

8450 FALLS OF NEUSE RD

Suite 200
Office Space for Lease in Raleigh, NC



EXECUTIVE SUMMARY

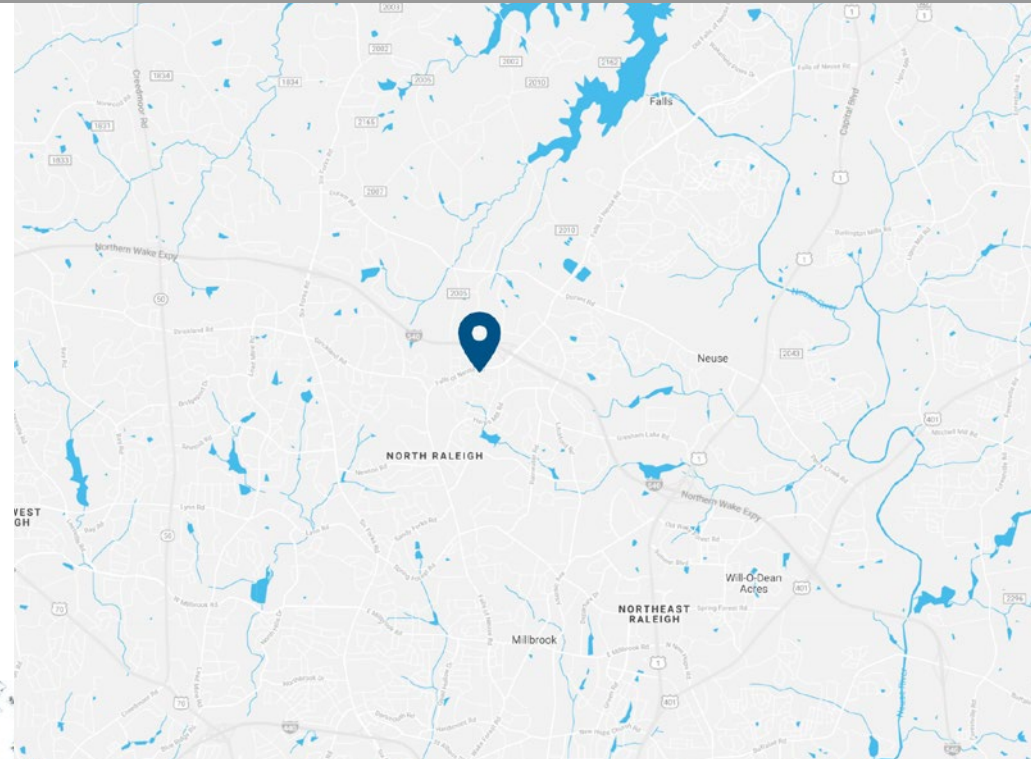
INTRODUCTION

Professional office building located in North Raleigh 1/2 mile south of I-540. The building is three-stories with a brick facade with prime exposure to Falls of Neuse Rd. Established office and medical building in North Quarter Office Park. Across the street from Lifetime Fitness and Lafayette Village.

1,968 SF office condo available October 2022. The condo has several private offices, a conference room and 1 breakroom/copy room.

HIGHLIGHTS

- 1968 RSF Available Office for Lease
- 40,262 SF Office Building
- Conveniently located in North Quarter Office Park
- Rental Rate: \$22.00/SF MG (\$3,608/Mo)
- Signage available



DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
Population	5,727	42,499	129,876
Average Household Income	\$159,589	\$131,915	\$117,721
Median Household Income	\$124,243	\$102,650	\$87,474
Households	1,911	15,965	49,376
Daytime Employees	477	13,731	58,705

PROPERTY OVERVIEW



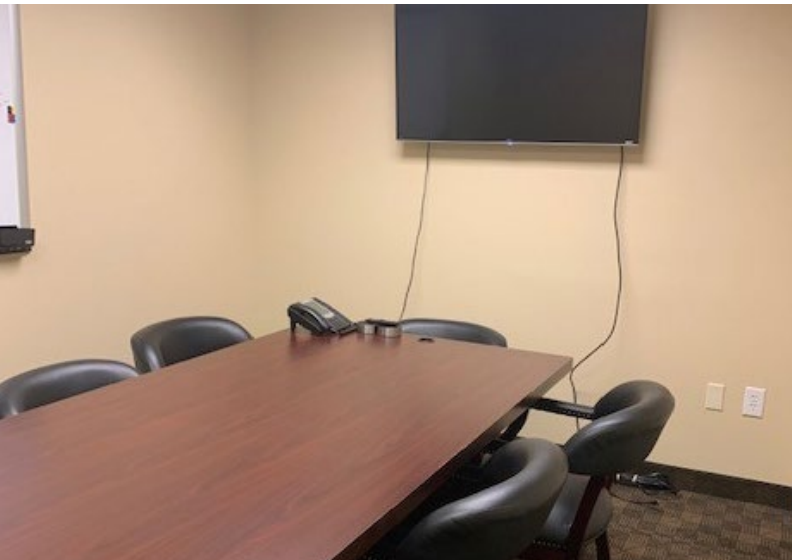
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PROPERTY DETAILS

Address	8450 Falls of Neuse Rd., Suite 200 Raleigh, NC 27615
GLA	+/- 40,262 SF Multi-Tenant Office Building
Available SF	1968 RSF Available Office for Lease
Year Built	2005
Zoning	Building Class B
Building Height	3 Stories
Signage	Available
Parking	73 Surface Parking Spaces
Traffic Counts	Falls of Neuse Rd. 32,500 VPD
Rental Rate	\$22.00/SF MG (\$3,608/Mo) Tenant pays for electricity phone, internet, and janitorial. Water and common services are included.
Condition	Full Build Out
Term	3-10 Years

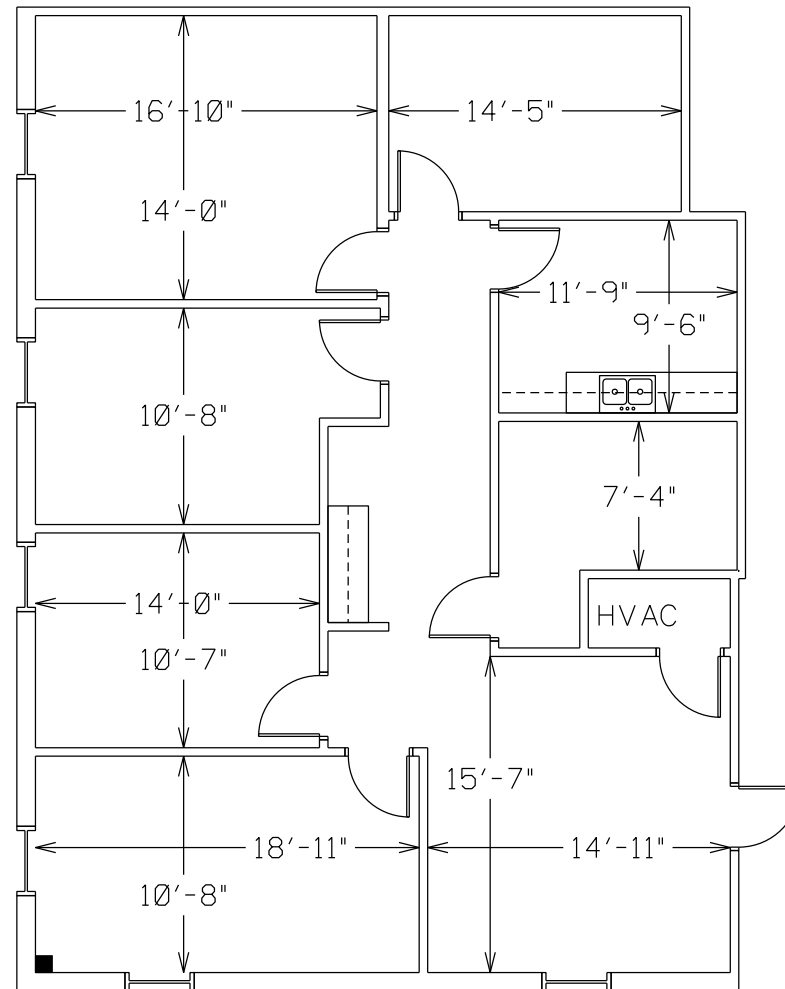
INTERIOR PHOTOS

Suite 206

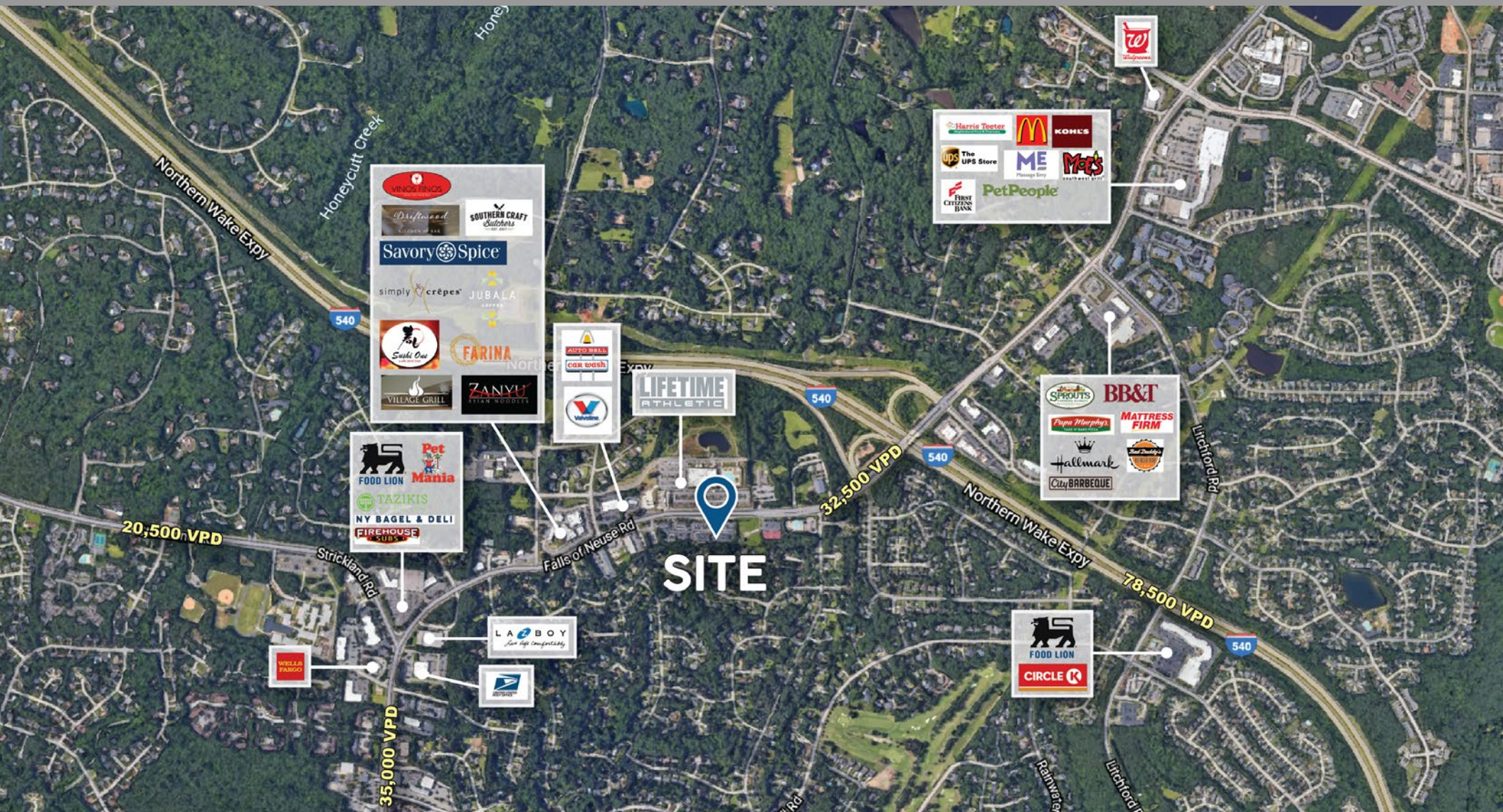


FLOOR PLAN

Suite 200



MARKET OVERVIEW





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