



CRABTREE OVERLOOK

2301 SUGAR BUSH ROAD RALEIGH, NC 27612

±2,997 - 27,557 SF CLASS A OFFICE SPACE FOR LEASE

PROPERTY FEATURES

- Modern lobby that opens onto outdoor plaza
- Extensive glass line
- Avenue C Vending
- Outside patio with WiFi
- Steel frame, precast reflective glass exterior
- Adjacent, four-level covered parking deck
- Three high-speed passenger elevators
- Convenient highway access to I-440 beltline, Highway 70, Highway 50
- Near Crabtree Valley Mall and within minutes of many dining, shopping and lodging options
- On-site property management



FOR MORE INFORMATION, PLEASE CONTACT:

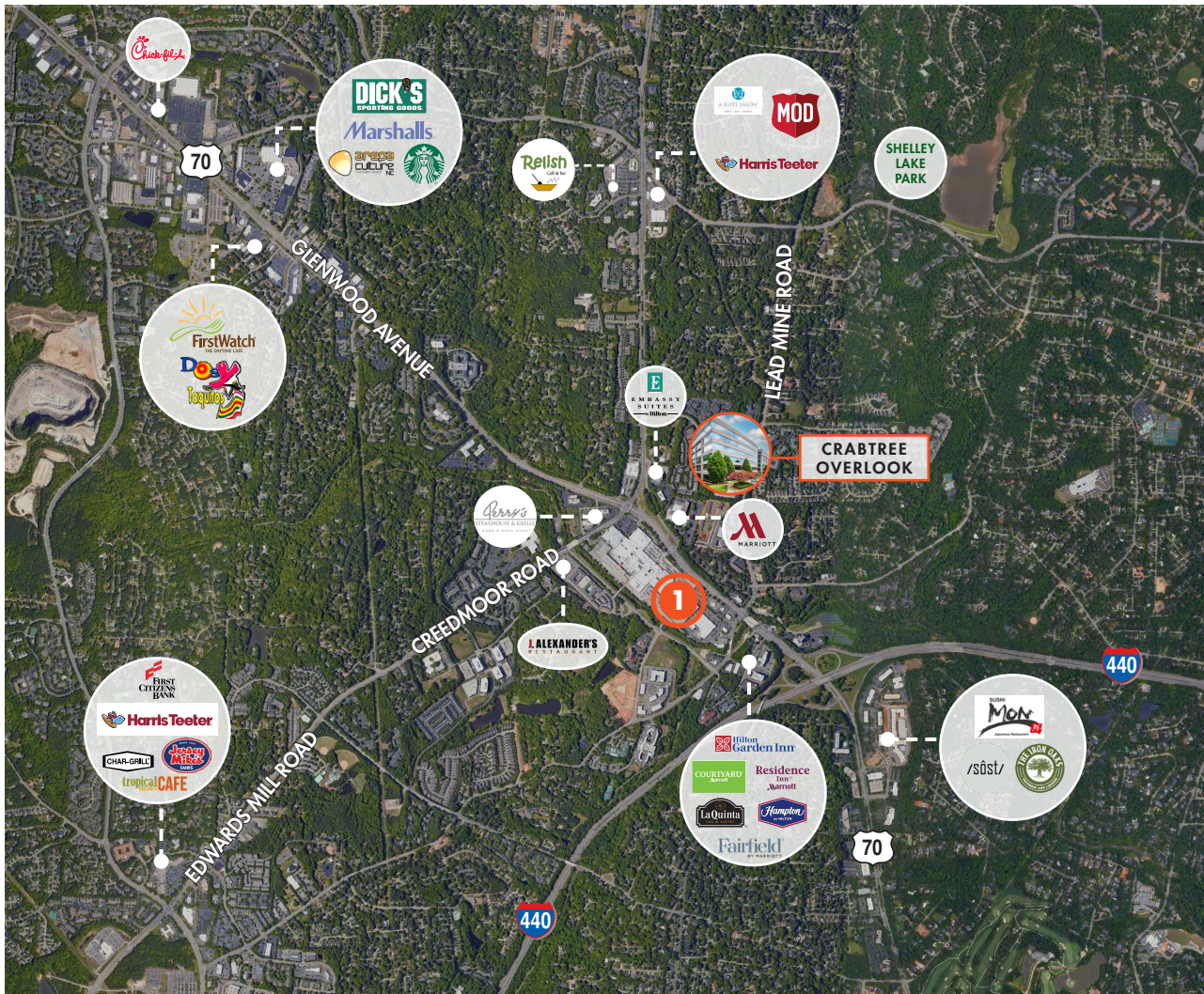
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NEARBY AMENITIES



CRABTREE VALLEY MALL

1 MILE

OVER 200 STORES AND DOZENS OF RESTAURANTS

Apple

Bank of America

Barnes & Noble

Brio

Brooks Brothers

Carolina Ale House

The Cheesecake Factory

Coach

Coastal Federal Credit Union

Crabtree Cleaners

Crabtree & Evelyn

Panera Bread

PF Changs

Starbucks

Uncle Julios

Verizon Wireless

Williams-Sonoma

Wells Fargo

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BUILDING UPGRADES RECENTLY COMPLETED

- The upgrades include installation of new ceramic tile flooring in the lobby, wood ceiling installation in the lobby, inset walk off mats, wall covering, furniture and artwork in the lobby, lighting and flooring in the elevators, paint in the stairwells and loading dock hallway. New patio furniture and benches.
- UV lights in the air handler units and HEPA filters have been installed as a preventative measure to help reduce any potential infectious agents in the HVAC system and help improve air flow and quality. Benefits of installing UV include:
 - Reduce illnesses and allergies – disease prevention
 - Eliminate odors
 - Improve Airflow
 - Improve HVAC efficiency
- Common area and restroom upgrades to 1st and 2nd floor corridors
- Modernization of elevator cabs to match lobby and common area improvements



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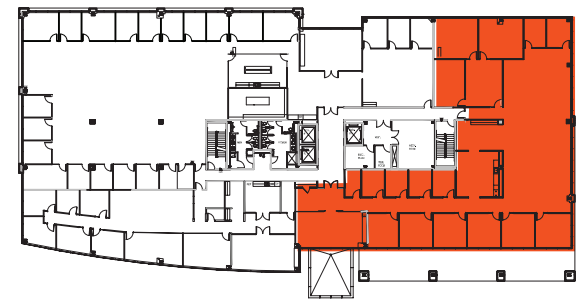
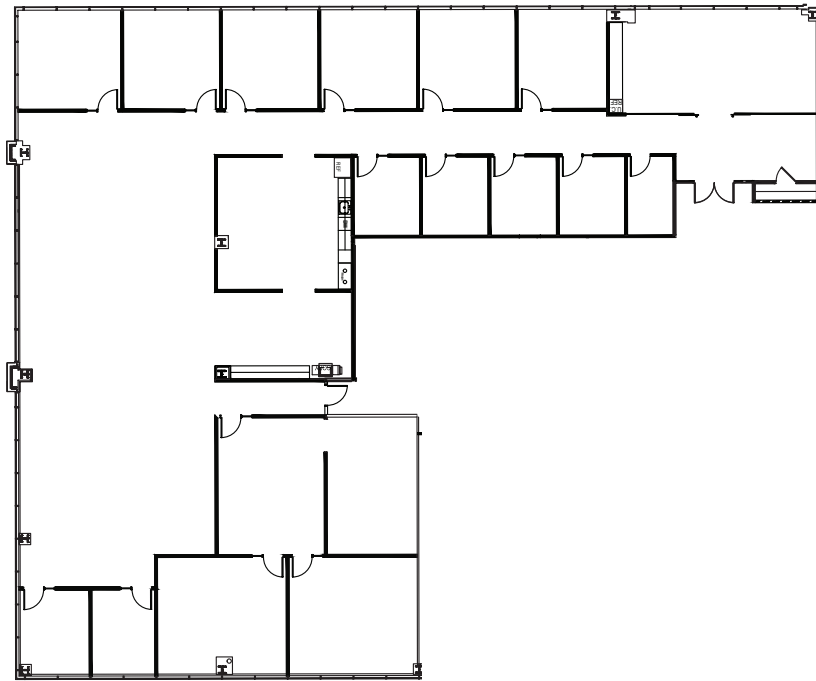
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FLOOR PLAN

SUITE 250

9,148 SF AVAILABLE



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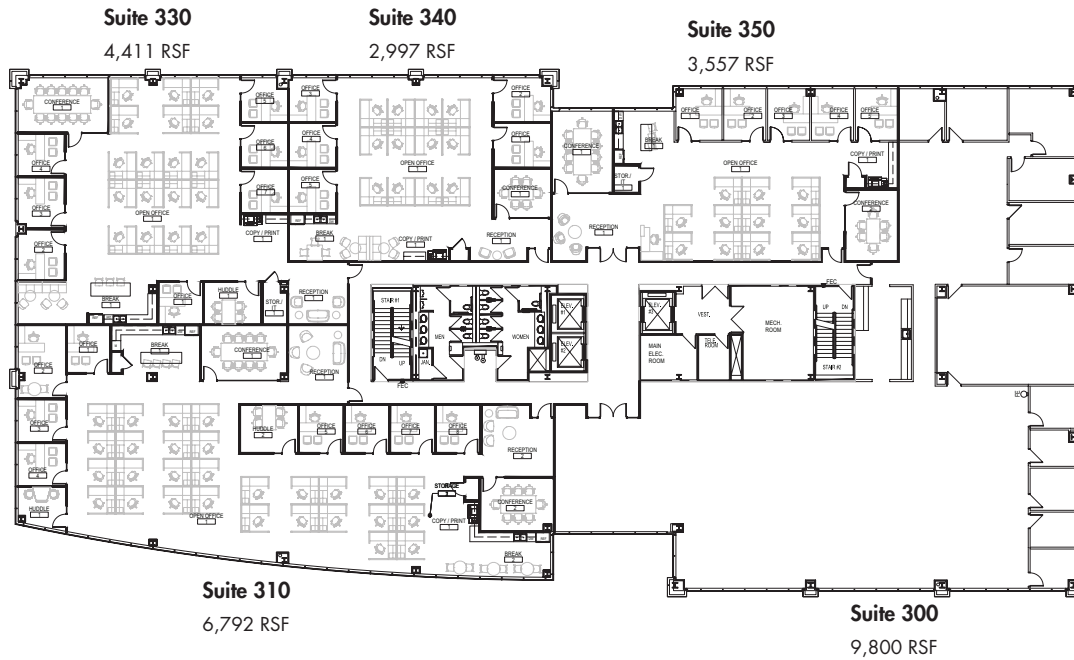
FLOOR PLAN

THIRD FLOOR

27,557 SF FULL FLOOR AVAILABLE 10/01/2024*

*Will subdivide ±2,997 - 27,577 SF

SPEC SUITES



	CARPET Existing / Installed		PAINT Field Paint - Walls		Cabinetry Wilsonart Sobono Walnut 17018		Pendant Eureka Bloom
	DOORS Existing		BACKSPLASH Daltile Mesmerist Trance MM31		Cabinetry Wilsonart Walkaby D439		Pendant LuxoBox Dash
	RUBBER BASE Johnsonite TAB Welsh Castle CB		Countertops Wilsonart Clouds Rest Q4049		LVT FLOOR Patcraft Anew Amaretto		Pendant Eureka MII

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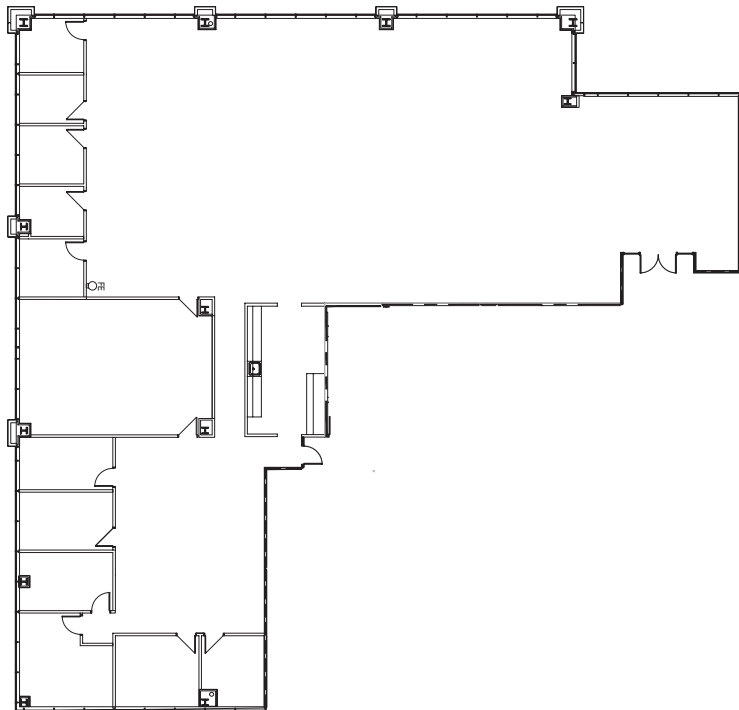
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FLOOR PLAN

SUITE 300

9,800 SF AVAILABLE



MOVE-IN READY

- New LED lights
- Upgraded ceiling tiles



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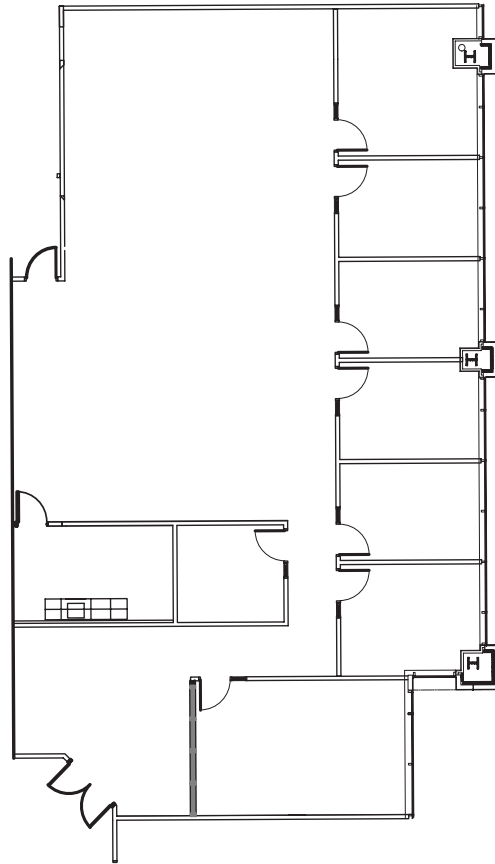
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FLOOR PLAN

SUITE 425

4,112 SF AVAILABLE

MOVE-IN READY



- New Carpet
- New LED lighting
- New Ceiling tiles
- New Paint



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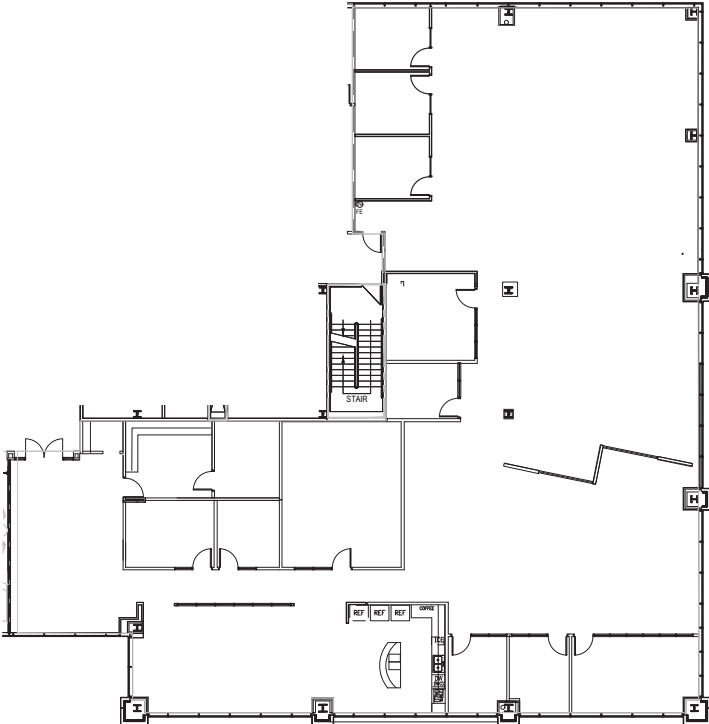
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FLOOR PLAN

SUITE 500

10,066 SF AVAILABLE



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