

OFFICE CONDO FOR LEASE

8317 SIX FORKS ROAD, SUITE 103

RALEIGH, NC 27615

8317

CR Easter

CORNERSTONE
FOUNDATION REPAIR & WATERPROOFING



NATRI PROPERTIES

PROPERTY OVERVIEW

Office Condo for lease located in the sought after Six Forks/Falls of Neuse submarket. Conveniently located with excellent regional connectivity, the site offers quick access to I-540 and I-440, providing seamless connections throughout the Triangle and to major employment, retail, and transportation hubs.

ADDRESS 8317 Six Forks Road, Suite 103, Raleigh, NC 27615

BUILDING SIZE Approximately 7,200 SF

AVAILABLE SPACE 1st Floor: Suite 103 - ±1,200 RSF

RENTAL RATE \$2,500.00/Month
*Net of utilities, janitorial, and HVAC (maintenance/
service contract)

FEATURES

- (4) private offices, breakroom, reception area, private restroom
- Beautifully appointed finishes
- Full refrigerator and dishwasher in breakroom
- Faux wood floors throughout
- Abundance of cabinet storage
- Separate storage room
- Exterior office glass in several offices
- Building signage available
- First floor condo just off building entrance

HIGHLIGHTS

- Prominent Six Forks Road location
- 1.5 miles to I-540 and 4 miles to North Hills
- 15 minutes to RDU International Airport

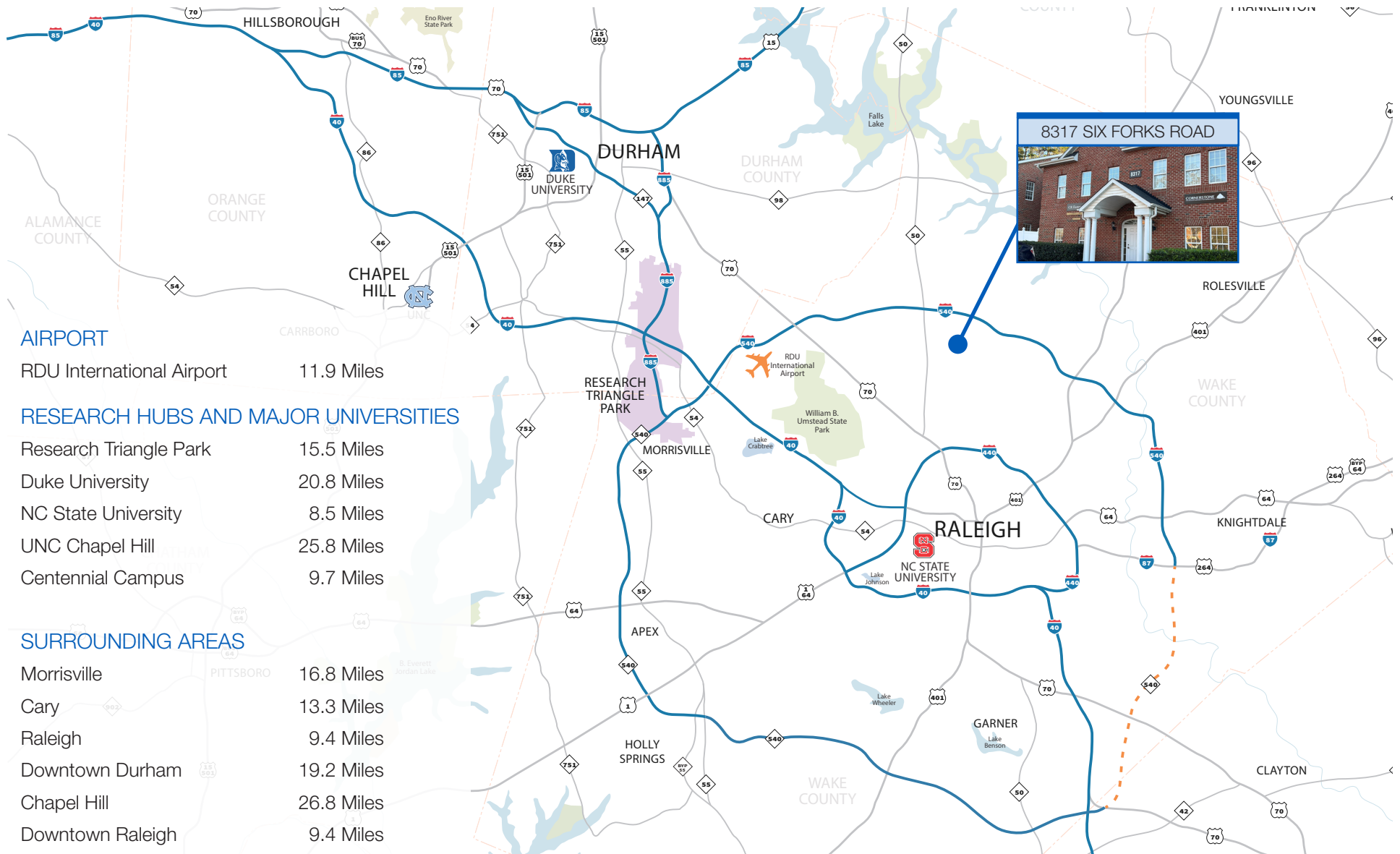
CONTACT

JIMMY BARNES, SIOR | 919.210.5471 | jbarnes@triprop.com

NAITRI PROPERTIES



TRIANGLE REGION



CONTACT

JIMMY BARNES, SIOR | 919.210.5471 | jbarnes@triprop.com

All information provided herein is from sources deemed reliable. However, all information is subject to verification. NAI Tri Properties does not independently verify nor warrant the accuracy of the information.

NAI TRI PROPERTIES

AERIAL



MAGNOLIA MARKETPLACE
AND SIX FORKS STATION

Starbucks Zaxby's Panera Bread Dunkin' Donuts Target
Chipotle Mexican Grill Taco Bell Lowe's Food Lion Exxon Mobil
UPS Planet Fitness Walgreens Wells Fargo
Great Clips Bruegger's Bagels Cook Out
Goodberry's First Horizon Crumbl Cookies
Papa John's Char-Grill Whole Foods Market

Slater Road

Six Forks Road

8317 SIX FORKS ROAD



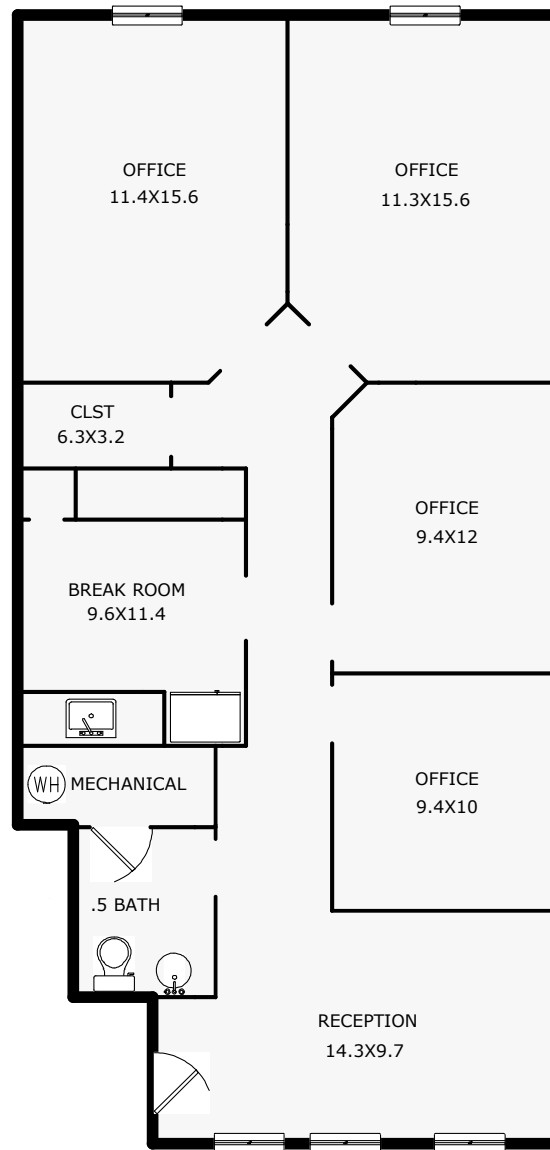
CONTACT

JIMMY BARNES, SIOR | 919.210.5471 | jbarnes@triprop.com

All information provided herein is from sources deemed reliable. However, all information is subject to verification. NAI Tri Properties does not independently verify nor warrant the accuracy of the information.

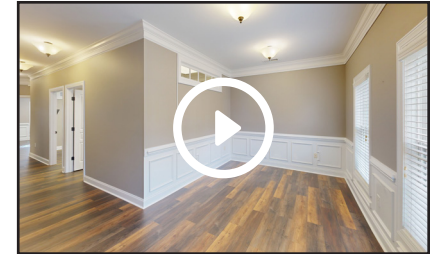
NAI TRI PROPERTIES

FLOOR PLAN



Floor plan dimensions are approximate

For Virtual Tour please click or scan



CONTACT

JIMMY BARNES, SIOR | 919.210.5471 | jbarnes@triprop.com

All information provided herein is from sources deemed reliable. However, all information is subject to verification. NAI Tri Properties does not independently verify nor warrant the accuracy of the information.

NAITRI PROPERTIES



CONTACT

JIMMY BARNES, SIOR | 919.210.5471 | jbarnes@triprop.com

All information provided herein is from sources deemed reliable. However, all information is subject to verification. NAI Tri Properties does not independently verify nor warrant the accuracy of the information.

NAITRI PROPERTIES

AMENITIES

Convenient access to I-540 & I-440 in Raleigh's Midtown with nearby amenities including restaurants, shopping, hotels, banks, fitness and more.

DINING

Bali-Hai Mongolian Grill
Bruegger's Bagels
Cape Fear Seafood Company
Carajillo's Mexican Kitchen
CAVA
Taziki's Mediterranean Café
Char-Grill
Chick-Fil-A
Chipotle
Clean EatZ
Cook Out
Domino's
Everbowl
Firehouse SUBs
Goodberry's Frozen Custard
Great Harvest Bread Co
Guasaca
Salt & Lime Cabo Grill
Happy + Hale
Hero's Pub & Sandwich Shop
Hibernian Irish Pub and Restaurant
IHOP
Jason's Deli
La Rancherita
Market Sandwich
McDonald's

Milton's Pizza & Pasta
Moe's Southwest Café
Neo Sushi Express
New York Bagels & Deli
Ni Asian Kitchen
Nothing Bundt Cakes
Panera Bread
Papa Johns
Peri Brothers Pizza & Modern Italian
Poke Burri
Poppyseed Market
Premier Cakes
Rise Southern Biscuits & Righteous
Chicken
Ristorante Nina's
Rosati's Pizza
Rudino's Rooftop
Saints & Scholars Pub
Sassool
Simply Crepes Craft Kitchen
Starbucks
Sushi Time
Taco Bell
Taza Grill
Tenko Japan
Ton Noodles
Tropical Smoothie Café

Uptown Pho
Vinnie's Steak House & Tavern
Vivo Ristorante
Wendy's
Winston's Grille
Zaxbys

SHOPPING/SERVICES

A Cleaner World
American Pride Xpress Carwash
Autobell Car Wash
Dollar General
Dollar Tree
Exxon
Fleet Feet North Raleigh
Food Lion
Harris Teeter
Hobby Lobby
HomeGoods
Lowes Foods
PetSmart
Precision
T.J. Maxx
Target
The Fresh Market
The Home Depot
The RipTide Car Wash

The UPS Store
Triangle Cinemas @ Six Forks
United States Postal Service
Wake County ABC Store
Walgreens
Westlake Ace Hardware
Whole Foods Market

BANKS

Chase Bank
Fifth Third Bank
First Horizon Bank
PNC Bank
State Employee's Credit Union
Truist
Wells Fargo Bank

RECREATIONAL

A.E. Finley YMCA
Baileywick Road Park
Life Time
North Ridge Country Club
O2 Fitness
Planet Fitness
Summerfield-Wycombe Swim & Racquet Club

CONTACT

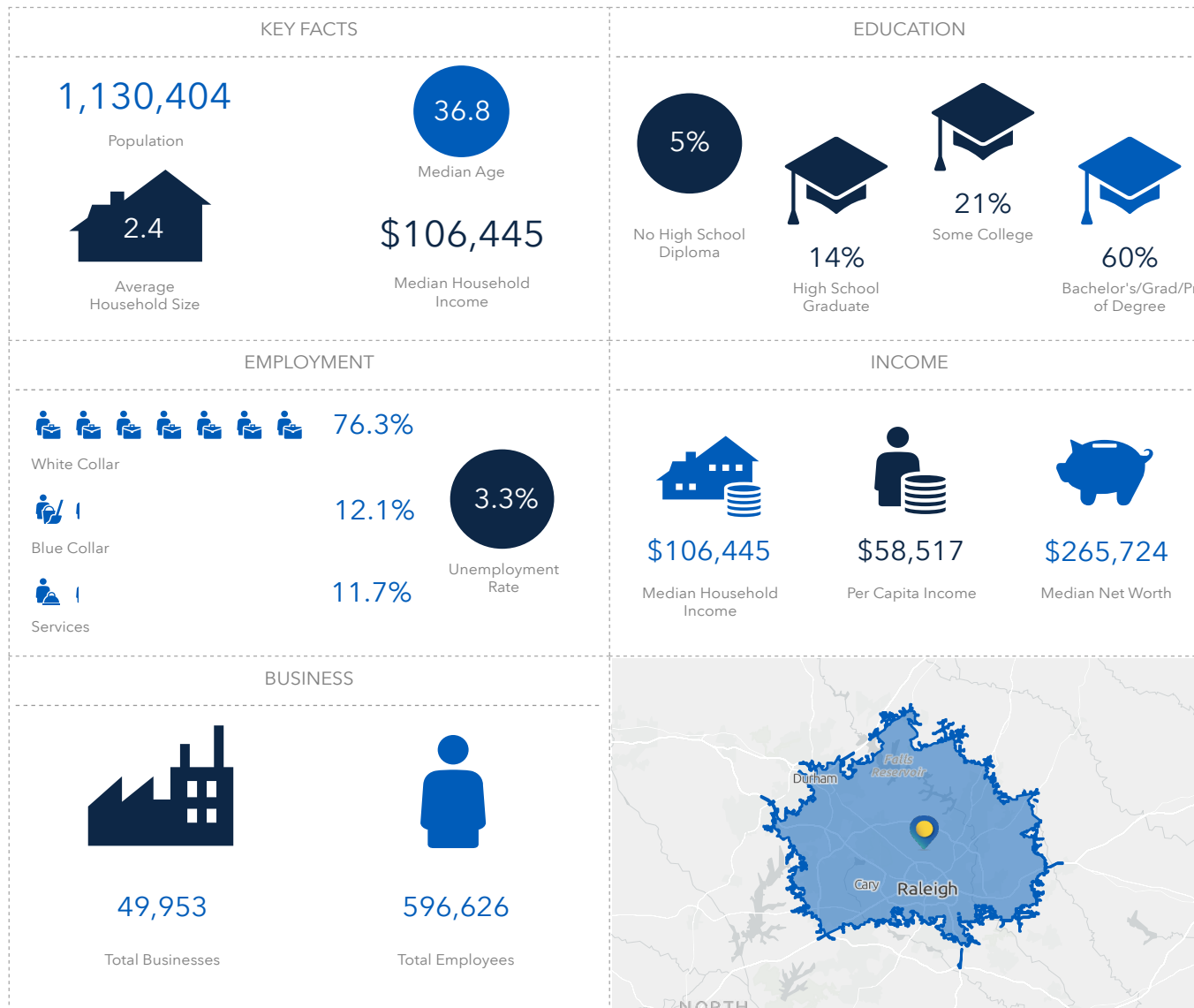
JIMMY BARNES, SIOR | 919.210.5471 | jbarnes@triprop.com

All information provided herein is from sources deemed reliable. However, all information is subject to verification. NAI Tri Properties does not independently verify nor warrant the accuracy of the information.



DEMOGRAPHICS

27 MINUTE AVERAGE COMMUTE DRIVE TIME



CONTACT

JIMMY BARNES, SIOR | 919.210.5471 | jbarnes@triprop.com

NAI TRI PROPERTIES

All information provided herein is from sources deemed reliable. However, all information is subject to verification. NAI Tri Properties does not independently verify nor warrant the accuracy of the information.