

FOR LEASE

# SOMERSET PARK

4407 BLAND RD  
RALEIGH, NORTH CAROLINA

4407

CLASSIC  
DESIGN meets  
Trendy Midtown

# SOMERSET PARK

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## 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 **13,012 RSF** 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



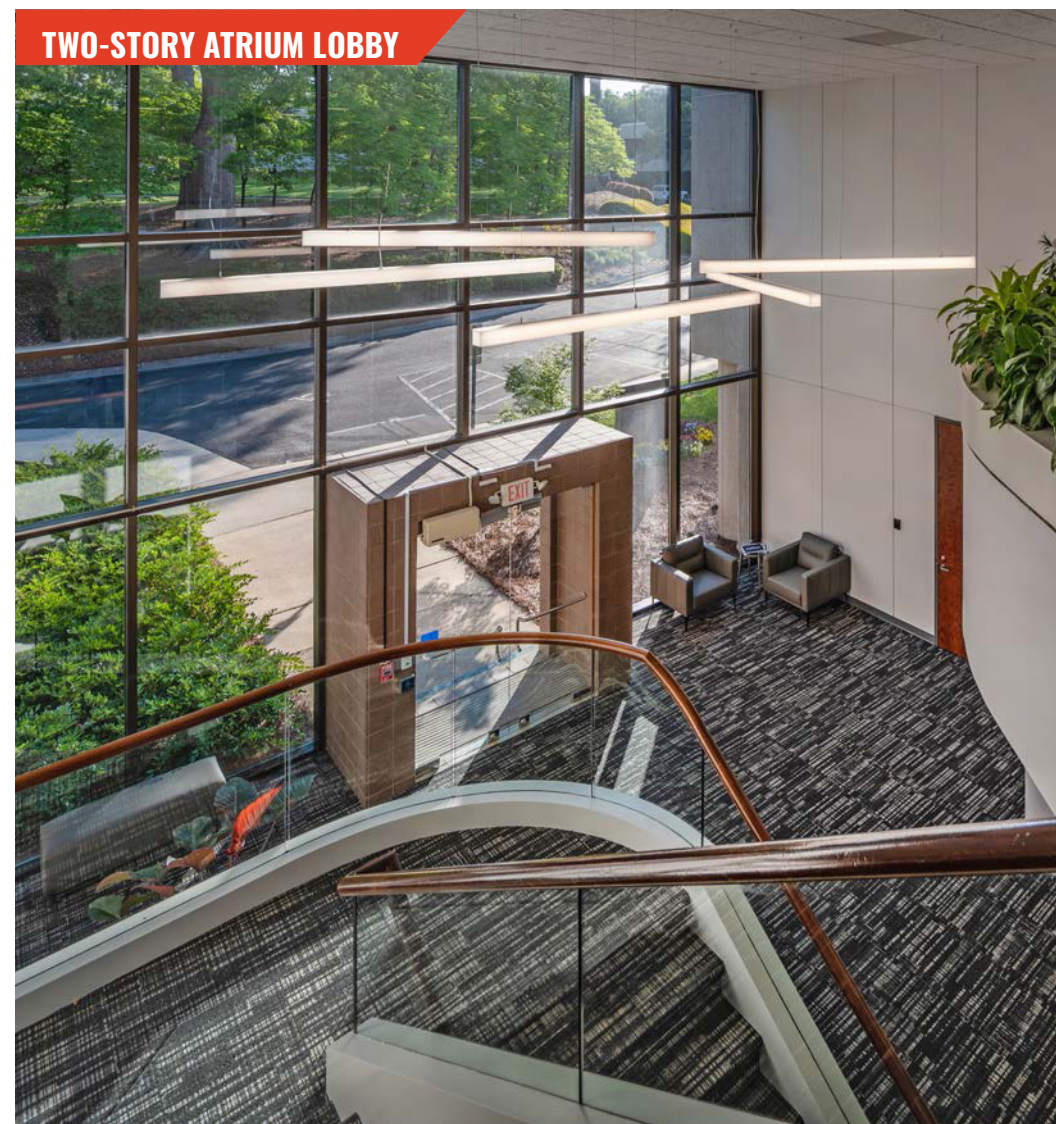




**PARK-LIKE SETTING**



**REAR ENTRANCE**



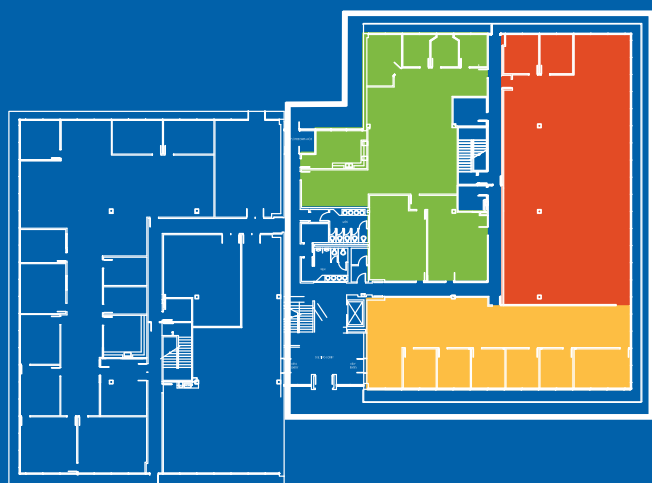
**TWO-STORY ATRIUM LOBBY**



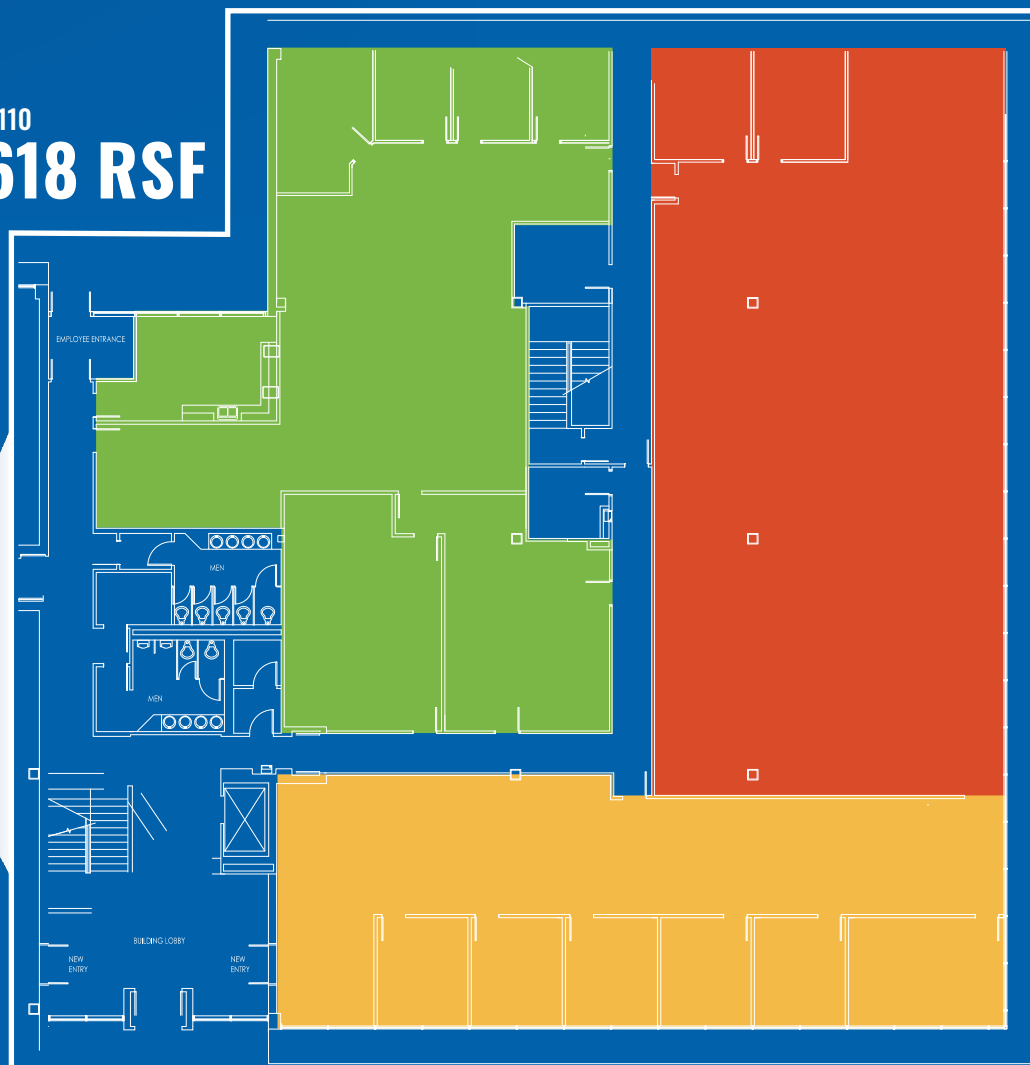
# 1ST FLOOR 4407 Bland Rd

**13,012**  
RENTABLE SQUARE FEET

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



SUITE 110  
**4,618 RSF**



SUITE 120  
**5,023 RSF**

SUITE 100  
**3,371 RSF**



# 5.0 MSF 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**

Bank of America, belk, Apple Store, OLD NAVY, POTTERY BARN, Starbucks, Bath & Body Works, BEST BUY, Tannery, AT&T, The Cheesecake Factory

**NORTH HILLS**

FITNESS, THE CAPITAL OUTLET, Harris Teeter, Coquette, vivace, BONEFISH GRILL, TARGET, GNC, Bank of America, SunTrust, sunglass hut, A&E

**SOMERSET PARK**

**FALLS CENTRE**

ANYTIME FITNESS, PEI WEI, Office DEPOT, Domino's Pizza, All House

**ALONG WAKE FOREST RD**

Walmart, Walgreens, Burger King, Red Lobster, Food Lion, KFC, KANKS, FRIDAYS, Baskin-Robbins

**HOLLY PARK & MIDTOWN EAST**

Applebee's, CAVA, gustc, Shooze, Starbucks, Wegmans, TRADER JOE'S, BURGERFI, COSTCO, nékter, BB's CRISPY CHICKEN, The Melting Pot, STAPLES

**CAMERON VILLAGE**

Harris Teeter, Walgreens, GOODBERRY'S, RISE, Starbucks, BAILEY'S, Moe's, Wells Fargo, HOME MORTGAGE, Chick-fil-A, Talbots, J.S.A. BANK





4407 BLAND ROAD



**SOMERSET  
PARK**



**SOMERSET  
PARK**

**FALLS CENTRE**

**ANYTIME  
FITNESS**

**Red Lobster**

**Domino's  
Pizza**

**Office  
DEPOT**

**Domino's  
Pizza**

**PEI WEI**

**FOOD LION**

**PANDA EXPRESS  
CHINESE KITCHEN**

**Wendy's**

**HOOTERS**

**Walmart+**

**ALDI**

Walmart



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For more information, please contact:

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