

OFFICE FOR LEASE
3200 WAKE FOREST ROAD
RALEIGH, NC 27609



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 **LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES
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PROPERTY SUMMARY

LEASE RATE:
\$24.00/SF,
Modified Gross

SPACE SIZE:
SUITE 200,
2,332 SF

Suite 200 at 3200 Wake Forest Road offers 2,332 SF of turnkey office space. The layout includes six executive offices and a dedicated conference room, providing functionality for professional service firms as well as quasi-medical users such as therapists or counseling practices. Ownership offers signage opportunities for long-term tenants, with visibility facing I-440/Beltline.

LOCATION DESCRIPTION

Located in Raleigh's Midtown submarket, 3200 Wake Forest Road combines accessibility with a premier address. The property is just minutes from North Hills and benefits from convenient access to I-440, Atlantic Avenue, and Capital Boulevard. Less than half a mile from Duke Raleigh Hospital, the site is ideally suited for medical, office, and professional users seeking proximity to one of the region's leading healthcare providers. The area is surrounded by restaurants, retailers, and business services, ensuring both visibility and convenience.

SPACE DETAILS

Address	3200 Wake Forest Road Raleigh, NC 27609
Building Size	17,856 SF
Space Size	2,332 SF
Year Built	1974
Zoning	OX-5-PL (Office Mixed Use)
Availability	November 1, 2025
LEASE RATE	\$24/SF, Modified Gross



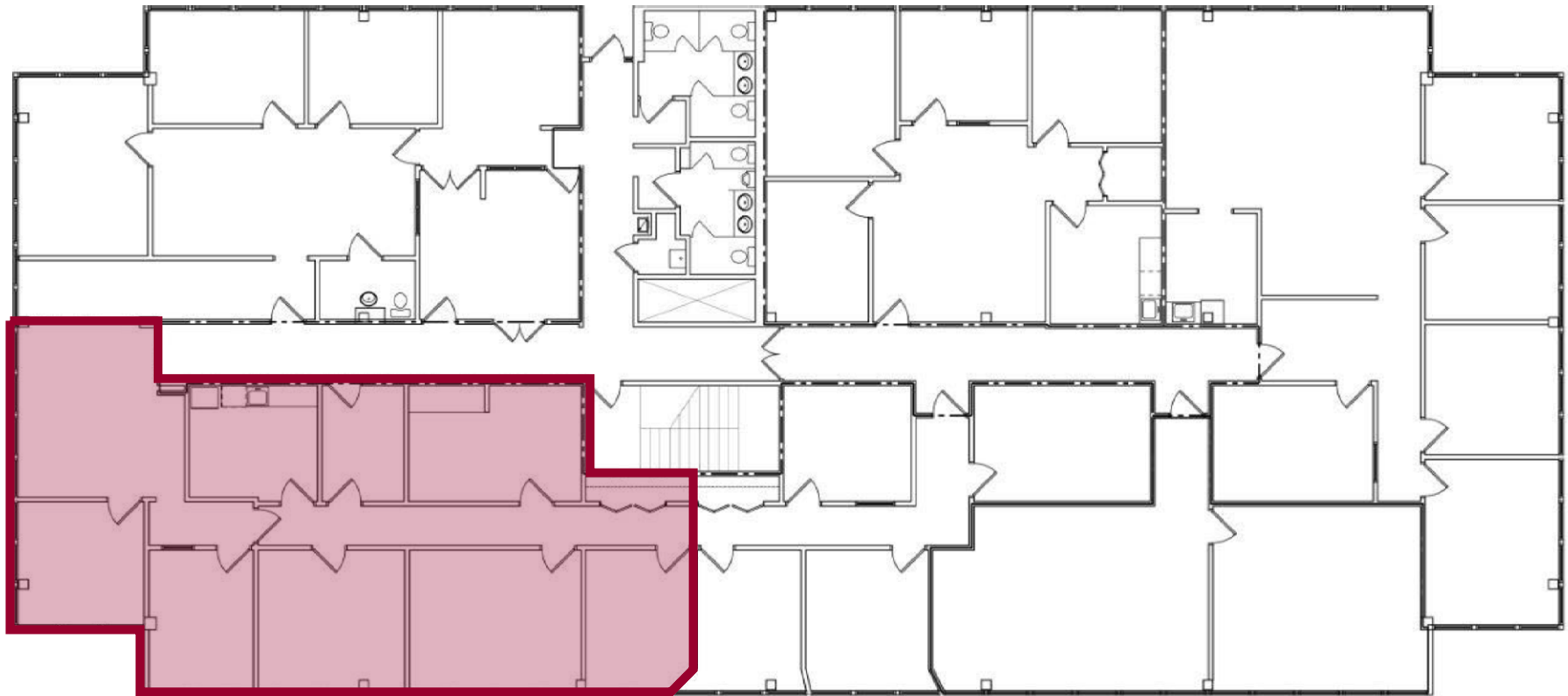
HIGHLIGHTS

- » Suite 200: 2,332 SF
- » Layout / Features: Six executive offices + conference room
- » Condition: Turnkey
- » TI Allowance / Delivery: Negotiable
- » Lease Term: 3 Years
- » Signage: Available for long-term tenant with visibility facing I-440/Beltline
- » Nearby: Duke Raleigh Hospital (<0.5 miles), North Hills, I-440, Atlantic Ave, Capital Blvd
- » Traffic Counts: Wake Forest Rd - 54,500 VPD | I-440 - 136,000 VPD
- » Availability: November 1, 2025

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FLOOR PLAN

SUITE 200 - 2,332 SF



The floor plan provided herewith is intended for illustrative purposes only and may not be entirely accurate or to scale.

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PHOTOS



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AREA OVERVIEW



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DEMOGRAPHICS

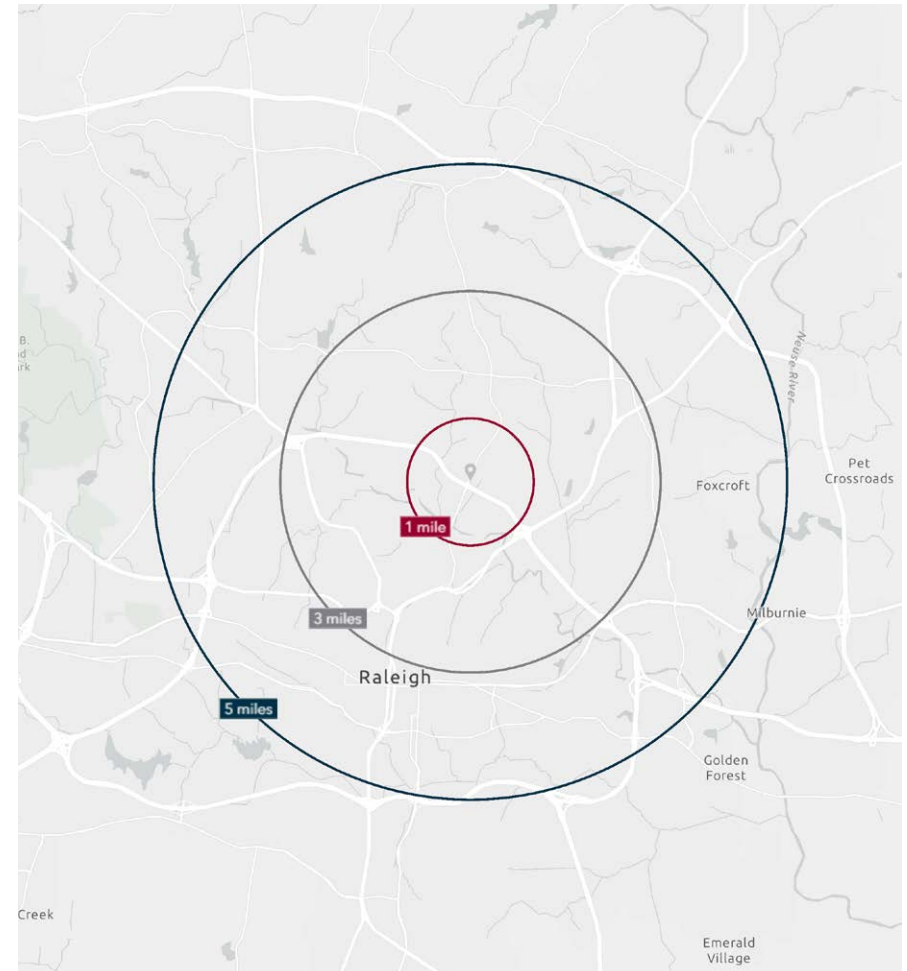
	1 MILE	3 MILES	5 MILES
Population (2025)	7,931	93,142	254,311
Daytime Population	29,723	149,552	392,439
Average Home Value	\$578,367	\$642,187	\$586,453
Average Household Income	\$113,041	\$141,036	\$131,516
Median Age	34.7	37.4	35.9
Bachelor's Degree or Higher	55.2%	61.0%	57.0%
Total Businesses	1,592	7,864	18,199
Total Employees	22,630	112,865	252,258



#1 BEST
Performing Large City
(Raleigh)
Milken Institute, 2025

#1 HEALTHIEST
County in NC (Wake)
Microsoft Start, 2024

#3 BEST STATE
Capital to Live in (Raleigh)
WalletHub, 2025



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Hodge & Kittrell | Sotheby's
INTERNATIONAL REALTY

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