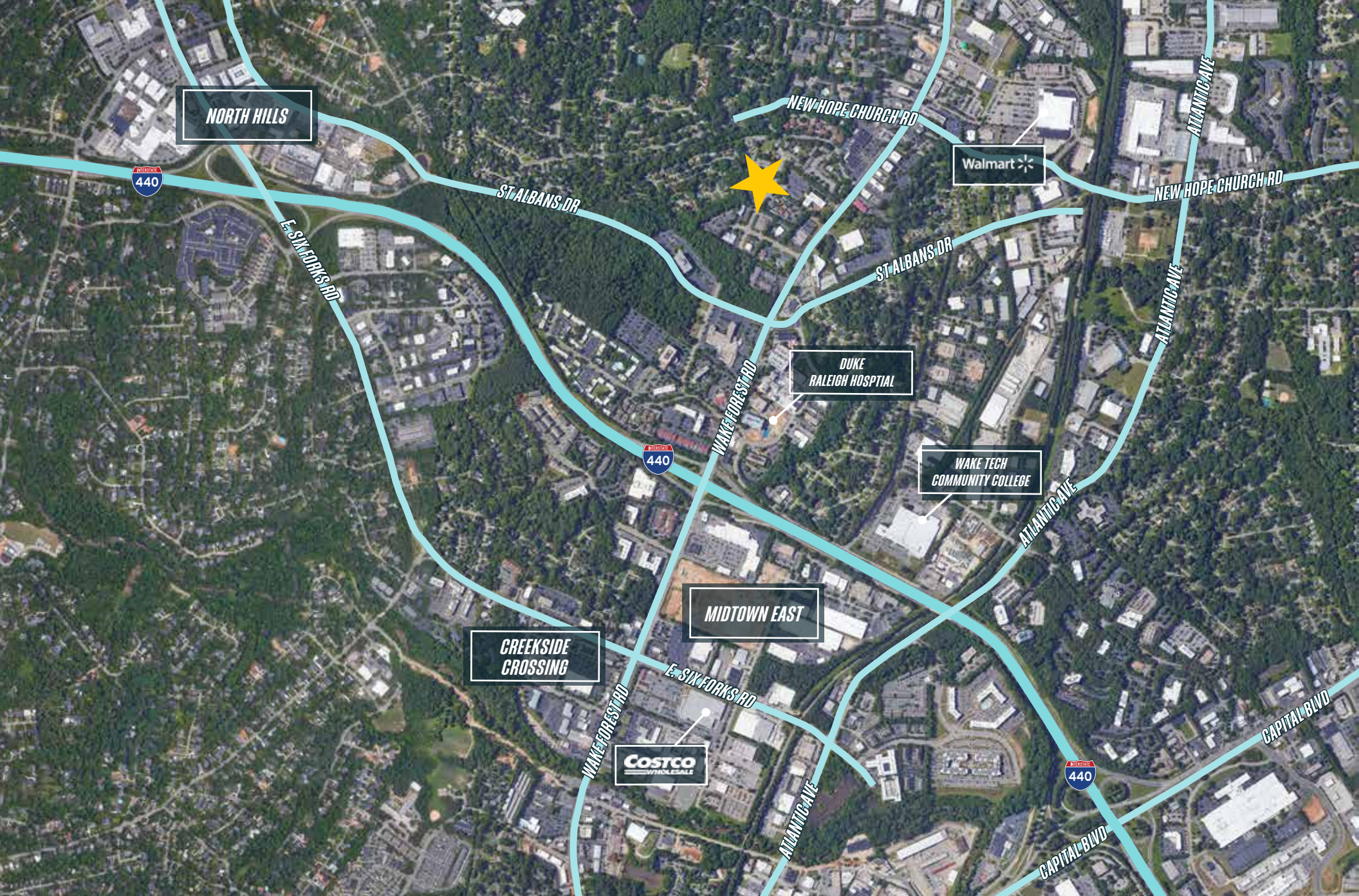
FLOOR PLAN: SECOND FLOOR



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DEMOGRAPHICS

2023 POPULATION

1 MILE RADIUS
8,756

3 MILE RADIUS
96,366

5 MILE RADIUS
264,426

AVG. HOUSEHOLD INCOME

1 MILE RADIUS
\$95,108

3 MILE RADIUS
\$99,254

5 MILE RADIUS
\$100,297

HOUSEHOLDS

1 MILE RADIUS
3,426

3 MILE RADIUS
40,262

5 MILE RADIUS
107,033

EXCLUSIVE BROKER:

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