

# 52 NORTH, BUILDING 4

5240 GREENS DAIRY ROAD, RALEIGH, NC 27616

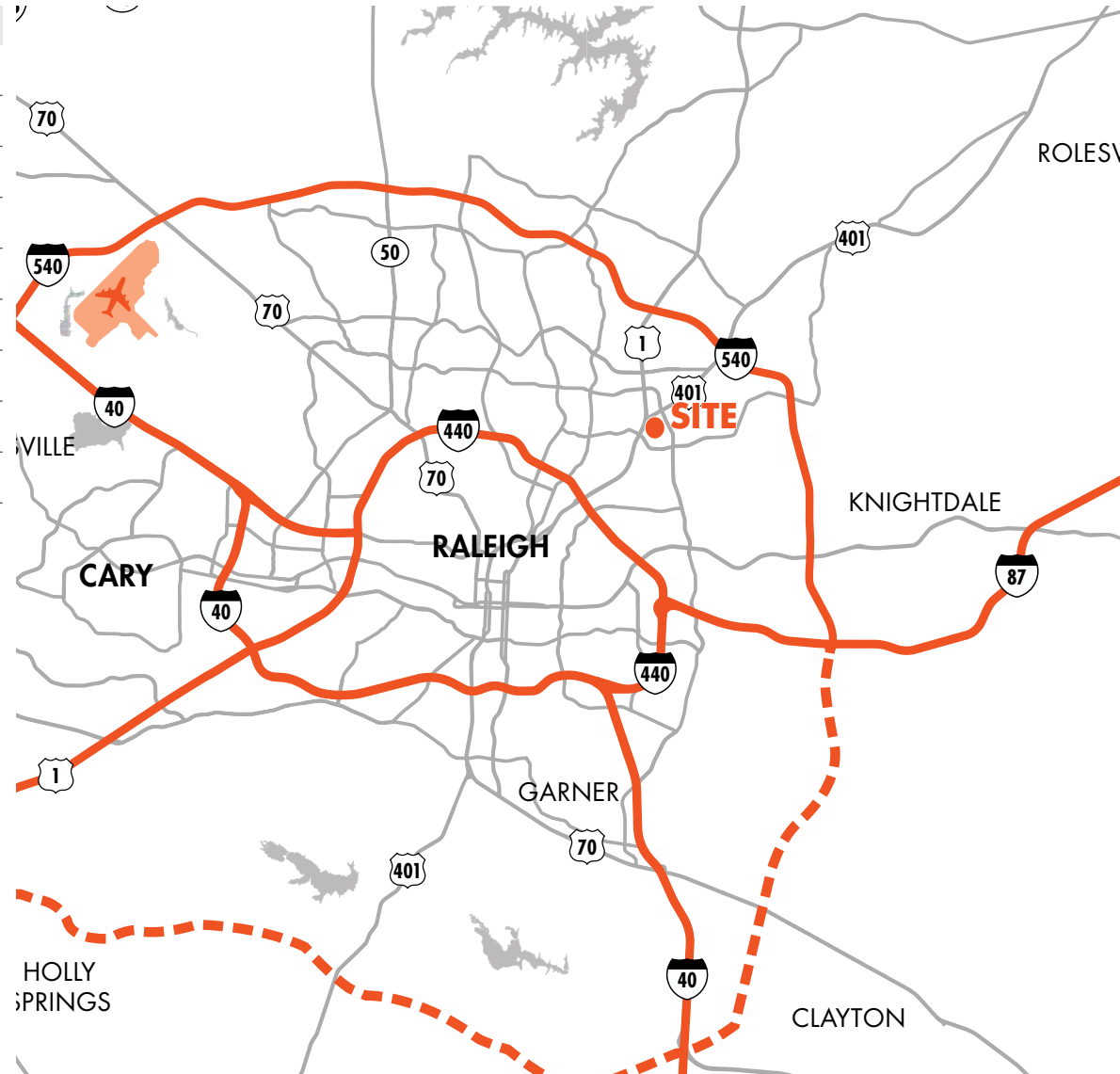
±7,576 SF OFFICE/FLEX/STORAGE SPACE FOR LEASE

**BUILDING FEATURES**

PROPERTY TYPE	Flex
LOCATION	5240 Greens Dairy Road, Raleigh, NC 27616
BUILDING SIZE	92,050 SF
FLOORS	One (1)
LEASE RATE	\$10.00 - \$17.50 NNN
TICAM	\$4.00/SF
PARKING	4/1,000 SF
LOADING DOCKS	1 dock-high doors
CLEAR HEIGHT	14'

**AVAILABLE SPACE****LOCATION & NEARBY AMENITIES**

- Attractive corporate campus setting
- Ideal for office/flex user
- Building signage available
- Surrounded by numerous amenity options



FOR MORE INFORMATION, PLEASE CONTACT:

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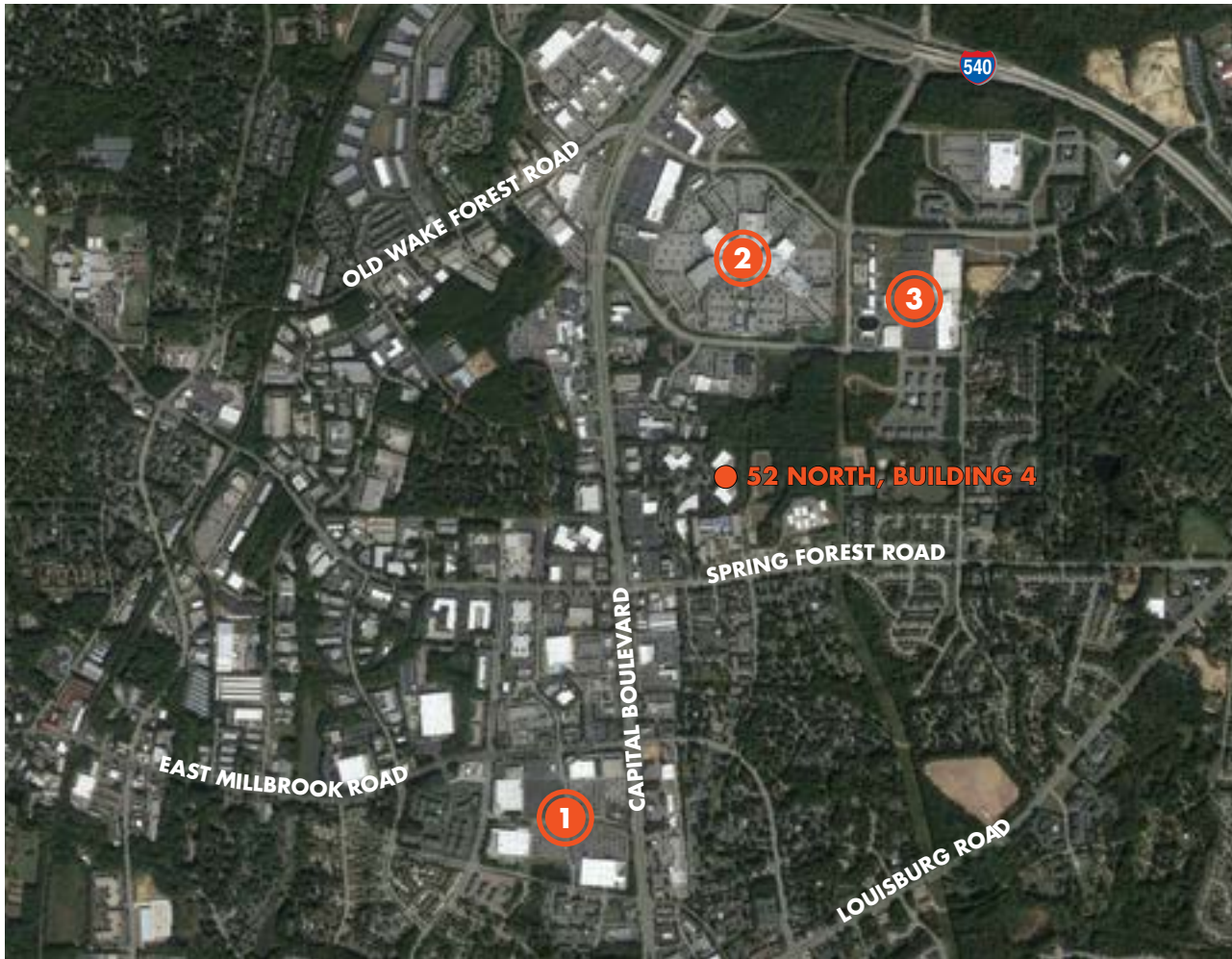
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## NEARBY AMENITIES



- 1 CAPITAL CROSSING**  
1.5 MILES  
Lowe's Home Improvement  
PetSmart  
Chick-fil-A  
Steak 'n Shake  
Staples  
Sam's Club

- 2 TRIANGLE TOWN CENTER**  
3 MILES  
Chili's  
Moe's  
Starbucks  
Subway  
Macaroni Grill  
Loft  
Dick's Sporting Goods  
Macy's  
Dillard's  
Belk  
Saks Fifth Avenue  
Burger King  
Arby's

- 3 POYNER PLACE**  
3.5 MILES  
CVS  
Target  
Starbucks  
Applebee's  
Old Navy  
Five Below

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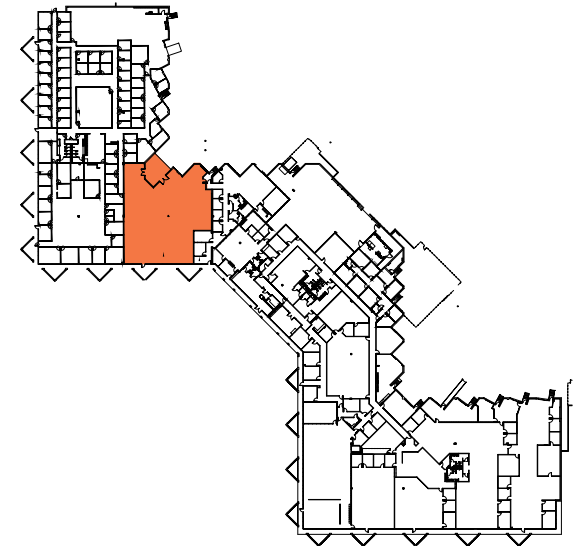
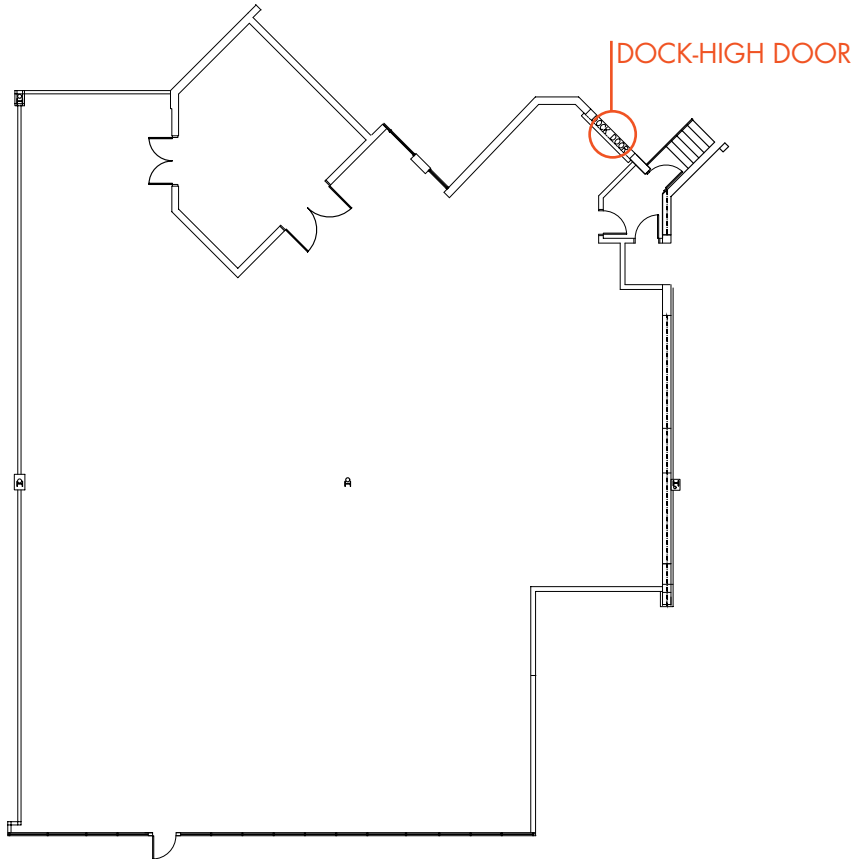
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## FLOOR PLAN

SUITE 5250 ±7,576 SF AVAILABLE

LEASE RATE OFFICE/FLEX | \$17.50 NNN + COMPETITIVE TI PACKAGE  
STORAGE | \$10.00 NNN



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