

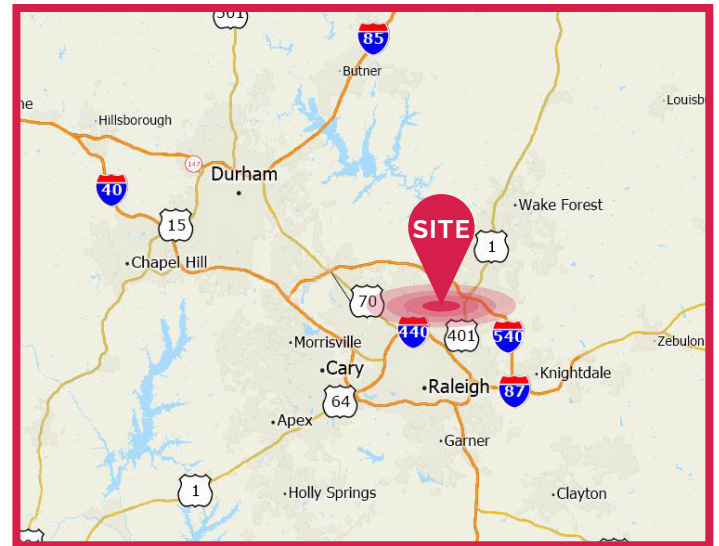


6131 FALLS OF NEUSE ROAD Raleigh, NC 27609

Lease Information

One Springfield Center

Available Suites	Two remaining suites left: <ul style="list-style-type: none"> • First Floor, Suite 102: ± 3,080 SF* • First Floor, Suite 112: ± 3,932 SF* <p>* Available immediately</p>
Accessibility	Property is easily accessible from Ridgefield Drive
Amenities	Numerous restaurant and retail, North Ridge County Club, and North Hills all in close proximity.
Lease Rate	\$27.00 PSF
Rent Type	Full service



One Springfield Center is ideally located near the intersection of Falls of Neuse Road and Spring Forest Road, in close proximity to I-540, I-440 and US-1. This class A brick and glass office building features a new lobby and beautiful new millwork throughout.

BUILDING INFORMATION

Building SF	±57,500 RSF
Stories	3
Typical Floor SF	18,884 SF
Building Class	Class A
Year Built	1983, renovated 2019
Parking	3.76 spaces per 1,000 SF Surface
Vehicle charging station	6 EV charging stations

AMENITIES

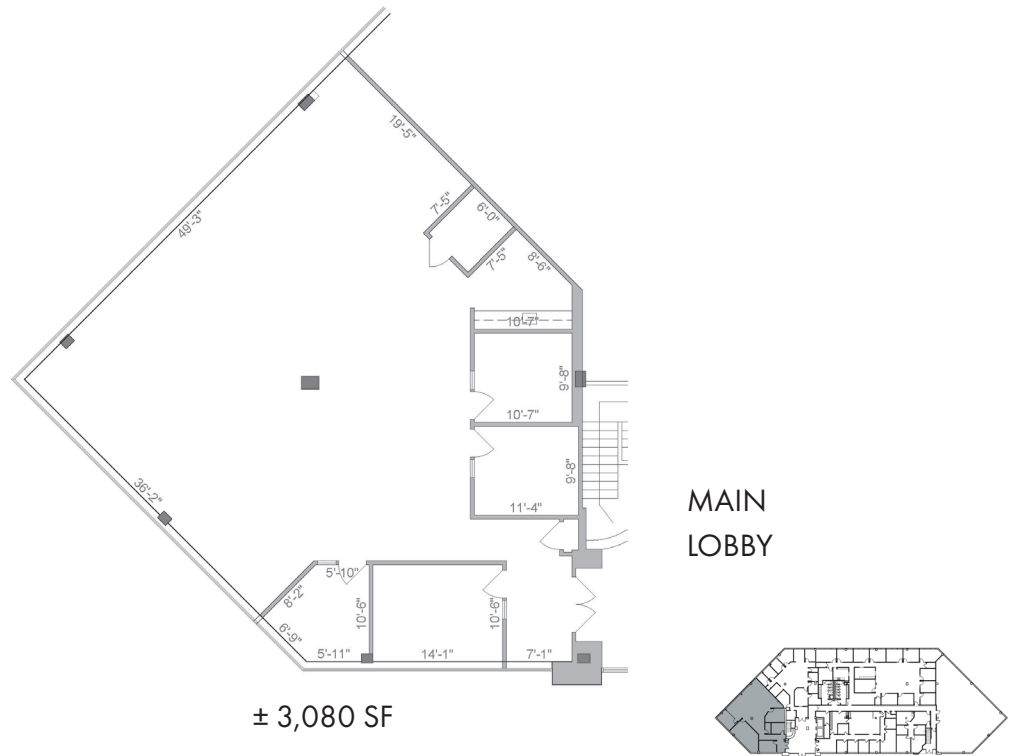
- Newly renovated lobby
- Rich mahogany wood
- Granite floors
- Walking distance to three shopping centers, banks, and restaurants
- Windows consist of double pane mirrored glass, allowing ample natural light into space
- Lavish landscaping



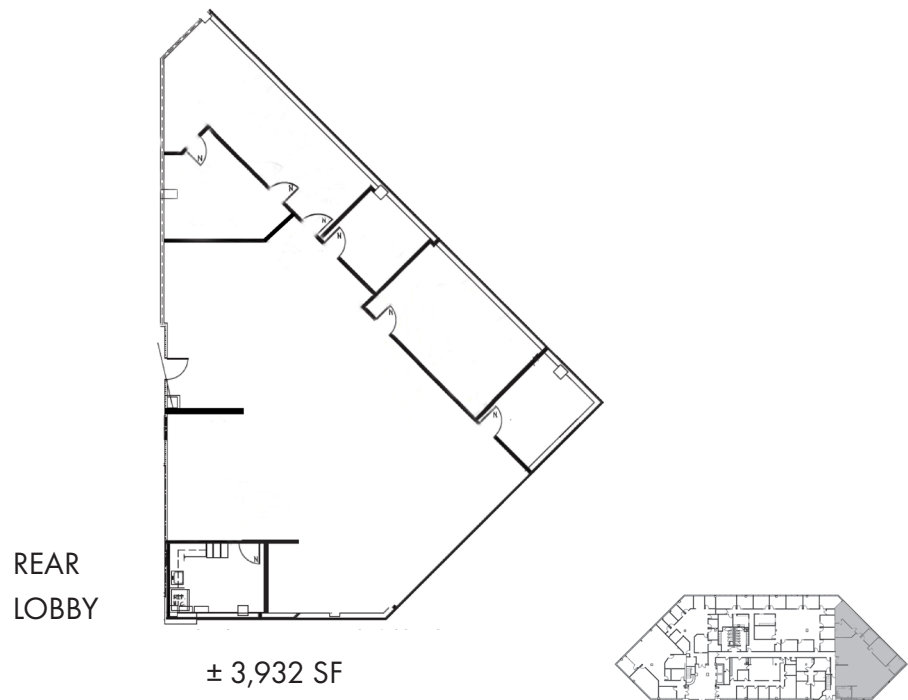
FIRST FLOOR PLAN



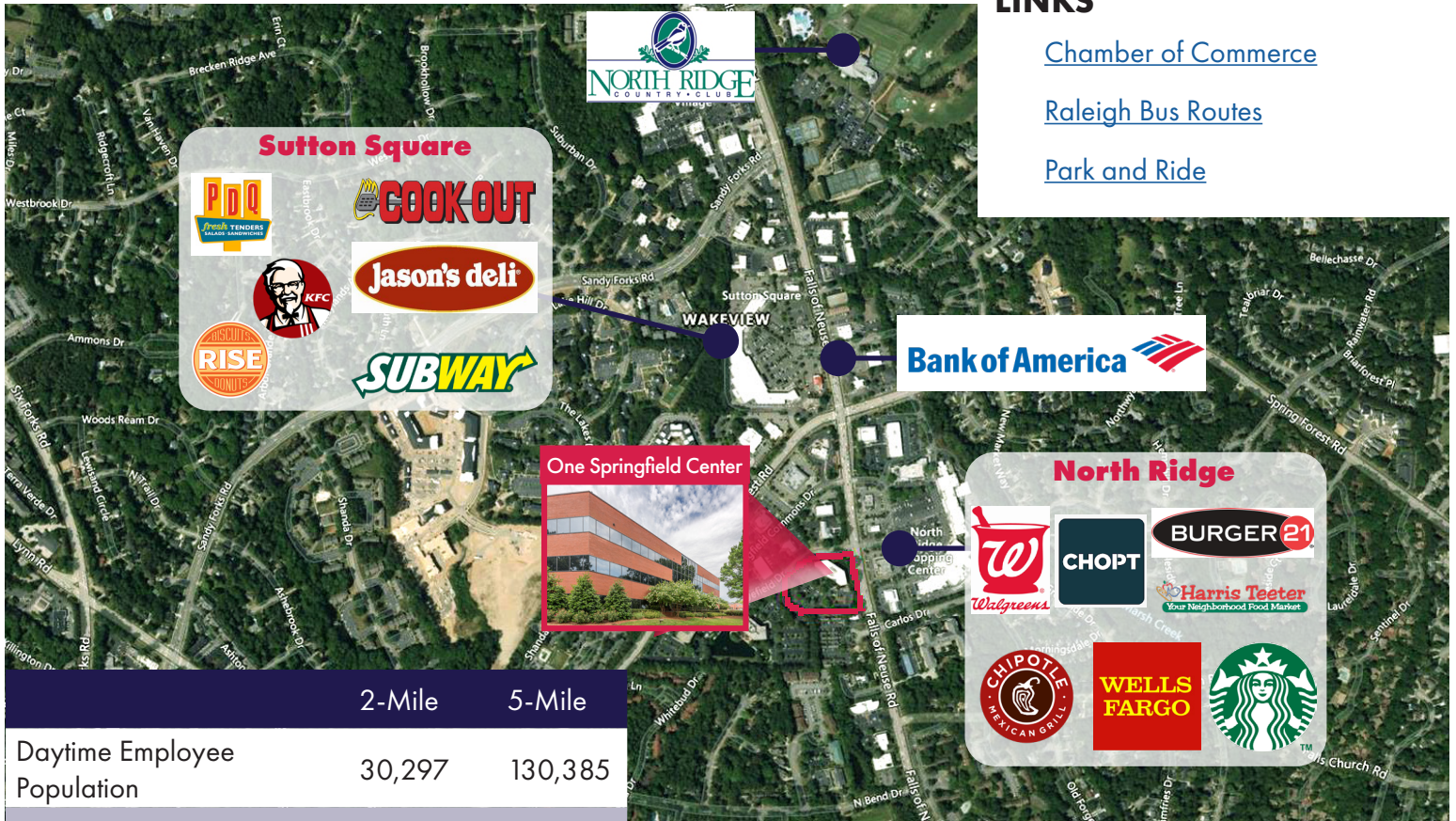
SUITE 102 FLOOR PLAN



SUITE 112 FLOOR PLAN



Location Map



LINKS

- [Chamber of Commerce](#)
- [Raleigh Bus Routes](#)
- [Park and Ride](#)

	2-Mile	5-Mile
Daytime Employee Population	30,297	130,385
Walk Score	Very Walkable (78)	

NEARBY ATTRACTIONS

- Sutton Square Shopping Center
- North Ridge Shopping Center
- Millbrook Exchange Park
- The Falls Centre
- North Ridge Country Club

EASE OF ACCESS

- 1-440 3.1 miles
- I-540 4.8 miles
- Downtown Raleigh 7.5 miles
- RDU International Airport 16.9 miles
- Research Triangle Park 17.6 miles



Visit our website for more information.

Property Photos

