

OFFICE FOR SALE/LEASE

11125 FOREST PINES DRIVE, RALEIGH, NC 27614

65,653 SF | 10.85 ACRES

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 **LEE & ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES
RALEIGH • DURHAM • WILMINGTON

PROPERTY SUMMARY

LOCATION DESCRIPTION

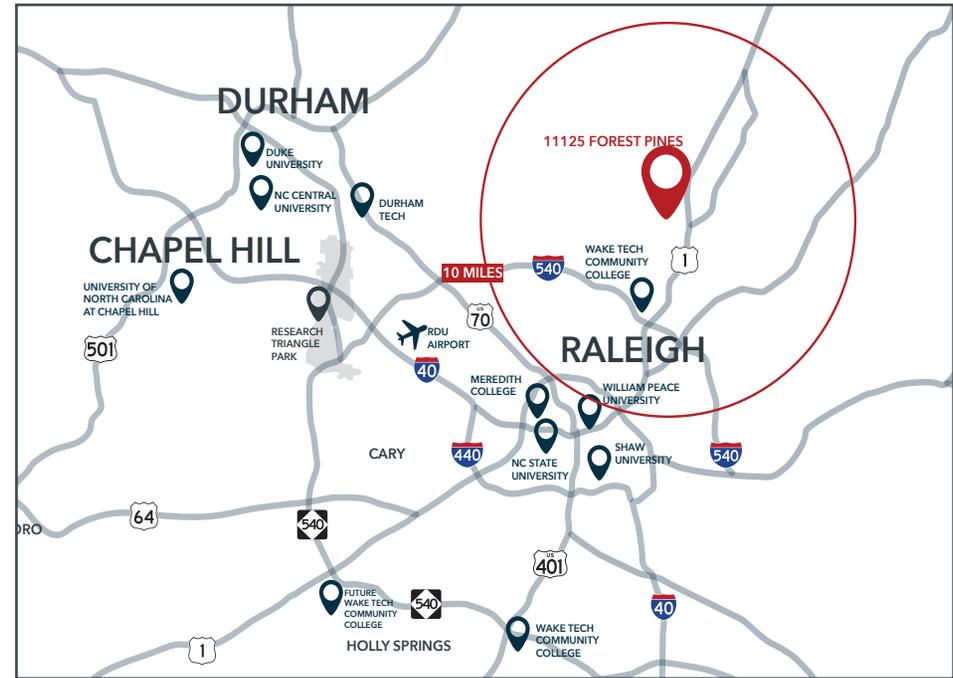
Located in North Raleigh's Wakefield area, 11125 Forest Pines Drive offers a strategic position within one of the region's fastest-growing mixed-use corridors. The property provides convenient access to US-1, NC-98, and I-540, supporting efficient connectivity throughout the greater Raleigh-Durham market. Surrounded by established residential communities, retail centers, and healthcare providers, the site benefits from a strong local labor base and nearby amenities. Its proximity to Wake Forest, North Hills, downtown Raleigh, and RDU International Airport places users within easy reach of the broader Triangle region's business and technology ecosystem.

BUILDING HIGHLIGHTS

- » 65,653 SF Single-story office
- » Potentially subdividable to 22,000 SF
- » Great mixture of open space, private offices and conference rooms
- » Large training center with modular partitions to create 3 conference rooms
- » On-site fitness center
- » 3 sets of restrooms, one with shower and lockers

PRICING

- » Lease rate: \$17.50/SF, NNN
- » Sale price: \$13,500,000



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PROPERTY OVERVIEW

Address	11125 Forest Pines Drive Raleigh, NC 27614	Year Built/Expanded	2015/2018
Exterior	Brick	Jurisdiction	City of Raleigh ETJ
Wake County GIS PIN	1830401750	Zoning	CX-3
Site Area	10.85 acres	Access	Forest Pines Dr/Common Oaks Dr
Building Size	65,653 square feet	Dock	Loading dock
# of Floors	One	Sprinklers	Wet
		Parking ratio	3.76/1,000 SF



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PHOTOS



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SITE PLAN



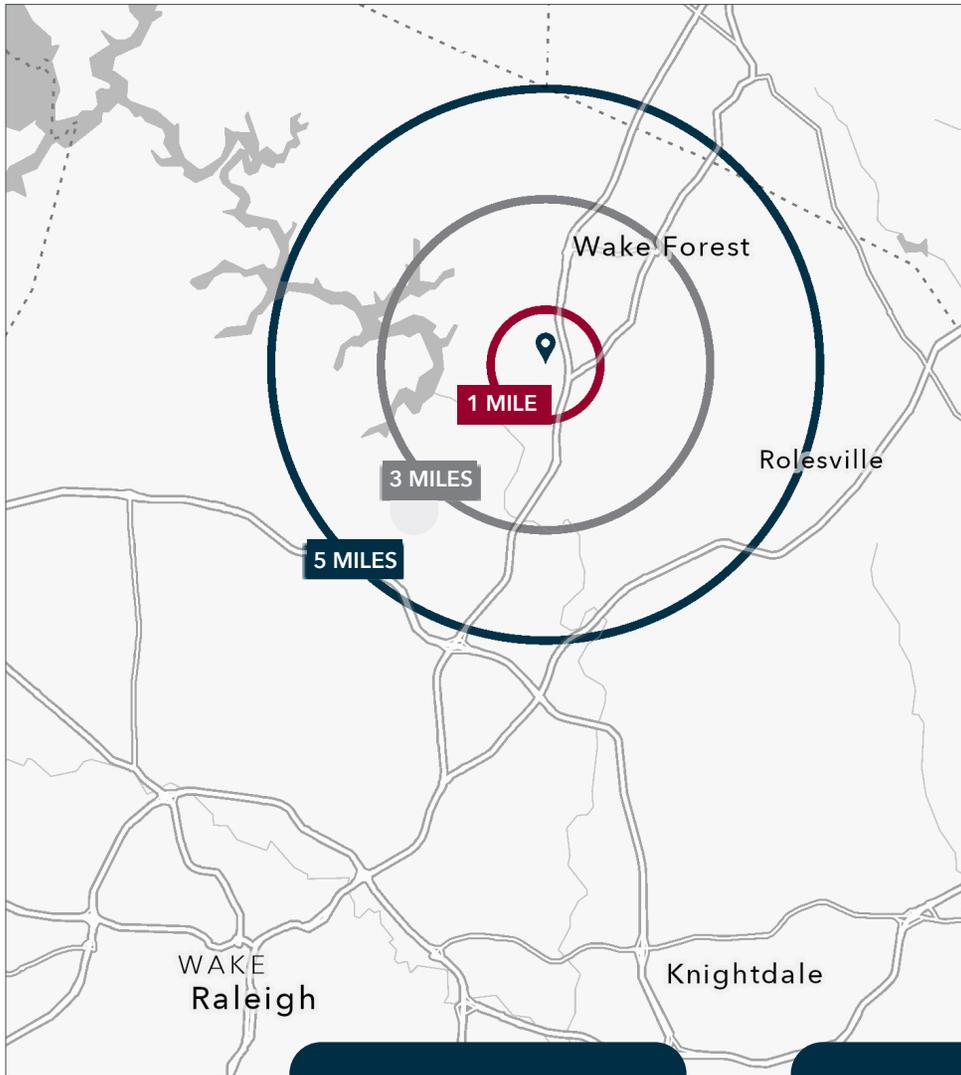
Zoning
CX-3 (RALEIGH)

Parking
244 SPACES

Acres
10.85

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DEMOGRAPHICS



	1 MILE	3 MILES	5 MILES
Population (2025)	8,270	55,533	137,266
Daytime Population	11,029	54,578	116,866
Number of Businesses	607	2,356	4,231
Number of Employees	5,920	20,924	35,053
Bachelor's Degree of Higher	50.8%	60.6%	60.8%



#1
TOP METRO FOR BEST
BUSINESS CLIMATE (RALEIGH)
(BUSINESS FACILITIES 2025)

#1
STATE FOR BUSINESS
(NORTH CAROLINA)
(CNBC 2025)

#1
BEST PERFORMING
LARGE CITY (RALEIGH)
(MILKEN INSTITUTE - 2025)

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