

**CORNER OF OBERLIN AND WADE
FRONTS ON ANNAPOLIS DR**



**1312 ANNAPOLIS DRIVE
Raleigh, NC 27608**

Lease Information

| | | |
|------------------|-----------|-----------|
| Available Suites | Ste. 100: | ±1,920 SF |
| | Ste. 101: | ±3,100 SF |
| | Ste. 102: | ±3,070 SF |
| | Ste. 200: | ±1,450 SF |
| | Ste. 201: | ±1,600 SF |
| | Ste. 202: | ±1,275 SF |
| | Ste. 203: | ±1,850 SF |

All dimensions are approximate and subject to field measurements.

Suites can be combined or divided.

Availability Immediately

Accessibility Easy access from both Oberlin Road and Wade Avenue

Lease Rate \$18.50/SF Full Service (as is)



Ideally located on Annapolis Drive at the intersection of Wade Avenue and Oberlin Road, just minutes from the Village District and Downtown Raleigh.

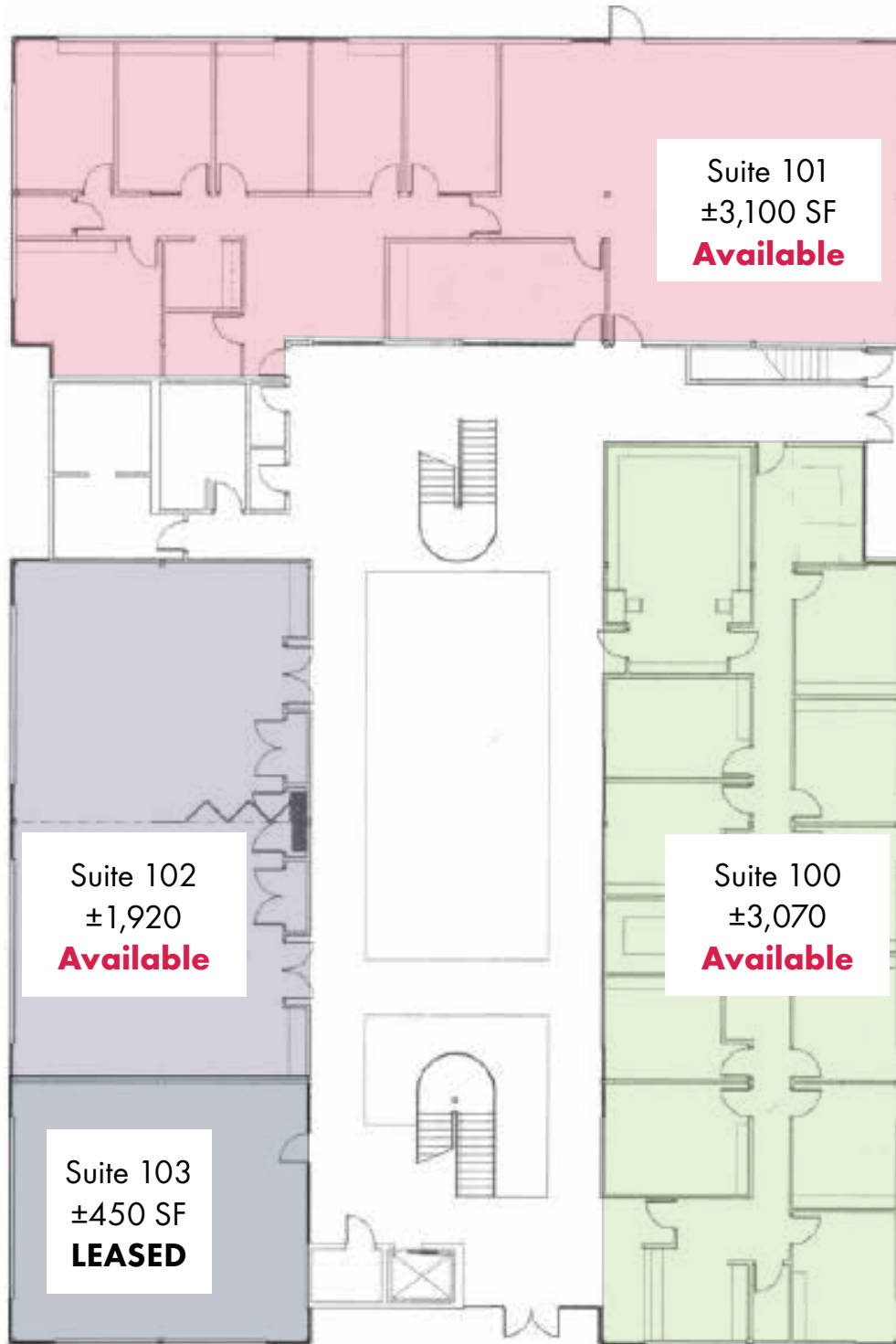
BUILDING INFORMATION

| | |
|--------------------------|---------------------------------|
| Building SF | 26,738 RSF |
| Stories | 2 |
| Typical Floor SF | 13,369 SF |
| Building Class | B |
| Year Built | 1979 |
| Parking | 4.0 spaces per 1,000 SF Surface |
| Vehicle charging station | No |

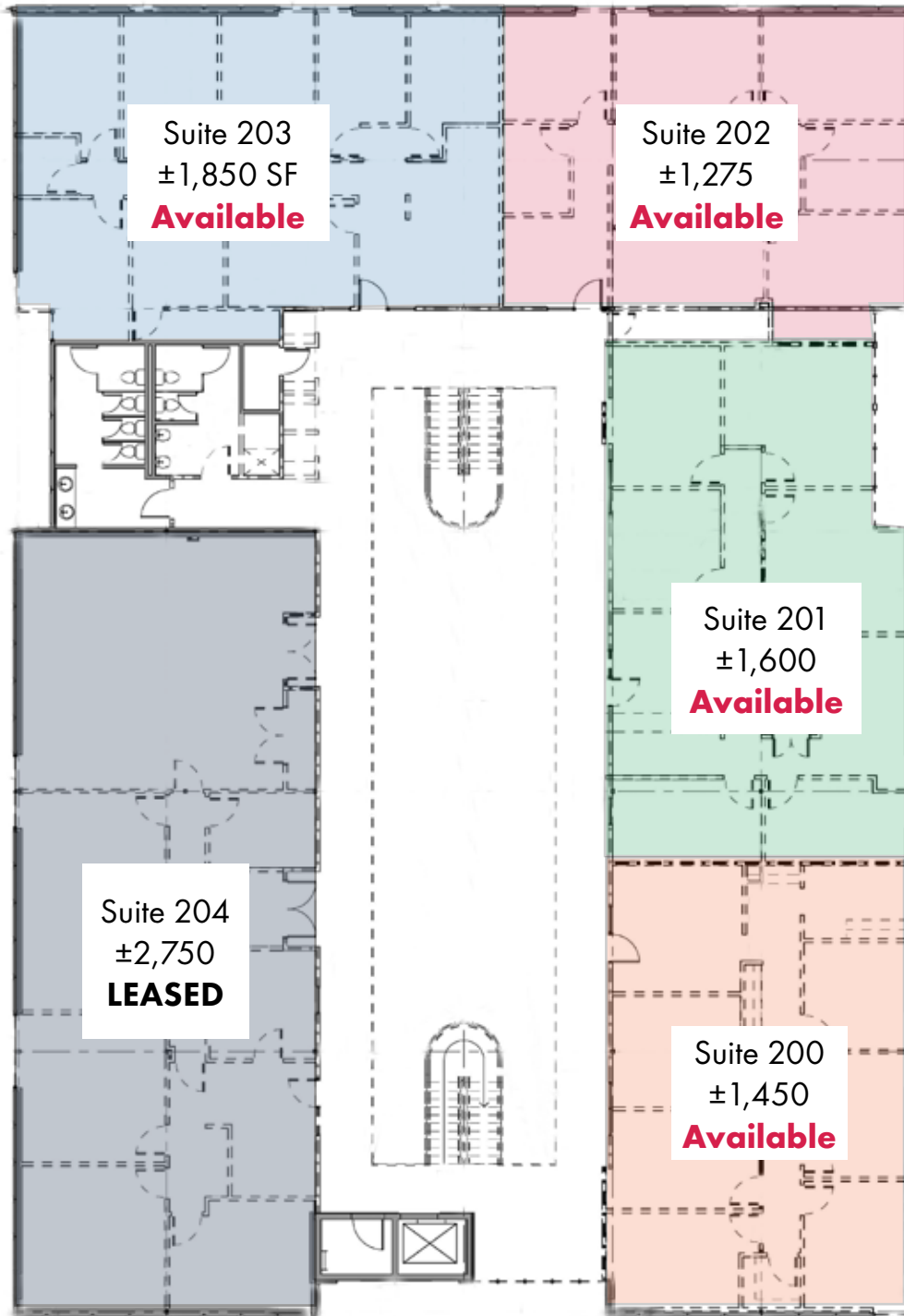
AMENITIES

- Easily accessible from both Oberlin Road and Wade Avenue
- Within close proximity to the Village District with numerous shops and eateries
- Within close proximity to Downtown Raleigh
- Suites can be combined or divided



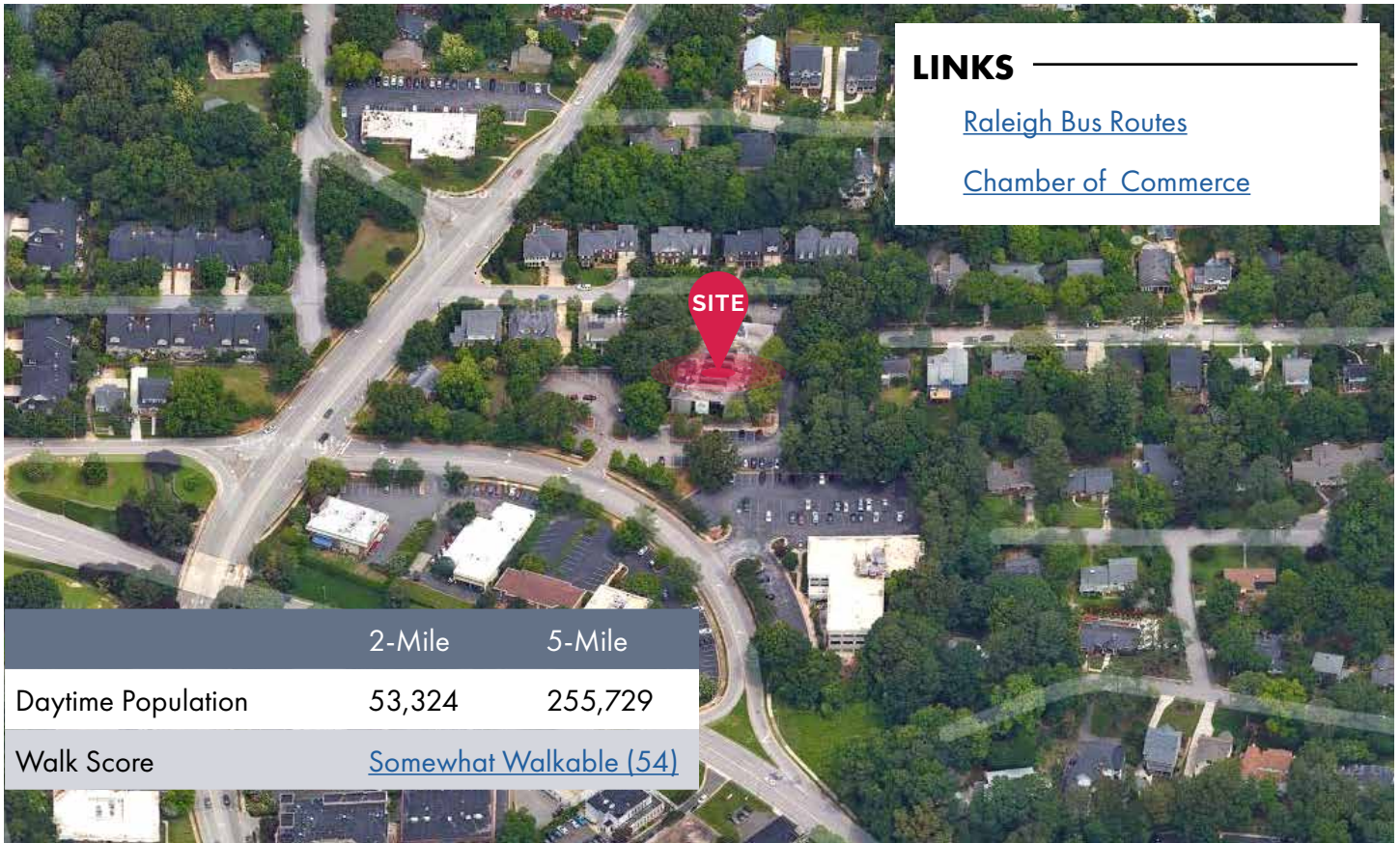
1ST FLOOR PLAN

All dimensions are approximate and subject to field measurements.

2ND FLOOR PLAN

All dimensions are approximate and subject to field measurements.

Location Map



LINKS

[Raleigh Bus Routes](#)

[Chamber of Commerce](#)

NEARBY ATTRACTIONS

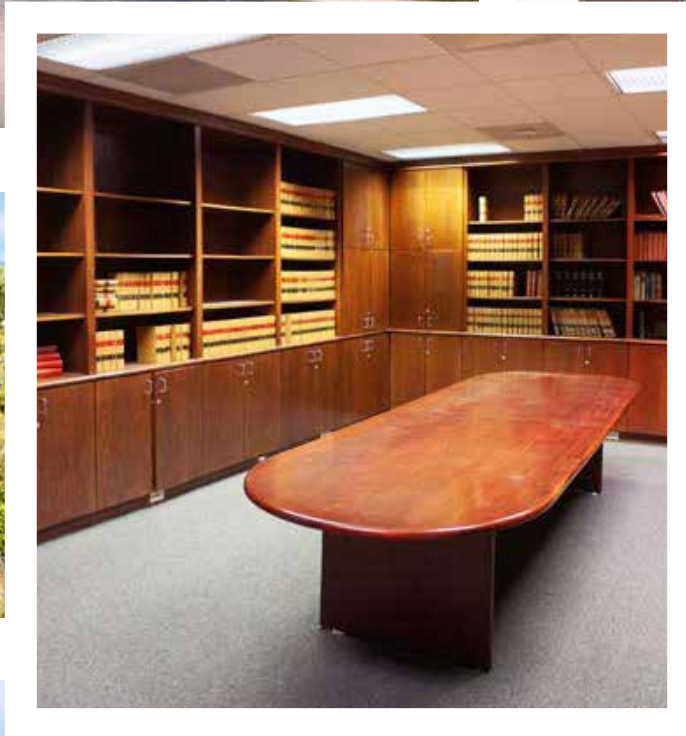
Village District
 Downtown Raleigh
 NC State University
 Pullen Park
 Dorothea Dix Park

EASE OF ACCESS

1-440 2.1 miles
 Downtown Raleigh 3.3 miles
 I-40 5.0 miles
 RDU International Airport 10.6 miles
 Research Triangle Park 15.0 miles



Visit our website for more information.

Property Photos**LEE HOLDER**

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