

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



**1312 ANNAPOLIS DRIVE
Raleigh, NC 27608**

Lease Information

Available Suites Ste. 101 - ±3,100 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

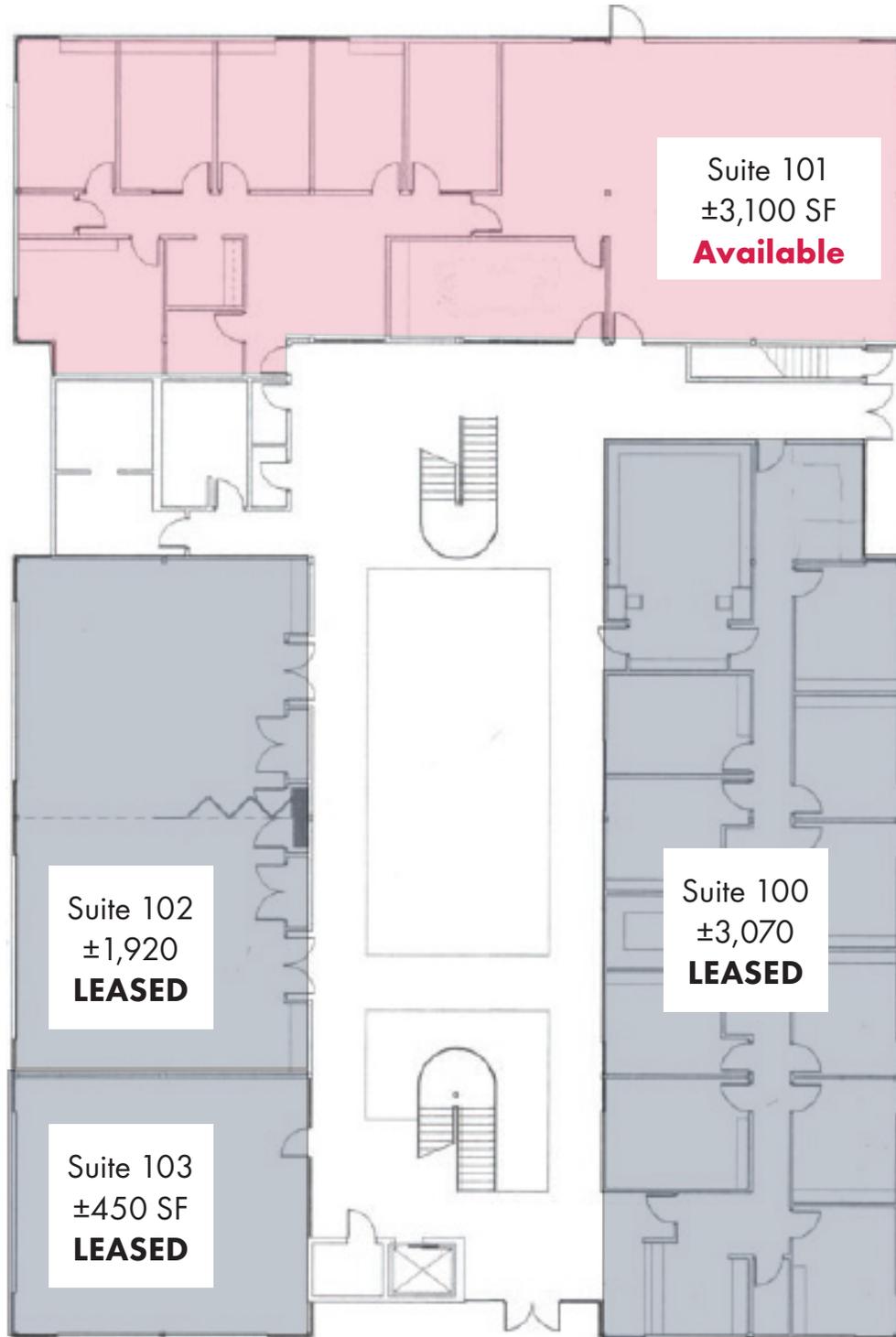
Building SF	26,738 RSF
Stories	2
Typical Floor SF	13,369 SF
Building Class	B
Year Built	1979
Parking	4.0 spaces per 1,000 SF Surface
Vehicle charging station	No

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

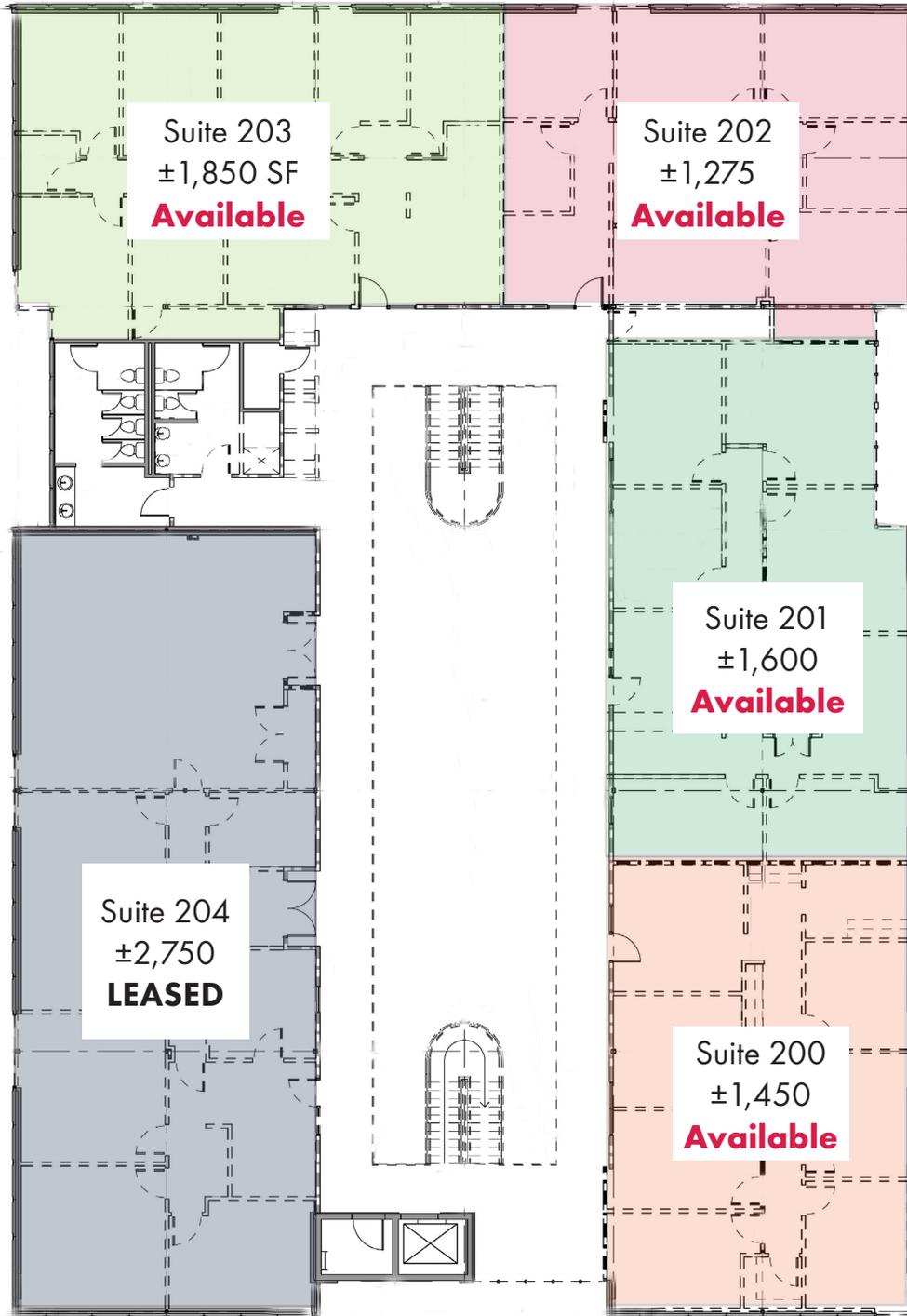


1ST FLOOR PLAN



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](#)

	2-Mile	5-Mile
Daytime Population	53,324	255,729
Walk Score	Somewhat Walkable (54)	

NEARBY ATTRACTIONS

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

EASE OF ACCESS

- I-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