

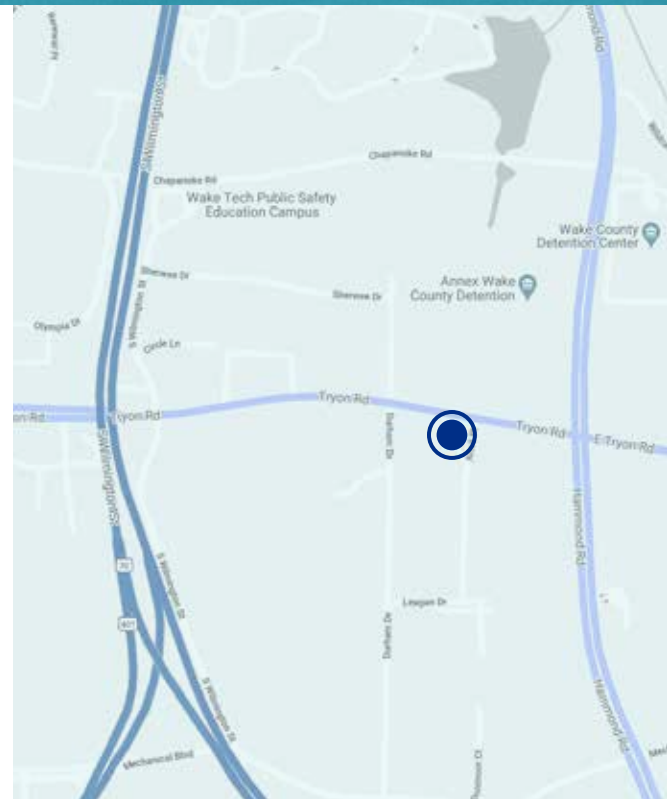
TRYON BUSINESS CENTER II
201 TRYON ROAD
RALEIGH, NC 27603

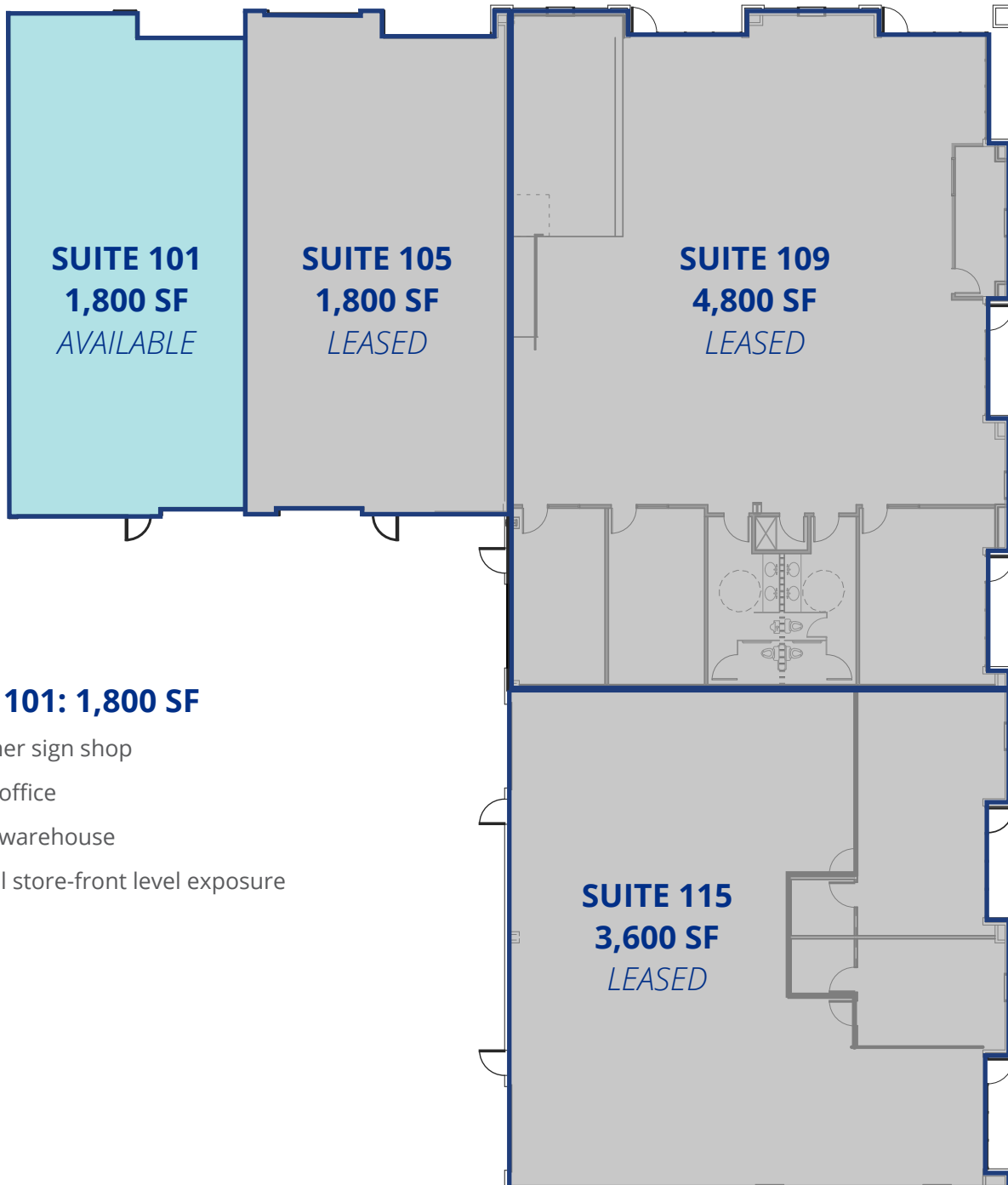


OVERVIEW OF THE SPACE

- 12,000 SF flex building
- 1,800 SF available
- Located on Tryon Road near S. Wilmington Street in Raleigh
- 3:1,000 SF parking ratio
- Single-story brick and glass facility
- Exterior building signage
- Highly visible from Tryon Road

LEASE RATE: \$10.00/SF, NNN
TICAM: \$3.51/SF





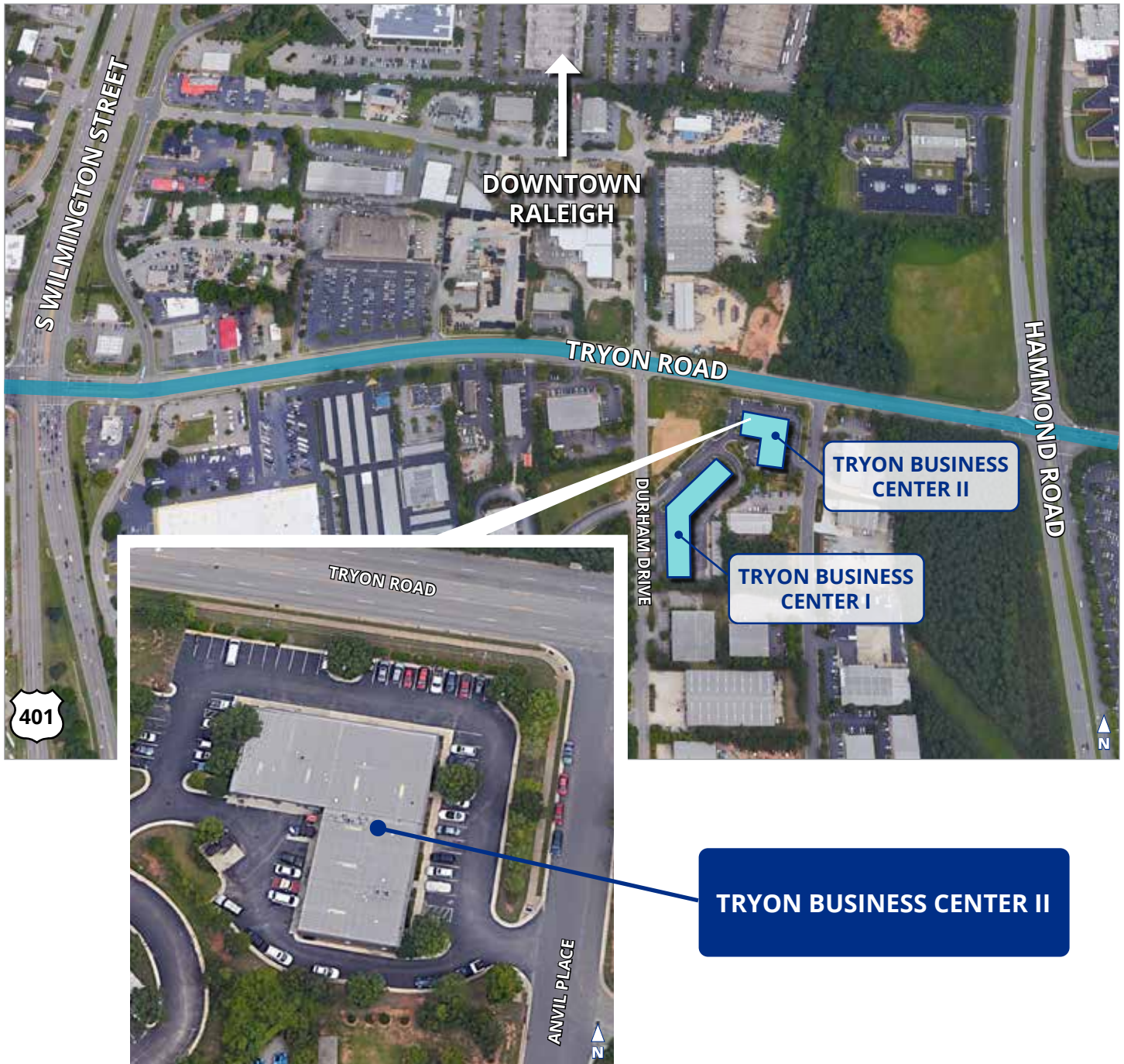
SUITE 101: 1,800 SF

- Former sign shop
- 80% office
- 20% warehouse
- Retail store-front level exposure

DAN MCCLOY

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AERIAL



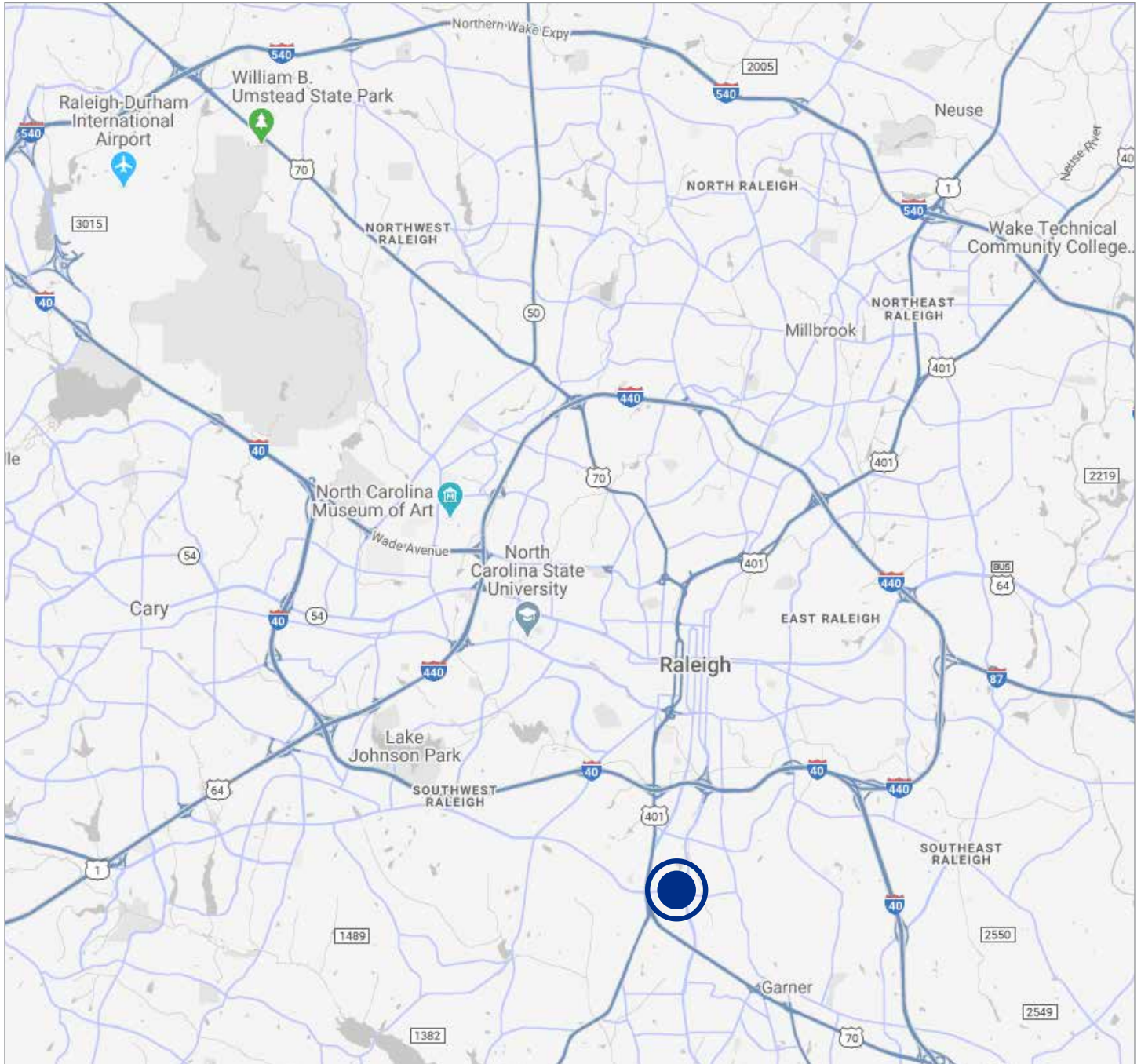
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LOCATION MAP



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