

FOR SUBLEASE

2121 ATLANTIC AVENUE

Raleigh, NC 27604



CAPITAL  
ASSOCIATES®

# 2121 ATLANTIC AVENUE

Raleigh, NC 27604

<b>PROPERTY TYPE</b>	Office/Flex/Retail*
<b>BUILDING SIZE SPACE</b>	32,180 SF
<b>AVAILABLE</b>	8,300 SF
<b>LEASING RATE</b>	\$22.00/SF**
<b>LEASE TYPE</b>	Modified Gross
<b>LEASE EXPIRATION</b>	March 17, 2025
<b>YEAR BUILT</b>	1972
<b>COUNTY</b>	Wake
<b>LOCATION</b>	Raleigh, NC
<b>FLOORS</b>	1

\*FDA registered food production space  
(meets GMP criteria).

\*\*Includes TICAM. Tenant will be  
responsible for janitorial and utilities.



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

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



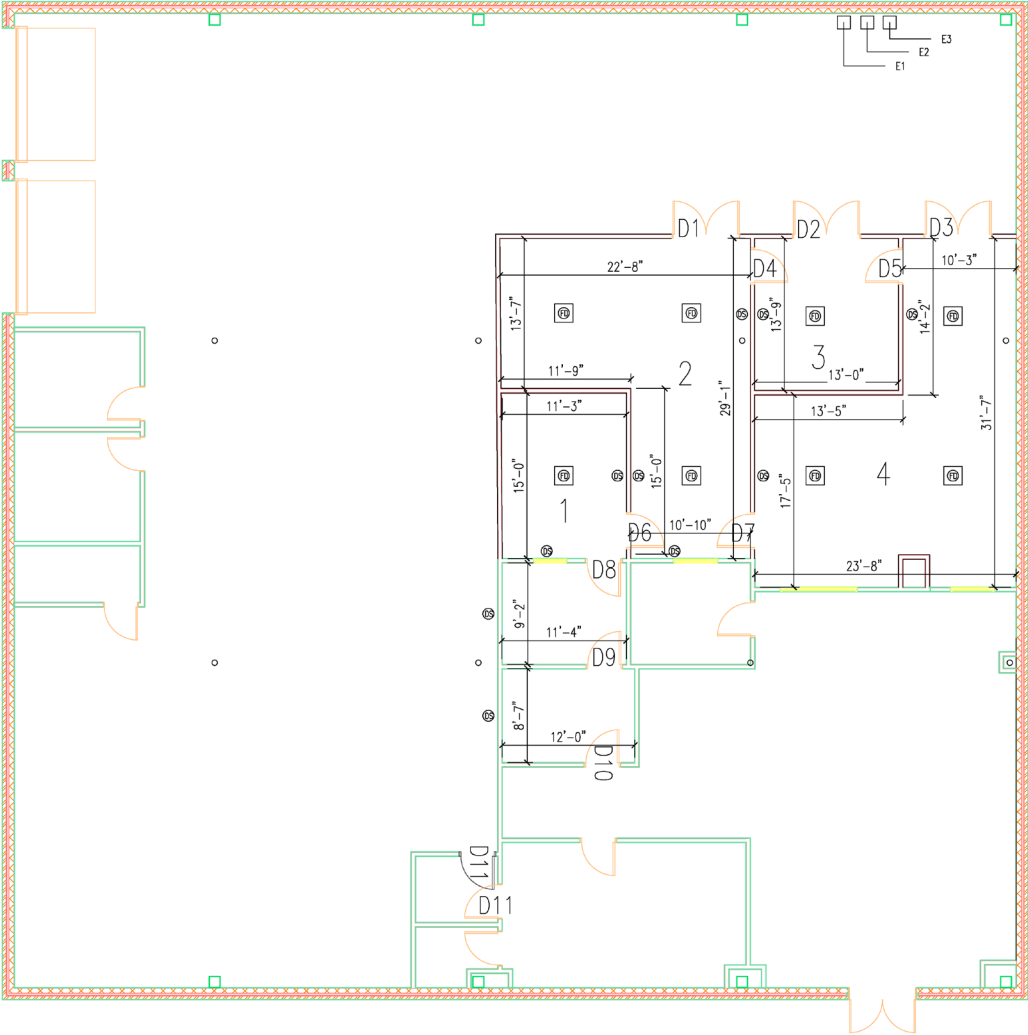
# 2121 ATLANTIC AVENUE

Raleigh, NC 27604

## AVAILABLE

### First Floor Suite 100

8,300 SF



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

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



# 2121 ATLANTIC AVENUE

Raleigh, NC 27604

## PROPERTY HIGHLIGHTS

2121 Atlantic Avenue is a 32,180 SF one-story office/flex/retail/warehouse building. Some of its highlights include:

- FRP wash-down walls
- Stainless steel floor drains
- Epoxy flooring
- Vinyl ceiling tiles
- Water drops
- Loading dock (1)/Drive-In (1)
- Dedicated HVAC for production rooms
- Two walk-in coolers
- 10'x15' walk-in freezer
- 15 ton glycol chiller
- 18kW electric steam generator
- Production rooms pre-piped for compressed air

## LOCATION

The building is centrally located inside the I-440 beltline of Raleigh, NC, in a rapidly growing area. It is surrounded by restaurants, residential neighborhoods, and retail stores.

### BRET MULLER

919.523.4200

bmuller@capitalassociates.com

### WES JOHNSON

919.422.4853

wjohnson@capitalassociates.com

