

Spring Forest Business Center

3100, 3150, 3200 Spring Forest Rd, Raleigh, 27616



Park Overview

Spring Forest Business Center is strategically located in Raleigh's thriving I–540/US–1 corridor, offering exceptional accessibility and visibility for your growing business. This 156,036 square foot office and flex park provides flexible space solutions, accommodating businesses of all sizes. With convenient access to I–440, I–540, and Triangle Town Center Mall, your team and clients will enjoy effortless connectivity throughout the Triangle.



Property Highlights



3 buildings totaling 156,036 SF



Rental Rate: \$18.50/RSF, NNN



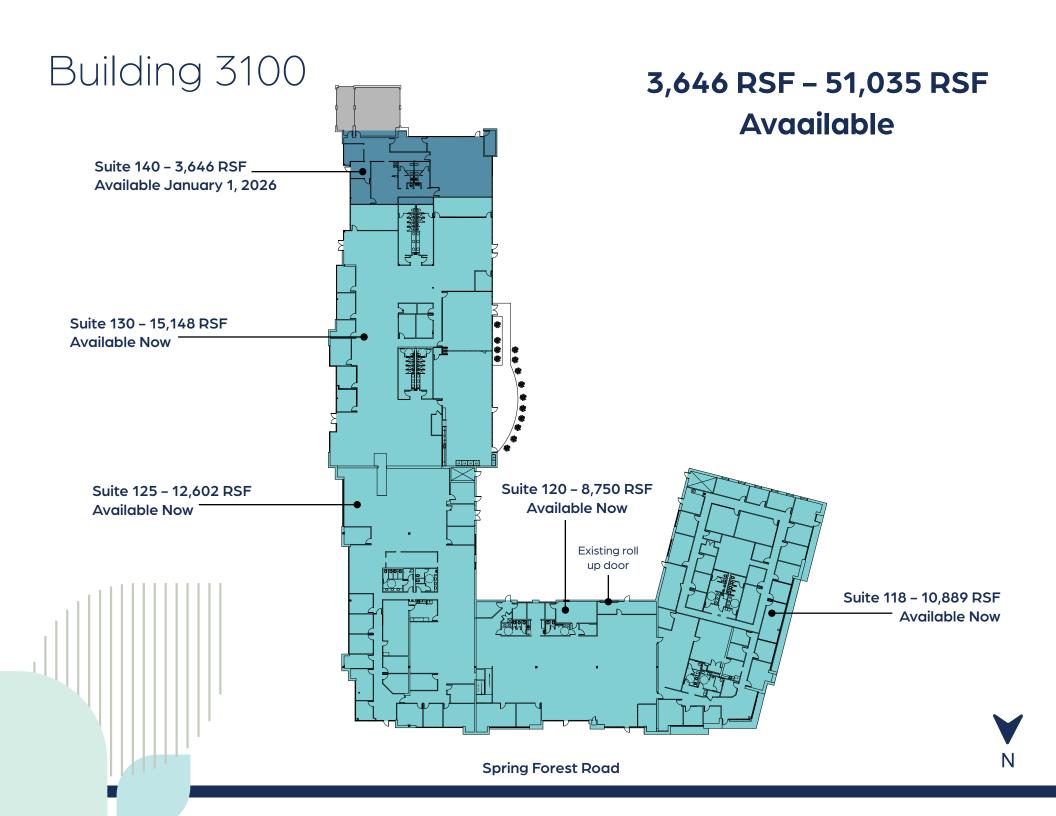
4/1,000 free surface parking



Individual building signage available

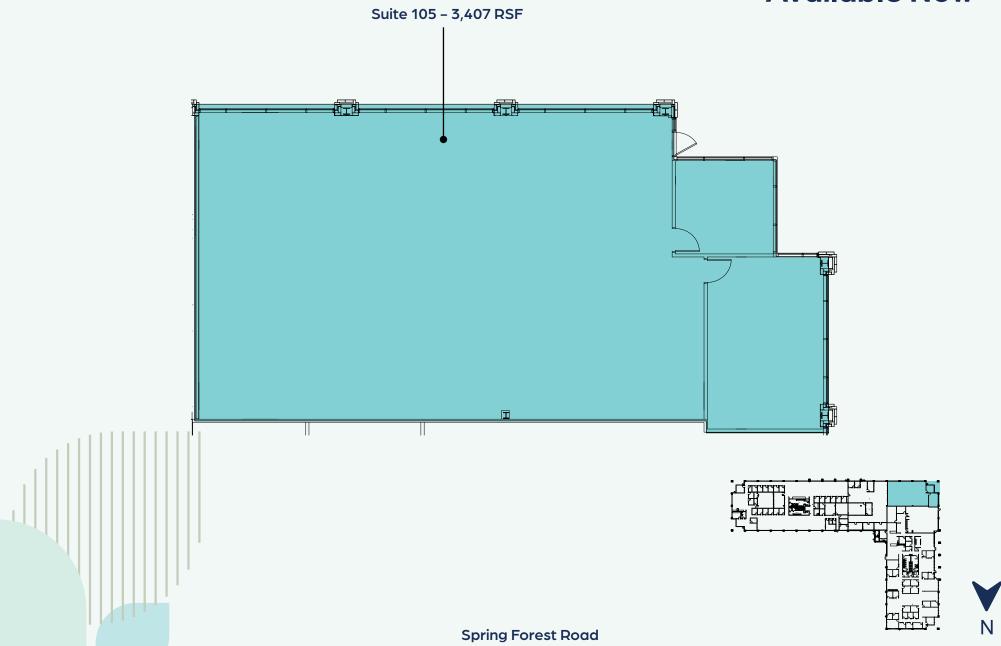


TICAM: \$4.41 per square foot - 2025 estimate



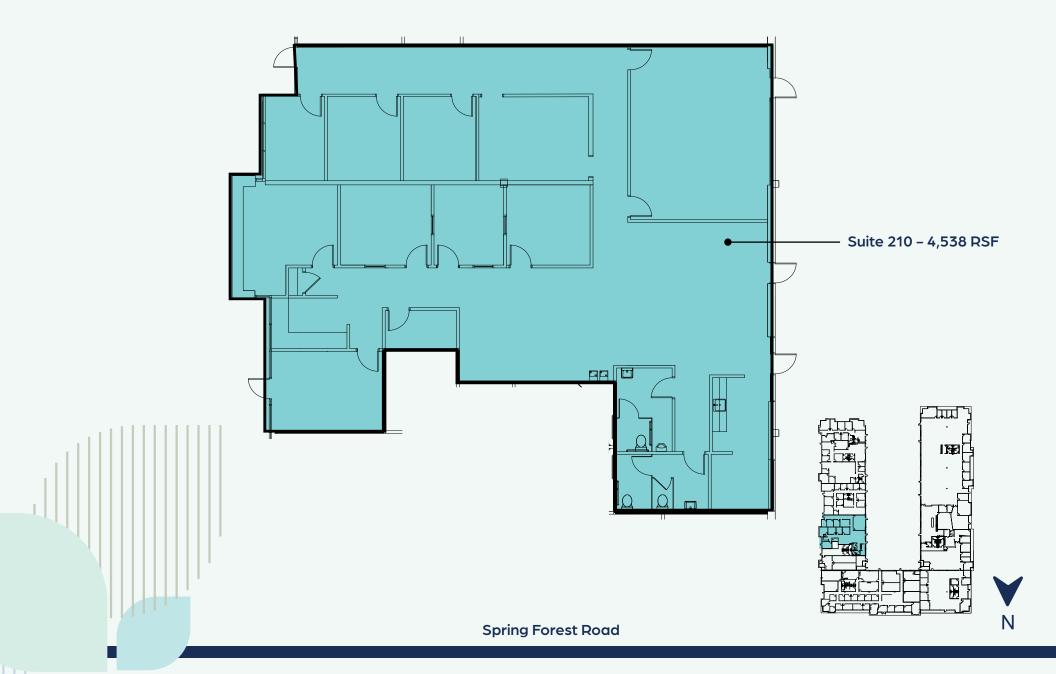
Building 3150

3,407 RSF Available Now



Building 3200

4,538 RSF Available Now

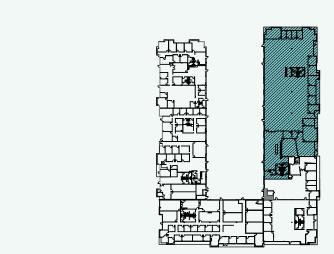


Building 3200

19,777 RSF Available Now

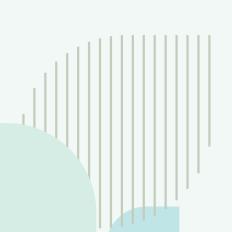
* Ability to add grade level roll up doors











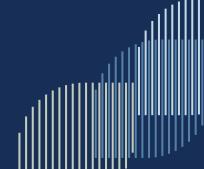


- 3 Spring Cafe
- 4 Stromboli's Express
- 5 Carrabba's Italian Grill
- Olive Garden Italian Restaurant
- 7 Chick-fil-A
- 8 Lee's Kitchen

- 10 Bojangles
- 11 McAlister's Deli
- 12 Wendy's
- 13 Raleigh Crab House
- 14 Gobi Mongolian Grill
- 15 First Watch
- 16 Chipotle Mexican Grill

- 19 Burger King
- 20 Baker's Dozen Donuts
- 21 Fu Kee Express
- 22 Subway
- 23 Arby's
- 24 Mây Bakery & Café
- 25 Red Bowl Asian Bistro

- 27 Sweet Frog
- 28 Mariscos Nayarit
- 29 Panera Bread
- Tropical Smoothie Cafe
- 31 Vera Pizza & Grill
- 32 Chili's Grill & Bar
- A Toda Madre Mexican Kitchen





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