

OFFICE FOR SALE/LEASE

11125 FOREST PINES DRIVE, RALEIGH, NC 27614

65,653 SF | 10.85 ACRES

JAKE PLOTKIN, CCIM
Vice President, Principal
919.616.0066
jplotkin@lee-associates.com

DANIEL CHENG, CCIM
eXp Commercial
Vice President of Capital Market and Industrial
919.218.7146
daniel.cheng@expcommercial.com

 **LEE & ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES
RALEIGH • DURHAM • WILMINGTON

PROPERTY SUMMARY

LOCATION DESCRIPTION

Located in North Raleigh's Wakefield area, 11125 Forest Pines Drive offers a strategic position within one of the region's fastest-growing mixed-use corridors. The property provides convenient access to US-1, NC-98, and I-540, supporting efficient connectivity throughout the greater Raleigh-Durham market. Surrounded by established residential communities, retail centers, and healthcare providers, the site benefits from a strong local labor base and nearby amenities. Its proximity to Wake Forest, North Hills, downtown Raleigh, and RDU International Airport places users within easy reach of the broader Triangle region's business and technology ecosystem.

BUILDING HIGHLIGHTS

- » 65,653 SF Single-story office
- » Potentially subdividable to 22,000 SF
- » Great mixture of open space, private offices and conference rooms
- » Large training center with modular partitions to create 3 conference rooms
- » On-site fitness center
- » 3 sets of restrooms, one with shower and lockers

PRICING

- » Lease rate: \$17.50/SF, NNN
- » Sale price: ~~\$13.5M~~ **\$12M**



OFFICE FOR SALE/LEASE • 11125 FOREST PINES DRIVE • RALEIGH, NC

PROPERTY OVERVIEW

| | | | |
|---------------------|---|---------------------|--------------------------------|
| Address | 11125 Forest Pines Drive Raleigh, NC 27614 | Year Built/Expanded | 2015/2018 |
| Exterior | Brick | Jurisdiction | City of Raleigh ETJ |
| Wake County GIS PIN | 1830401750 | Zoning | CX-3 |
| Site Area | 10.85 acres | Access | Forest Pines Dr/Common Oaks Dr |
| Building Size | 65,653 square feet | Dock | Loading dock |
| # of Floors | One | Sprinklers | Wet |
| | | Parking ratio | 3.76/1,000 SF |



OFFICE FOR SALE/LEASE • 11125 FOREST PINES DRIVE • RALEIGH, NC

PHOTOS



OFFICE FOR SALE/LEASE • 11125 FOREST PINES DRIVE • RALEIGH, NC

SITE PLAN



Zoning
CX-3 (RALEIGH)

Parking
244 SPACES

Acres
10.85

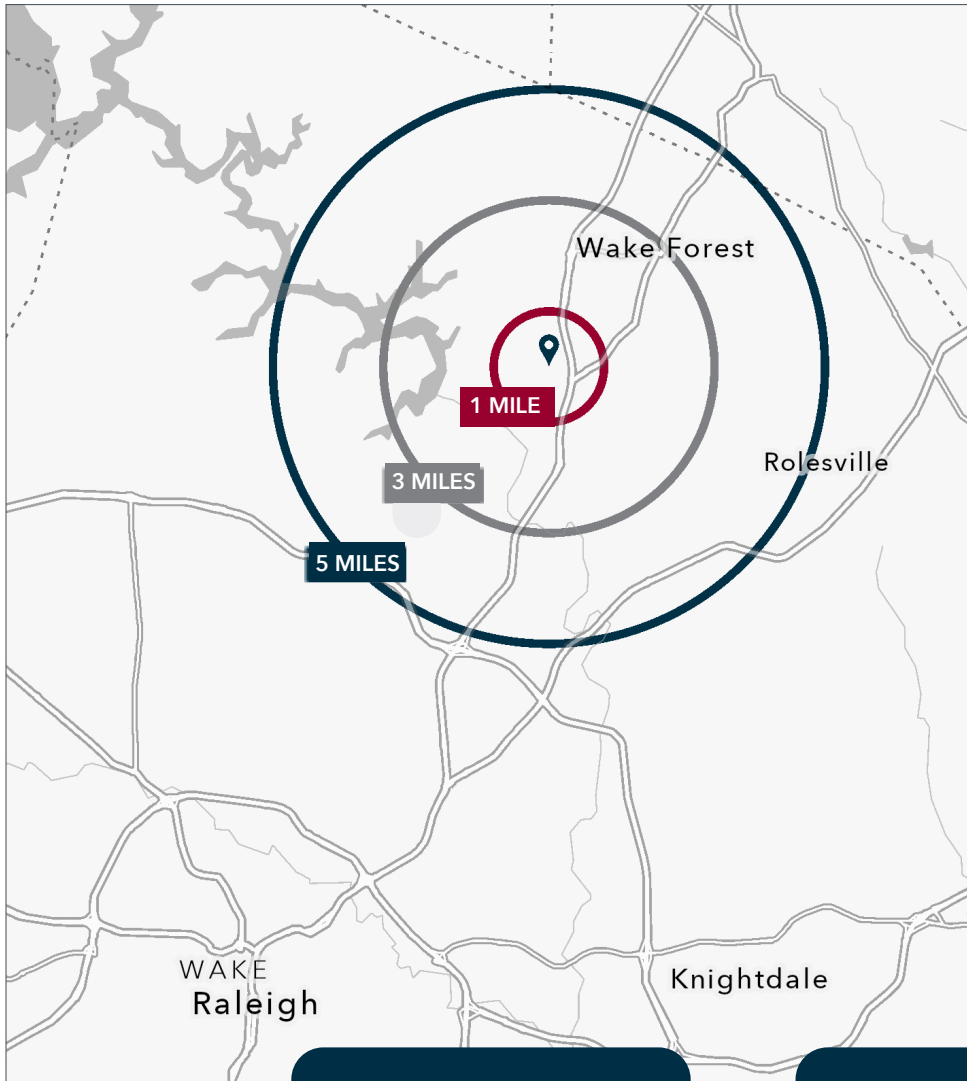
OFFICE FOR SALE/LEASE • 11125 FOREST PINES DRIVE • RALEIGH, NC

AREA AMENITIES



OFFICE FOR SALE/LEASE • 11125 FOREST PINES DRIVE • RALEIGH, NC

DEMOGRAPHICS



| | 1 MILE | 3 MILES | 5 MILES |
|-----------------------------|--------|---------|---------|
| Population (2025) | 8,270 | 55,533 | 137,266 |
| Daytime Population | 11,029 | 54,578 | 116,866 |
| Number of Businesses | 607 | 2,356 | 4,231 |
| Number of Employees | 5,920 | 20,924 | 35,053 |
| Bachelor's Degree of Higher | 50.8% | 60.6% | 60.8% |



#1
 TOP METRO FOR BEST
 BUSINESS CLIMATE (RALEIGH)
 (BUSINESS FACILITIES 2025)

#1
 STATE FOR BUSINESS
 (NORTH CAROLINA)
 (CNBC 2025)

#1
 BEST PERFORMING
 LARGE CITY (RALEIGH)
 (MILKEN INSTITUTE - 2025)

OFFICE FOR SALE/LEASE • 11125 FOREST PINES DRIVE • RALEIGH, NC