



FOR LEASE OFFICE SPACE

**4065 POWHATAN ROAD
SUITE 4
CLAYTON, NC 27520**

TRIANGLE
COMMERCIAL REAL ESTATE

For More Information Contact:

Nate Haskins

919.744.6827

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PROPERTY HIGHLIGHTS

4065 Powhatan Rd, Ste 4
Clayton, NC 27520

Second floor office space within the Gold Leaf Plaza building. Stair access directly up to suite entrance. Space features waiting area, 4 offices, storage room, multiple storage closets, 2 restrooms, and a hallway drinking fountain. Located just 1.5 miles off I-42. The growing Clayton area offers a variety of nearby restaurants & shopping. First floor individual executive offices also available for lease (contact broker for details).

CONVENIENT ACCESS

Clayton Blvd (US-70 Bus) | I-42 | NC-42

LEASE DETAILS

AVAILABLE	August 1, 2026
RATE	\$16.00/SF
TYPE	Modified Gross
TERM	3-Year Minimum

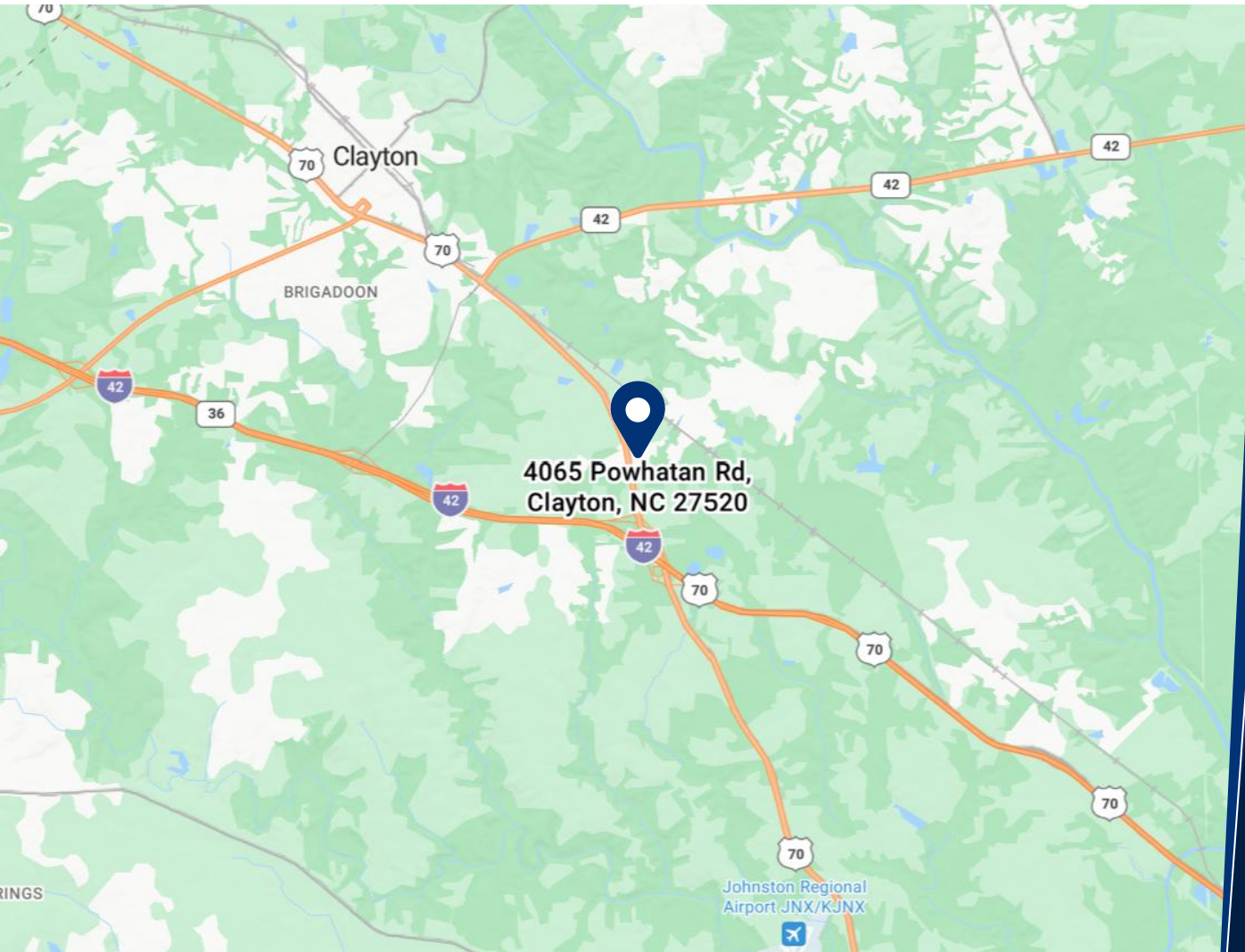
ADDITIONAL DETAILS

SIZE	±1,676 SF
OFFICES	Four (4)
YEAR BUILT	1998
ZONING	CRM (Corridor Commercial)
SIGNAGE	Suite Exterior



LOCATION

4065 Powhatan Rd, Ste 4
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NEARBY RESTAURANTS & SHOPPING

- Hwy 55
- Luna Pizza Cafe
- Mezcalito
- Scooter's Coffee
- Sheetz
- Smithfield's
- Tavern 42
- Food Loin
- Multiple Shopping Centers



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Within 3.5 Miles Of
Downtown Clayton

4065 Powhatan Rd, Ste 4
Clayton, NC 27520



LEASED

AVAILABLE

Suite 3
Entry

Suite 4
Entry

Open

Stairs
Down

Stairs
Down

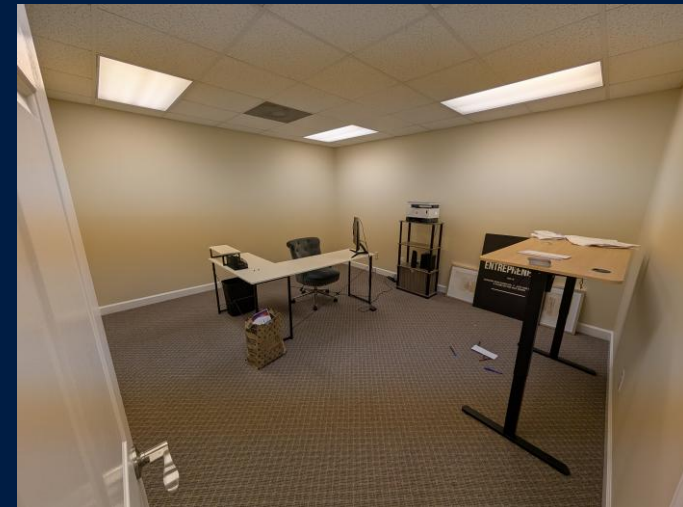
PHOTOS

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