

vestian



# Short-Term, Flexible Swing Space Up to 98,676 RSF | Raleigh, NC



**Brier Creek Corporate Center | Available through December 2027**  
Ideal for temporary expansion, relocation, or bridge space.



# Flexible Swing Space Across Two Buildings

Up to 98,676 RSF of swing space is available across two buildings in Brier Creek Corporate Center, offering short-term, turnkey solutions through December 2027. Space can be leased by floor or in smaller blocks to accommodate temporary expansions, relocations, or transitional occupancy needs.

Building V offers up to 72,523 contiguous RSF across three floors. Tenants can lease the entire block for a short-term, multi-floor presence or lease by individual floor, with availabilities ranging from 6,401 to 25,665 RSF on the third, fourth, and fifth floors.

Building IV features 26,153 RSF on the fourth floor, providing a full-floor swing space option in a complementary building within the same corporate park.



## Building V - Contiguous

**8051 Arco Corporate Dr**  
Third, Fourth, & Fifth Floors  
Up to 72,523 Contiguous RSF

## Building V

**8051 Arco Corporate Dr**  
Third, Fourth, & Fifth Floors  
6,401 RSF - 25,665 RSF

## Building IV

**8045 Arco Corporate Dr**  
Fourth Floor  
26,153 RSF

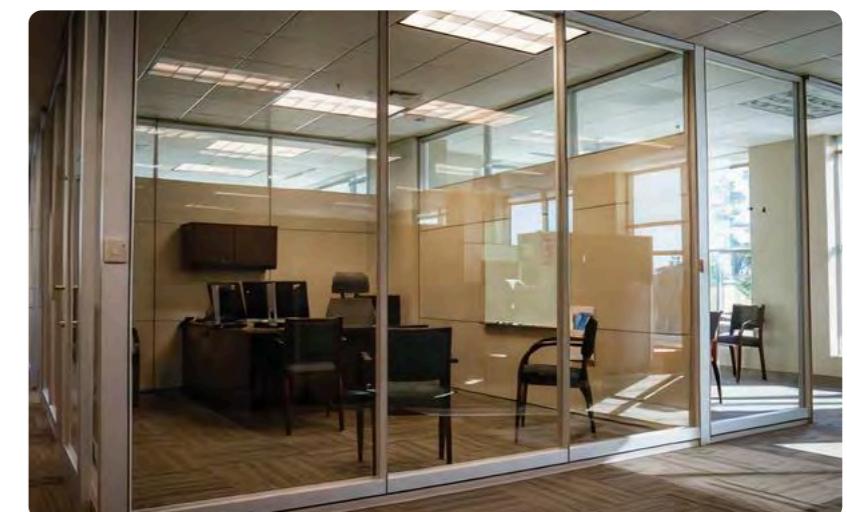
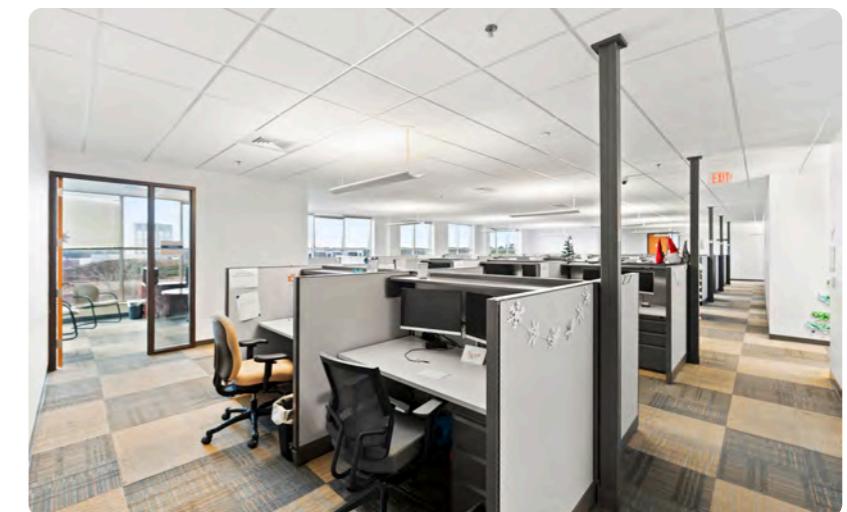
# Brier Creek Corporate Center - Building V



## Sublease Details

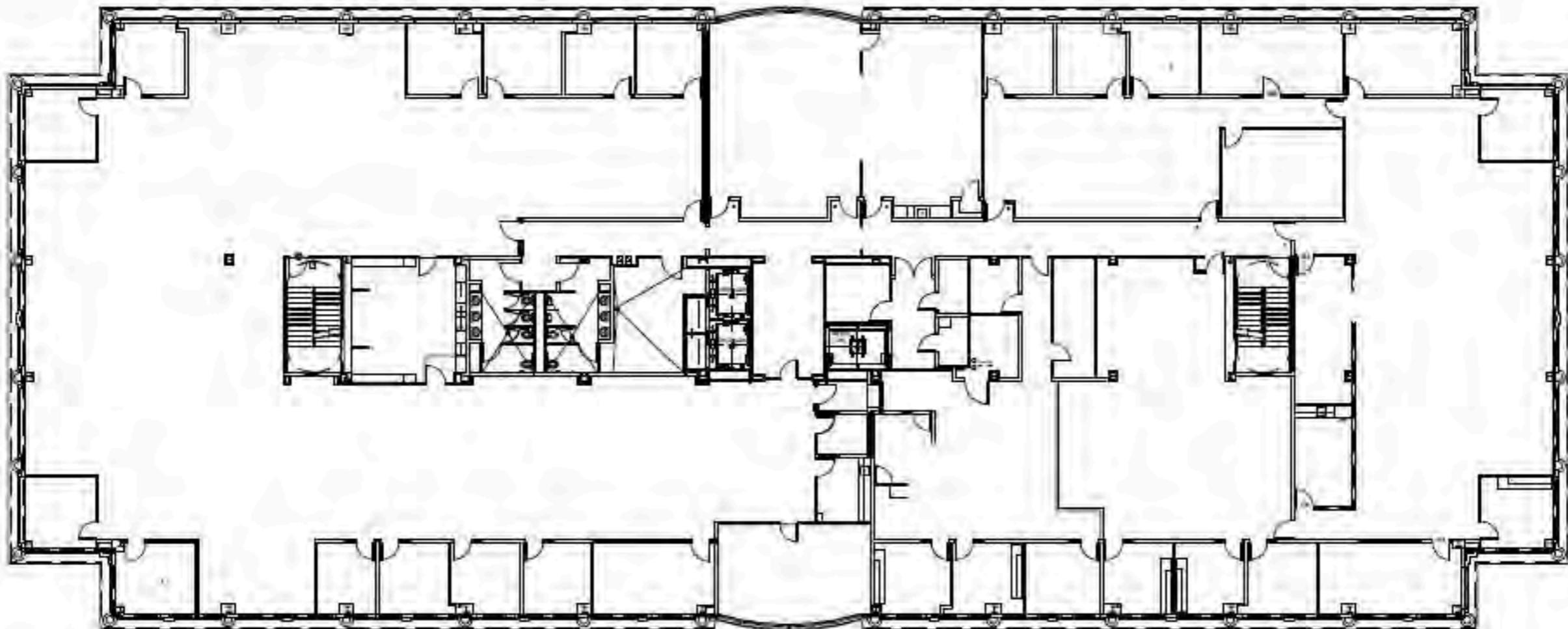
Address	<b>8051 Arco Corporate Drive</b>
Total RSF	<b>79,531 RSF (Contiguous/ by Floor)</b>
Third Floor	<b>6,401 RSF</b>
Third Floor	<b>13,741 RSF</b>
Third Floor	<b>7,006 RSF</b>
Fourth Floor	<b>26,716 RSF</b>
Fifth Floor	<b>25,665 RSF</b>
Parking Ratio	<b>5/1,000 RSF</b>
Rate	<b>Upon Request</b>
Term	<b>12/31/2027</b>

**Up to 79,531 RSF is available for sublease, offered contiguous or divisible by floor.** This sublease opportunity at 8051 Arco Corporate Dr is located within the sought-after Brier Creek Corporate Center, a highly desirable area with numerous amenities within walking distance. The property offers convenient access to both downtown Durham (10.5 miles) and downtown Raleigh (14.4 miles).



# Brier Creek Corporate Center - Building V

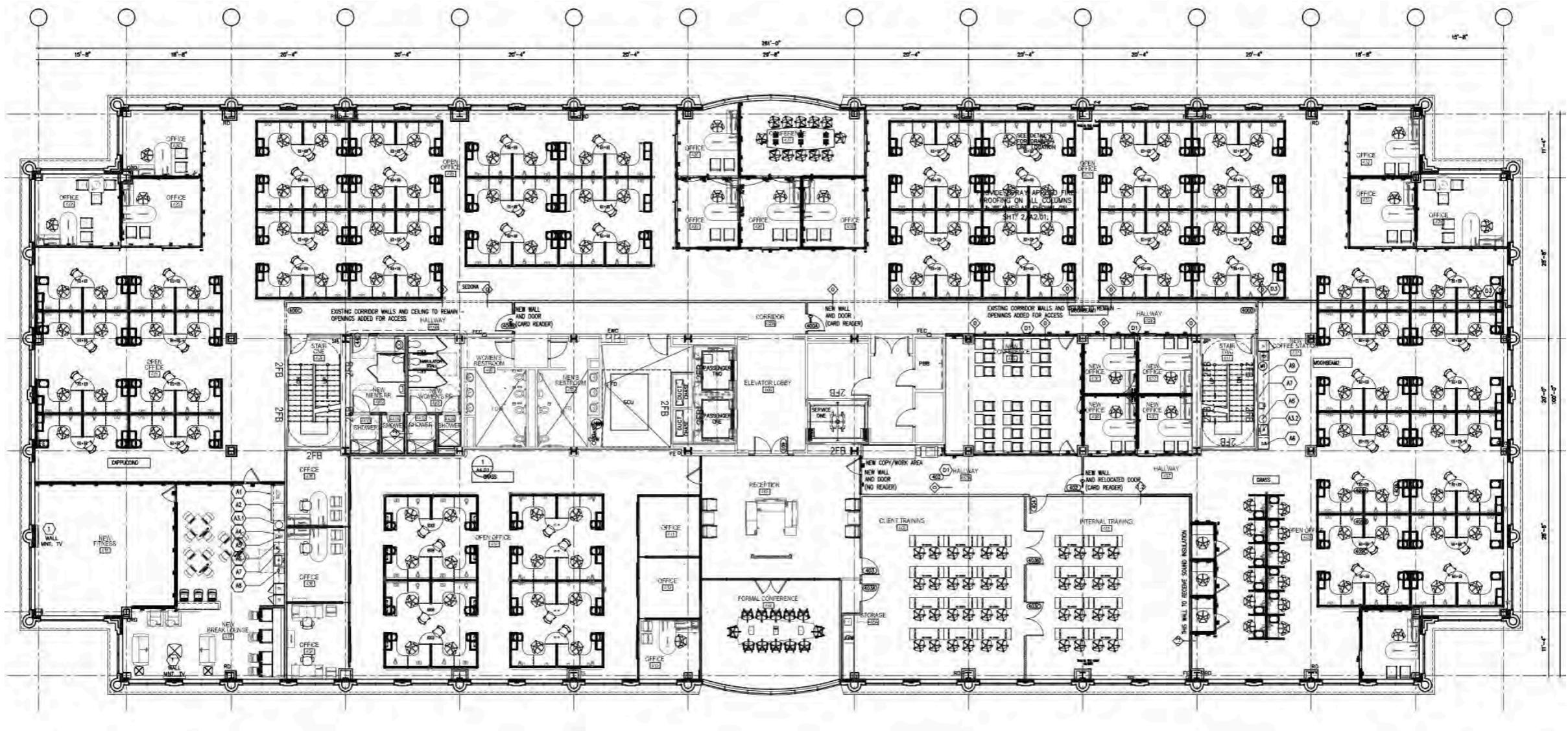
Third Floor | 27,148 RSF\*



*\*Can be demised.*

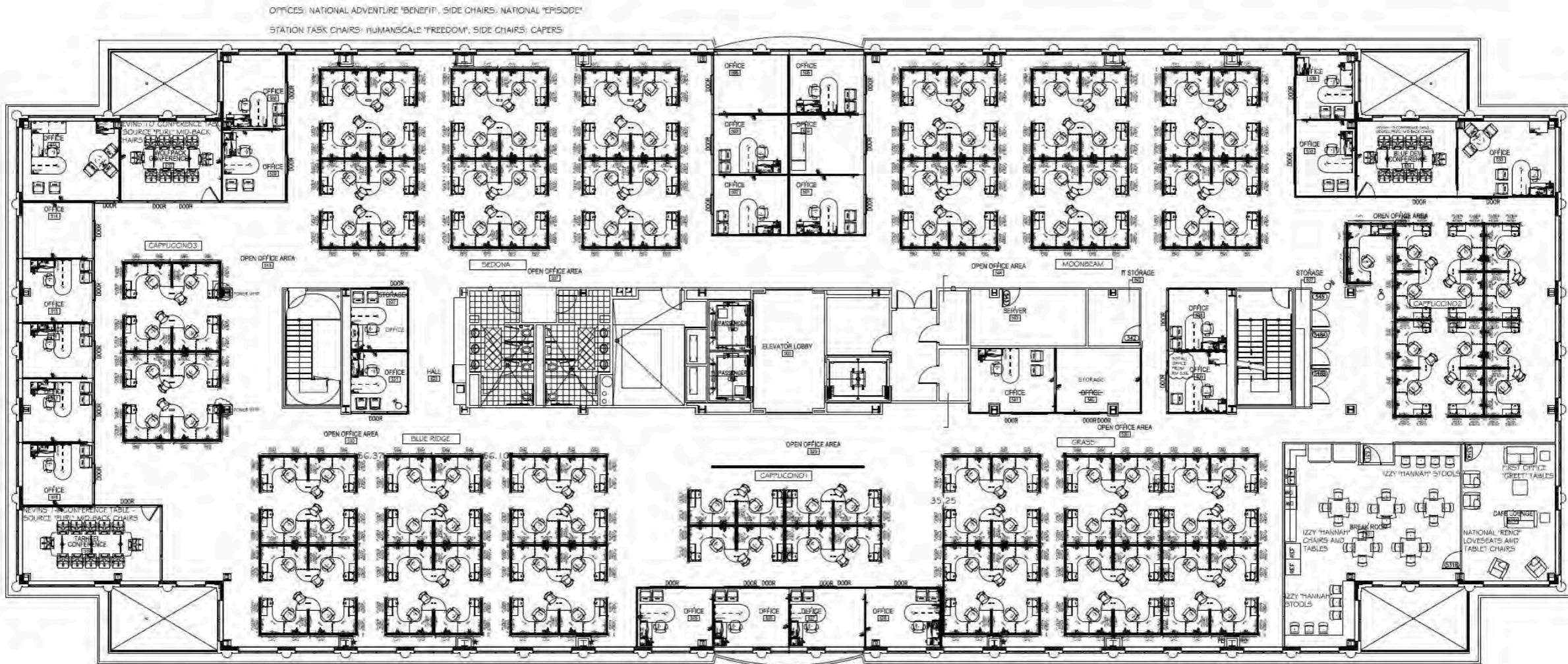
# Brier Creek Corporate Center - Building V

## Fourth Floor | 26,716 RSF



# Brier Creek Corporate Center - Building V

## Fifth Floor | 25,655 RSF



# Brier Creek Corporate Center – Building IV



## Sublease Details

### Address

**8045 Arco Corporate Drive**

Suite 400 Available

**26,153 RSF**

### Parking Ratio

**5/1,000 RSF**

### Rate

**Upon Request**

### Term

**12/31/2027**

This sublease opportunity at 8045 Arco Corporate Dr is located within the sought-after Brier Creek Corporate Center, a highly desirable area with numerous amenities within walking distance. The property offers convenient access to both downtown Durham (10.5 miles) and downtown Raleigh (14.4 miles).

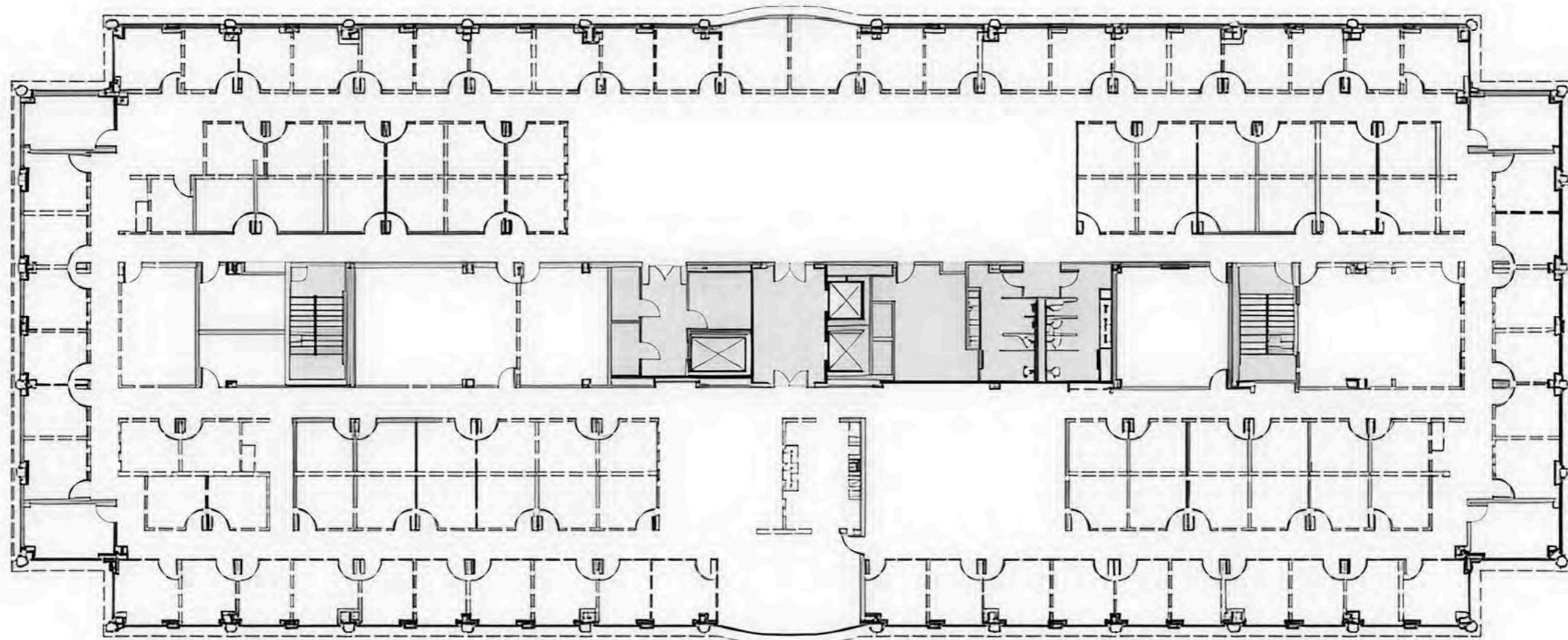
Swing Space Available

Brier Creek Corporate Center



# Brier Creek Corporate Center - Building IV

## Fourth Floor | 26,153 RSF



# CONTACT

## Dan Thomson

+1 919-345-3244

[thomson@vestian.com](mailto:thomson@vestian.com)



Vestian is a best-in-class CRE firm, putting real estate to work worldwide. Partnering with clients of all sizes, Vestian creates and executes personalized end-to-end real estate strategies that deliver measurable results and move the dial for business.

© VESTIAN 2026. Information has been obtained from sources believed to be reliable; however, Vestian makes no representation or warranty, express or implied, as to the accuracy or completeness of the information herein. All information is subject to change without notice and should be independently verified. This material is not intended to constitute an offer or solicitation for the sale or lease of any interest in the property.