

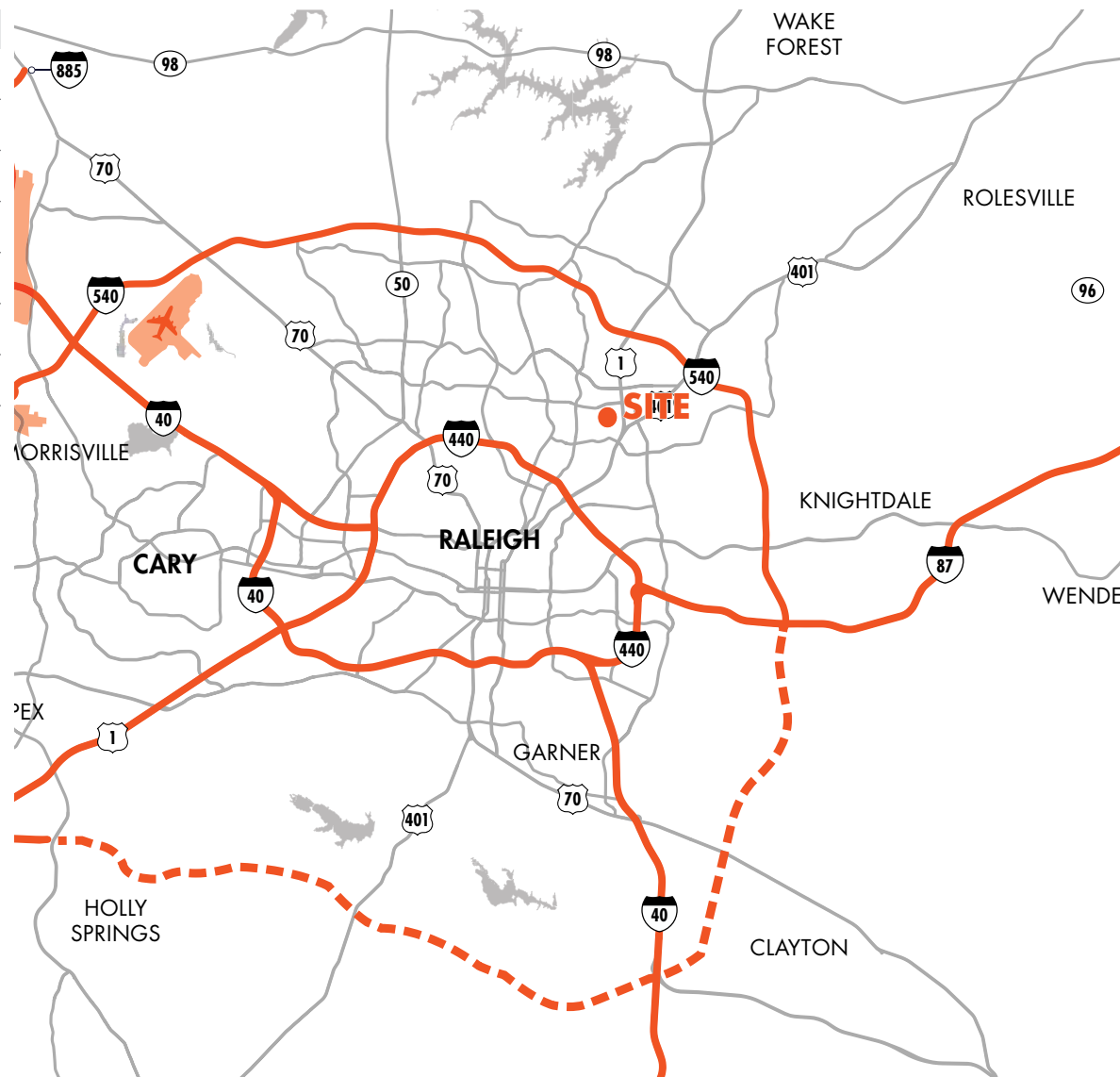
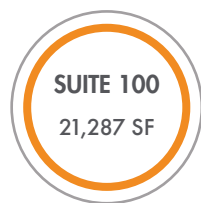
3401 SPRING FOREST ROAD

RALEIGH, NORTH CAROLINA 27616

±21,287 SF OFFICE/FLEX/LAB SPACE FOR LEASE

BUILDING FEATURES

PROPERTY TYPE	Office/Flex/Lab
LOCATION	3401 Spring Forest Drive, Raleigh, NC 27616
BUILDING SIZE	21,287 SF
FLOORS	1
LEASE RATE	Withheld
TICAM	\$4.00/SF
PARKING	3.4/1,000 RSF

AVAILABLE SPACE

FOR MORE INFORMATION, PLEASE CONTACT:

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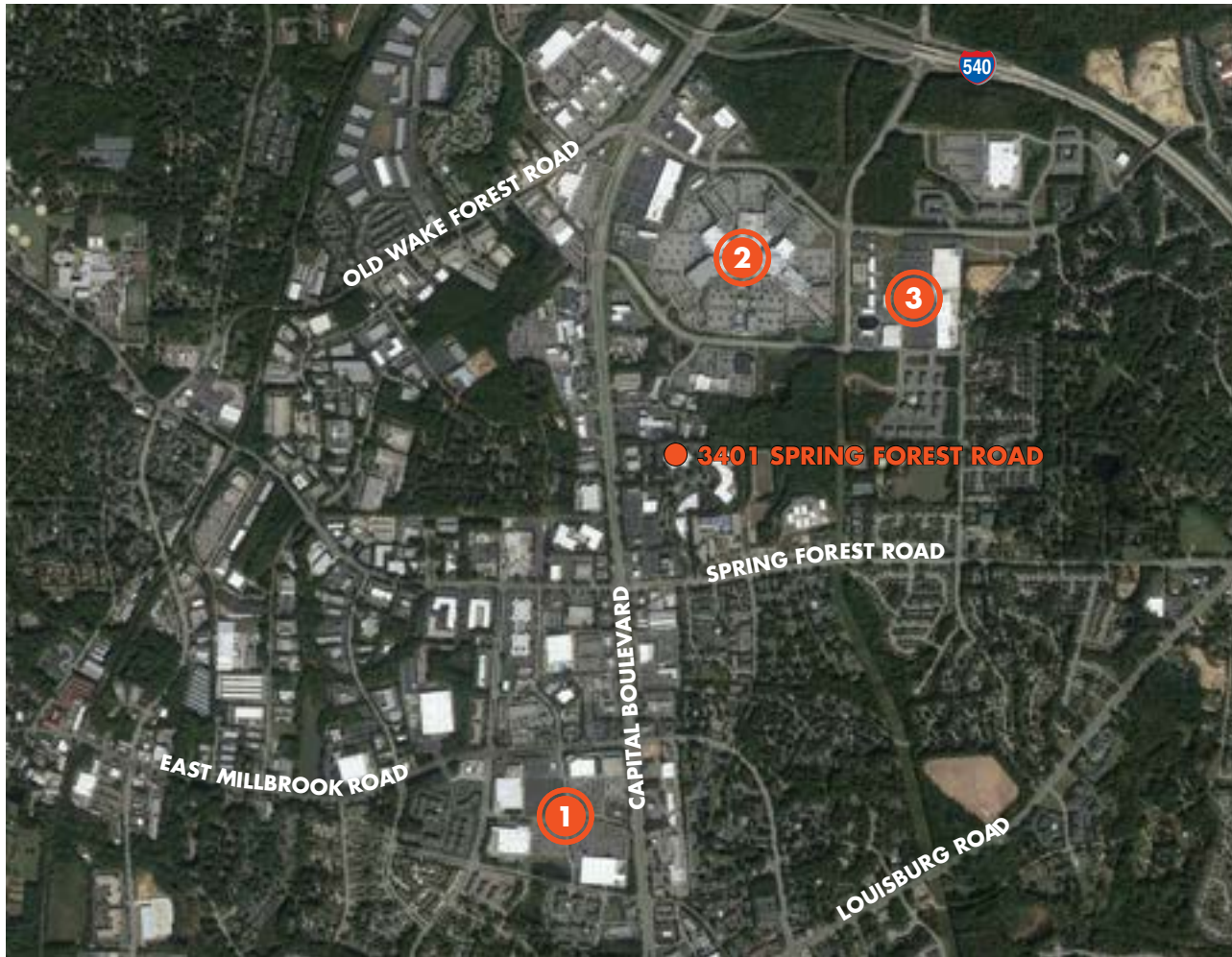
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NEARBY AMENITIES



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	Macy's
Moe's	Dillard's
Starbucks	Belk
Subway	Saks Fifth Avenue
Macaroni Grill	Burger King
Loft	Arby's
Dick's Sporting Goods	

③ POYNER PLACE 3.5 MILES

CVS	Applebee's
Target	Old Navy
Starbucks	Five Below

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PHOTOS



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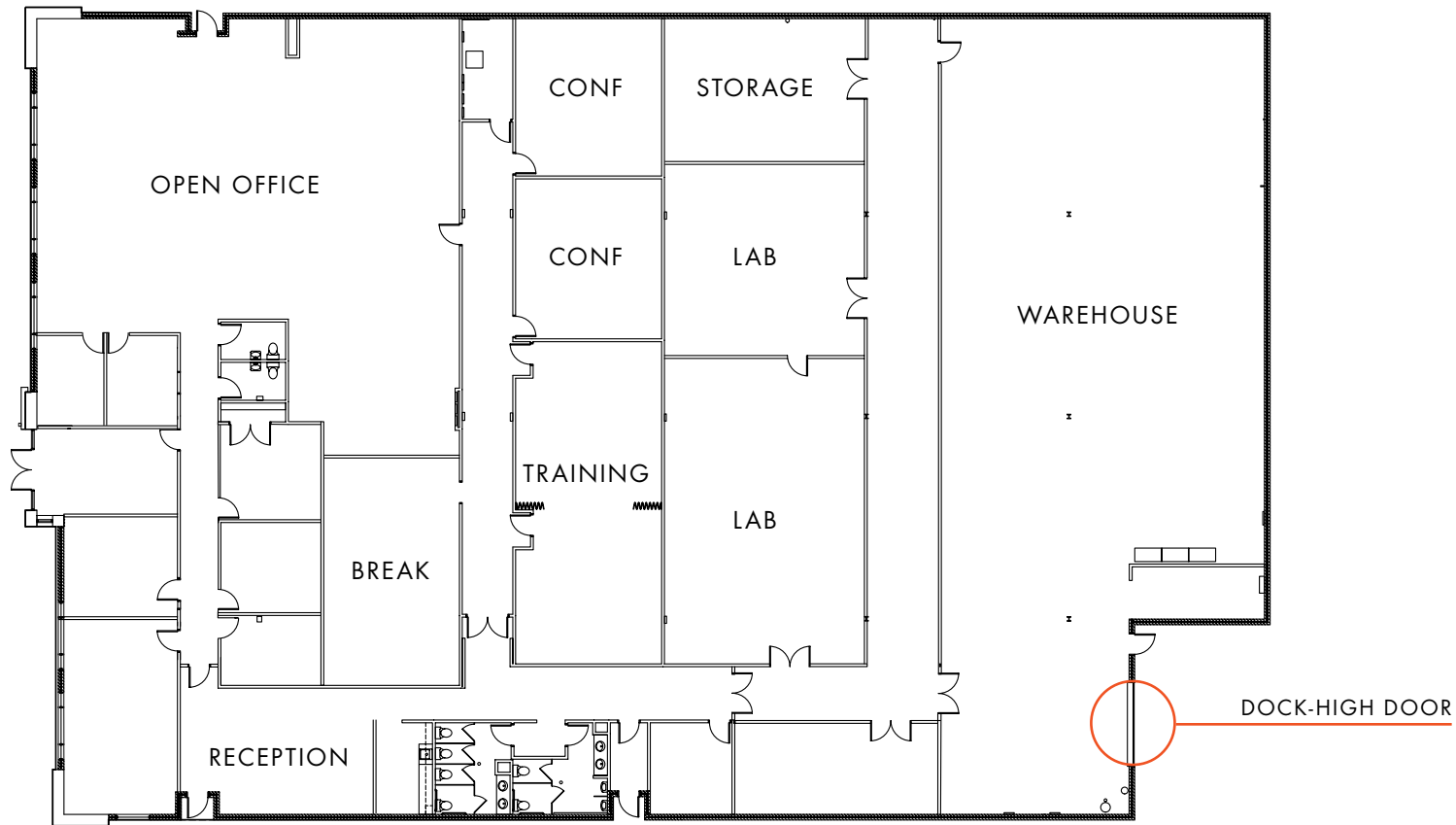
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FLOOR PLAN

SUITE 100

21,287 SF AVAILABLE



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