



TRADEMARK
PROPERTIES

3220 GLEN ROYAL RD

RALEIGH, NC 27617

4,415 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

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PROPERTY HIGHLIGHTS

- › Enjoy close proximity to the RDU Airport, Brier Creek, HWY 70, and other major roadways, facilitating convenient accessibility for clients and employees.
- › This free-standing property boasts high ceilings, abundant natural light, a fully-equipped kitchen with a dishwasher, a welcoming reception area, and multiple entrances. Its flexible layout makes it easily customizable to suit various office configurations. Currently receiving an upfit complete with new flooring and finishes. Estimated completion of Q2'24
- › With its spacious design and thoughtful features, this property provides an ideal environment for creating a functional and comfortable office space.
- › The property's multiple entrances and adaptable layout offer strategic customization options to meet specific office needs.
- › Benefit from the convenience of a location that combines ease of access with a range of nearby amenities, ensuring a comfortable and efficient workspace for your business.



LEASE RATE:
\$24.00/SF; NNN
+\$4.39 TICAM

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PROPERTY PHOTOS



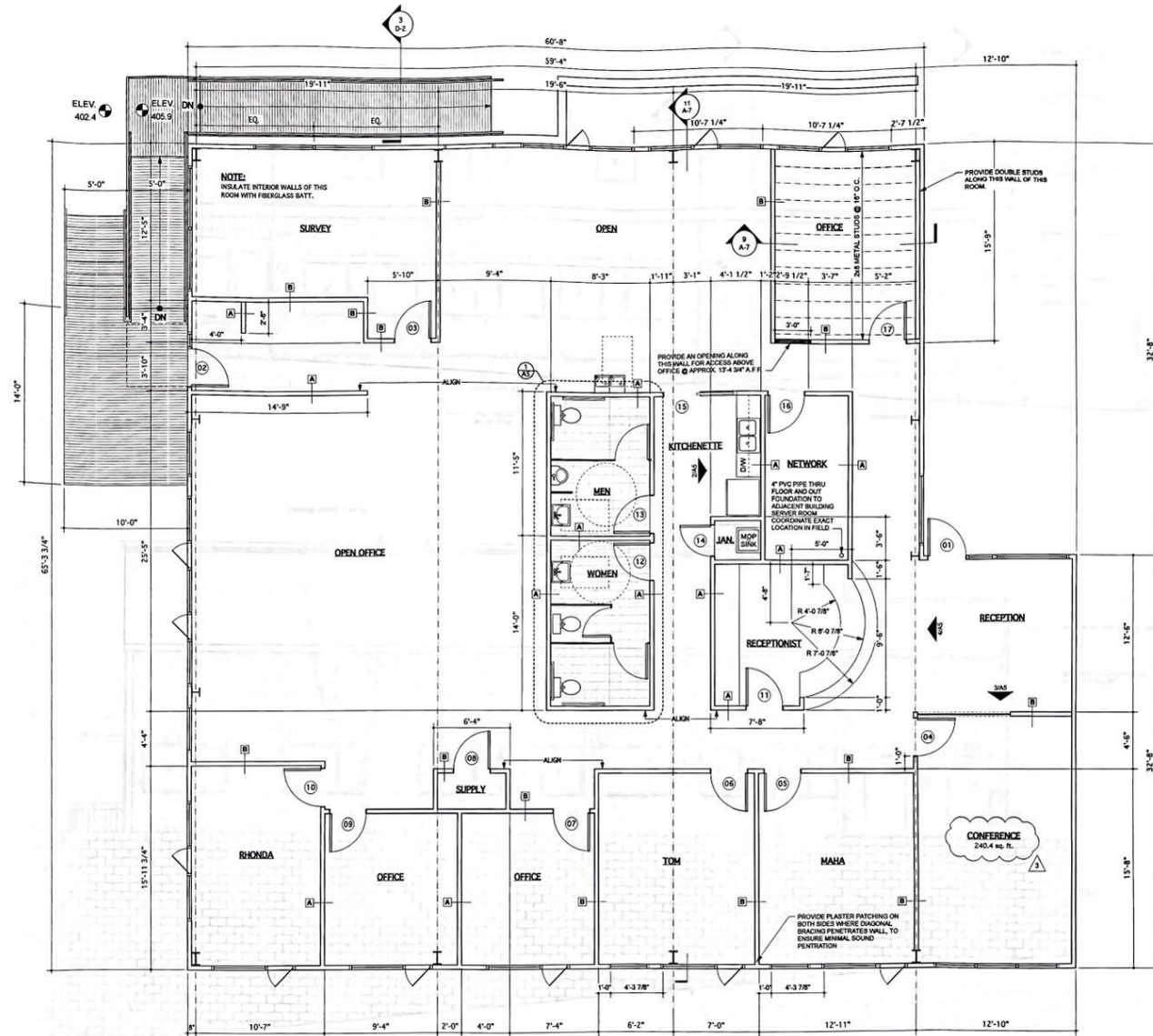
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FLOOR PLAN



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RETAIL MAP



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LOCATION FACTS / DEMOGRAPHICS

2023 POPULATION

1 MILE RADIUS	3 MILE RADIUS	5 MILE RADIUS
5,382	45,389	125,899

NUMBER OF HOUSEHOLDS

1 MILE RADIUS	3 MILE RADIUS	5 MILE RADIUS
2,417	21,506	59,385

MEDIAN HOUSEHOLD INCOME

1 MILE RADIUS	3 MILE RADIUS	5 MILE RADIUS
\$120,707	\$105,517	\$108,401

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