

FOR LEASE



MADISON PARK III

9131 Anson Way | Raleigh, NC 27615



**CAPITAL
ASSOCIATES®**

MADISON PARK III

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PROPERTY TYPE	Office
BUILDING SIZE	45,000 SF
LEASE TYPE	Full Service
YEAR BUILT	2005
COUNTY	Wake
LOCATION	Raleigh, NC
FLOORS	3



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AVAILABLE

First Floor Suite 110

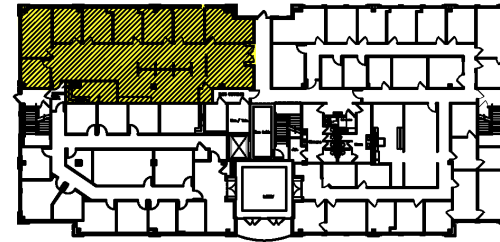
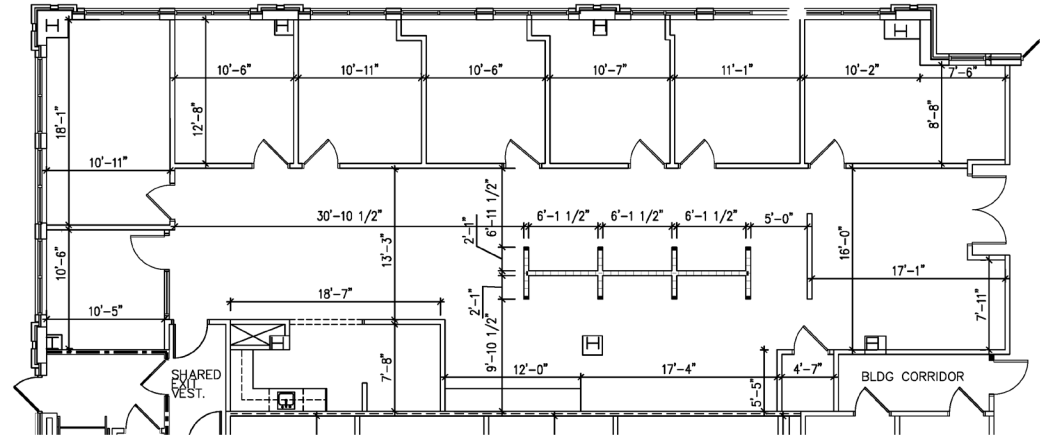
3,165 SF

Move-in ready space in excellent condition

Prime location on 1st floor

Available for sublease or direct lease with Landlord

Existing sublease expiration date 6/30/29



tbradshaw@capitalassociates.com

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919.233.9901 (o)

capitalassociates.com

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ABOUT

Madison Park III is a 44,000 SF three-story, office building located in North Raleigh southeast of the Strickland Road and Six Forks Road intersection and convenient to numerous retail and restaurant amenities.

Walk Score®



46

CAR-DEPENDENT

Most errands require a car.



21

MINIMAL TRANSIT

It is possible to get on a bus.



45

SOMEWHAT BIKEABLE

Flat as a pancake, minimal bike lanes.



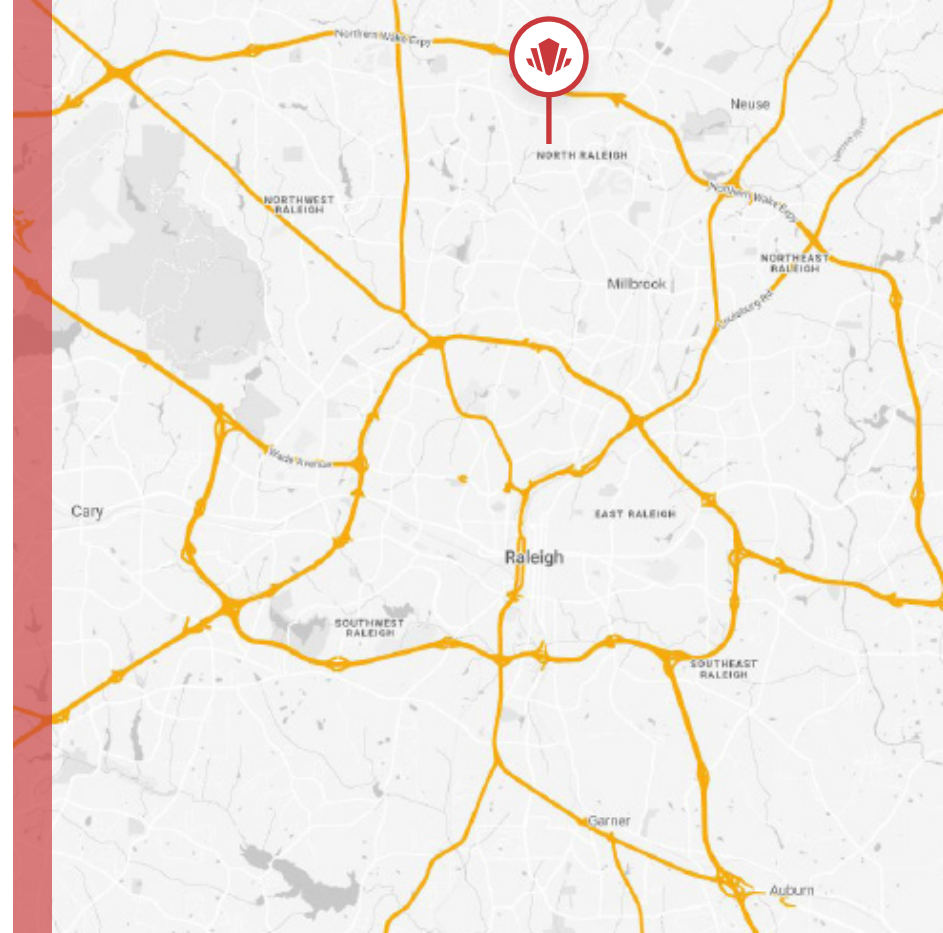
TRIPP BRADSHAW

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POINTS OF INTEREST

DINING

- Chick-Fil-A
- Milton's Pizza and Pasta
- Starbucks
- Char-Grill
- Rockin' Rolls Sushi
- Taco Bell
- Chipotle
- Zaxby's
- Rudino's Sports Bar
- Panera Bread

CONVENIENCE

- Target
- Home Depot
- UPS
- Whole Foods
- Lowe's Foods

BANKING

- PNC Bank
- Wells Fargo
- Bank of America
- Chase