



4800 FALLS

4800 FALLS OF NEUSE

PREMIER OFFICE SPACE FOR LEASE
IN NORTH RALEIGH

Skipper Day · 919.645.2769
skipperday@yorkproperties.com

Judson McMillan · 919.645.2764
judsonmcmillan@yorkproperties.com

york

4800 FALLS

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

QUAIL CORNERS

Deja Brew • Big Ed's Restaurant • The Butcher's Market • Gym Tacos • Clyde Cooper's BBQ • Hangry Joe's Hot Chicken (Coming Soon)

8 MIN. WALK

**4800
FALLS**

PROPERTY DETAILS

4800 Falls of Neuse

LEASE RATE

\$25.50 RSF Full Service

AVAILABILITY

Suite 110 | ± 9,452 RSF

Suite 140 | ± 2,058 RSF

Suite 500* | ± 21,935 RSF

Suite 550* | ± 7,163 RSF

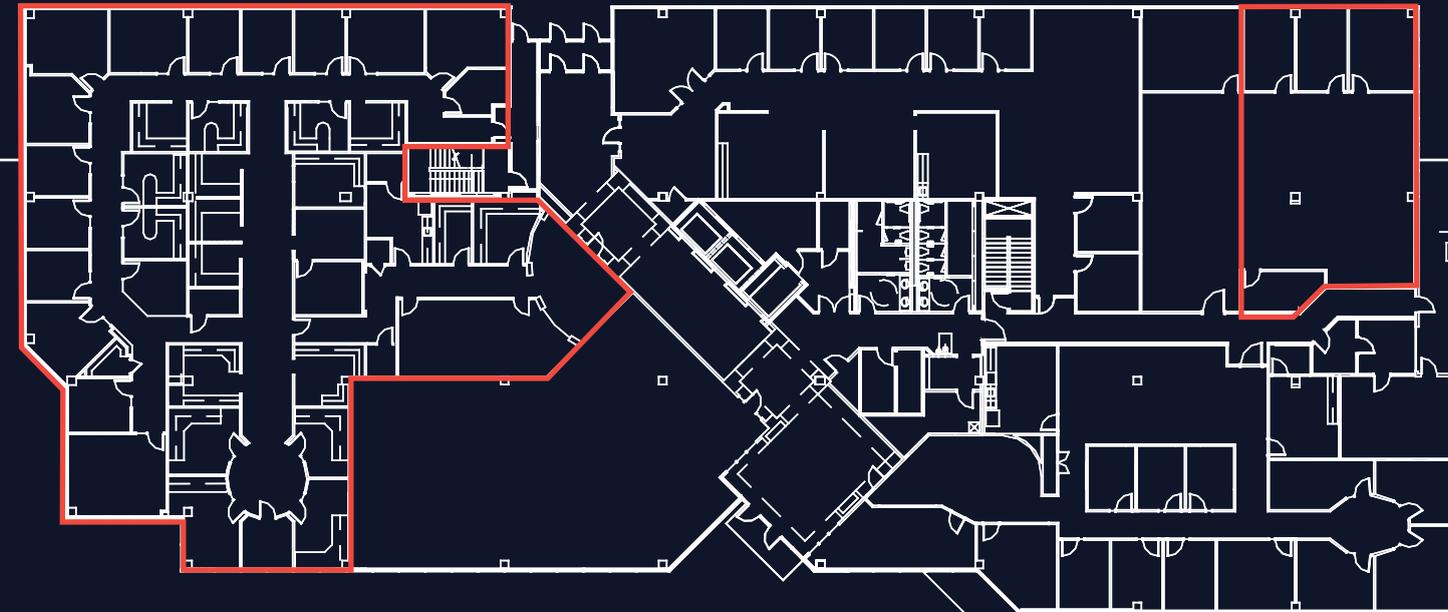
*Suites 500 and 550 can be combined for ± 29,098 RSF

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, Gym Tacos, and Clyde Cooper's BBQ
- 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.

FIRST FLOOR

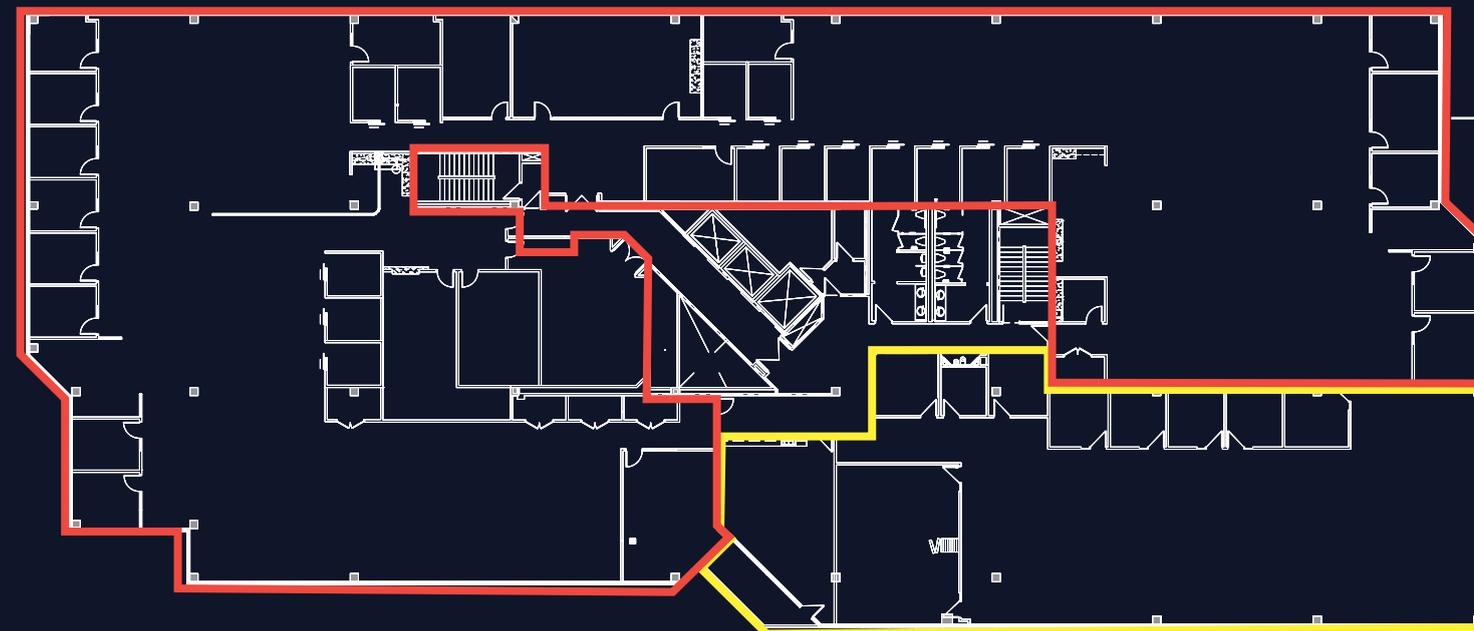
SUITE 110
±9,452 RSF



SUITE 140
±2,058 RSF

FIFTH FLOOR

SUITE 500
±21,935 RSF



Can be combined with
Suite 550 for ±29,098 RSF

SUITE 550
±7,163 RSF

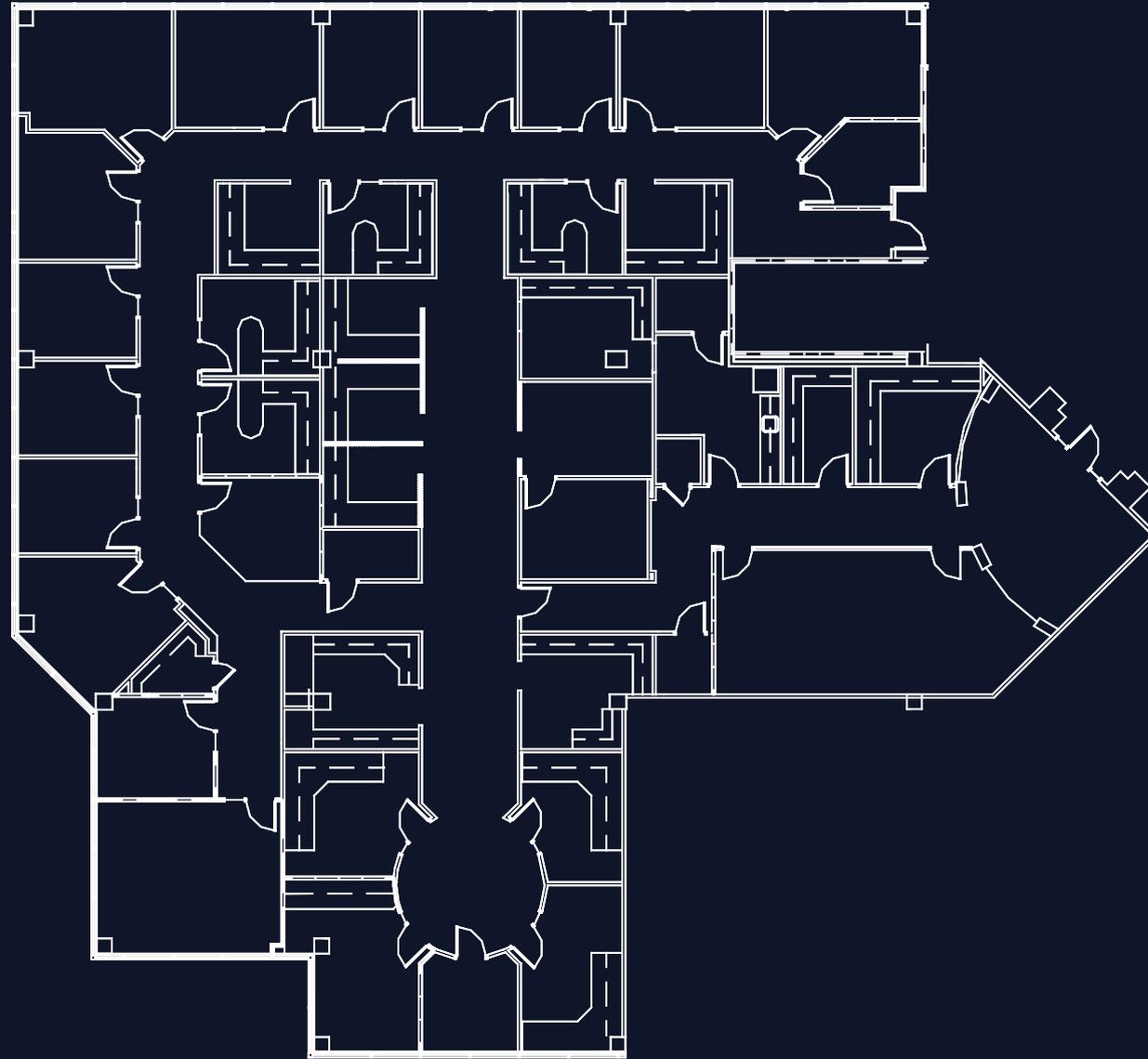
Can be combined with
Suite 500 for ±29,098 RSF



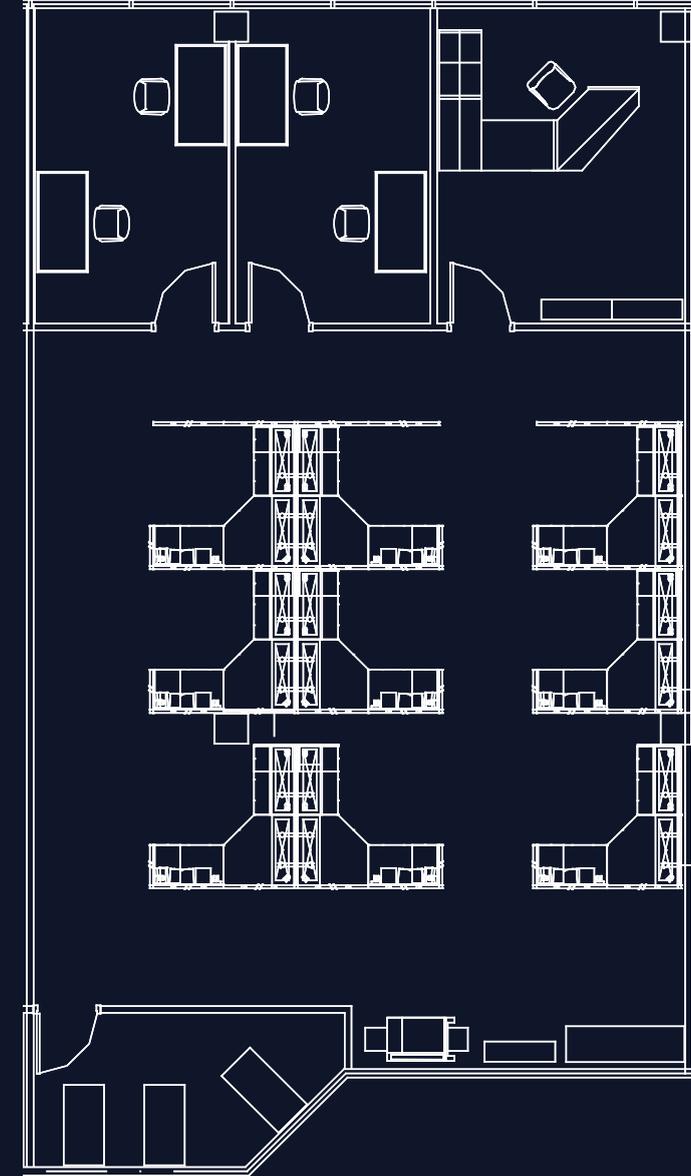
4



SUITE 110
±9,452 SF

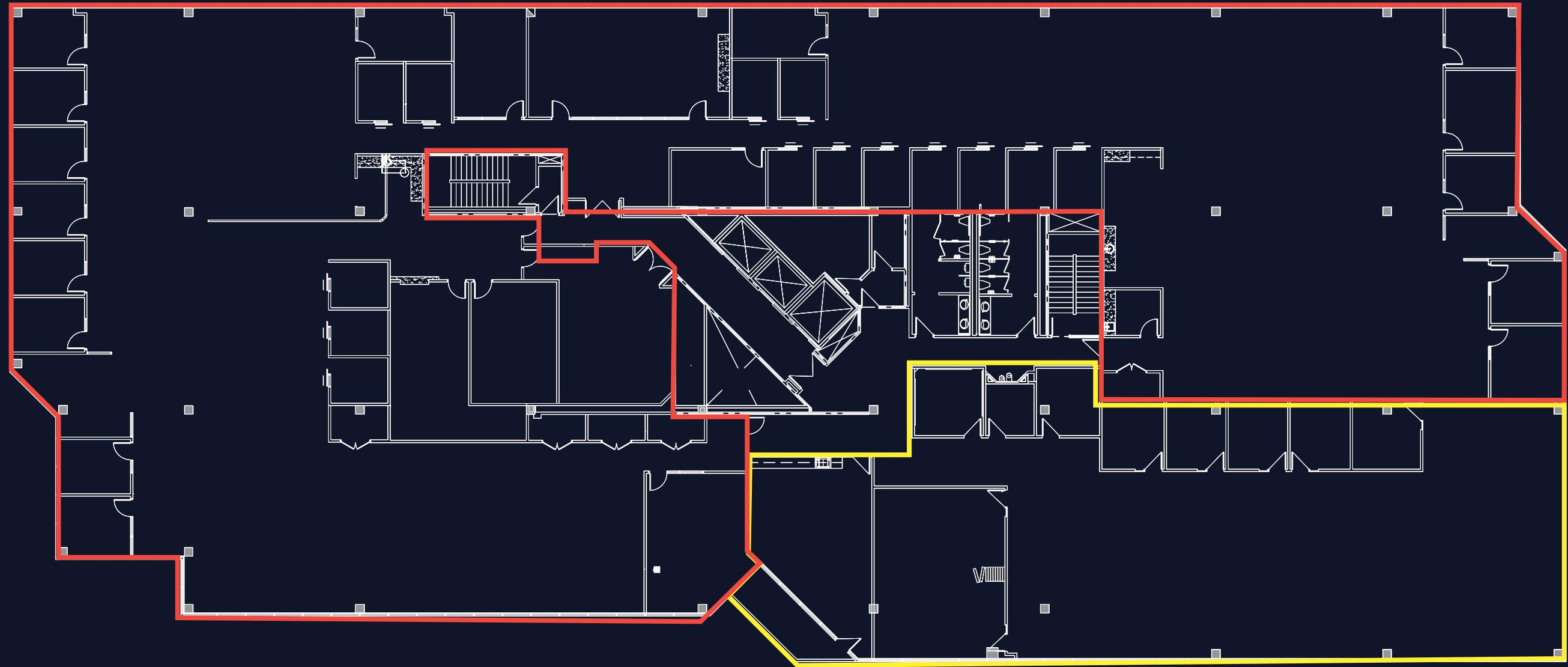


SUITE 140
±2,058 SF



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

SUITE 500
±21,935 SF

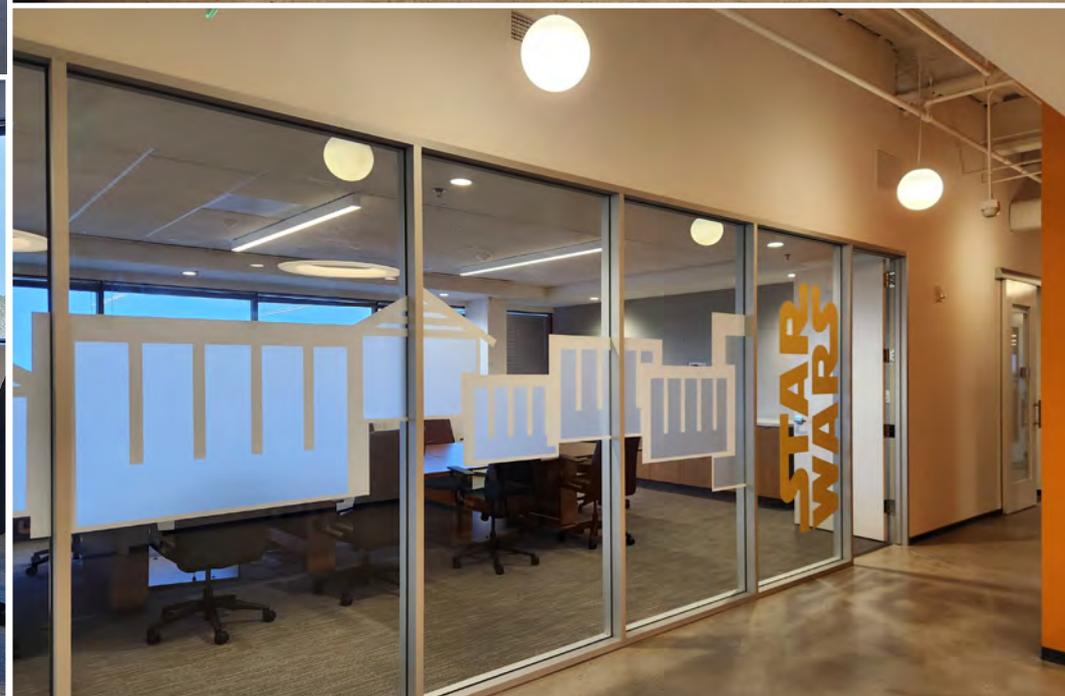
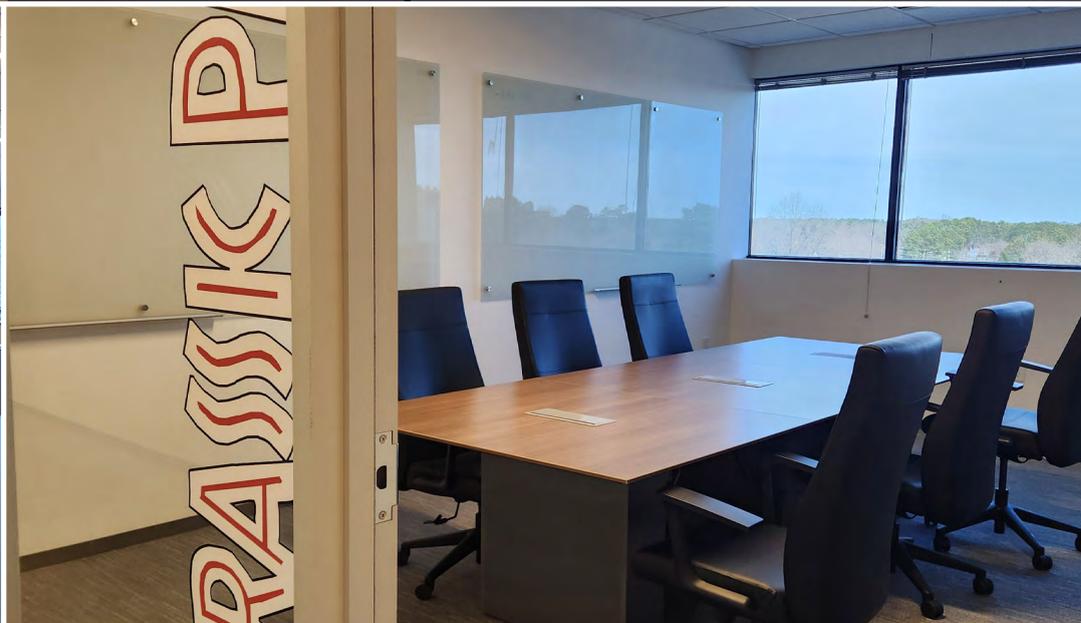
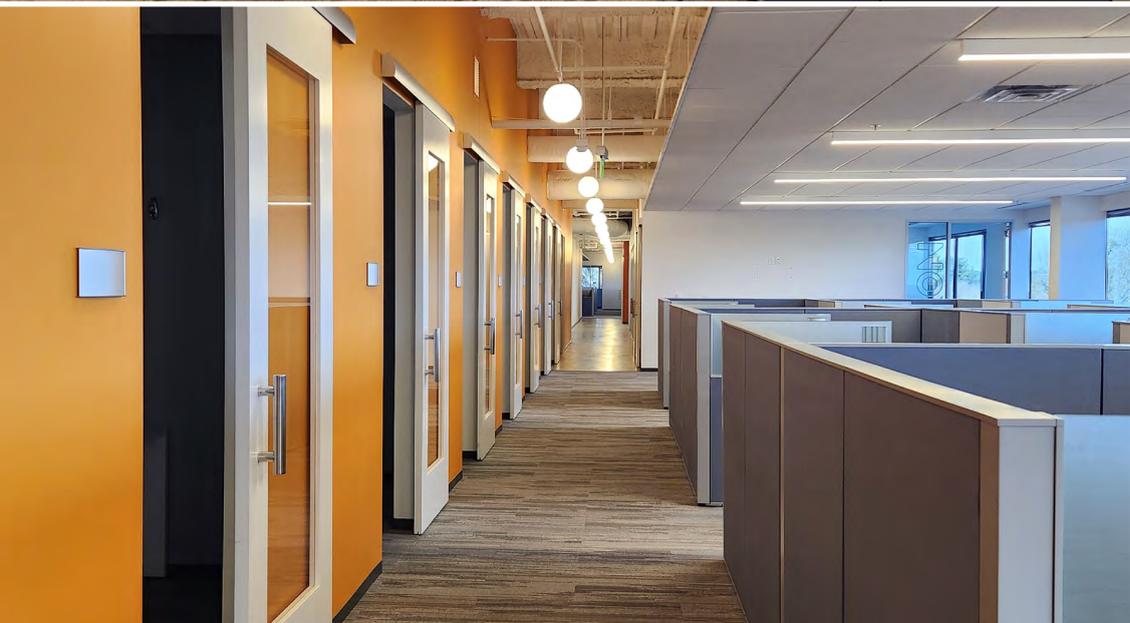


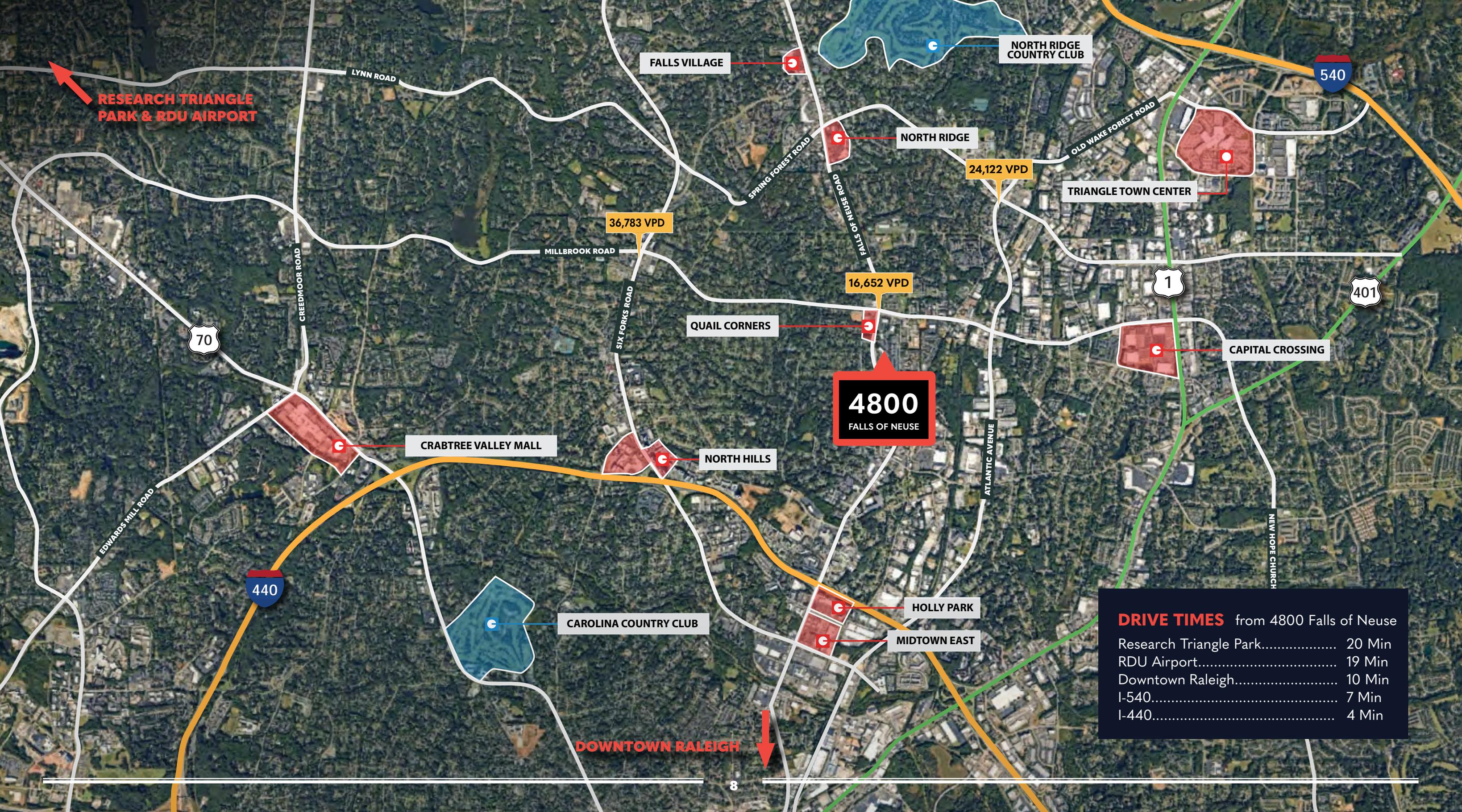
SUITE 550
±7,163 SF



SUITE 500 INTERIOR

7





4800
FALLS OF NEUSE

36,783 VPD

16,652 VPD

24,122 VPD

DRIVE TIMES from 4800 Falls of Neuse

| | |
|-----------------------------|--------|
| Research Triangle Park..... | 20 Min |
| RDU Airport..... | 19 Min |
| Downtown Raleigh..... | 10 Min |
| I-540..... | 7 Min |
| I-440..... | 4 Min |

FALLS VILLAGE

NORTH RIDGE COUNTRY CLUB

NORTH RIDGE

TRIANGLE TOWN CENTER

QUAIL CORNERS

CAPITAL CROSSING

CRABTREE VALLEY MALL

NORTH HILLS

CAROLINA COUNTRY CLUB

HOLLY PARK

MIDTOWN EAST

DOWNTOWN RALEIGH

RALEIGH ACCOLADES

#1 BEST-PERFORMING LARGE METRO AREA

Milken Institute · January 2025

#1 METRO FOR NEW COLLEGE GRADUATES

ADP · July 2025

#3 BEST STATE CAPITAL TO LIVE IN

Wallet Hub · February 2025

#2 AMERICA'S FRIENDLIEST CITIES

YUZU · April 2025

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

New York Post · September 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 FALLS

4800 FALLS OF NEUSE

LEASING

Skipper Day
919.645.2769

skipperday@yorkproperties.com

Judson McMillan
919.645.2764

judsonmcmillan@yorkproperties.com

MARKETING

Victoria Eaton
victoriaeaton@yorkproperties.com

YORK PROPERTIES

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

ADDRESS

2108 Clark Avenue
Raleigh, NC 27605

ONLINE

[@yorkproperties1](https://www.yorkproperties.com)
www.yorkproperties.com