

HRI

HARTWELL REALTY
INCORPORATED

FOR LEASE

310 Bratton Dr.
Garner, NC 27529



TURN KEY OFFICE OPPORTUNITY

\$24.00 SF (NNN)



HRI

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INCORPORATED

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PROPERTY FEATURES

310 Bratton Dr. | Garner, NC 27529

SQUARE FOOTAGE	3,522 +/-
YEAR BUILT	2015
BUILDING SIZE	5,645
PARKING RATIO	4/1000 SF
ZONING	IHI-Johnston Co.
PIN ID#	162700-97-6661



LOCATION



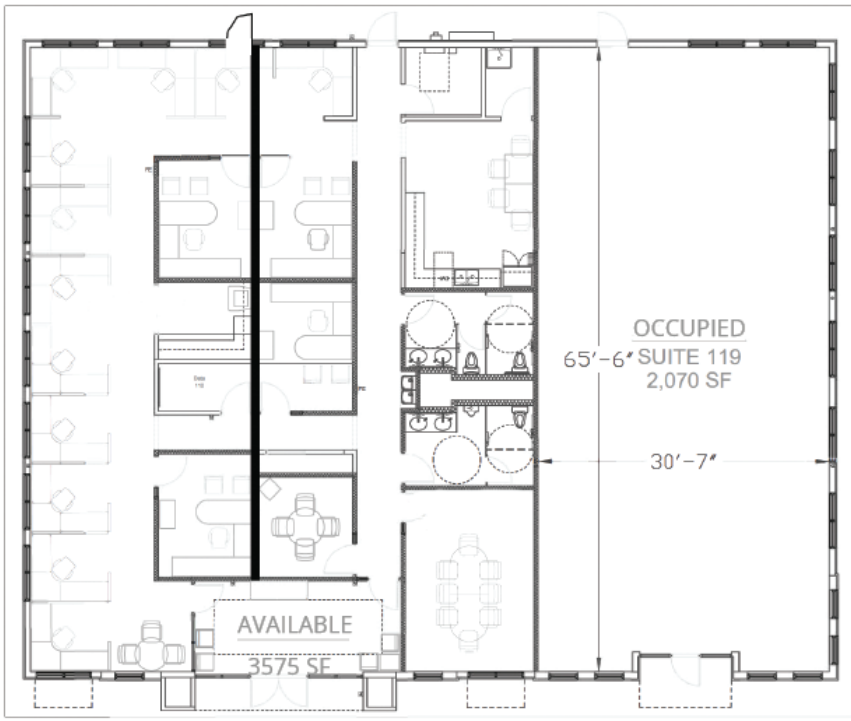
- LOCATED IN THE FAST GROWING 40/42 CORRIDOR
- FULLY SIGNALIZED ACCESS
- NC HWY 42 21,000 VPD
- I-40 54,500 VPD

DEMOGRAPHICS	3 MILES	5 MILES	10 MILES
POPULATION	18,962	51,205	201,548
AVG HH INCOME	88,235	84,246	76,996

The information contained herein has been obtained from sources deemed reliable; however, Hartwell Realty, Inc. makes no guarantees, representations or warranties, as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omission and changes of price or conditions prior to sale or lease of the property. The property is subject to withdrawal without notice. It is the responsibility of the prospective Buyer(s), Tenant(s) or Investor(s) to verify the information contained herein.

FLOOR PLAN

310 Bratton Dr. | Garner, NC 27529



SPACE FEATURES

- TURN KEY OFFICE/PROFESSIONAL SPACE
- 12 STATION CUBICLE AREA + SEATING
- LARGE FULLY EQUIPPED KITCHEN
- CONFERENCE WITH FURNITURE
- 4 PRIVATE OFFICES
- OPPORTUNITY TO SUB-DIVIDE SPACE
- MODERN SPACE WITH LOTS OF NATURAL LIGHT
- WORKROOM WITH AMPLE STORAGE

PHOTOS



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