


FOR LEASE

# SYSTEL BUSINESS CENTRE

4805 Green Road & 2725 Millbrook Road | Raleigh, NC

CAPITAL ASSOCIATES®

# SYSTEL BUSINESS CENTRE

Raleigh, NC 27616

| | |
|---|---|
| **PROPERTY TYPE** | Flex |
| **BUILDING SIZE** | 24,000 SF each |
| **AVAILABILITY** | |
| **SUITE 100** | 2,249 SF |
| **SUITE 103** | 4,185 SF |
| **SUITE 121** | 11,220 SF |
| **LEASING RATE** | $18.95 |
| **LEASE TYPE** | NNN |
| **YEAR BUILT** | 1986 |
| **COUNTY** | Wake |
| **LOCATION** | Raleigh, NC |
| **FLOORS** | 1 |
| **PARKING** | 3.40/1000 SF |
| **TICAM** | $4.45/SF |




BRET MULLER
919.523.4200
bmuller@capitalassociates.com

WES JOHNSON
919.422.4853
wjohnson@capitalassociates.com


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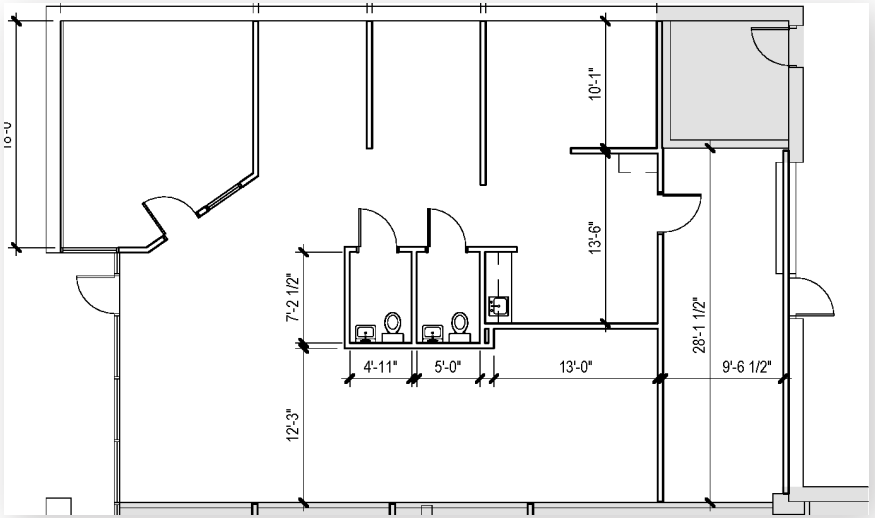
# SYSTEL BUSINESS CENTRE

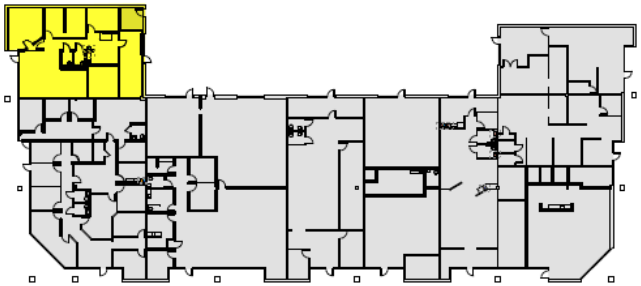
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## AVAILABLE

First Floor
Suite 100

2,249 SF



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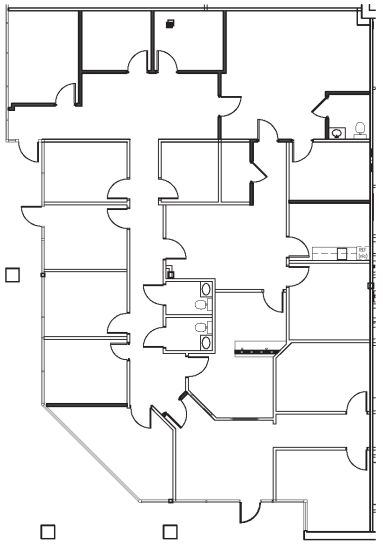
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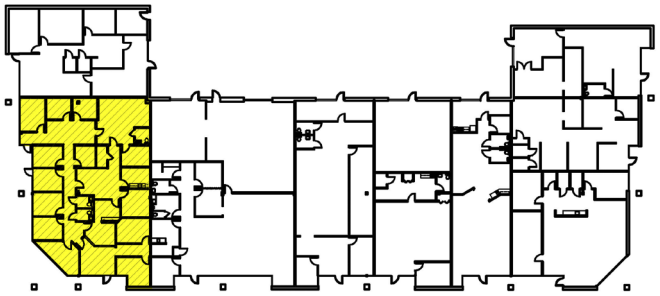
# AVAILABLE

January 1, 2027

## First Floor
## Suite 103

4,185 SF





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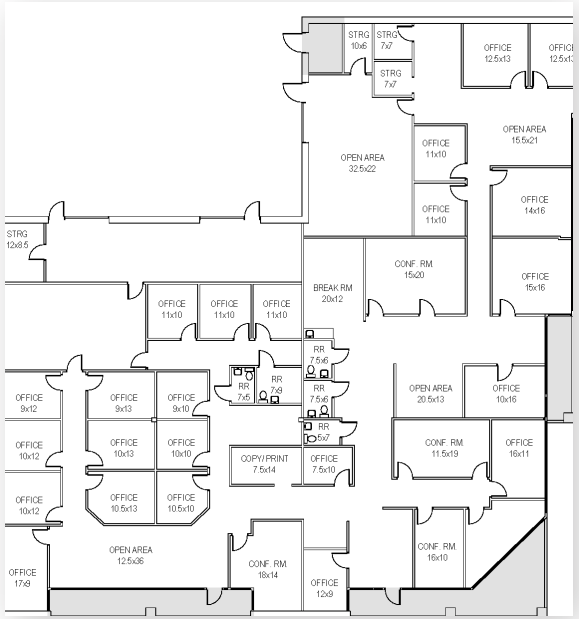
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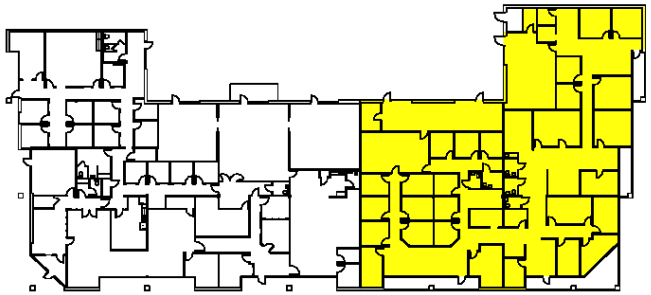
## AVAILABLE

February 1, 2027

First Floor
Suite 121

11,220 SF




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## POINTS OF INTEREST

### DINING

- Chick-Fil-A
- Sheetz
- Papa Johns
- Starbucks
- Olive Garden
- Jersey Mike's
- Food Lion
- Boston Market
- Alpaca Peruvian Charcoal Chicken

### CONVENIENCE

- Sheetz
- Food Lion
- Lowe's
- Sam's Club
- The Home Depot
- Planet Fitness
- At Home

### BANKING

- Bank of America
- Wells Fargo
- First Citizens
- Fifth Third Bank
- Truist

# ABOUT

Systel Business Centre is an attractive single-story flex property offering office and quasi-retail space in the heart of the North Raleigh/Capital Boulevard/I-540 submarket. The two buildings, each comprising of 24,000 square feet, feature brick and full-height bronze reflective glass exteriors and attractive landscaping. Ample parking is provided adjacent to each suite. Most suites consist of primarily office space, with some storage or work areas in the back portion of the suites accessible by grade-level rollup doors.

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## SYSTEL BUSINESS CENTRE

Ample directional signage and generous parking.

