

FOR SUBLEASE

2940 FALSTAFF ROAD, SUITE B
RALEIGH NC 27610

PHOENIX
COMMERCIAL PROPERTIES



🔗 LEASE RATE:

\$15.50 RSF
MODIFIED GROSS

*PROPERTY IS ALSO AVAILABLE FOR SALE

BROKER CONTACT

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PROPERTY HIGHLIGHTS

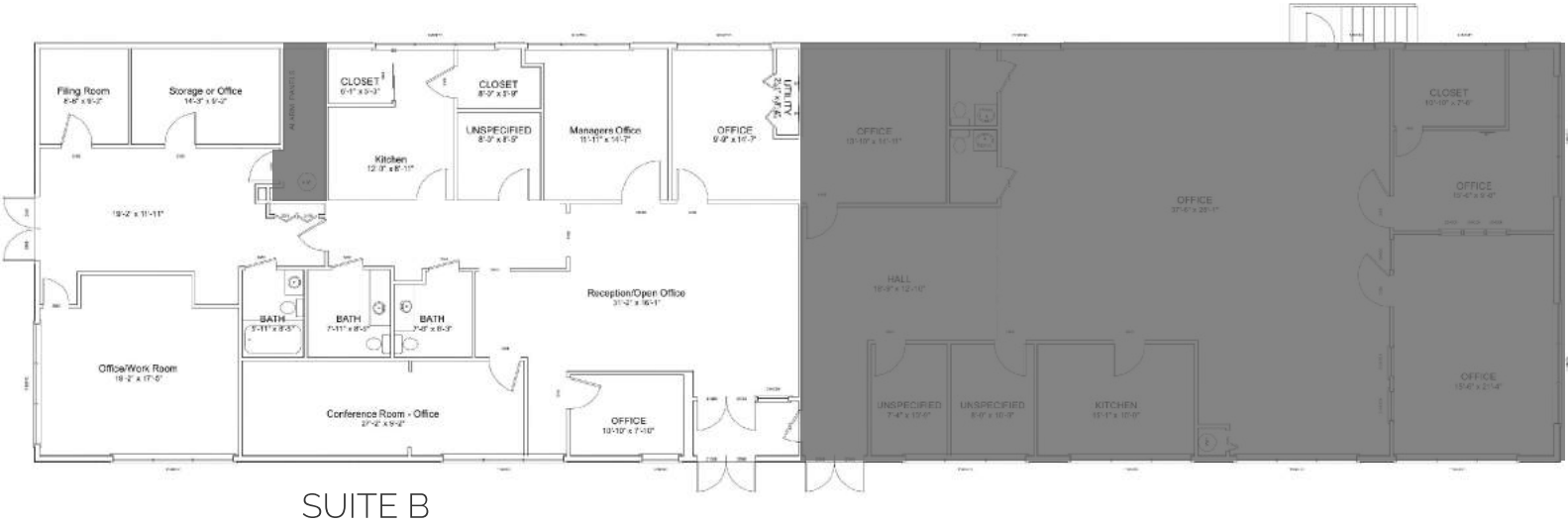
- 🔗 **SPACE AVAILABLE: +/- 2,900 RBA**
- 🔗 **PROPERTY TYPE & ZONING: MIXED USE OFFICE**
- 🔗 **PARKING RATIO: 3.50/1000 - 21 FREE SURFACE SPACES**
- 🔗 **LOCATION: GREAT LOCATION SOUTH OF WAKE MED RALEIGH CAMPUS LESS THAN 1 MILE TO I-440**

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FLOOR PLAN



SUITE B

*FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY & IS NOT TO SCALE



SPACE HIGHLIGHTS

- RECEPTION/OPEN OFFICE AREA
- 3-5 POTENTIAL PRIVATE OFFICES WITH SPACE FOR OPEN WORKSTATIONS
- CONFERENCE ROOM
- KITCHEN AREA & THREE BATHROOMS
- WORK/FILE & STORAGE ROOMS



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