



# 4800 F A L L S

**4800 FALLS OF NEUSE**

PREMIER OFFICE SPACE FOR LEASE  
IN NORTH RALEIGH

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**york**

# 4800 F A L L S

4800 Falls of Neuse is located within the Six Forks/ Falls of Neuse Submarket. The location is minutes from numerous retail centers, dining options, emerging residential and provides convenient access to I-440, I-540 and Capital Boulevard.

NORTH HILLS



# PROPERTY DETAILS

## 4800 Falls of Neuse

### LEASE RATE

\$25.50 RSF Full Service

### AVAILABILITY

Suite 110\* |  $\pm 9,452$  RSF

Suite 140 |  $\pm 2,058$  RSF

Suite 500\* |  $\pm 21,935$  RSF

Suite 550\* |  $\pm 7,163$  RSF

\*Suite 110 can be demised to  $\pm 6,003$  RSF &  $\pm 3,340$  RSF

\*Suites 500 and 550 can be combined for  $\pm 29,098$  RSF

### DETAILS

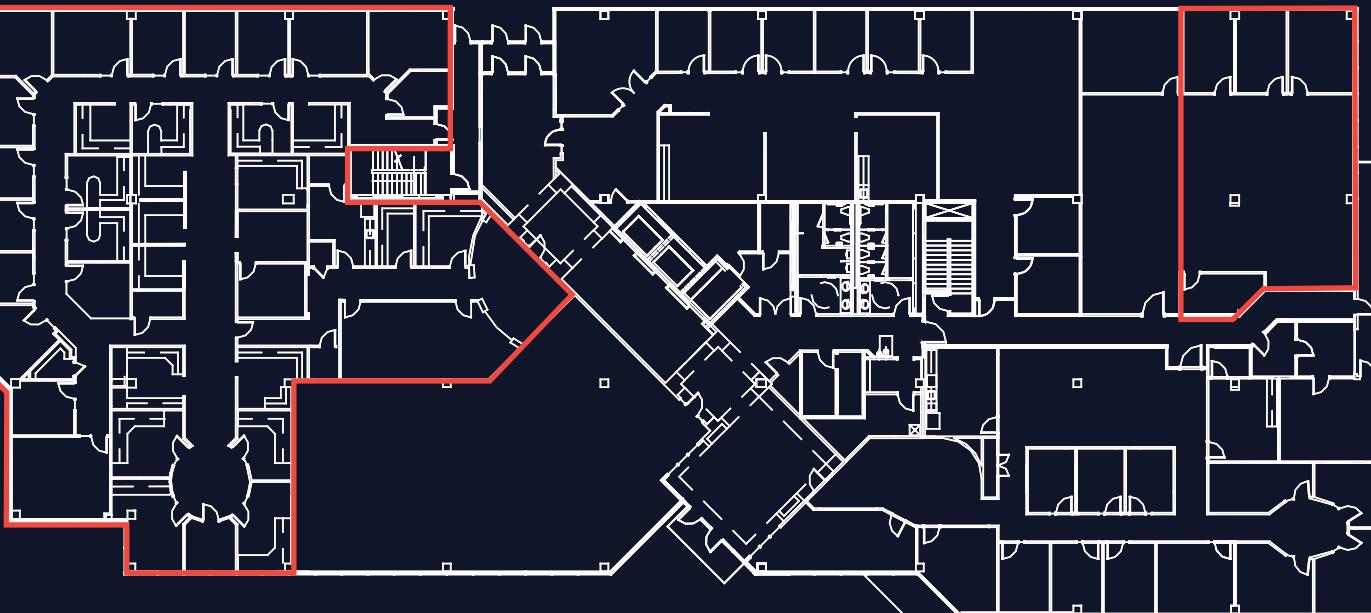
- Situated in the premier Falls of Neuse submarket with convenient access to I-440, I-540, and Capital Boulevard
- Within walking distance of Deja Brew, Big Ed's Restaurant, The Butcher's Market, and Gym Tacos
- 170,192 SF Building – 6 Floors
- Excellent parking ratio at 5 per 1,000 SF
- Below market average Core Factor
- Building dock high dock and loading area
- Building generator
- Excellent value in a convenient north Raleigh location
- Close to \$2 Million of recently completed and on-going capital enhancement projects since 2017 including: renovated lobbies, restrooms, corridors, and elevator modernizations. Most notably, ownership recently converted a former management office into a Take 5 Cafe, providing tenants a quick and convenient lunch option onsite.

# PROPERTY DETAILS

## FIRST FLOOR

**SUITE 110**  
 $\pm 9,452$  RSF

Can be subdivided to  
6,003 RSF & 3,340 RSF



**SUITE 140**  
 $\pm 2,058$  RSF

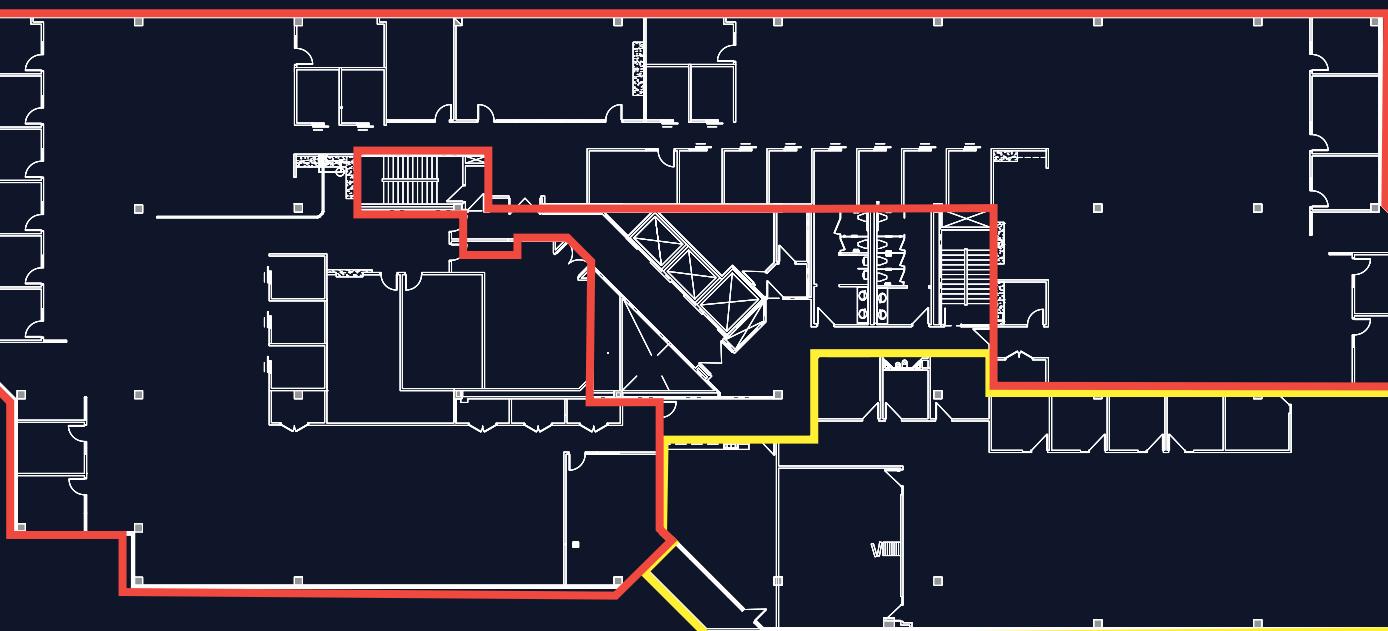
## FIFTH FLOOR

**SUITE 500**  
 $\pm 21,935$  RSF

Can be combined with  
Suite 550 for  $\pm 29,098$  RSF

**SUITE 550**  
 $\pm 7,163$  RSF

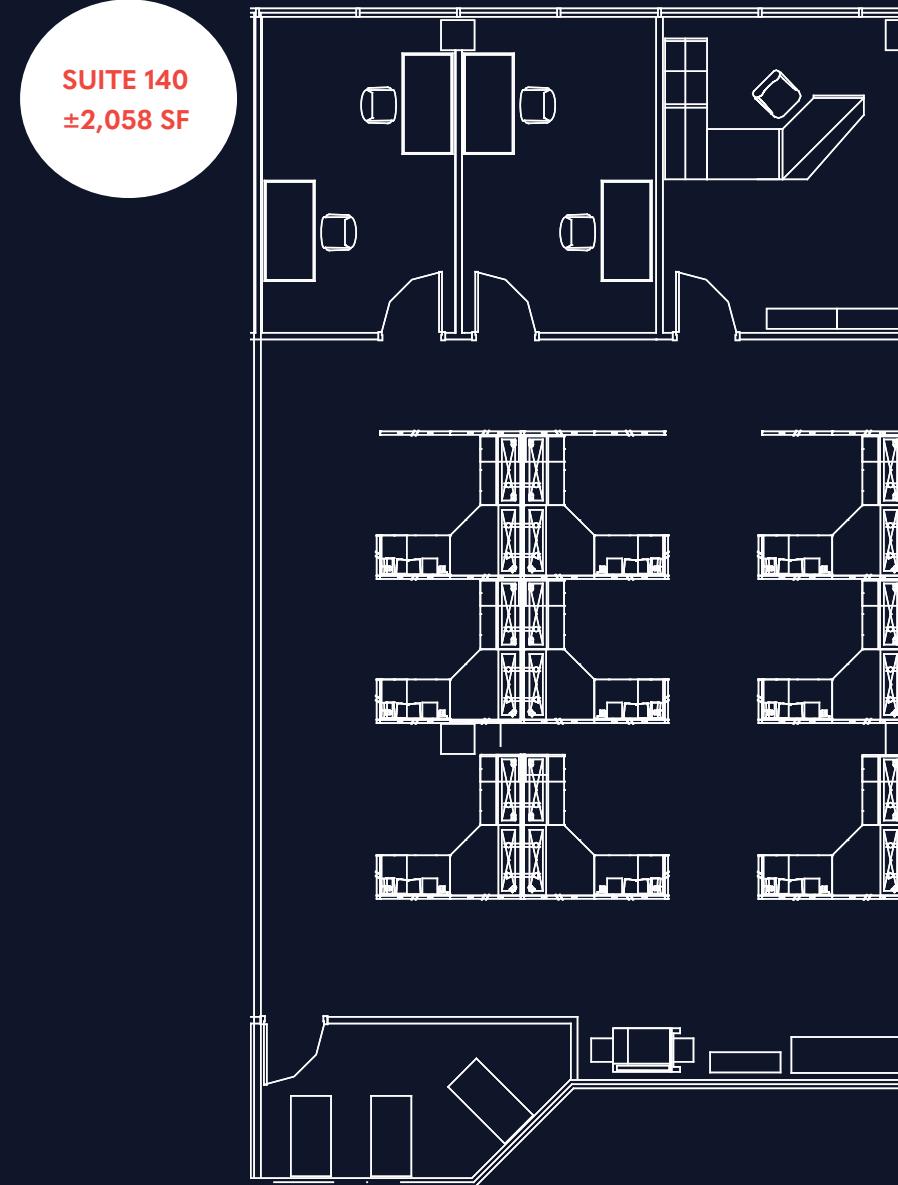
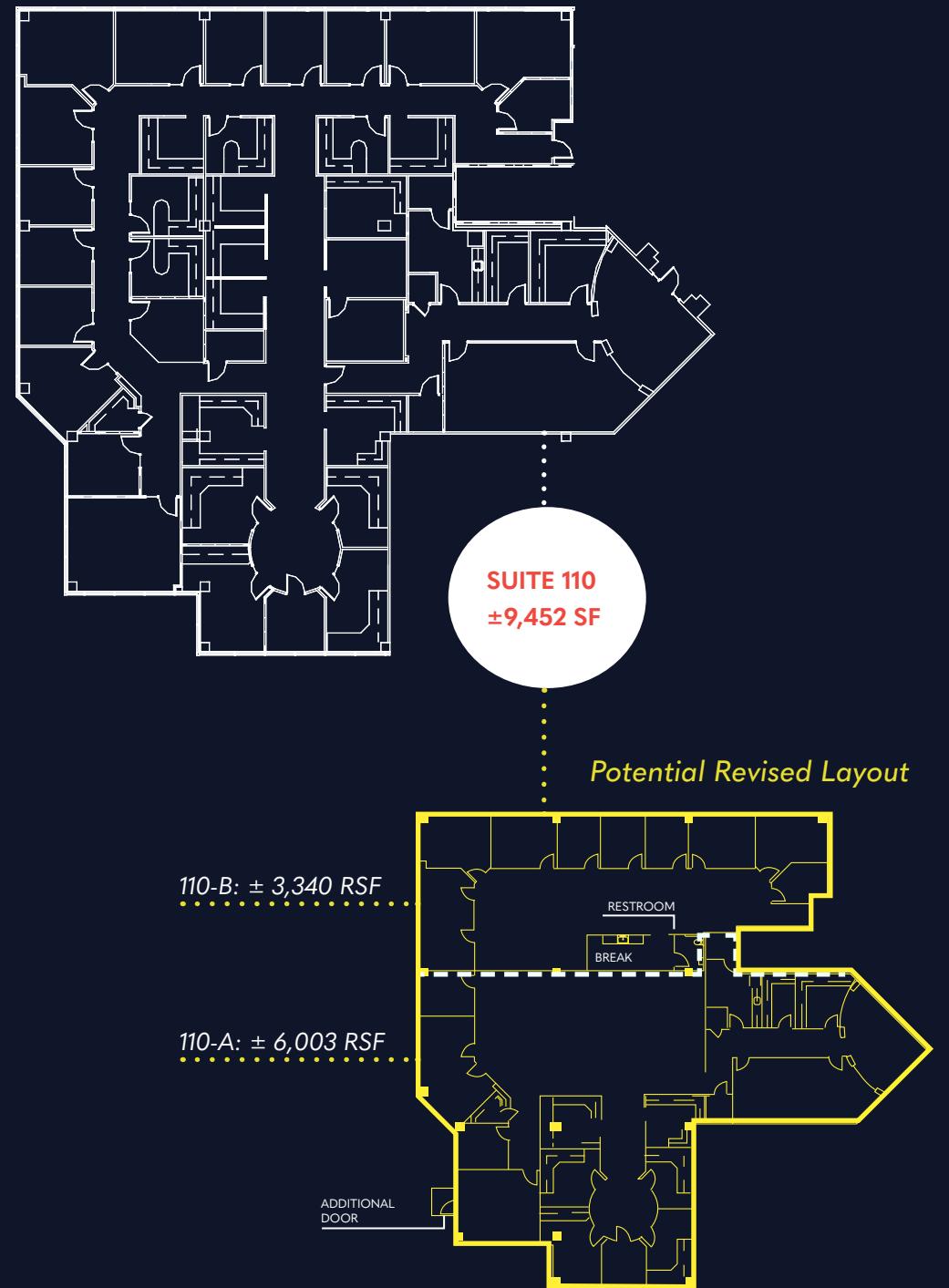
Can be combined with  
Suite 500 for  $\pm 29,098$  RSF





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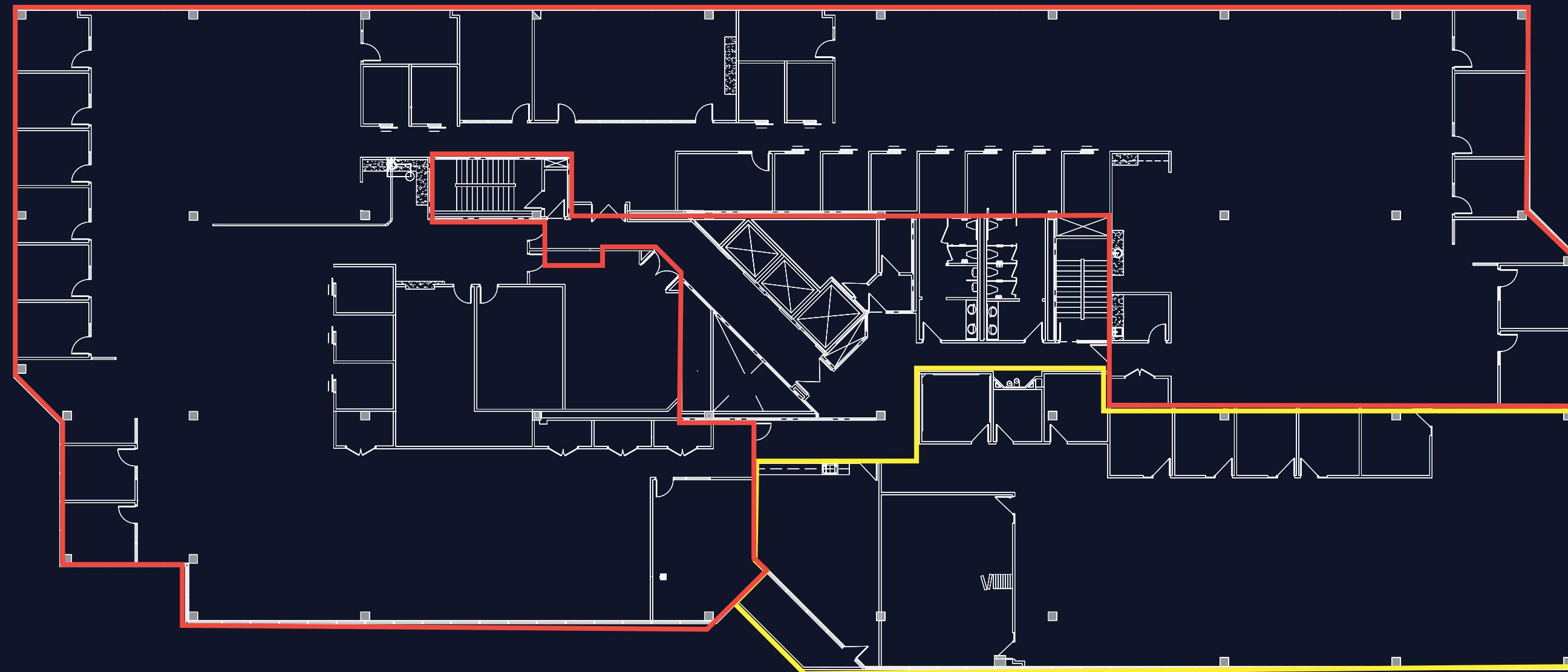




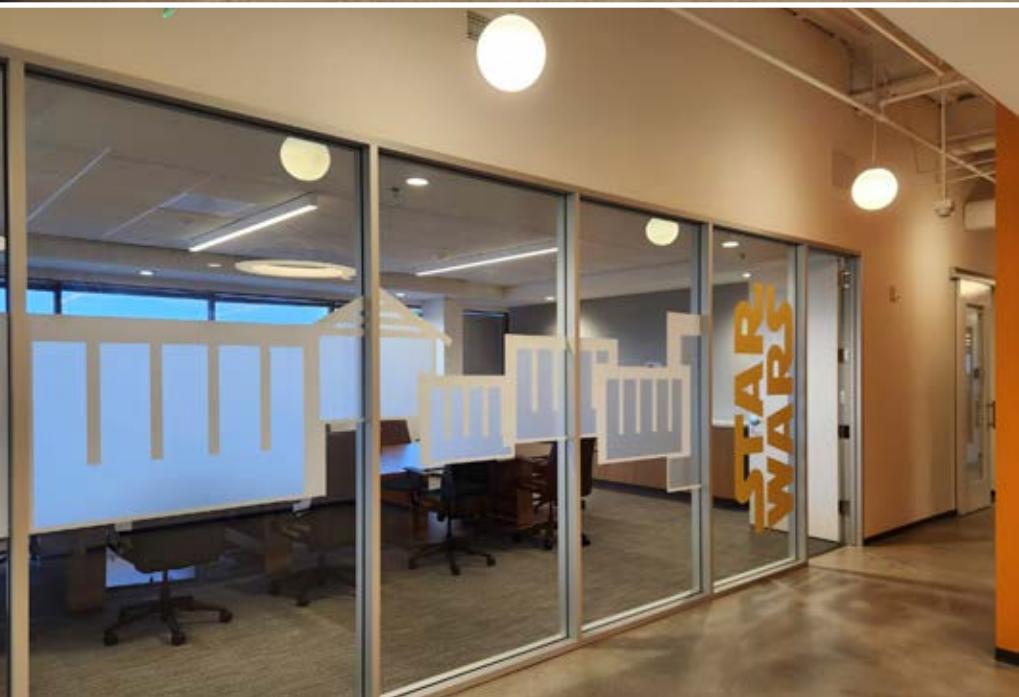
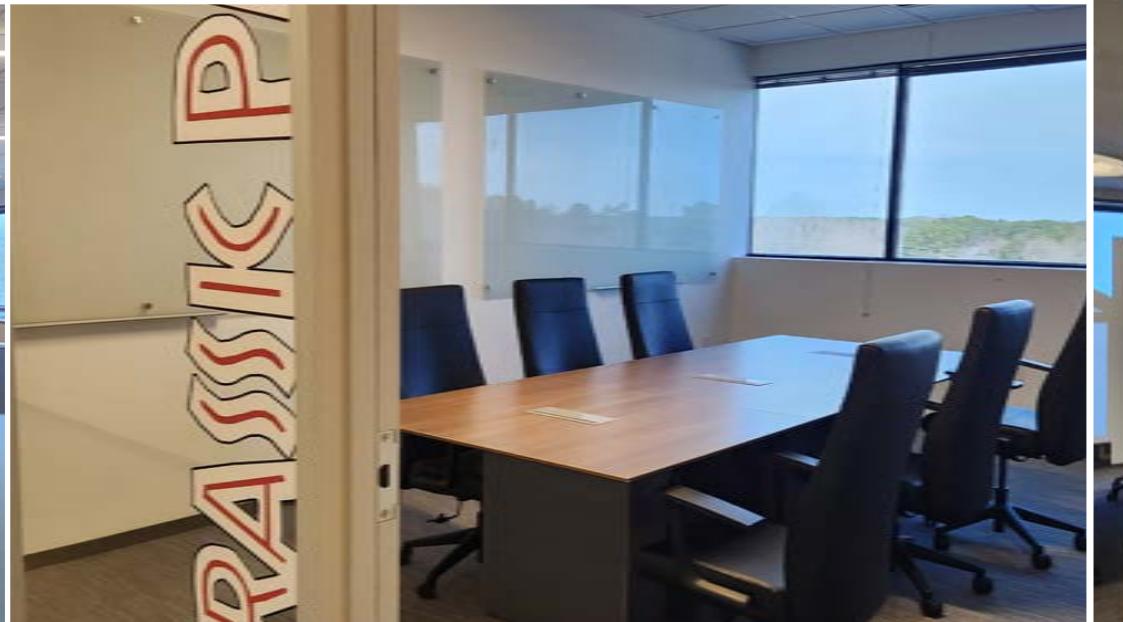
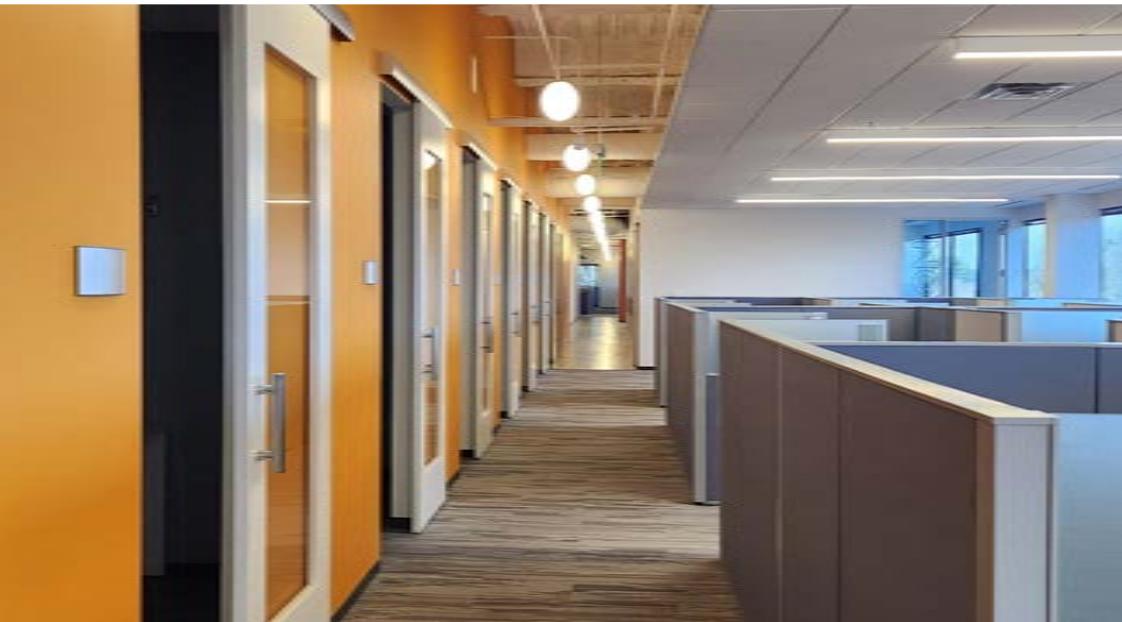
FLOOR PLAN: SUITE 500 - 550

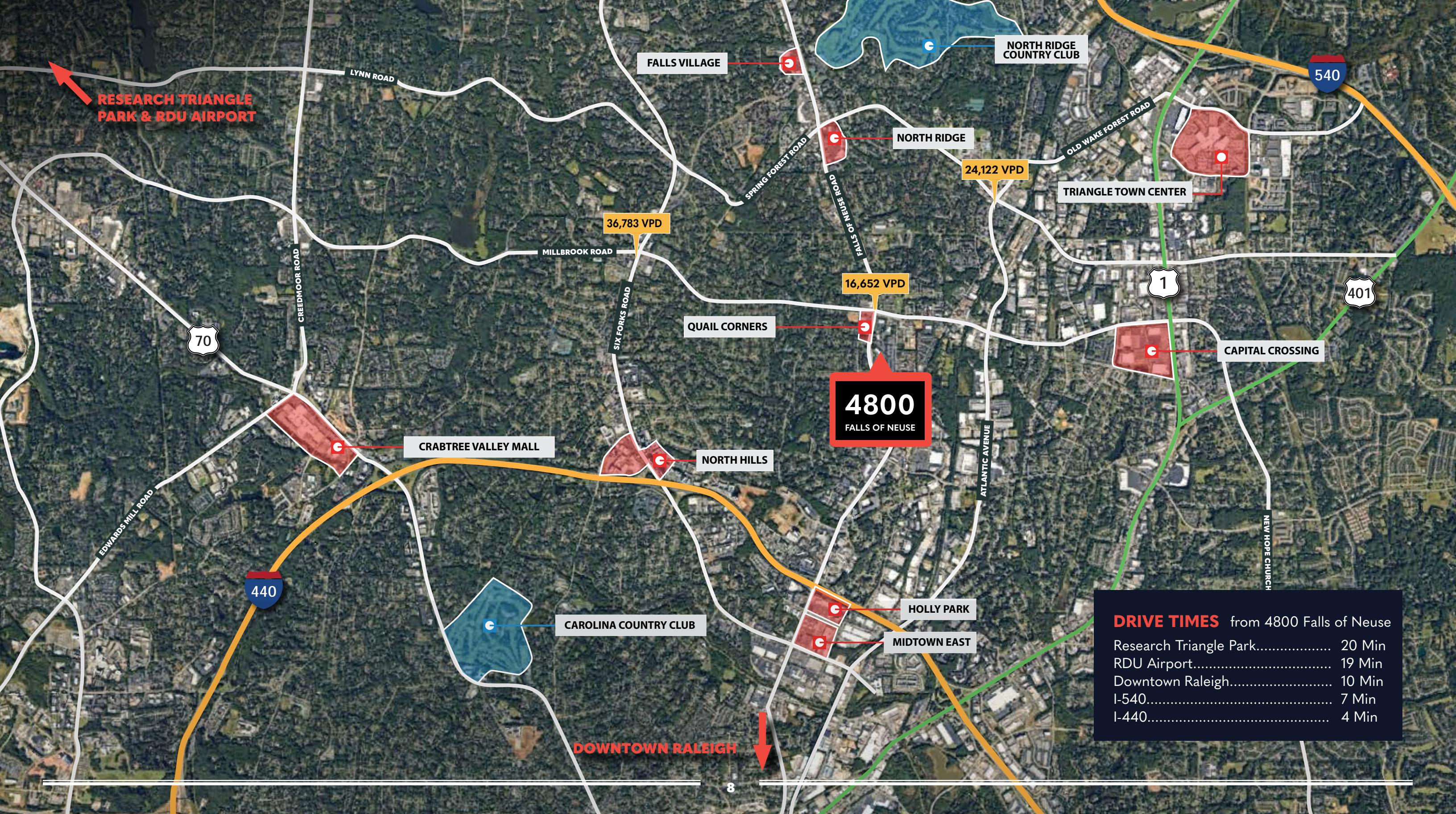
**SUITE 500**  
±21,935 SF

*\*Suites 500 and 550 can be combined for ± 29,098 RSF*



**SUITE 550**  
±7,163 SF





## RALEIGH ACCOLADES

### #1 BEST-PERFORMING LARGE METRO AREA

Milken Institute · January 2025

### #3 BEST STATE CAPITAL TO LIVE IN

Wallet Hub · February 2025

### #1 U.S. CITY FOR JOB OPPORTUNITIES AND EARNING POTENTIAL

New York Post · September 2025

### #1 METRO FOR NEW COLLEGE GRADUATES

ADP · July 2025

### #2 AMERICA'S FRIENDLIEST CITIES

YUZU · April 2025

### #9 BEST LARGE CITIES TO START A BUSINESS

WalletHub · April 2025

## MAJOR GROWTH ON THE HORIZON

### DICKERSONBAKKER MAKES THE MOVE · FEBRUARY 2025

"Site plans for DickersonBakker's office building show it will be 17,542 square feet. DickersonBakker will occupy the top two floors. The ground-floor will be leased out, most likely as medical office space. Bakker said there will be some space on the second floor that the firm won't occupy. Instead, it will rent out the space or turn it into coworking space."

<https://www.bizjournals.com/triangle/news/2025/02/21/dickersonbakker-raleigh-office-building-hq-plans.html>

### REVITALIZATION NEAR WESTERN BLVD · JANUARY 2025

Raleigh developers have now earmarked the 12.08-acre site for a \$500 million mixed-used "live-work-play" complex...Cityplat recently purchased the 118,000 square-foot property at 4500 Western Blvd for \$14 million."

<https://www.newsobserver.com/news/business/article299023900.html>

### RALLIANT HEADQUARTERS · MARCH 2025

"Raleigh is getting a new headquarters as part of a 180-job, \$2.1 million expansion. Ralliant, a planned spin-off of Fortive Corporation (NYSE: FTV), selected the city for its headquarters after a competitive site search.

Kyle Touchstone, director of Raleigh Economic Development, said..."To come to a new location and basically start from scratch, to build an entire team, to bring in corporate leadership ... all of the support functions ... it's a huge undertaking for a company"

<https://www.bizjournals.com/triangle/news/2025/03/11/fortive-ralliant-raleigh-headquarters-jobs-hiring.html>



## 4800 FALLS OF NEUSE DEMOGRAPHICS (2025)

MILE RADIUS	POPULATION	HOUSEHOLDS	HOUSEHOLD INCOME	DAYTIME POPULATION
1	10,851	4,993	\$97,001	11,238
2	96,697	45,449	\$97,926	75,729
3	251,312	116,269	\$104,459	168,424

# 4800 F A L L S

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### LEASING

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