



Pamlico

3306 NC-HWY 54

Market: Raleigh

3 AVAILABLE SPACES

Located in the heart of Raleigh's prestigious Research Triangle Park, this 106,779-square-foot office building presents an ideal expansion opportunity. Prime highway access at I-40 and Triangle Parkway (HWY147). Banks, hotels, restaurants and shopping are close by; RTP's jogging trail passes in front of the park.



Alban Barrus

Leasing Agent

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Building Information

General

- SUBMARKET: RTP • BUILDING TYPE: Office • BUILDING SF: 104,782 • LEASE TYPE: Triple Net • FLOORS: 3
- TELECOM AND FIBER PROVIDER(S): Spectrum, AT&T • PARKING: 4/1,000

Amenities

- ATM • Bank • Bike Storage • Cafeteria • Public Transit • I-40, Hwy 147, I-540, Raleigh-Durham International Airport

Specifications

- Life Safety - Common area Sprinklered
- Life Safety - Emergency Generator
- Loading Dock
- Security - Onsite Weekends
- Security - Patrol
- Security - Patrol Weekends
- Security - After Hours Key Card Access
- Signage Opportunities
- Telecom - Fiber Providers Available
- ADA Compliant
- 4/1,000
- 2

Green Features

- Bike Storage
- Convenient to Shopping
- Energy Management System
- ENERGY STAR® Certified
- Green Cleaning
- Hands Free Restroom Fixtures
- High Efficiency HVAC Drives
- High Efficiency Lighting
- Low VOC Finishes
- Occupancy Sensors: Customer Space
- Occupancy Sensors: Lavatory
- Public Transit Access
- Recycling Program
- White roof (SRI > 78)

Available Space Listing

Floor 1 *2 Suites Available*

Suite 100	CURRENT 24,135 SF	MIN 24,135 SF	MAX 24,135 SF
Suite 150	CURRENT 7,545 SF	MIN 7,545 SF	MAX 7,545 SF

Floor 2 *1 Suites Available*

Suite 275	CURRENT 6,185 SF	MIN 6,185 SF	MAX 6,185 SF
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