



11,586 SF

Flex Space for Lease

2716 Discovery Drive

Raleigh, NC 27616

Location

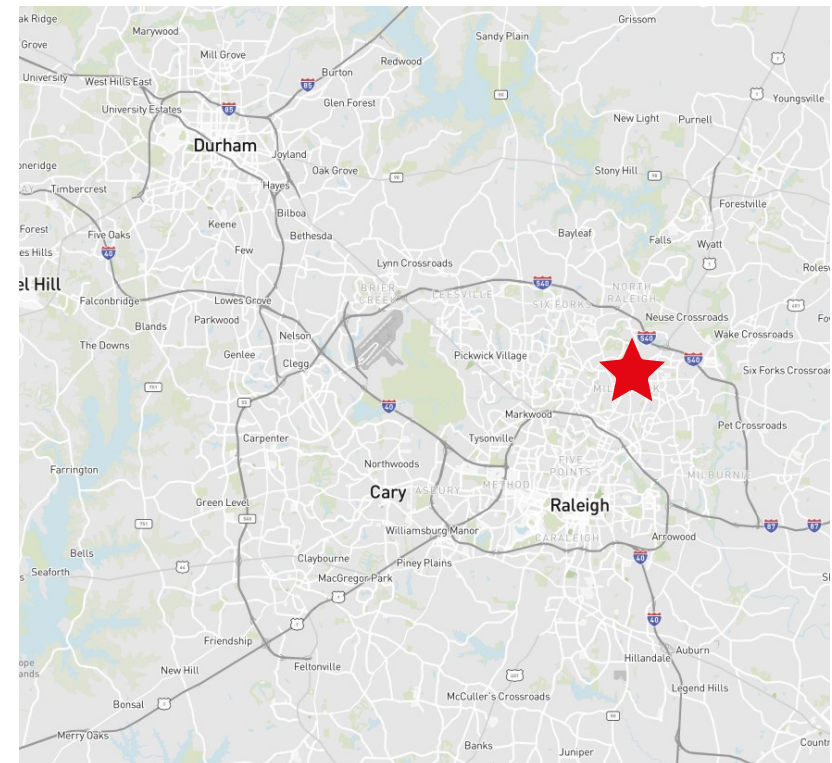
- Northeast Raleigh near Triangle Town Center
- Less than one mile to Capital Boulevard
- Less than two miles from I-540
- Less than five miles from I-440

Rate

- \$15.75 / SF plus \$2.25 / SF TICAM

Property specifications

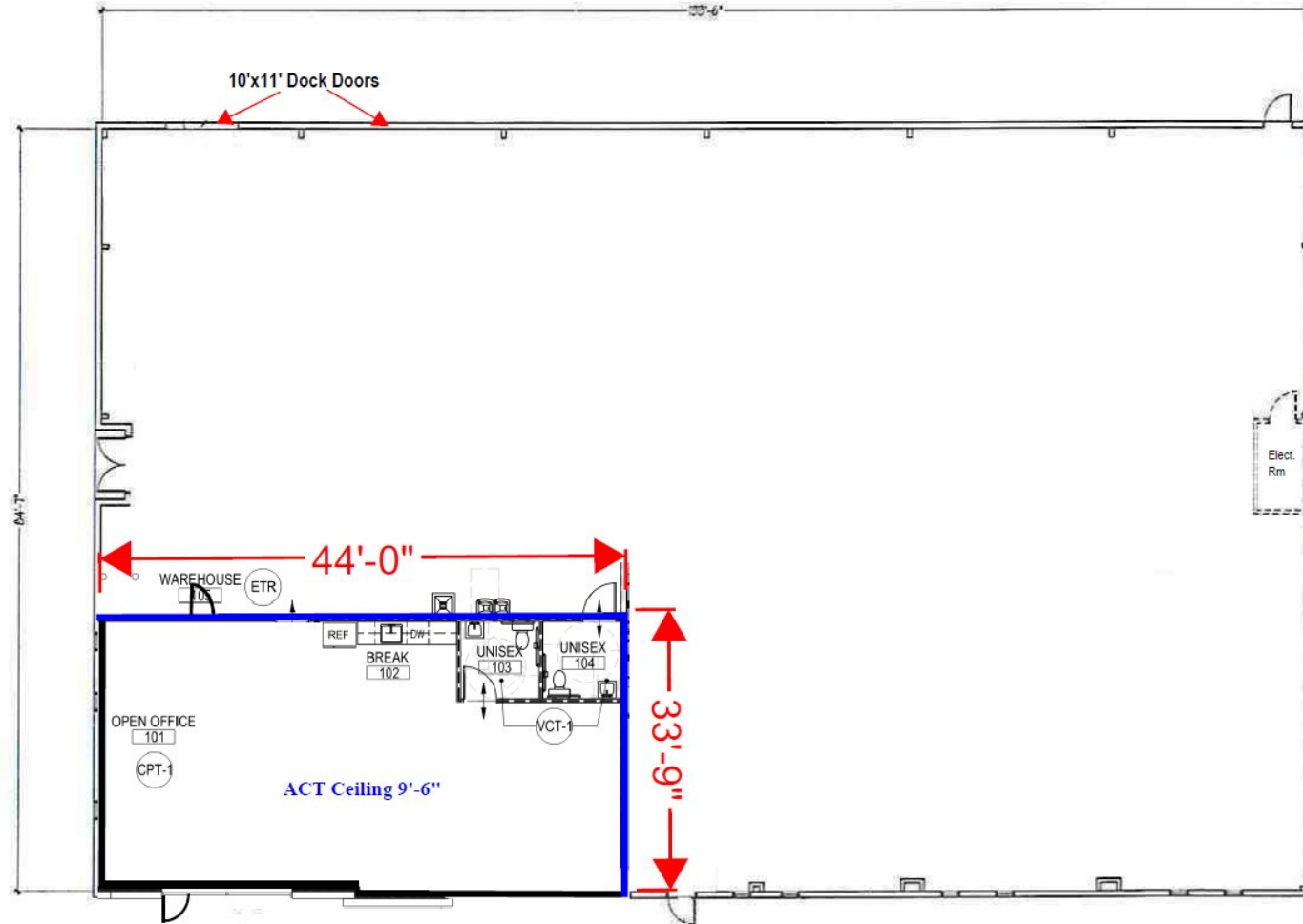
- Flex building for lease on 1.38 acres
- 11,586 SF available for single tenant
- 1,485 SF office
- IX-3 zoning
- 25 parking spaces
- Two (2) oversized grade-level doors planned for install
- Rear storage
- Available 8/1/2023



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JLL

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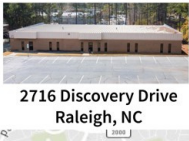
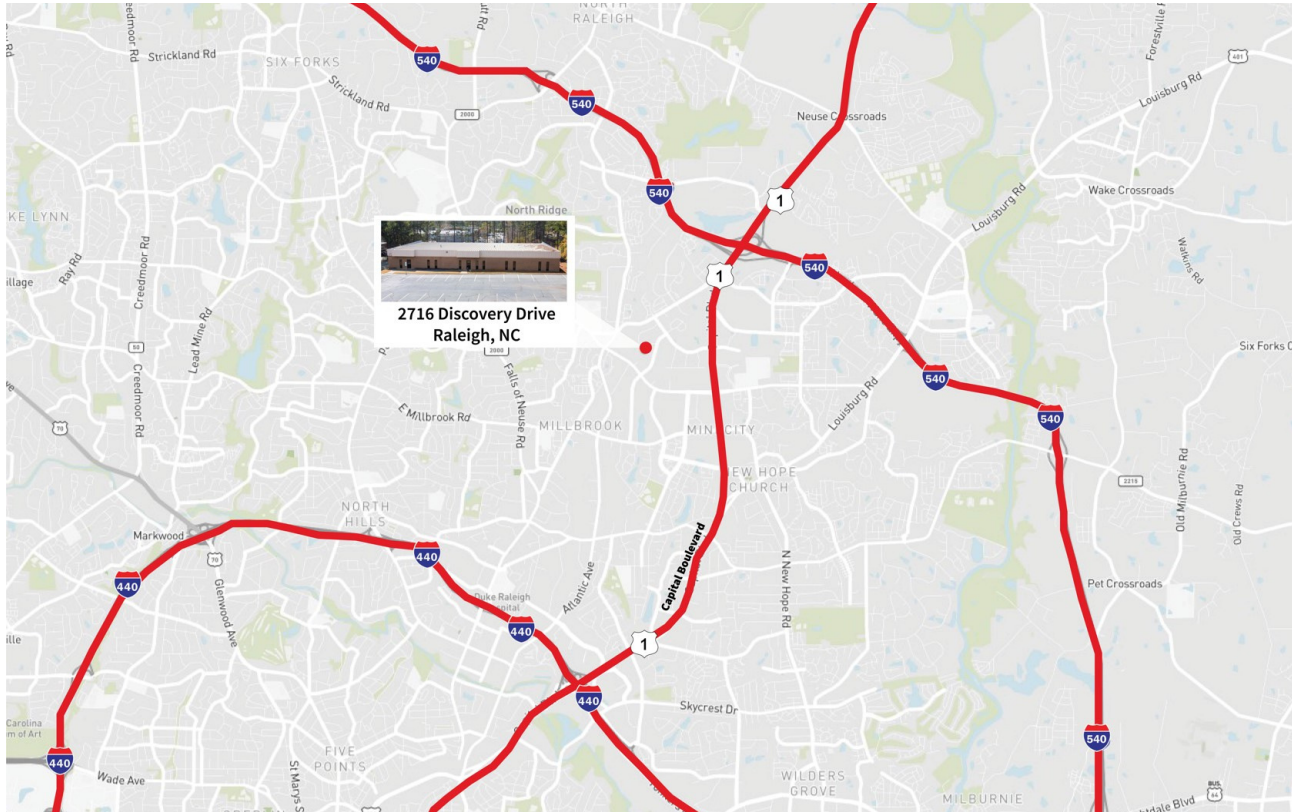
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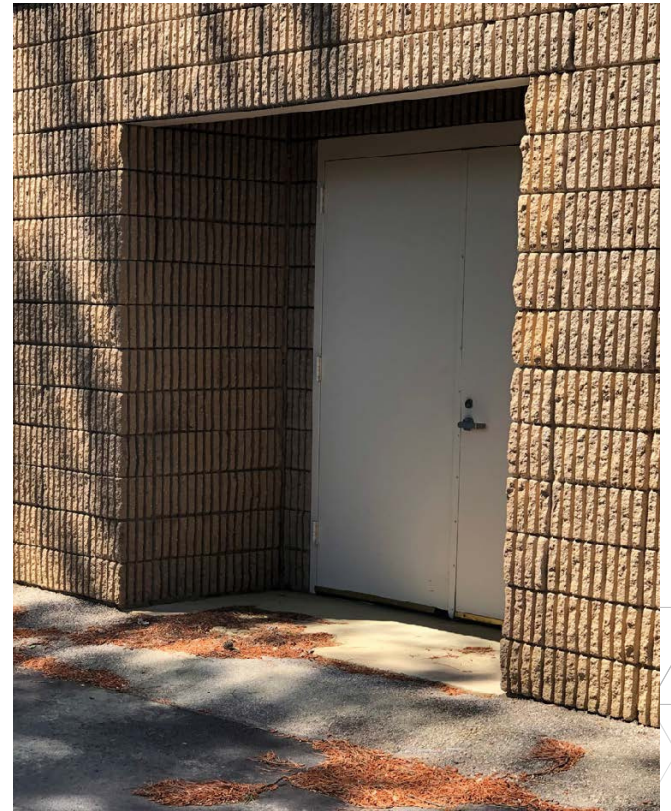
**The outbreak of the COVID-19 virus (novel coronavirus) since the end of January 2020 has resulted in market uncertainty and volatility. While the economic impact of a contagion disease generally arises from the uncertainty and loss of consumer confidence, its impact on real estate values is unknown at this stage.

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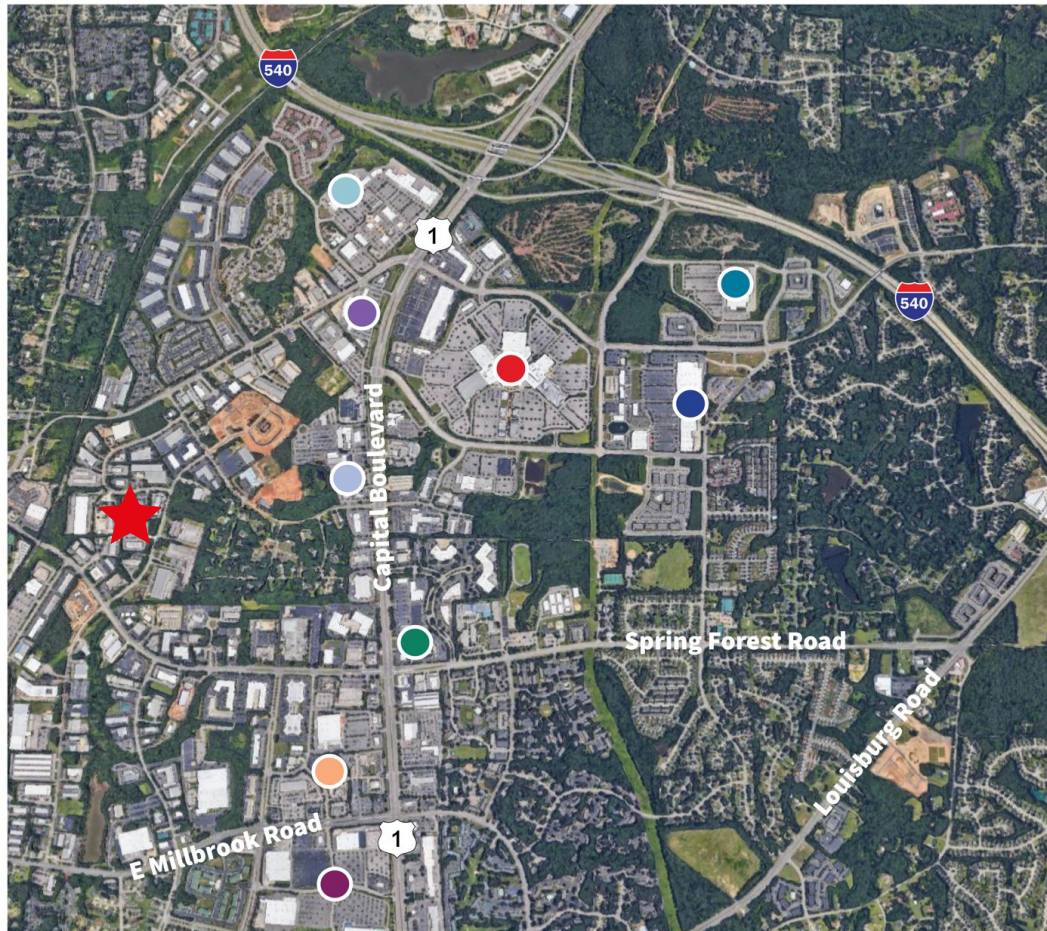


**2716 Discovery Drive
Raleigh, NC**



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- PLANTATION POINT**
 - Big Lots
 - BJ's
 - Burlington
 - Lifetime Athletic
 - Dollar Tree
 - Tuesday Morning
 - SweetFrog
 - Sally Beauty
- Walmart
- Aldi
- Chipotle
- Panera Bread
- TRIANGLE TOWN CENTER**
 - Chick-fil-a
 - Barnes & Noble
 - AT&T
 - Belk
 - Macy's
 - Saks Fifth Ave
 - Chili's
 - Jos A. Bank
 - Best Buy
 - GNC
 - Dick's Sporting Goods
 - Bed Bath & Beyond
 - GameStop
 - Hobby Lobby
 - Dillard's
 - McDonalds
- Target
- Starbucks
- Domino's
- Ulta Beauty
- Pier 1 Imports
- World Market
- Old Navy
- CVS Pharmacy
- Great Clips
- Five Below
- McAllister's Deli
- Bojangles
- Five Guys
- Papa Johns
- Hampton Inn
- Michaels
- Starbucks
- Take 5
- GameStop
- Olive Garden
- Carrabba's
- The Home Depot
- PLANTATION POINT**
 - Chick-fil-a
 - Sam's Club
 - at home
 - Petsmart
 - Steak n' Shake
 - Lowe's

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