

FOR LEASE



# SYSTEL BUSINESS CENTRE

4805 Green Road & 2725 Millbrook Road | Raleigh, NC



CAPITAL  
ASSOCIATES®

# SYSTEL BUSINESS CENTRE

Raleigh, NC 27616

<b>PROPERTY TYPE</b>	Flex
<b>BUILDING SIZE</b>	24,000 SF each
4805 Green Rd - Suite 100	2,249 SF
4805 Green Rd - Suite 110	3,600 SF
<b>LEASING RATE</b>	\$14.95
<b>LEASE TYPE</b>	NNN
<b>YEAR BUILT</b>	1986
<b>COUNTY</b>	Wake
<b>LOCATION</b>	Raleigh, NC
<b>FLOORS</b>	1
<b>PARKING</b>	3.40/1000 SF

**BRET MULLER**  
919.523.4200  
bmuller@capitalassociates.com

**WES JOHNSON**  
919.422.4853  
wjohnson@capitalassociates.com



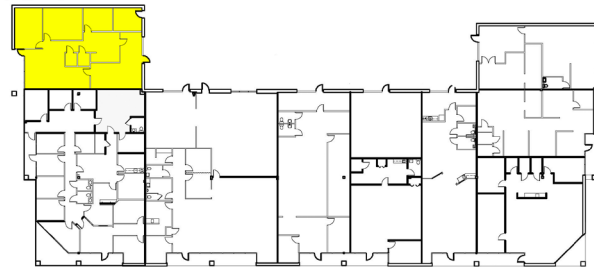
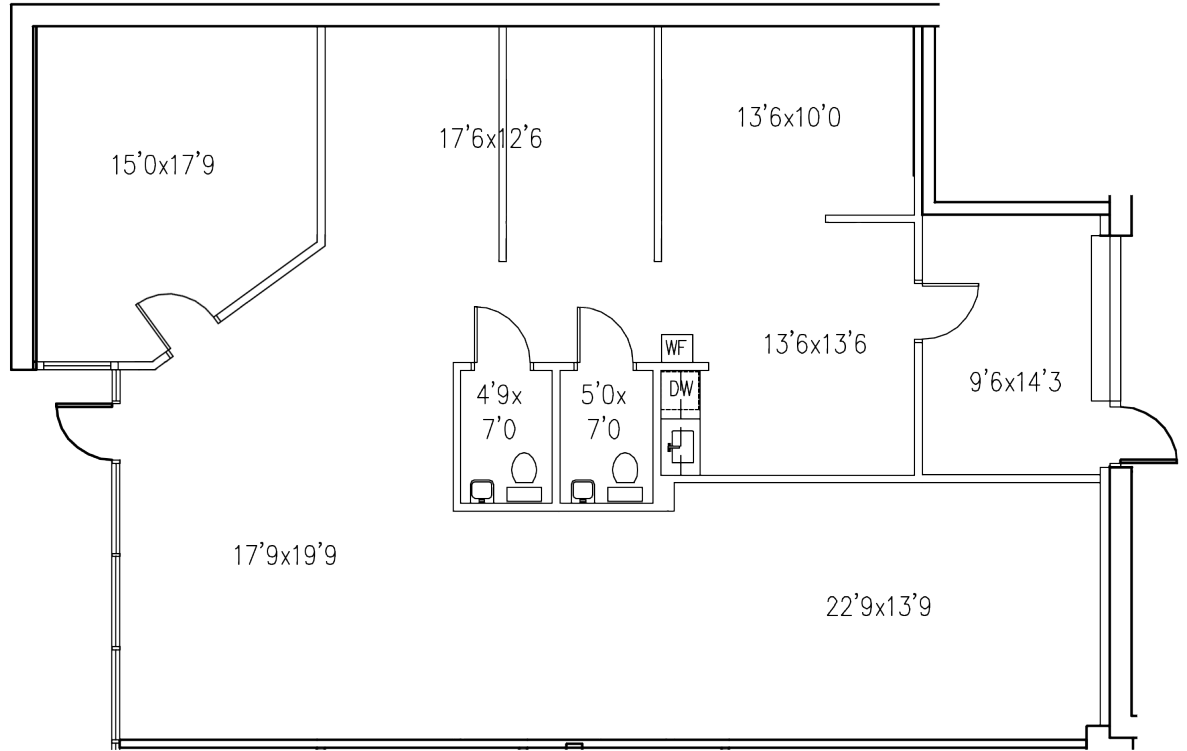
# SYSTEL BUSINESS CENTRE

4805 Green Road | Raleigh, NC 27616

**AVAILABLE**  
November 1, 2024

First Floor  
Suite 100

2,249 SF



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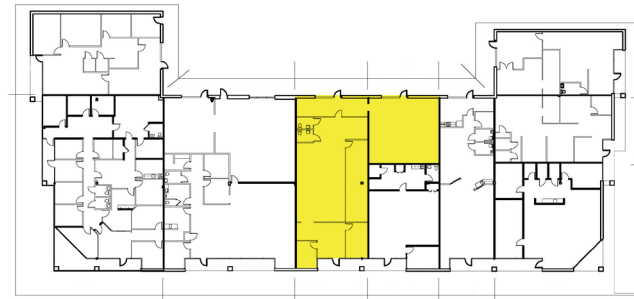
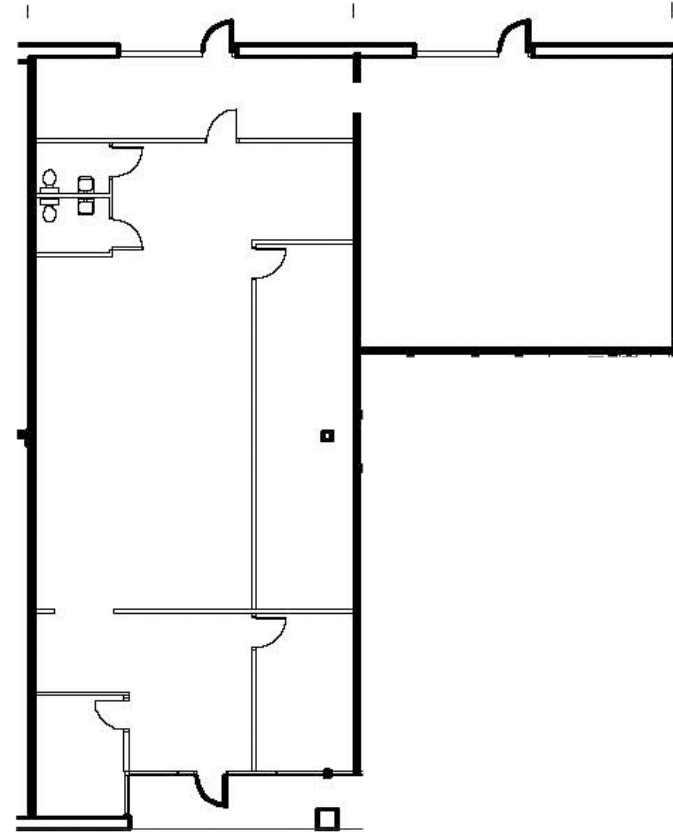
# SYSTEL BUSINESS CENTRE

4805 Green Road | Raleigh, NC 27616

**AVAILABLE**

First Floor  
Suite 110

3,600 SF



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# SYSTEL BUSINESS CENTRE

Raleigh, NC 27604

## LOCATION

The Systel buildings are located at the corner of Millbrook Road and Green Road. There are numerous amenities within a one-mile radius, including banks, restaurants and retail stores and a major area mall, the Triangle Town Center. I-540 access via Capital Boulevard/US-1 is approximately two minutes from the building.

### Walk Score®



**50**

#### SOMEWHAT WALKABLE

Some errands can be accomplished on foot.



**42**

#### SOME TRANSIT

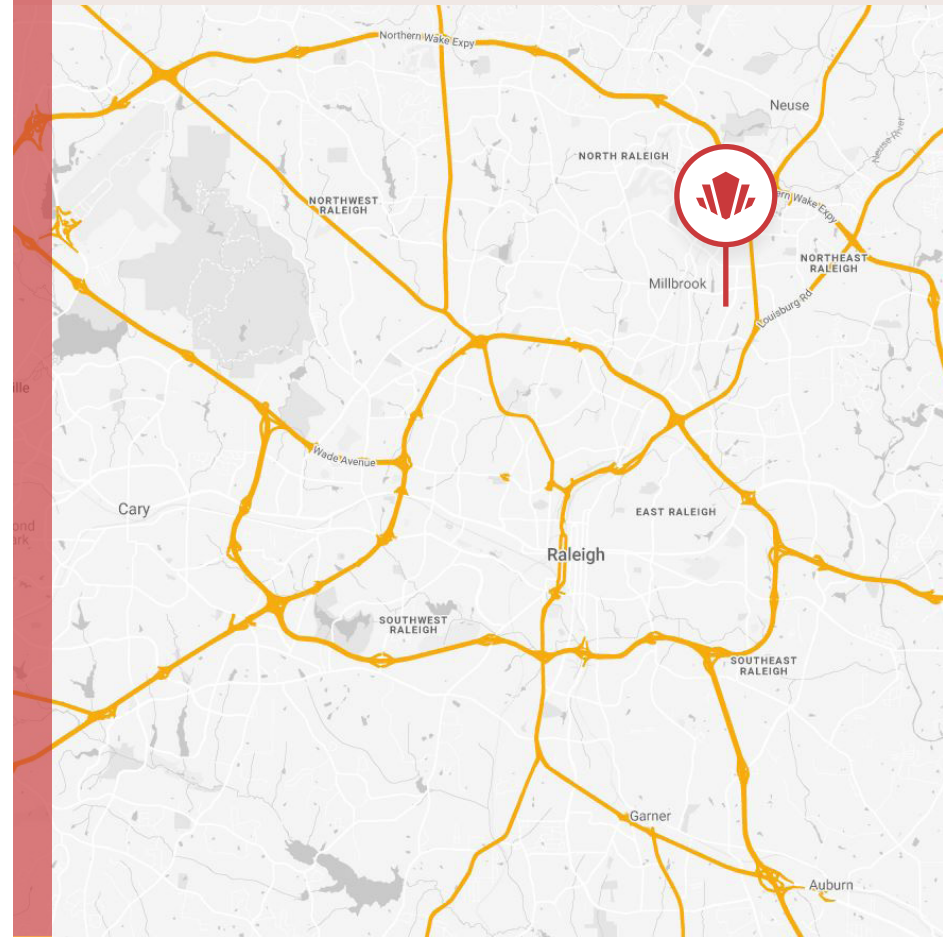
A few nearby public transportation options.



**46**

#### SOMEWHAT BIKEABLE

Minimal bike infrastructure.



**CAPITAL  
ASSOCIATES.**

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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.



### Systel Business Centre

**4805 Green Rd. →**

- 100 Ward Consulting Engineers
- 103 Yelverton's Enrichment Services
- 104 VEC Supply
- 110 SITECH
- 114 Strategic 3D Solutions
- 116 Atlanta Dental Supply
- 120 Action Sales & Marketing
- 122 New Testament Church
- 124 PSA Electronics

**← 2725 Millbrook Rd.**

- 103 Systel Business Equipment Company, Inc.
- 121 Cardno, Inc.