



FOR LEASE

# Somerset Park

4403 & 4407 Bland Road

Raleigh, NC 27609

HOME

HIGHLIGHTS

AVAILABLE

AMENITIES

For more information, please contact:

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## Property Highlights

- Somerset Park - Classic design meets Trendy Midtown, all four buildings total 206,829 SF
- Conveniently located in Midtown with easy access to I-40 and I-540
- Exterior common area with park-like setting including Bocce ball, cornhole and picnic tables
- Suite sizes ranging from an entire floor of 27,188 RSF down to approximately 3,371 RSF, with floor-to-ceiling glass
- Easy walk to a myriad of amenities
- 4/1000 parking ratio
- Each building features a two-story atrium lobby, lobby stairways and elevator access



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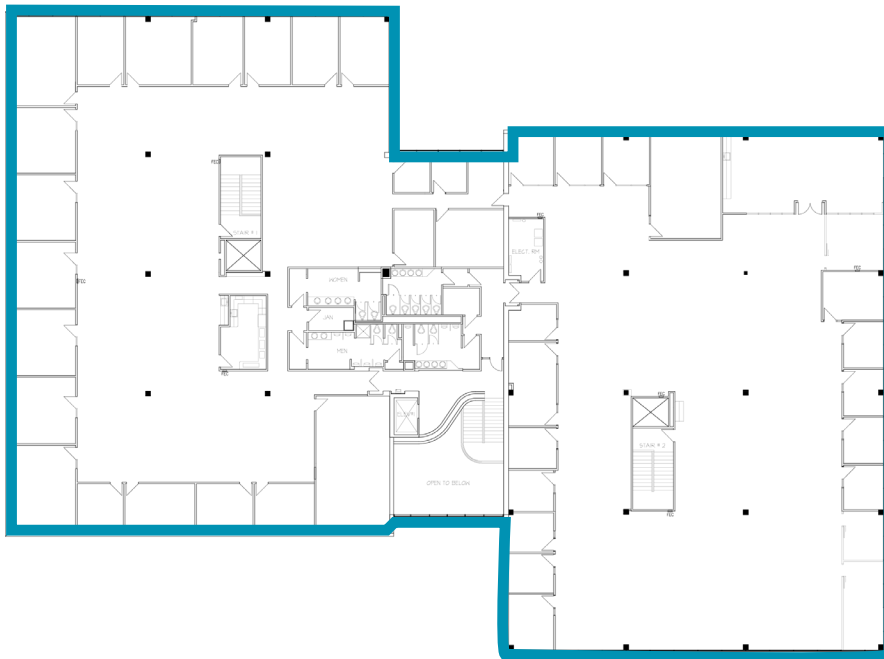
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## 4403 Bland Road - 2nd Floor

### 27,188 Rentable Square Feet

- Full floor opportunity, can be subdivided
- Rental Rate: \$23.00/SF Full Service
- Open floorplan with perimeter offices
- Tenant improvement allowance available



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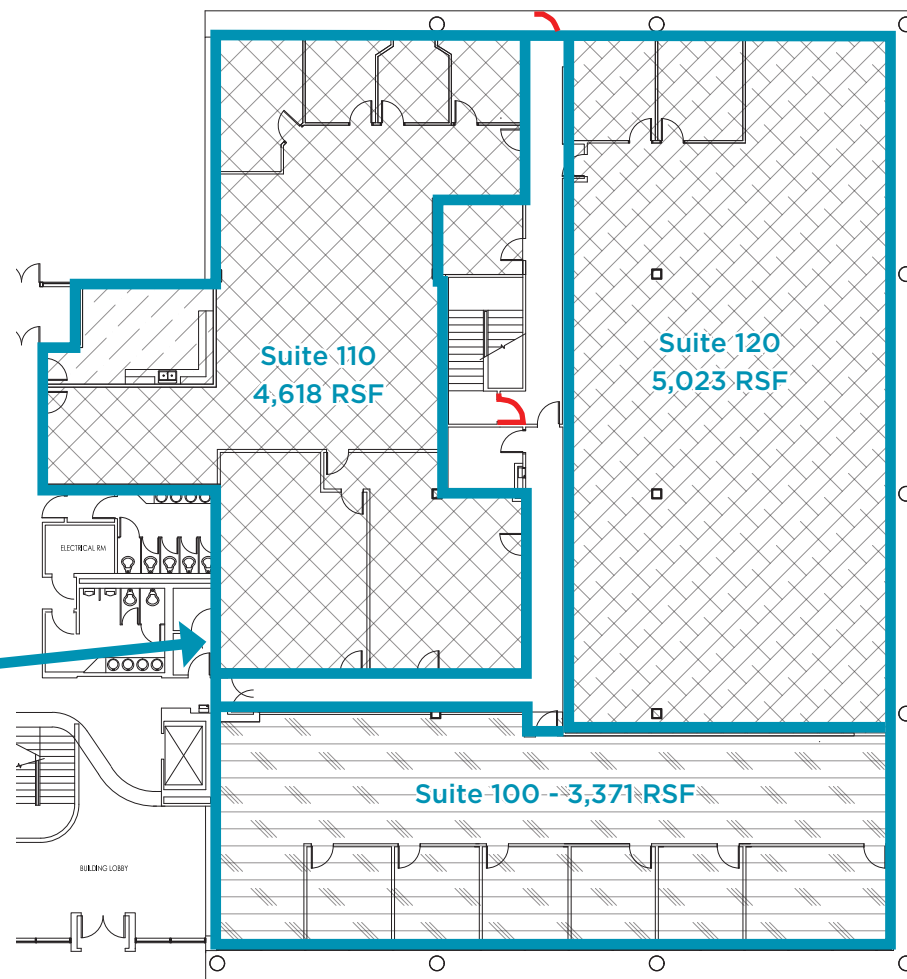
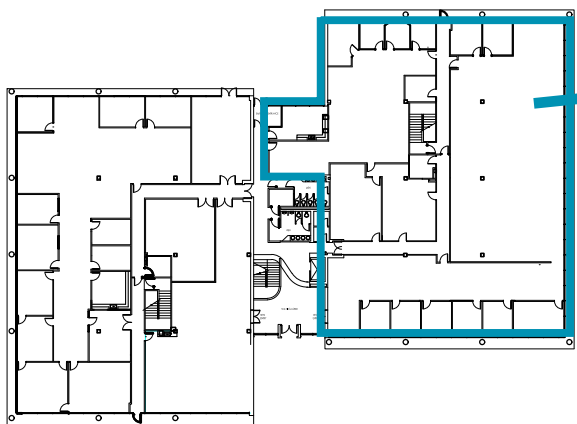
## 4407 Bland Road - 1st Floor

13,012 Rentable Square Feet

- Rental Rate: \$23.00/SF Full Service
- Tenant Improvement allowance available

### AVAILABLE TO TOUR OCTOBER 1ST, 2022

- Suite 100 - 3,371 RSF
- Suite 110 - 4,618 RSF
- Suite 120 - 5,023 RSF  
(Can be combined for 13,012 RSF)



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## Amenities



**5.0 MSF OF RETAIL AMENITIES WITHIN A FIVE MILE RADIUS**

**1,000**  
restaurants

**50**  
hotels

**600**  
retailers

**20**  
banks

### NEARBY SHOPPING CENTERS

Falls Centre Shopping Center	0.4 miles
North Hills	2.9 miles
Midtown East	1.5 miles
Cameron Village	6.1 miles
Crabtree Valley Mall	5.3 miles

### EASE OF ACCESS

I-440	1 mile
North Hills	2 miles
I-540	4 miles
Downtown Raleigh	5 miles

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