

**FOR
LEASE**

SOMERSET PARK

4403 & 4407 BLAND RD
RALEIGH, NORTH CAROLINA

CLASSIC

DESIGN meets

Trendy Midtown



SOMERSET PARK

4403 & 4407 BLAND RD
RALEIGH, NORTH CAROLINA

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 with ribbon windows



Easy walk to a myriad of amenities



4/1000 parking ratio



Each building features a two-story atrium lobby, monumental stairways, and elevator access

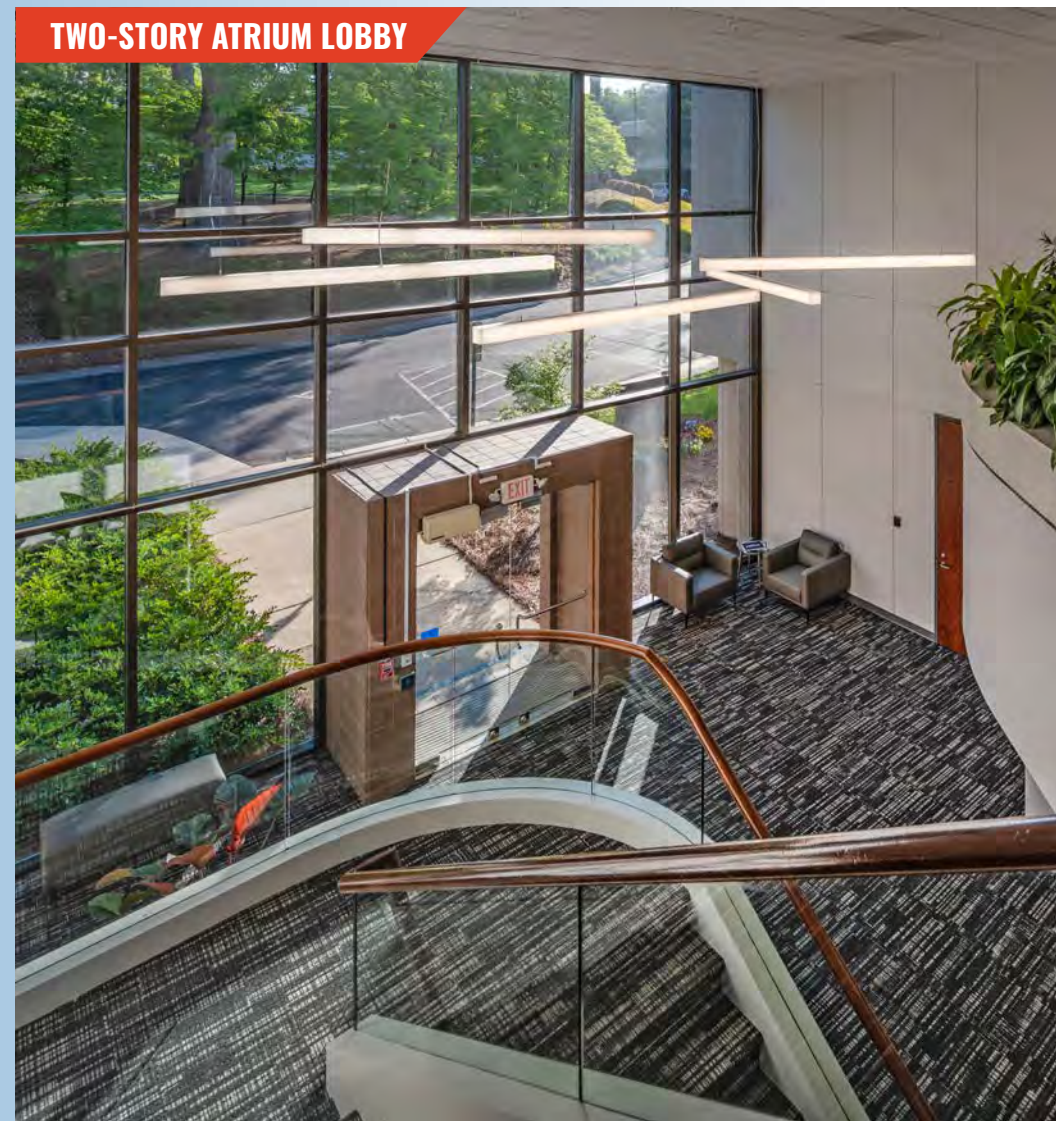




PARK-LIKE SETTING



REAR ENTRANCE



TWO-STORY ATRIUM LOBBY

1ST FLOOR

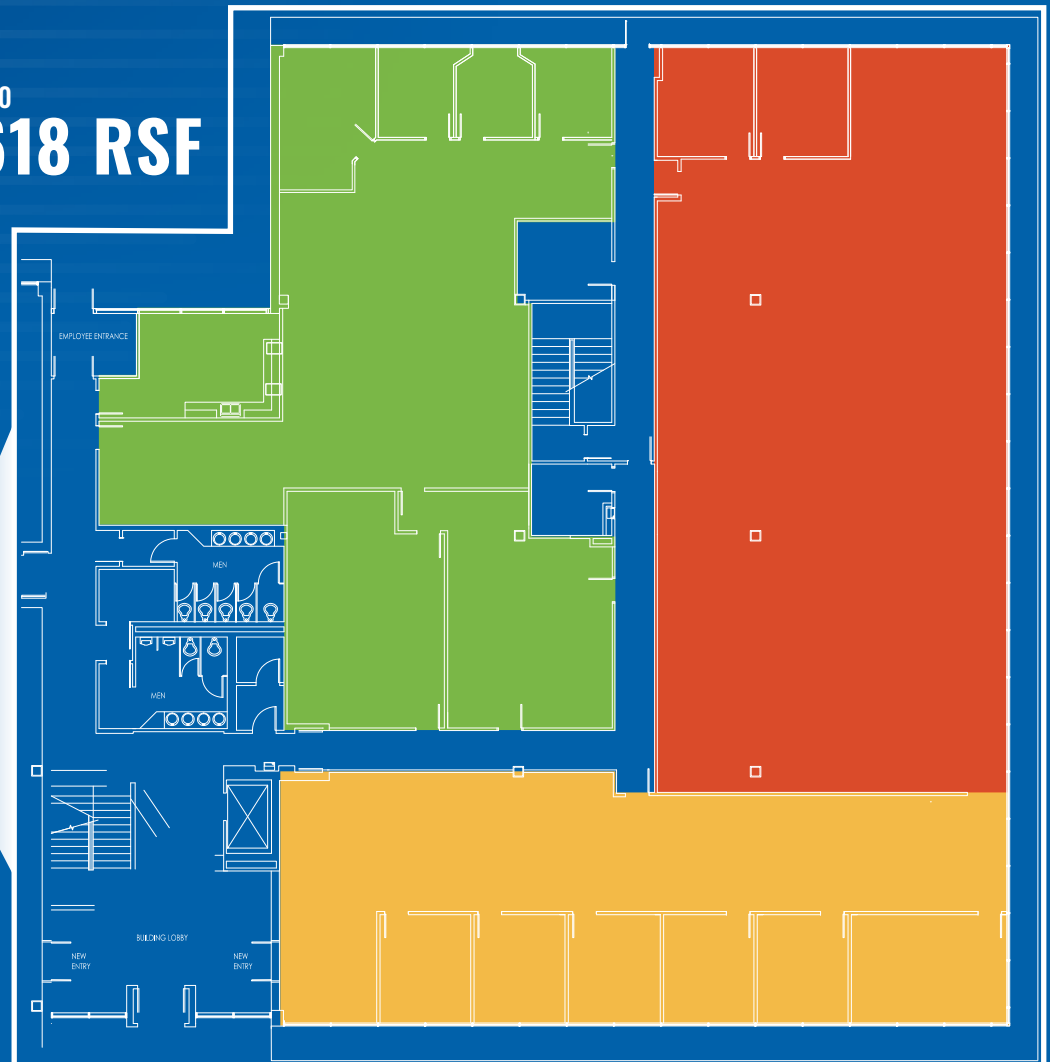
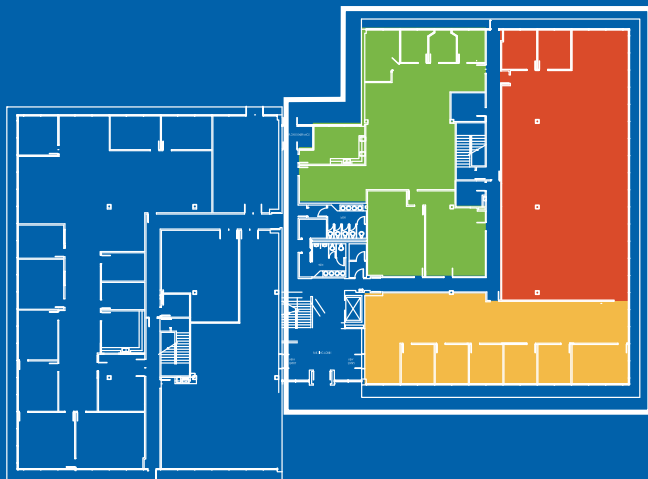
4407 Bland Rd

13,012
RENTABLE SQUARE FEET

- + Rental Rate: \$23.00/SF Full Service
- + Tenant Improvement allowance available
- + Available October 2023

SUITE 110
4,618 RSF

SUITE 120
5,023 RSF



SUITE 100
3,371 RSF

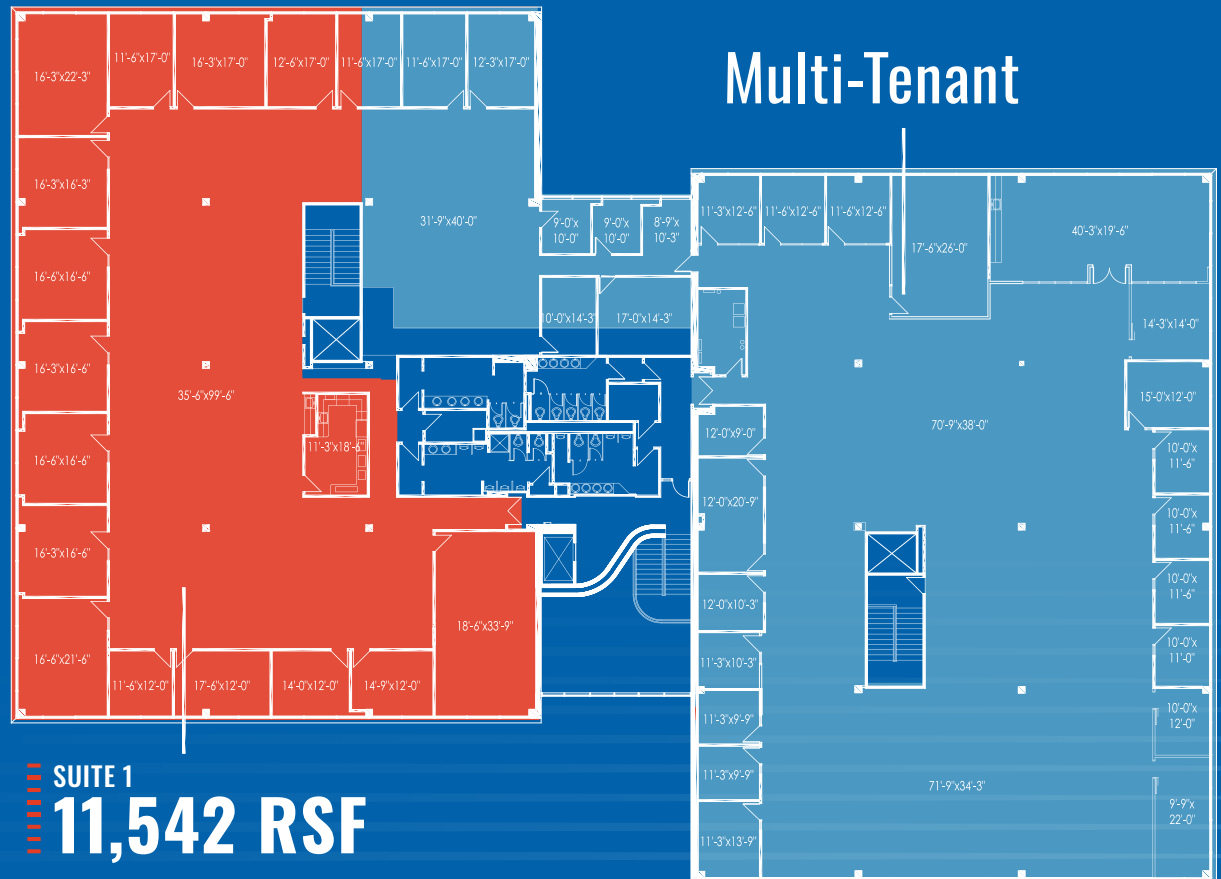
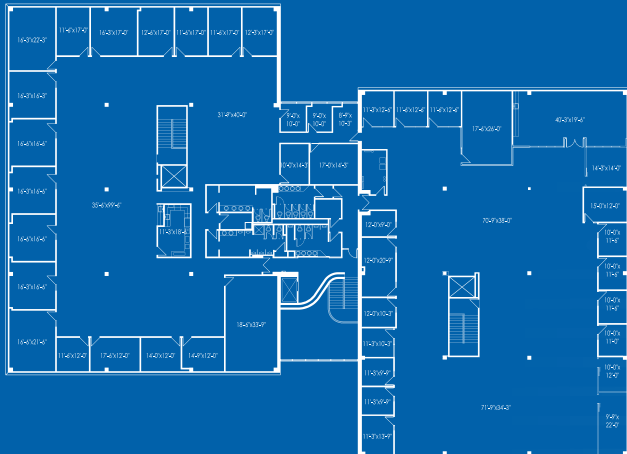
2ND FLOOR

4403 Bland Rd

Single Tenant

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
- + Available Now



Multi-Tenant

5.0 MSF OF RETAIL AMENITIES within 5 mile radius



1000
RESTAURANTS



600
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

CRABTREE VALLEY MALL

NORTH HILLS

SOMERSET PARK

FALLS CENTRE

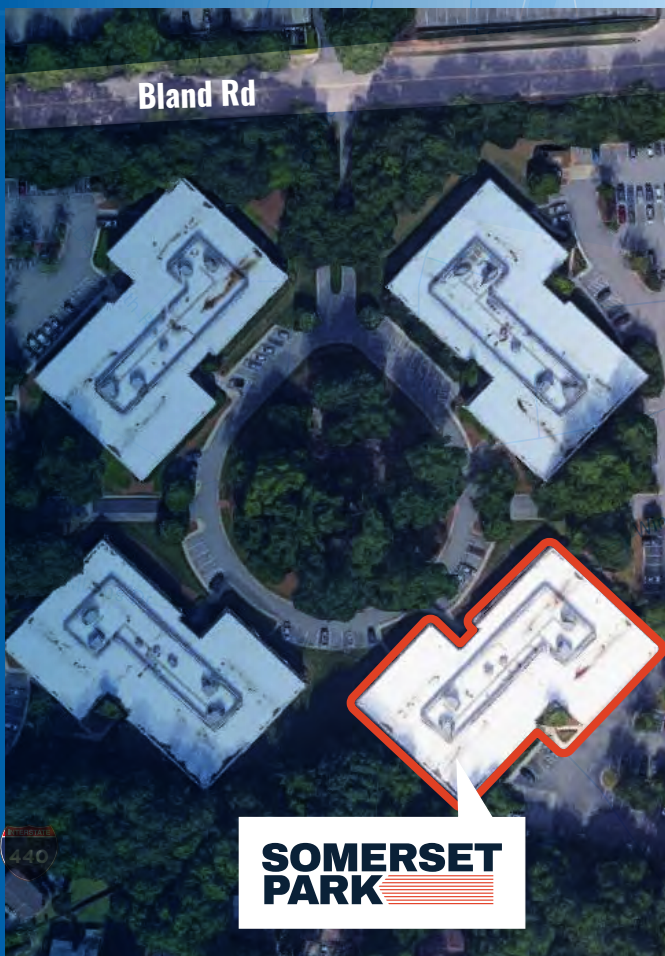
ALONG WAKE FOREST RD

CAMERON VILLAGE

HOLLY PARK & MIDTOWN EAST



4403 BLAND ROAD



**SOMERSET
PARK**



**SOMERSET
PARK**

FALLS CENTRE

ANYTIME
FITNESS

Red Lobster

PEI WEI

ALL
HOUSE

Domino's
Pizza

Office
DEPOT

JOANN

FOOD LION

PANDA EXPRESS
CHINESE KITCHEN

Wendy's

ALDI

HOOTERS

Walmart+

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