8470 FALLS OF NEUSE RD

Office Space for Lease in Raleigh, NC

ATLANTIC
REAL ESTATE MANAGEMENT

EXECUTIVE SUMMARY

INTRODUCTION

First-floor office condo located in North Quarter Office Park, a professional and medical complex. The available suite features 7 private offices, 1 conference room, reception, break nook, and IT storage closet. Highly efficient layout, recently built out for financial services. The building is located in North Raleigh 1/2 mile south of I-540 and has prime exposure and signage on Falls of Neuse Rd.

HIGHLIGHTS

- 2057 RSF Available Office for Lease
- 28,536 SF Medical & Office Building
- Conveniently located in North Quarter Office Park
- Rental Rate: $22 SF MG (Tenant pays phone & internet, utilities are included) NO TICAM!
- Signage available
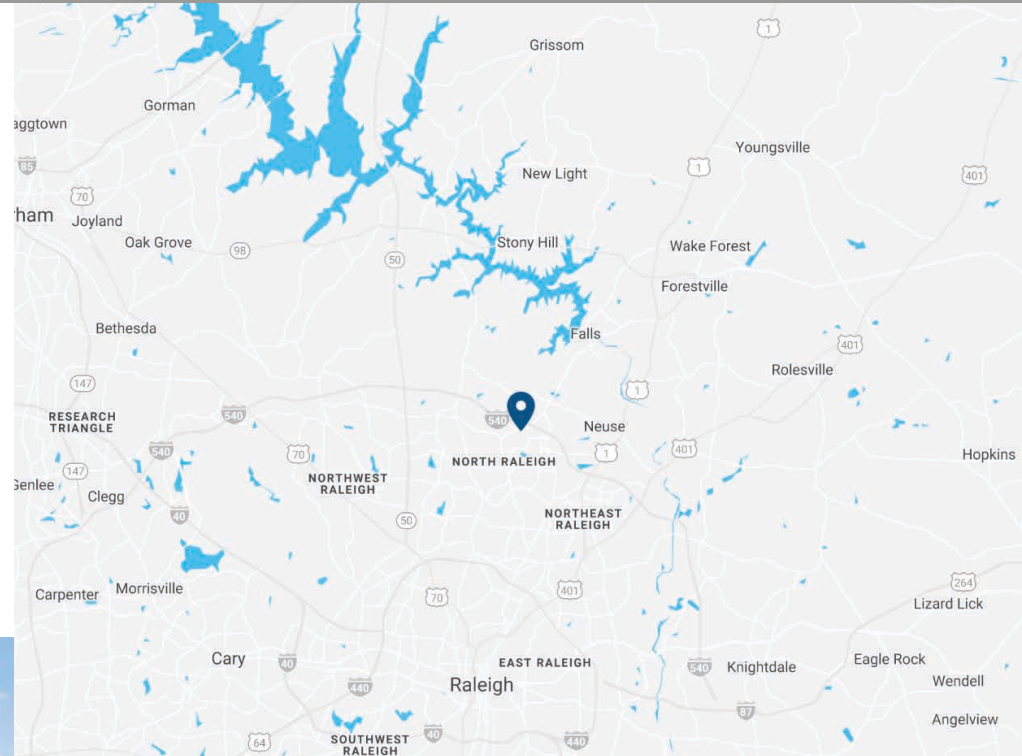
DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
Population	5,727	42,499	129,876
Average Household Income	$159,589	$131,915	$117,721
Median Household Income	$124,243	$102,650	$87,474
Households	1,911	15,965	49,376
Daytime Employees	477	13,731	58,705

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PROPERTY OVERVIEW

PROPERTY DETAILS

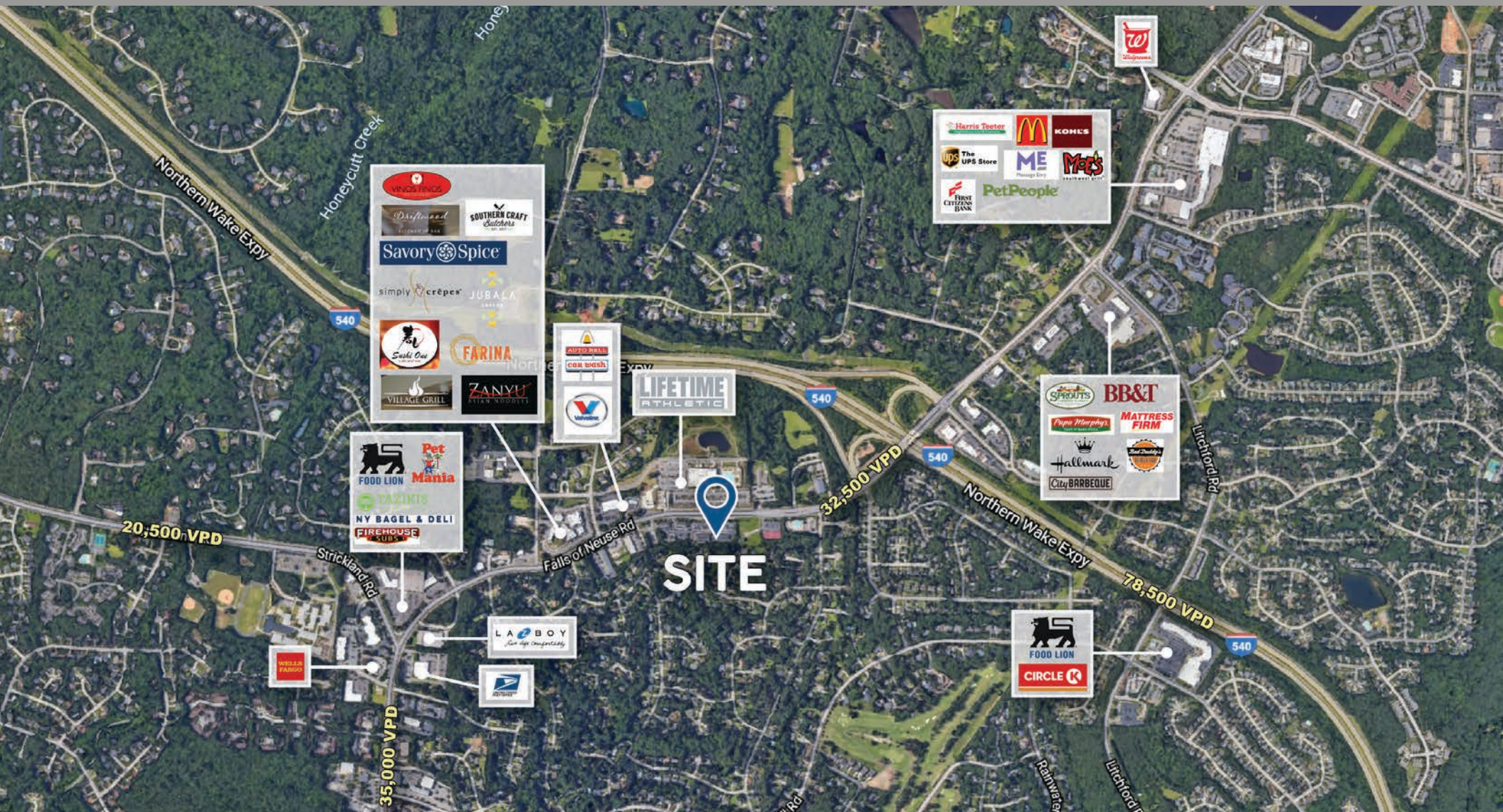|	
Address	8470 Falls of Neuse Rd. Raleigh, NC 27615
GLA	+/- 28,536 SF Multi-Tenant Office & Medical Building
Available SF	2057 RSF Available Office for Lease
Year Built	2006
Zoning	Building Class B
Building Height	3 Stories
Condition	Full Build-Out
Signage	Available
Parking	Covered parking, 66 surface parking spaces
Traffic Counts	Falls of Neuse Rd.	32,500 VPD
Rental Rate	$22 SF MG (Tenant pays phone & internet, utilities are included) NO TICAM!
Term	3 Years
Additional Notes	7 private offices, 1 conference room, reception, break nook and IT storage clost Located only 23 minutes from Raleigh-Durham International Airport

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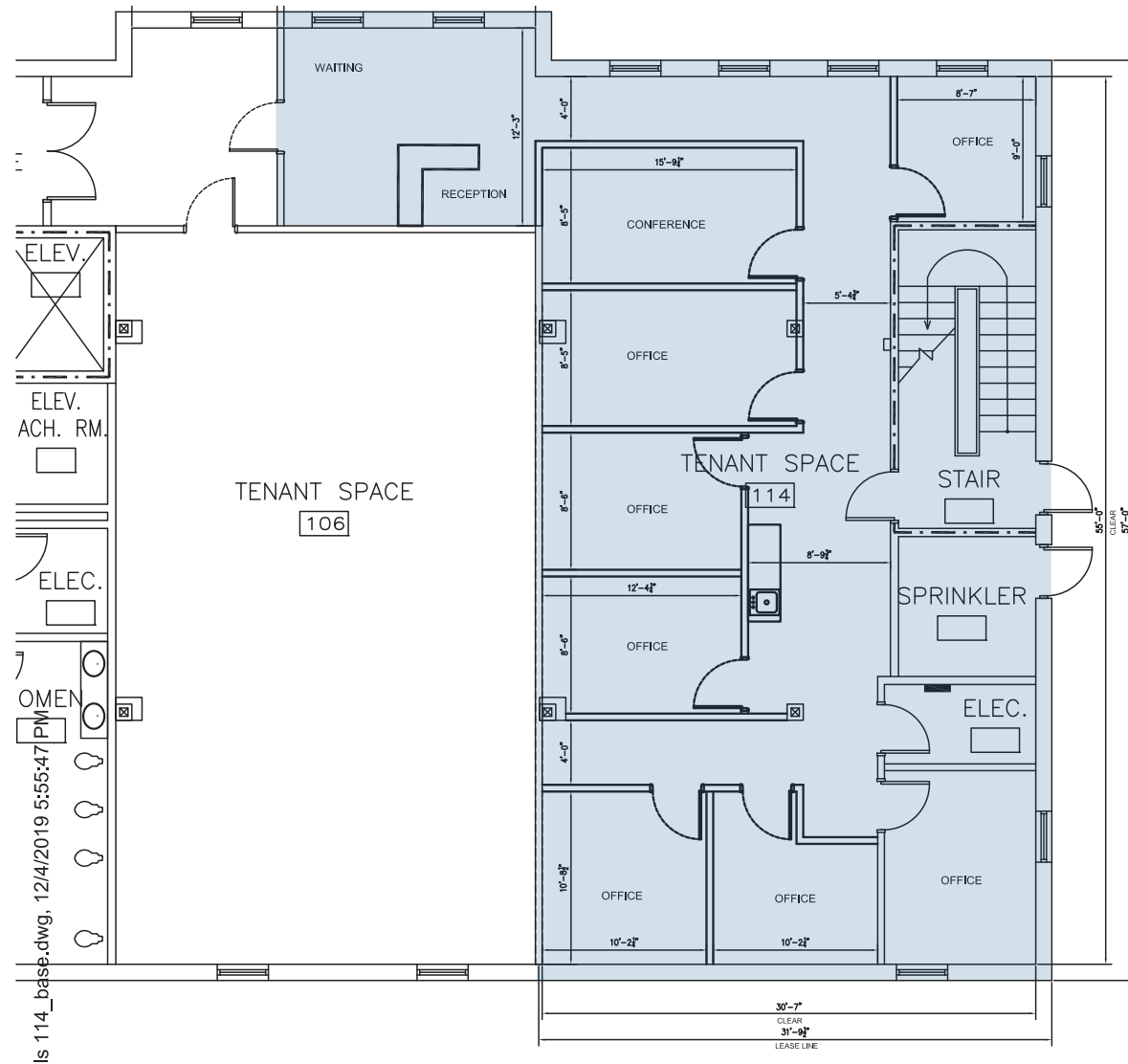
SUITE 114
+/- 2,057 RSF Available

WAITING

12'-3"

4'-0"

8'-7"

OFFICE

9'-0"

RECEPTION

15'-9¾"

8'-5"

CONFERENCE

ELEV.

5'-4⅞"

ELEV.
ACH. RM.

8'-5"

OFFICE

TENANT SPACE

STAIR

8'-6"

OFFICE

114

ELEC.

12'-4⅞"

6'-9⅞"

SPRINKLER

8'-6"

OFFICE

55'-0"
CLEAR
57'-0"
LEASE LINE

OMEN

4'-0"

ELEC.

TENANT SPACE

106

10'-8½"

OFFICE

OFFICE

OFFICE

10'-2⅜"

10'-2⅜"

30'-7"
CLEAR
31'-9¾"
LEASE LINE

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