



Flex Property  
For Sale or Lease

# 1731 Roundrock Drive

**Raleigh, NC 27615**

## Property specifications

- 14,000 SF available
- Office 8,000 SF / Warehouse 6,000 SF
- Rent Rate: \$16.50 / SF NNN
- Contact for Sale Price
- 18' ceiling height
- 1 dock-high door
- 1 drive-in door
- Fully sprinklered
- Power: 208Y/120V 3Phase 4 Wire 37
- Parking spaces

### Justin Booth

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### Austin Jackson

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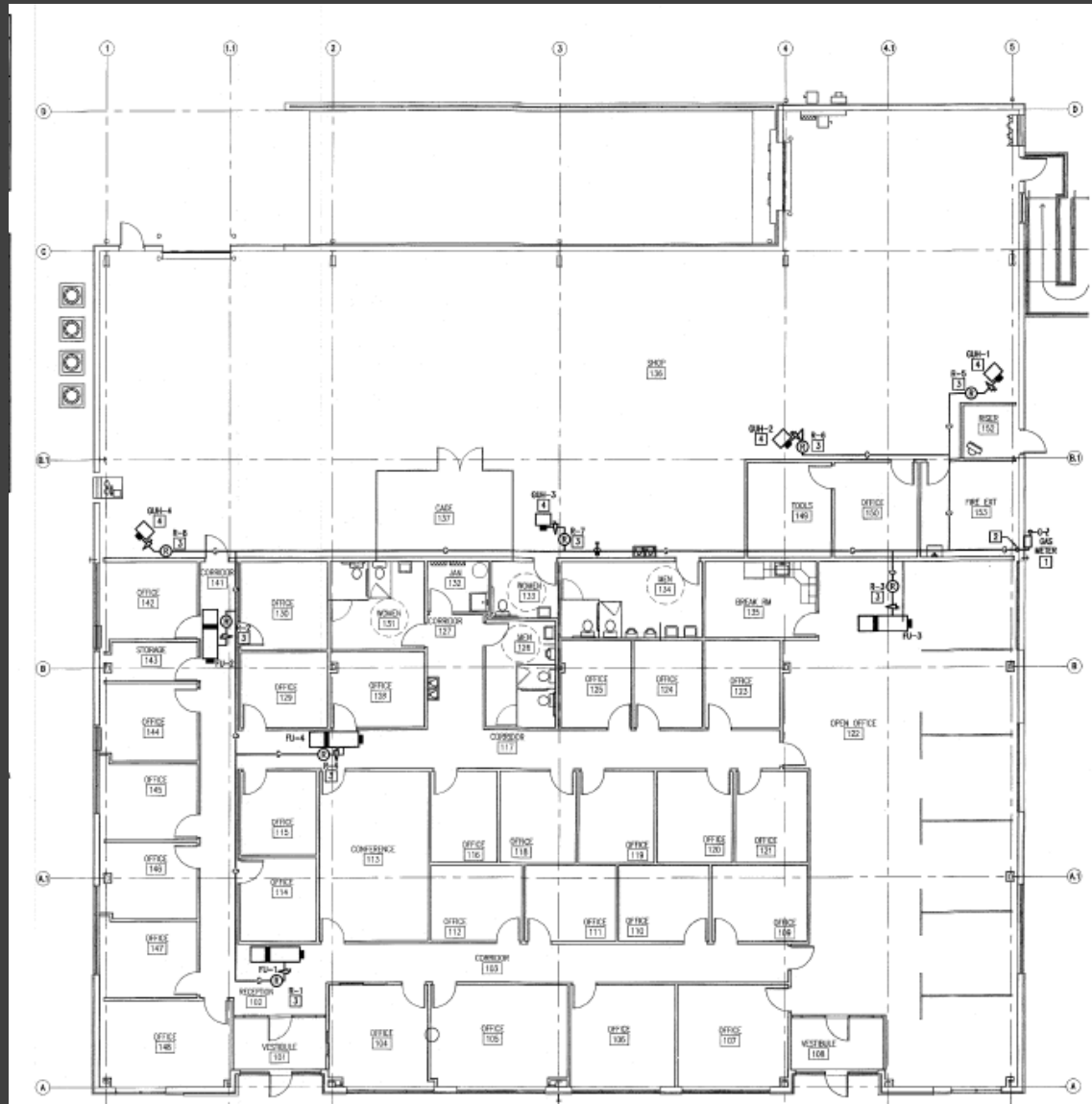
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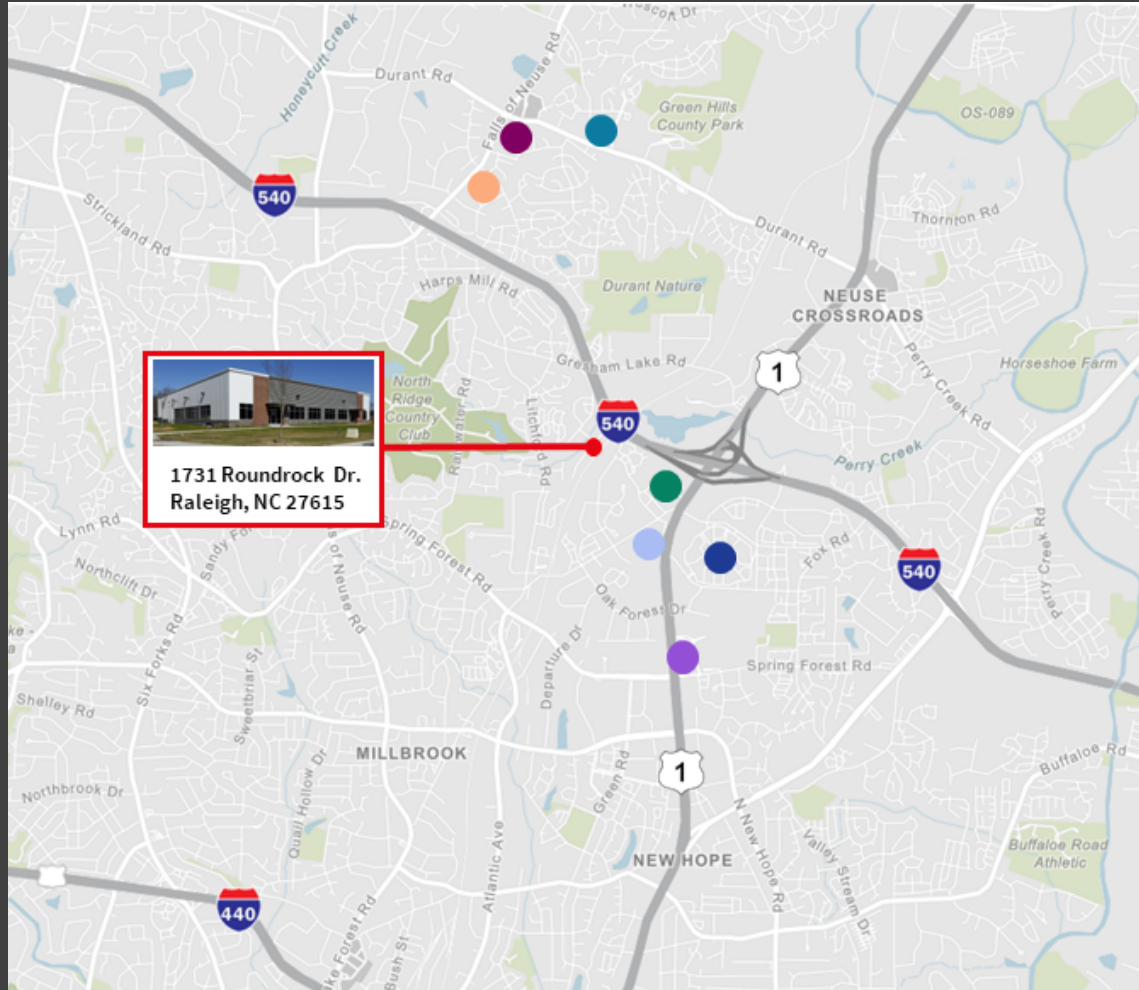
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**Available Now - 14,000 SF**

8,000 SF office | 6,000 SF Warehouse | 18' clear height

## North Raleigh Location

**2.5 miles**  
to Highway 540

**9.9 miles**  
to Wake Forest

**9 miles**  
to Downtown  
Raleigh

**18 miles**  
to Raleigh -Durham  
International Airport

## Nearby Amenities

### Falls River Town Center

Nantucket Grill  
13 Tacos & Taps  
Jersey Mike's Subs  
Bella Italia Raleigh  
Bojangles  
Bruster's Real Ice Cream  
Food Lion

### Triangle Plaza

Panera Bread  
Total Wine & More  
Tropical Smoothie Café  
Aldi  
Chipotle Mexican Grill  
Petra Grill

### Falls Pointe Shopping Center

Kohl's  
Moe's  
Manhattan Pizza  
Starbucks  
Harris Teeter  
Kwench Juice Café

### Triangle Town Center

Hobby Lobby  
Courtyard by Marriott  
Shane's Rib Shack  
Target  
El Patio Bar & Grill  
Home 2 Suites by Hilton  
Dick's Sporting Goods  
DSW Designer Shoe Warehouse  
Bed Bath & Beyond  
Party City  
Fat Tuesday  
San Jose Mexican  
Carolina Sushi & Roll  
Applebee's Grill & Bar

### Olive Park Shopping Center

Sprouts Farmers Market  
Club Pilates  
City Barbeque  
Yaba Mediterranean Grill  
Bad Daddy's Burger Bar

### Plantation Point

Big Lots  
Red Bowl Asian Bistro  
BJ's  
Burlington  
Crab Du Jour Seafood & Bar  
Sweet Frog

### Towne Square

Outback Steakhouse  
Mona Pita Mediterranean Grill  
Starbucks  
Crazy Fire Mongolian Grill  
Hampton Inn  
Michael's English Muffins



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