



PILOT MILL

OFFICE SUITE FOR LEASE

1101 Haynes Street, Raleigh, NC 27604

AGENT

Peter Pace, SIOR · peterpace@yorkproperties.com
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PROPERTY DESCRIPTION

OFFICE FOR LEASE

AVAILABILITY

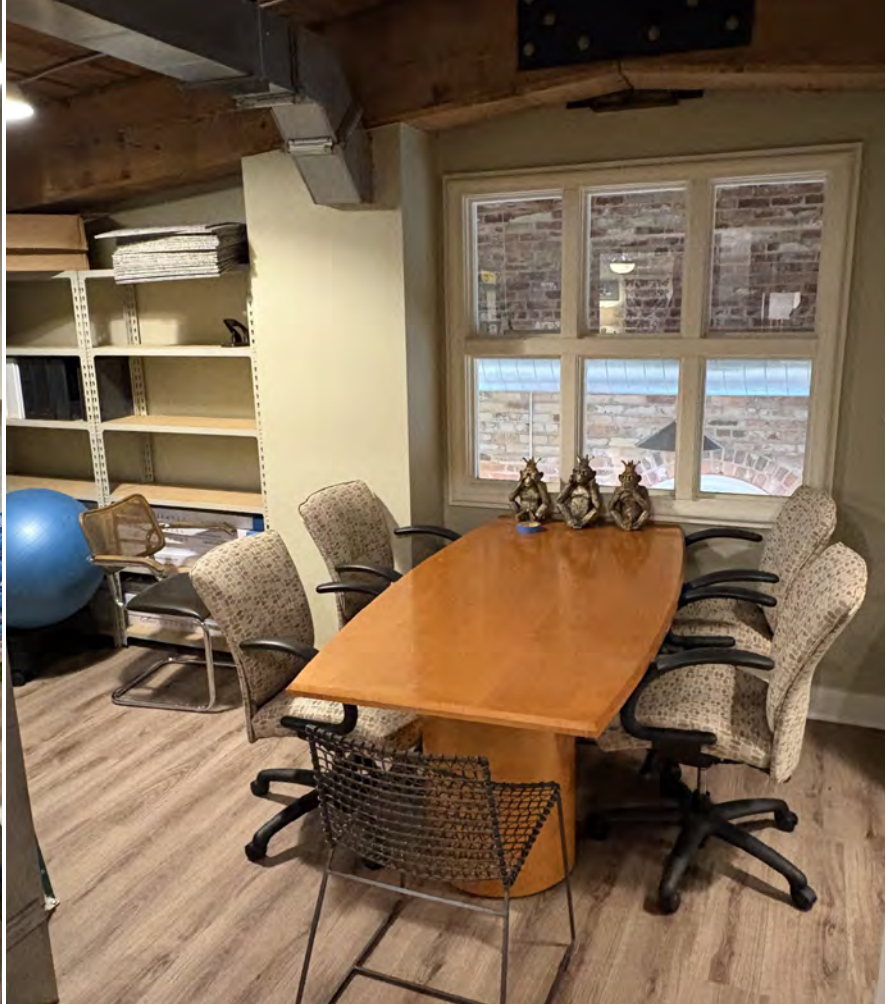
Suite 201 ± 9,254 RSF

\$34.50 PSF

LEASE RATE

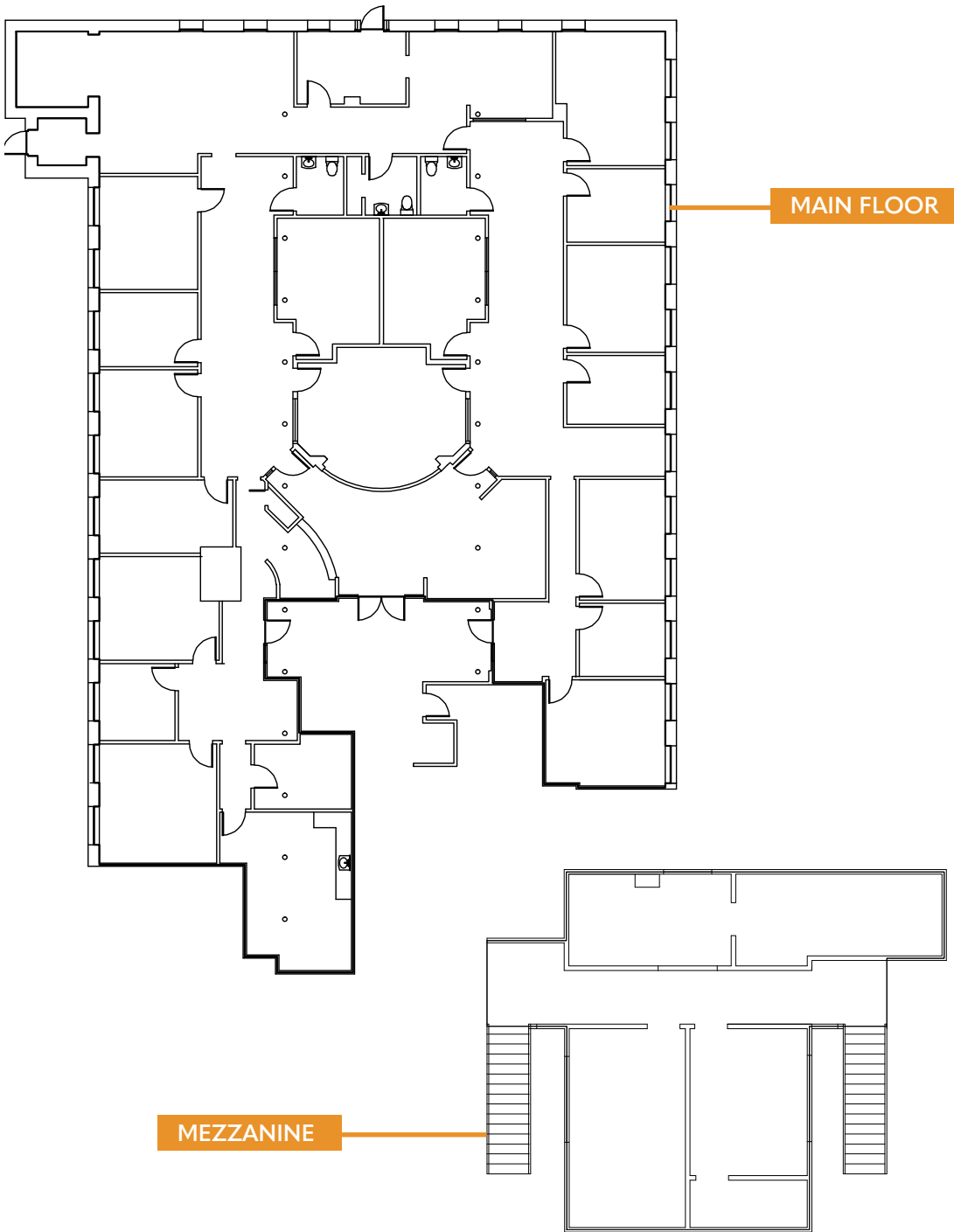
DETAILS

- Located just north of Downtown Raleigh within walking distance to shops and restaurants of Seaboard Station
- On-site parking and common area patios
- Can be subdivided
- Space was built out for a law firm and includes private offices, conference rooms, break room, storage areas, mezzanine, and private rest room.
- Available August 1, 2027





± 9,251 RSF
SUITE 201



RALEIGH ACCOLADES

#1 BEST-PERFORMING LARGE METRO AREA

Milken Institute · January 2025

#3 BEST STATE CAPITAL TO LIVE IN

WalletHub · February 2025

#3 FASTEST GROWING U.S. CITY FOR CONSTRUCTION

CoreLogic · February 2025

RALEIGH PROFILE

53.9%	53%	217,866	\$74,612
Batchelor’s Degree or Higher	Owner Occupied Housing Unit Rate	Number of Housing Units	Median Household Income
194,917	2.3	21.6 min.	20.6%
Number of Households	Number of Persons Per Household	Mean Time Travel to Work	Moved since previous year
35	\$340,000	5.4%	474,069
Median Age	Median Home Price	Veteran Status	Total Population

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>

PILOT MILL 2025 DEMOGRAPHICS

 MILE RADIUS	 POPULATION	 HOUSEHOLDS	 HOUSEHOLD INCOME	 DAYTIME POPULATION
1	15,664	8,922	\$134,198	16,127
3	106,450	46,577	\$109,069	103,526
5	256,211	111,490	\$93,316	178,511

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LEASING

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MARKETING

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YORK PROPERTIES

Brokerage • Property Management • Security
Maintenance • Association Management • Construction
Landscaping • Accounting

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