

1400 S. SAUNDERS ST.

ADDRESS 1400 S. Saunders Street, Raleigh, NC 27603

BUILDING SIZE 2.068 RSF

Entire building 2,068 SF **AVAILABLE SPACE**

LOT SIZE 0.15 Acre

\$22.50/SF, NNN (\$3,877.50/month) BASE RENTAL BATE

TICAM \$2.90/SF (\$499.70/month)

RENT STRUCTURE Triple Net (Base rate + taxes, insurance and

common area expenses) Tenant pays for its own utilities

EXTERIOR CONSTRUCTION Brick veneer

CEILING HEIGHT 9' Clear

70NING NX - 3

LANDLORD'S DELIVERY Whiteboxed with:

-2 unisex restrooms

-Polished concrete floor in sales area -Working HVAC upon delivery to tenant

-New side roll-up door installed

FFATURES -Windowed retail/flex space

-16' x 8' Drive-in door

-New exterior improvements (2020)

PROHIBITED USES -No sweepstakes

-No internet cafe

-No car lot

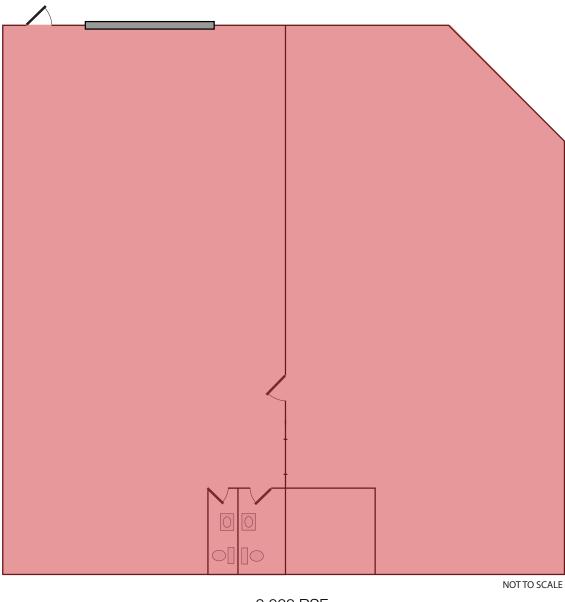
CONTACT

MICHAEL WALLACE | 919.219.1112 | mwallace@naicarolantic.com

TRI PROPERTIES | Malicarolantic Realty



1400 S. SAUNDERS ST. FLOOR PLAN



2,068 RSF

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Tri Properties



1408 S. SAUNDERS ST.

1408 S. Saunders Street, Raleigh, NC 27603 **ADDRESS**

BUILDING SIZE 2,400 RSF

AVAILABLE SPACE Entire building

2.400 SF

LOT SIZE 0.15 Acre

BASE RENTAL RATE \$22.50/SF, NNN (\$4,500/month)

TAXES & INSURANCE \$2.90/SF (\$580/month)

RENT STRUCTURE Double Net (Base rate + taxes, insurance and

> common area expenses) Tenant pays for its own utilities

EXTERIOR CONSTRUCTION Brick veneer

CEILING HEIGHT 11' Clear

70NING NX - 3

LANDLORD'S DELIVERY Whiteboxed with:

-2 unisex restrooms

-Polished concrete floor in sales area -Working HVAC upon delivery to tenant

-Glass store front **FEATURES**

-Front facing roll-up door

-No sweepstakes PROHIBITED USES

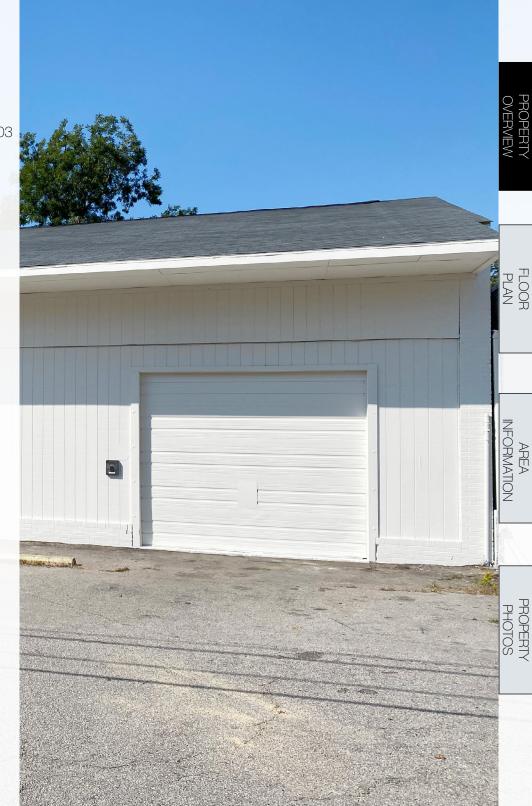
-No internet cafe

-No car lot

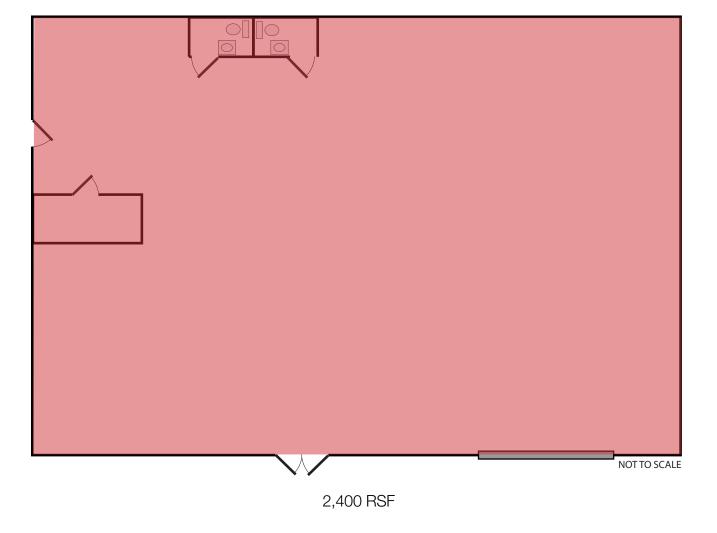
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1408 S. SAUNDERS ST. FLOOR PLAN



RESEARCH TRIANGLE PARK

(55)

APEX

MORRISVILLE

AIRPORT

RDU International Airport 16 Miles

RESEARCH HUBS AND MAJOR UNIVERSITIES

CARRBORO

CHAPEL 谣 HILL

UNC

Research Triangle Park 20 Miles Duke University 29 Miles NC State University 2 Miles UNC Chapel Hill 30 Miles Centennial Campus 3 Miles

SURROUNDING AREAS

Morrisville 17 Miles Cary 10 Miles Raleigh 2 Miles Downtown Durham 27 Miles Chapel Hill 31 Miles

HOLLY SPRINGS 751

(64)

CONTACT

Downtown Raleigh

MICHAEL WALLACE | 919,219,1112 | mwallace@naicarolantic.com

NC STATE
UNIVERSITY

RDU International Airport

CARY

William B. Umstead State Park

1400 & 1408 S. SAUNDERS ST.

PROPERTY OVERVIEW

FLOOR

PROPERTY PHOTOS

YOUNG!

WAKE FOREST

401

ROLESVILLE

KNIGHTD

Tri Properties Mal Carolantic Realty

(70)

RALEIGH

GARNER

2 Miles

CONTACT

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TRAFFIC COUNTS



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Tri Properties

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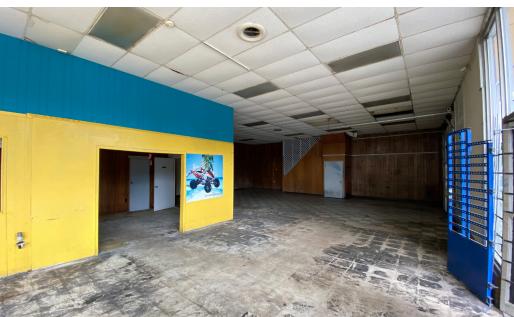




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