

FOR LEASE

SOMERSET PARK

4403 BLAND ROAD | RALEIGH, NC 27609

SOMERSET PARK - CLASSIC DESIGN MEETS TRENDY MIDTOWN



PROPERTY HIGHLIGHTS

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 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



For more information, please contact:

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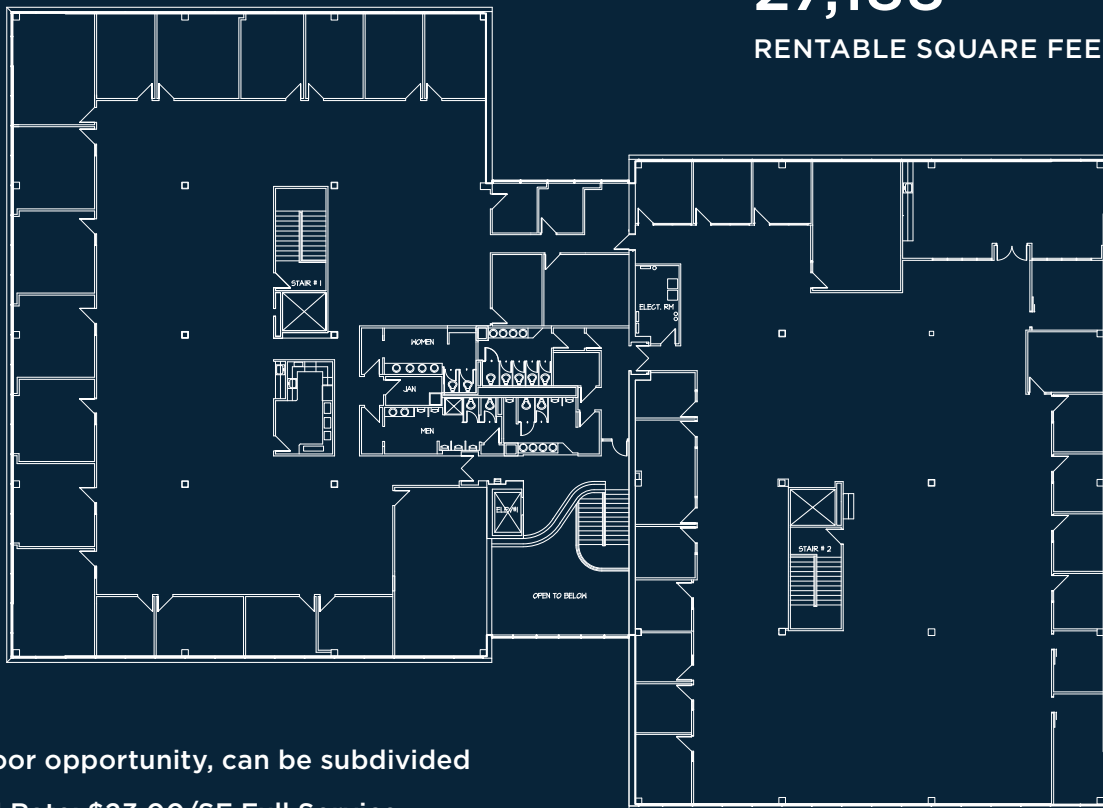


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SITE PLAN 2ND FLOOR

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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AMENITIES



5.0 MSF OF RETAIL AMENITIES
WITHIN 5 MILE RADIUS

1000 **600**

RESTAURANTS

RETAILERS

50

HOTELS

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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