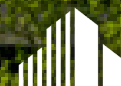


# 3200

## BEECHLEAF COURT

RALEIGH, NC 27604

SIGNAGE VISIBILITY FROM I-440



CUSHMAN &  
WAKEFIELD

# PROPERTY HIGHLIGHTS

10 Story, 188,510 RSF Class A office building in the heart of Midtown Raleigh.

## Available Space

- 2.5 floors available ( $\pm 50,000$  RSF total)
- Highly efficient  $\pm 20,000$  SF floor plates
- Flexible suite sizes: from  $\pm 3,500$  SF up to full-floor  $\pm 20,000$  SF

## Features & Amenities

- On-site parking with generous ratio
- Move-in ready spec suites and custom TI packages available
- Building signage opportunities for anchor tenants

## Ideal For

- Professional services
- Tech
- Regional HQ users

## Location

- Quick access to I-440, WakeMed, and Midtown/North Hills





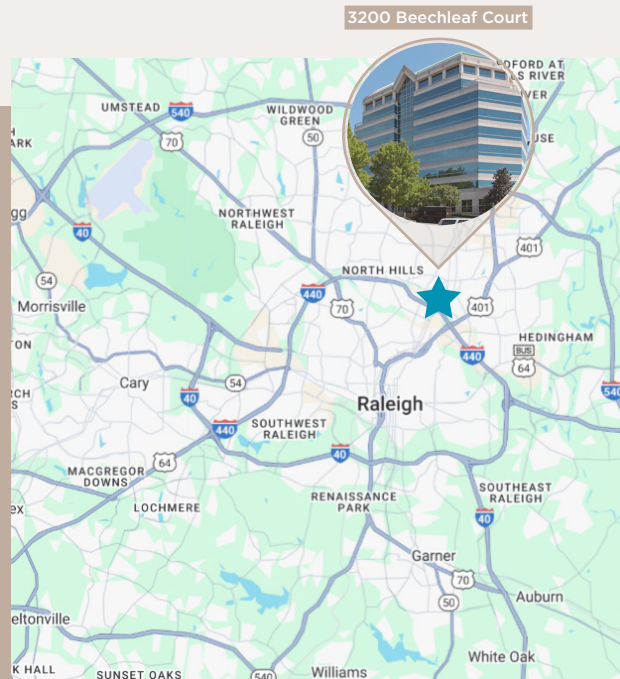
# BUILDING HIGHLIGHTS



- **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 elevators**
- 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**  
RESTURUANTS

**31**  
HOTELS

**33**  
BANKS

**257**  
RETAILERS

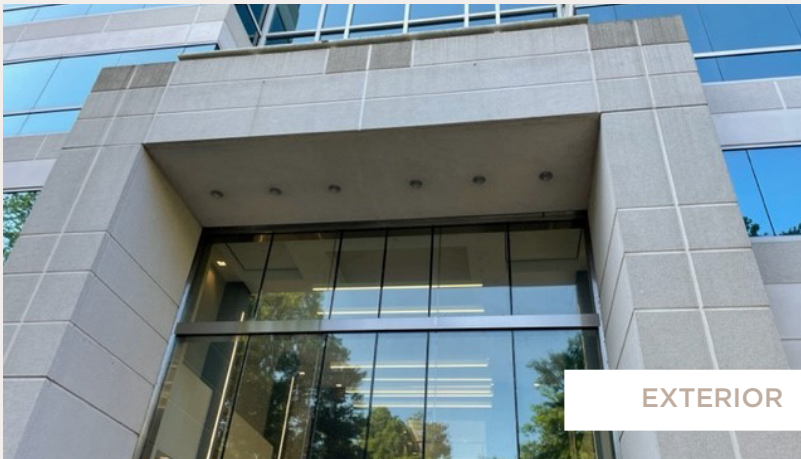
## NEARBY SHOPPING CENTERS

The Falls Center	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



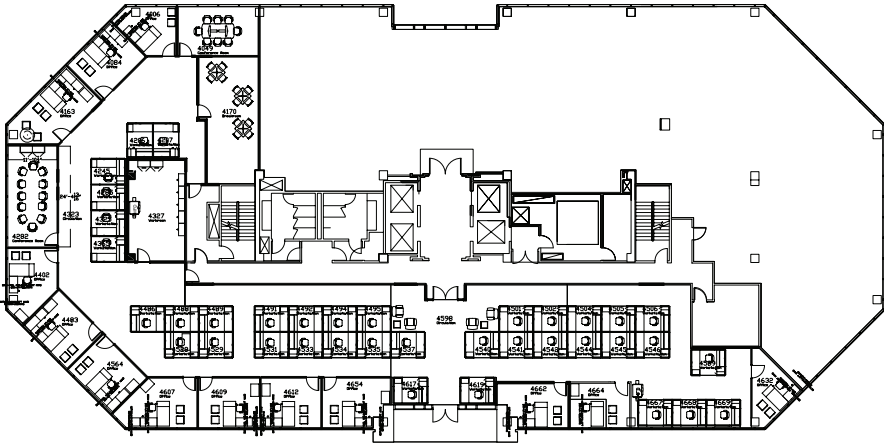
COMMON AREAS



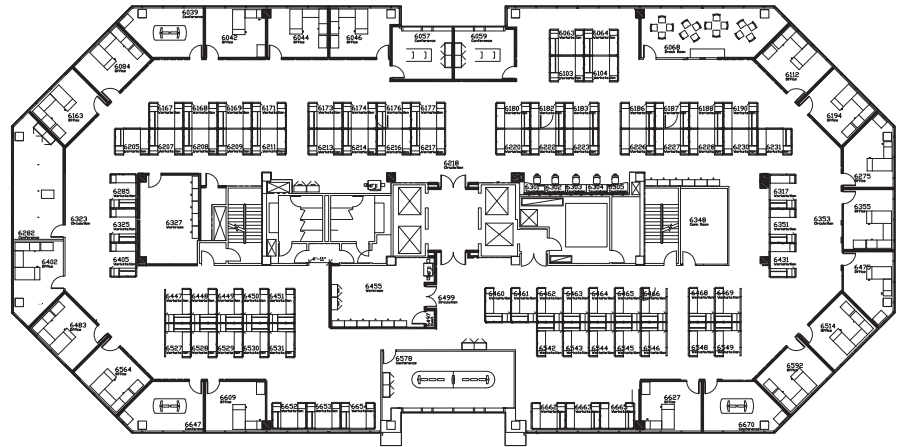
RESTROOMS



# FLOORPLANS



19,571  
FLOOR 4



19,454  
FLOOR 6



11,425  
FLOOR 8



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