

1313 Capital Boulevard

FOR LEASE

Capital Boulevard



For Lease – 8,475 SF

- Excellent visibility and signage opportunity
- Large garage and small office with excellent access to downtown Raleigh and I-440 via Capital Boulevard
- Drive-in access from 3 directions through 8 roll-up doors
- Flexible IX- zoning

For leasing and availability, contact **Ben Steel**
919-834-8350 | commercial@empire1792.com



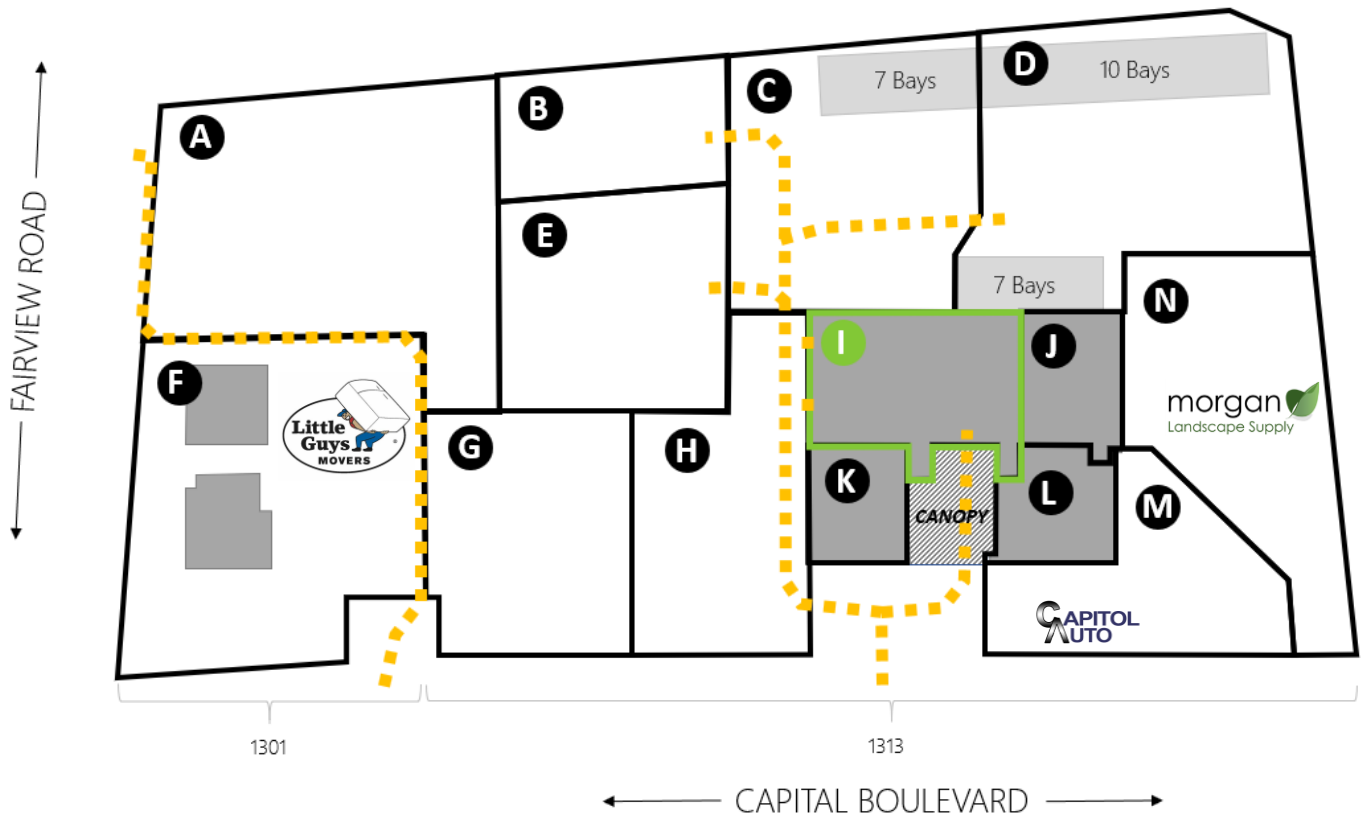
EMPIRE
PROPERTIES

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1313 Capital Boulevard (Site Layout)



Area	Indoor	Outdoor (acres)	Est. Monthly TICAM*
I	8,475 SF	-	\$1,512.00
A	-	0.63	\$438.00

*TICAM includes tenant's proportionate share of taxes, insurance, common area maintenance, and management fee. Tenant responsible for utilities, janitorial, maintenance of exclusive premises.

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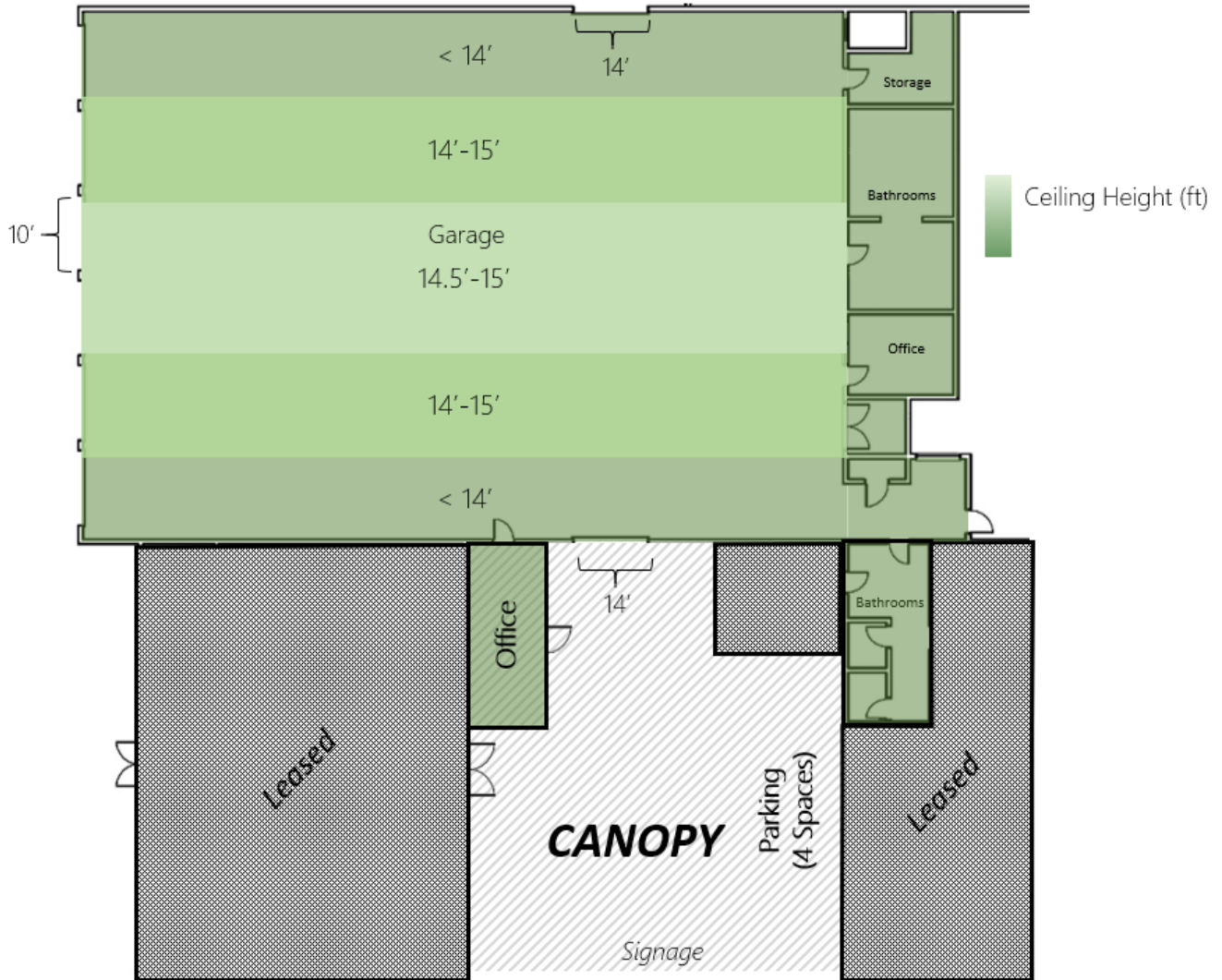


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Garage Layout (Area I)



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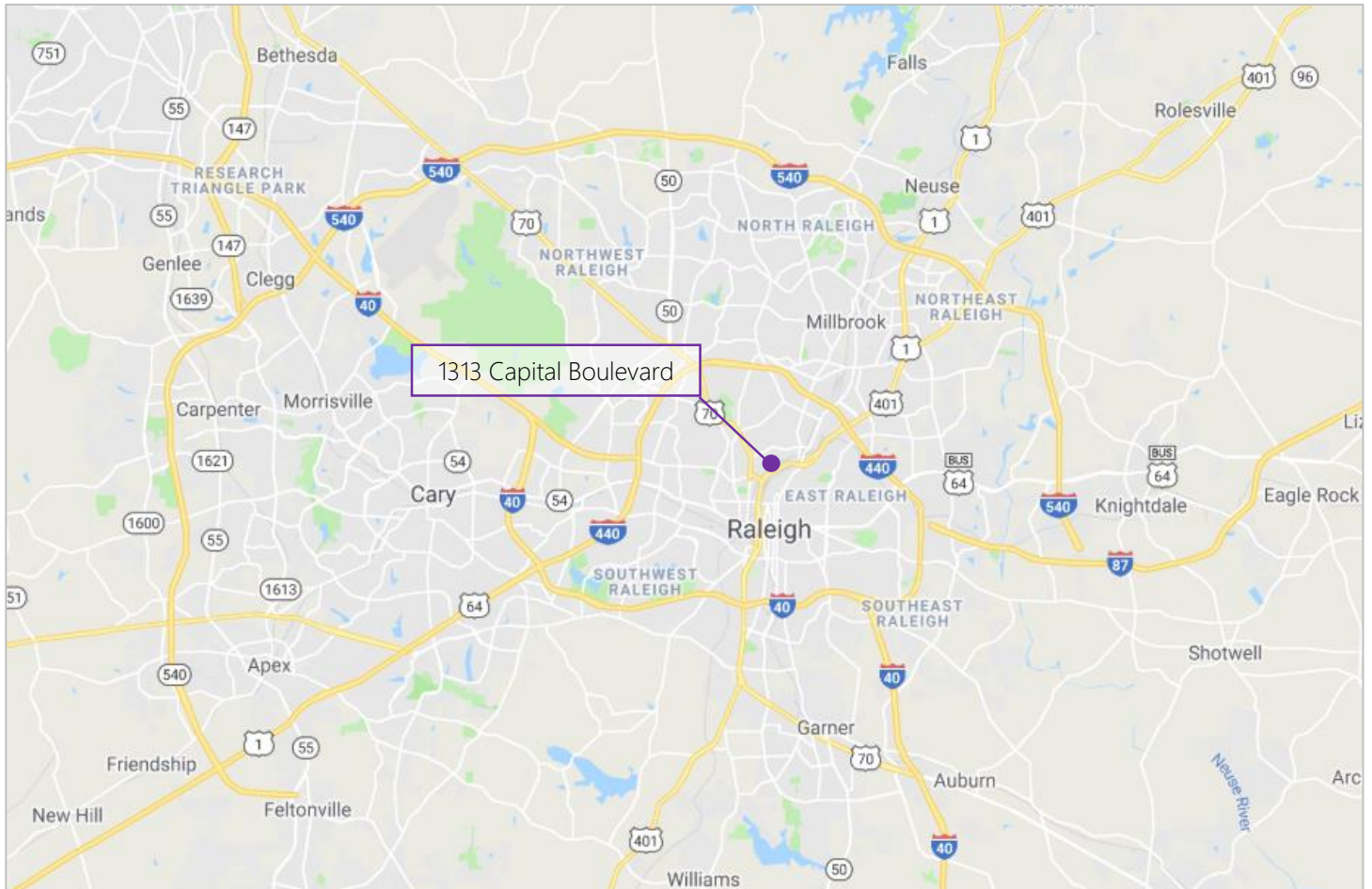
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Location



- Centralized location with access via Capital Boulevard northbound and southbound, Fairview Road.
- One mile from downtown Raleigh and two miles from I-440.

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