



CUSHMAN &
WAKEFIELD

3200 BEECHLEAF COURT

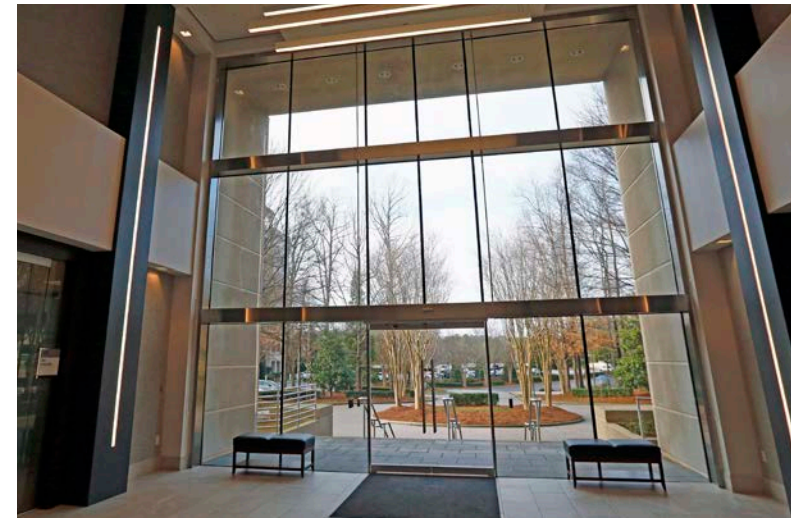
RALEIGH, NC 27604

Signage Visibility from I-440

Property Highlights

Class A, 8.8-acre campus including:

- **10 Story, 188,510 RSF Class A Building**
- Deck Parking with **4:1000 RSF** ratio
- Lush landscaping, fully irrigated
- **Building signage with exposure to I-440** available
- Jogging trails with immediate access to Highwoods Boulevard



Building Highlights

3,500 - 50,450 SF available

Asking Rate: Negotiable

Move-in ready suites available

Marble and mahogany panels in main lobby

Fully sprinklered Building

Four passenger elevator

Increased ceiling heights on several floors

Lockers and showers on lower level

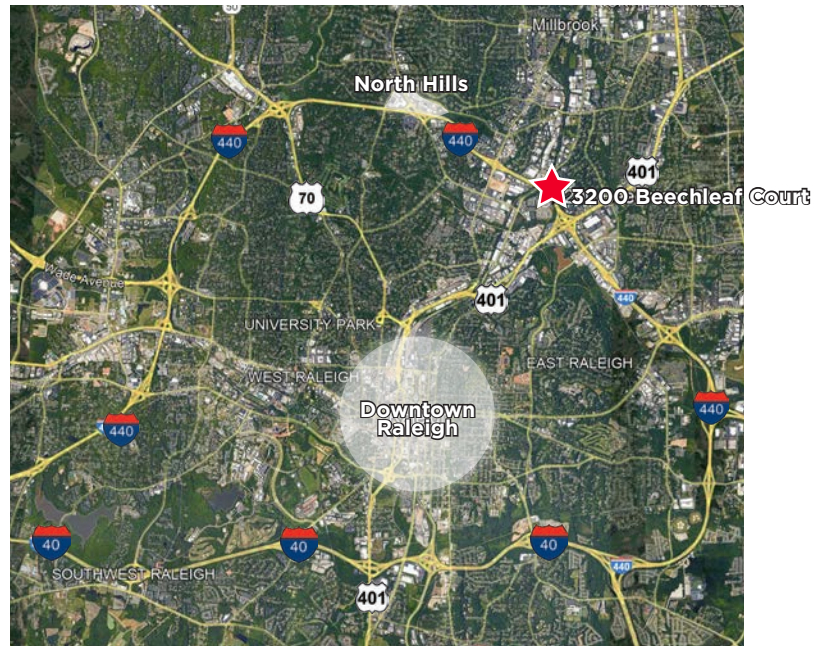
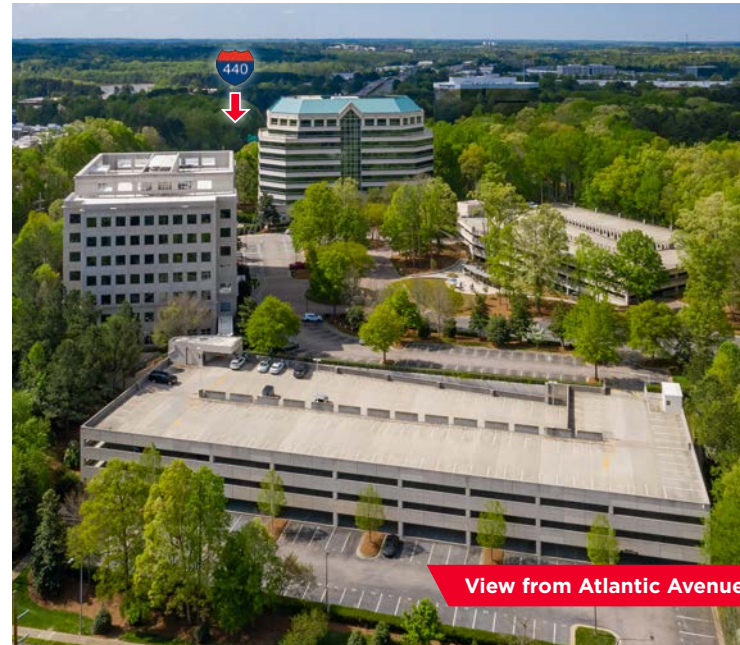
Fiber optic telecommunication available



Location Highlights

Highly visible with direct access to US-1, I-440 and I-40

Two miles from downtown Raleigh, North Hills, and multiple other amenities



Within a 3 Mile Radius



322
RESTAURANTS

31
HOTELS

33
BANKS

257
RETAILERS

NEARBY SHOPPING CENTERS

The Falls Centre	125,595 SF
Longview Shopping Center	185,241 SF
Midtown East	158,936 SF
North Hills	1,034,210 SF

EASE OF ACCESS

US 401/ US 1	0.7 miles
I-440	0.7 miles

Improvements Underway



Exterior



Main Lobby



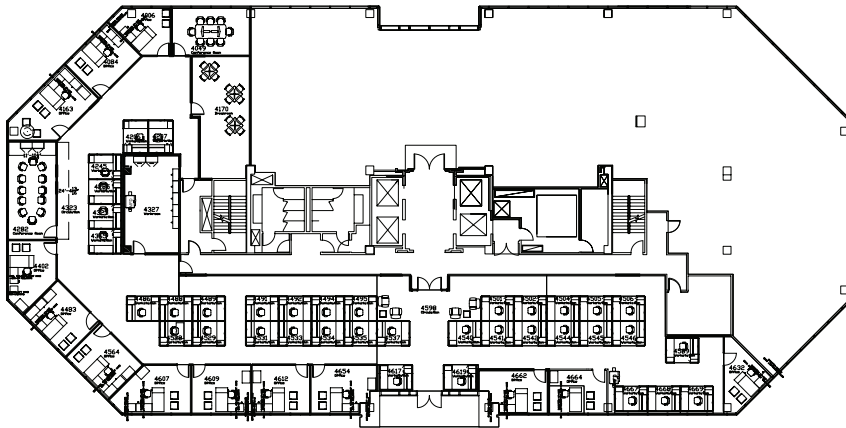
Common Areas



Restrooms

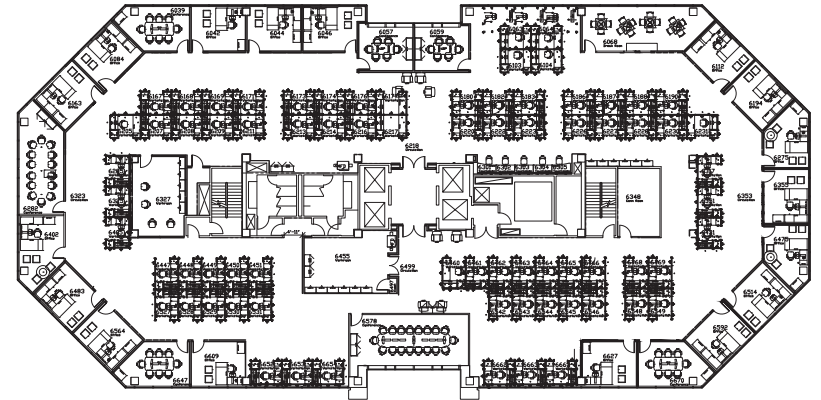
Floorplans

Floor 4



19,571 SF

Floor 6



19,454 SF

Floor 8



11,425 SF





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