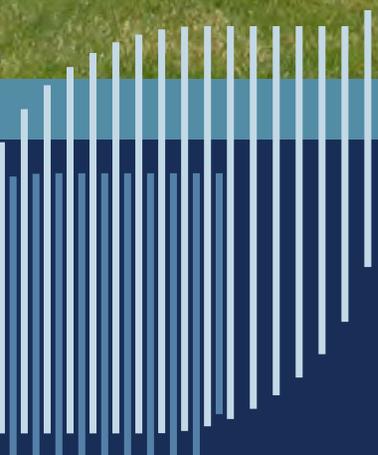


**For  
Lease**



**Spring Forest Business Center**

3100, 3150, 3200 Spring Forest Rd,  
Raleigh, 27616



# Park Overview

Spring Forest Business Center is strategically located in Raleigh's thriving I-540/US-1 corridor, offering exceptional accessibility and visibility for your growing business. This 156,036 square foot office and flex park provides flexible space solutions, accommodating businesses of all sizes. With convenient access to I-440, I-540, and Triangle Town Center Mall, your team and clients will enjoy effortless connectivity throughout the Triangle.



## Property Highlights



3 buildings totaling  
156,036 SF



Rental Rate:  
\$18.50/RSF, NNN



4/1,000 free surface  
parking



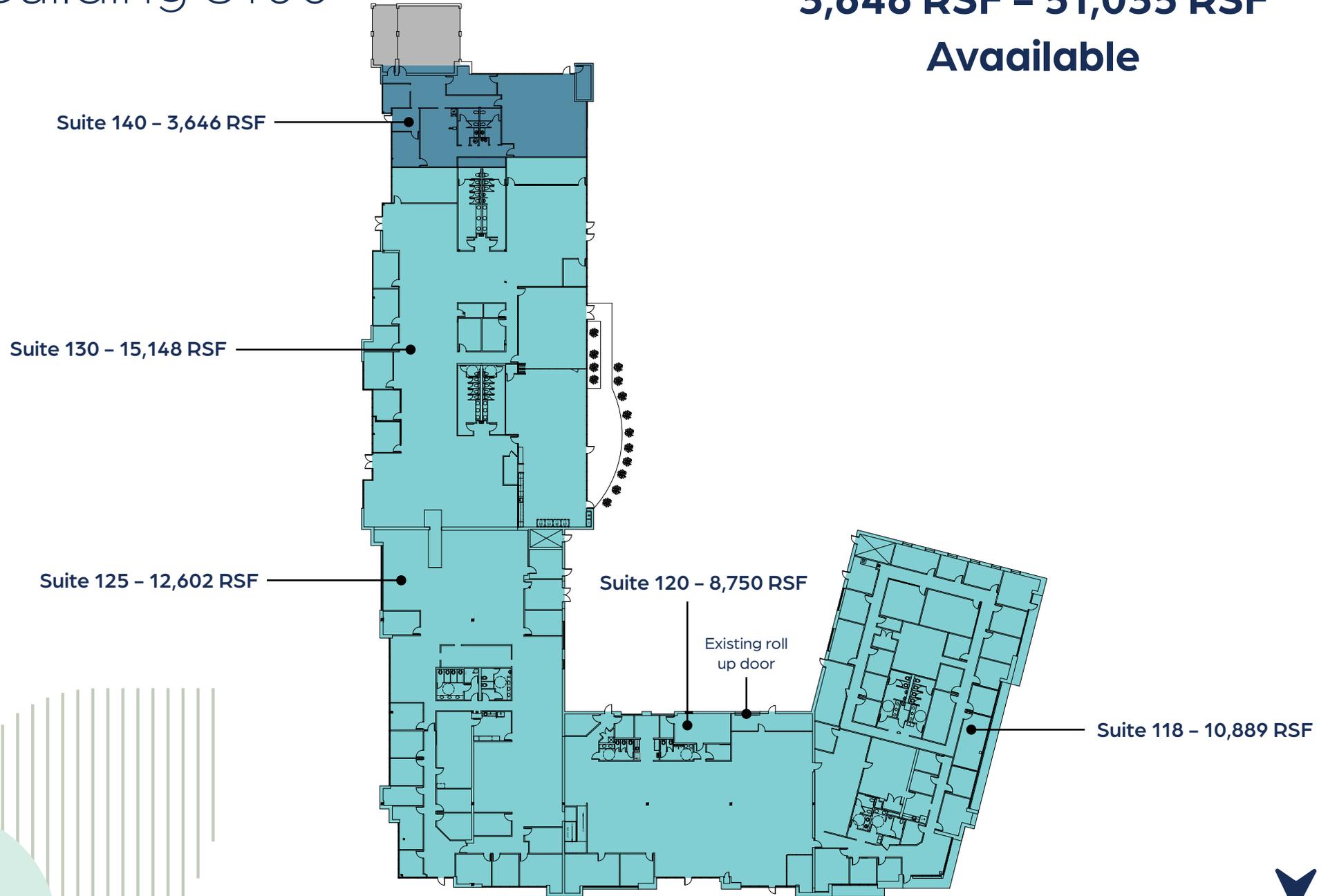
Individual building  
signage available



TICAM: \$4.66 per  
square foot- 2026 Est.

# Building 3100

**3,646 RSF – 51,035 RSF  
Available**



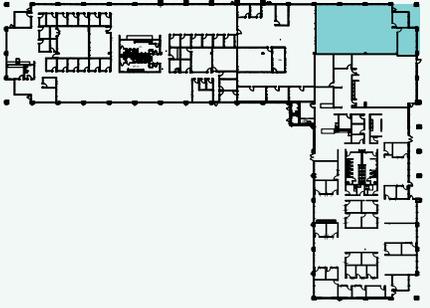
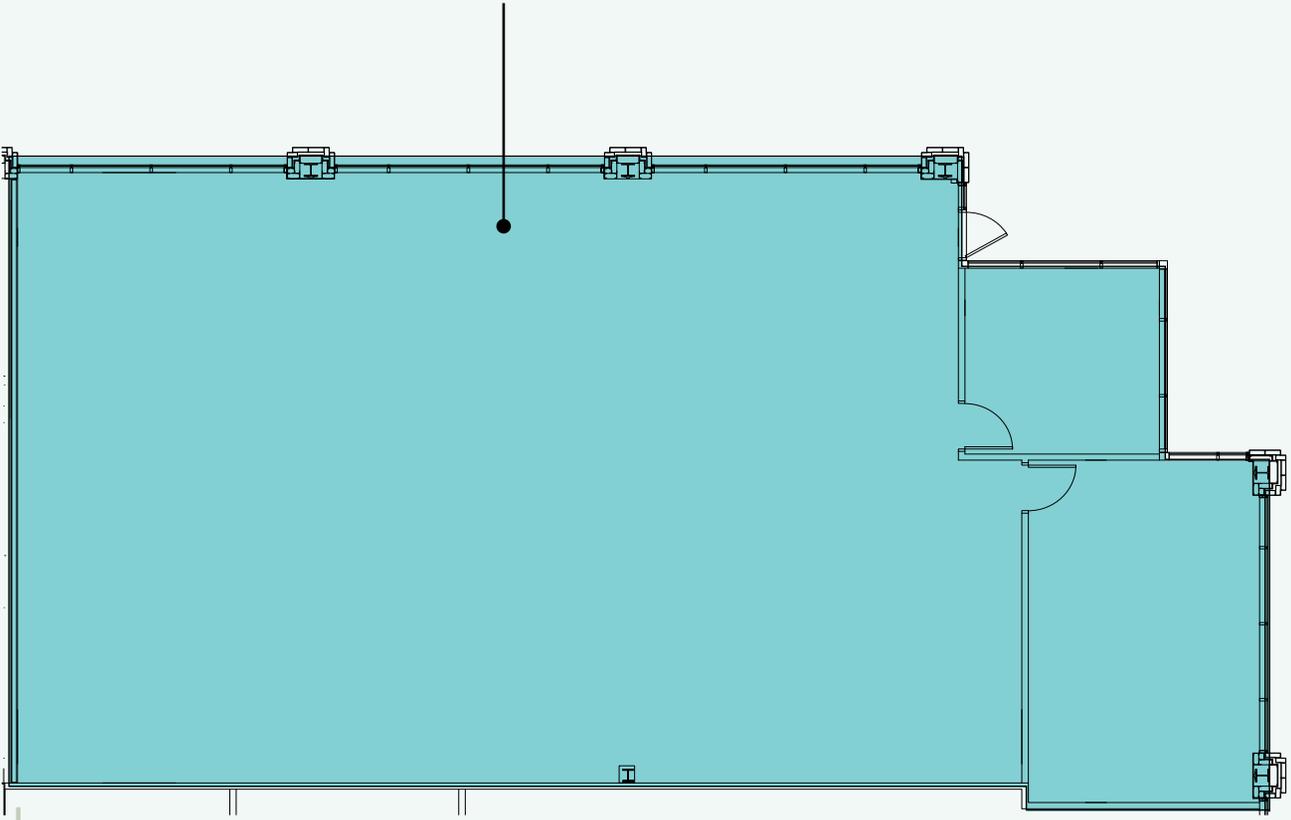
Spring Forest Road



# Building 3150

**3,407 RSF**  
**Available Now**

Suite 105 - 3,407 RSF

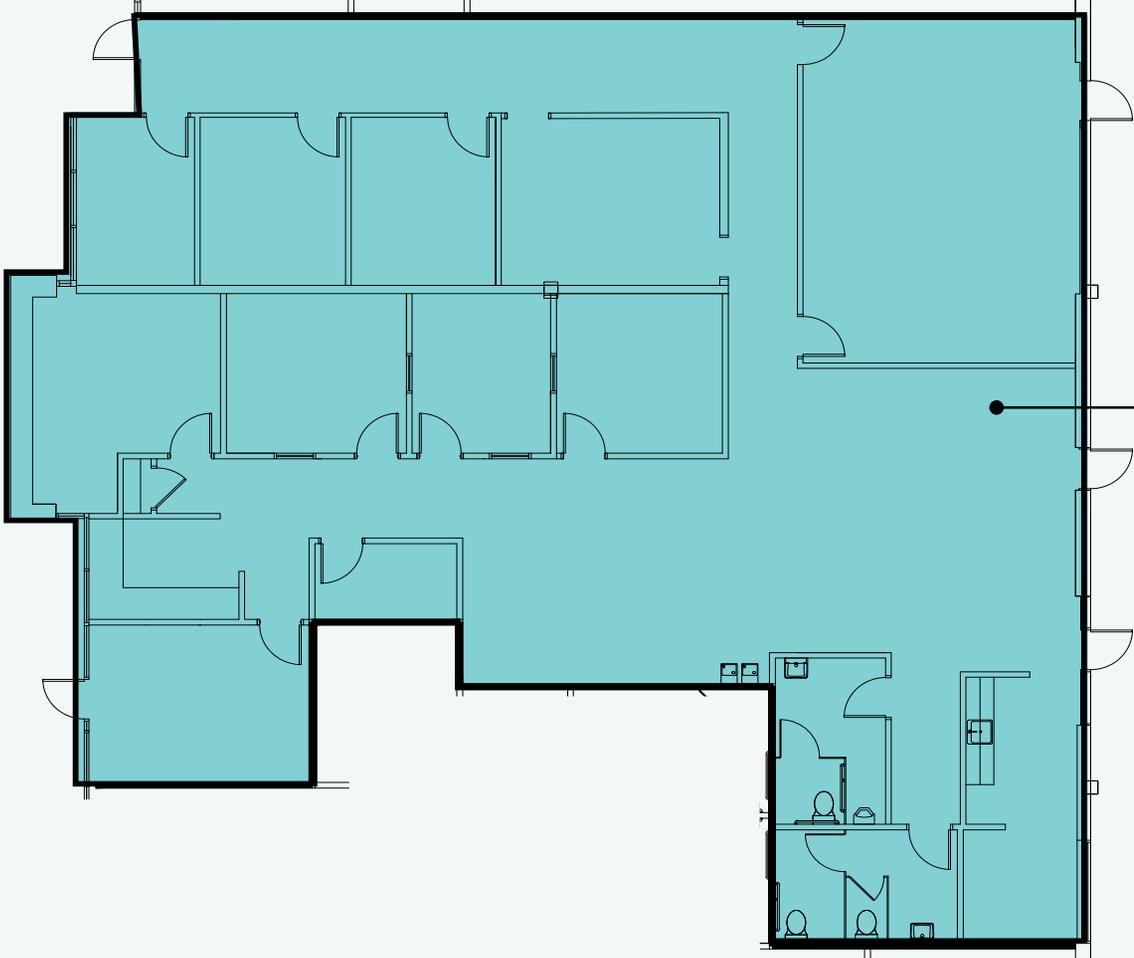


Spring Forest Road

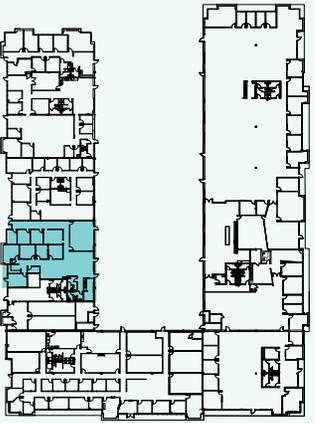


# Building 3200

**4,538 RSF**  
**Available Now**



Suite 210 - 4,538 RSF



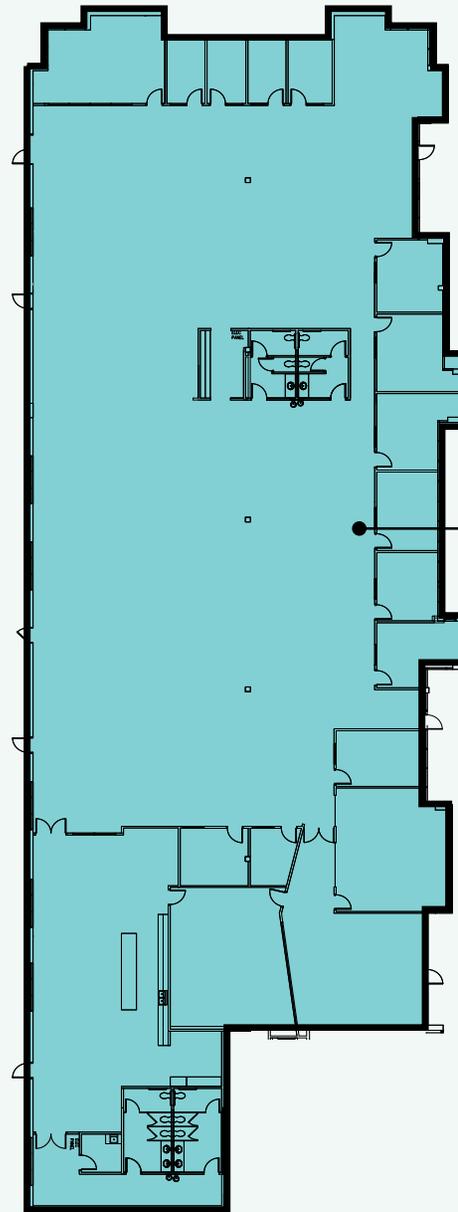
Spring Forest Road



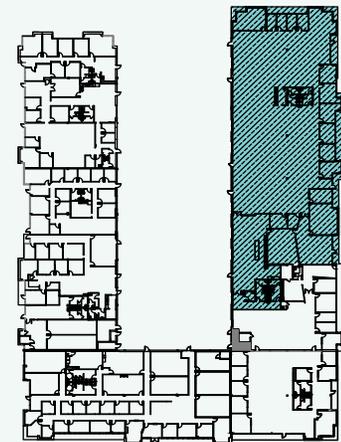
# Building 3200

**19,777 RSF**  
**Available Now**

\* Ability to add grade level  
roll up doors



Suite 230 - 19,777 RSF

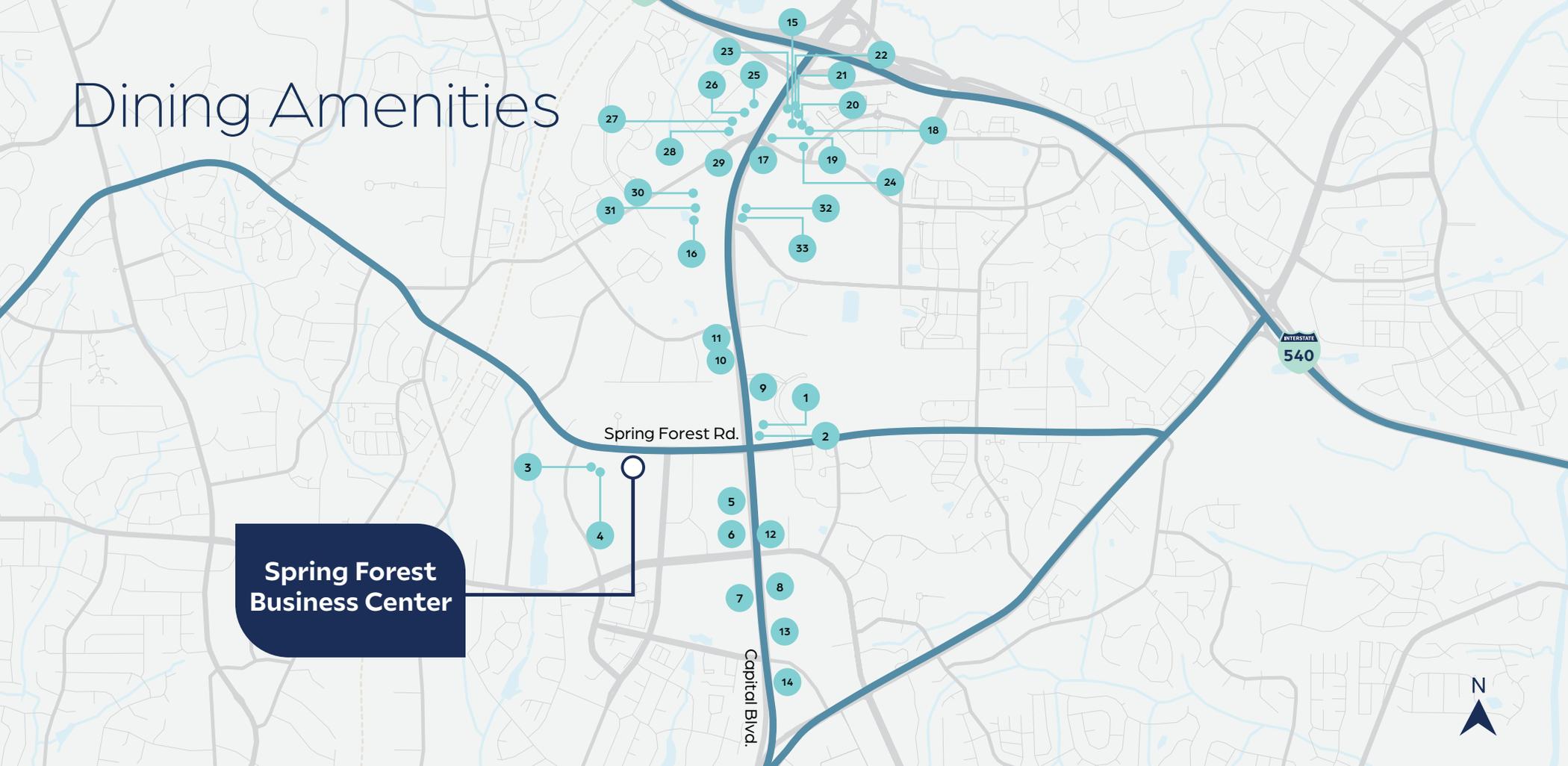


Spring Forest Road



N

# Dining Amenities



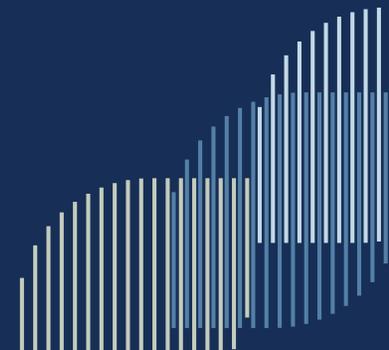
**Spring Forest  
Business Center**

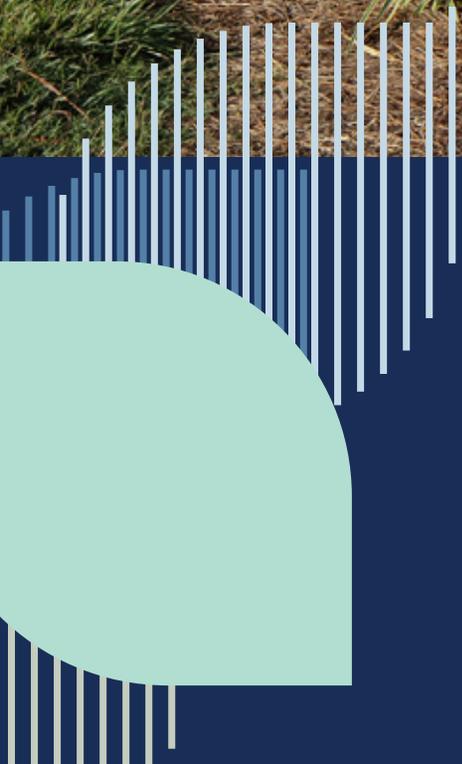
- 1 Outback Steakhouse
- 2 Starbucks
- 3 Spring Cafe
- 4 Stromboli's Express
- 5 Carrabba's Italian Grill
- 6 Olive Garden Italian Restaurant
- 7 Chick-fil-A
- 8 Lee's Kitchen

- 9 Mona Pita Mediterranean Grill
- 10 Bojangles
- 11 McAlister's Deli
- 12 Wendy's
- 13 Raleigh Crab House
- 14 Gobi Mongolian Grill
- 15 First Watch
- 16 Chipotle Mexican Grill

- 17 McDonald's
- 18 Wayback Burgers
- 19 Burger King
- 20 Baker's Dozen Donuts
- 21 Fu Kee Express
- 22 Subway
- 23 Arby's
- 24 Mây Bakery & Café
- 25 Red Bowl Asian Bistro

- 26 Crab Du Jour Cajun Seafood & Bar
- 27 Sweet Frog
- 28 Mariscos Nayarit
- 29 Panera Bread
- 30 Tropical Smoothie Cafe
- 31 Vera Pizza & Grill
- 32 Chili's Grill & Bar
- 33 A Toda Madre Mexican Kitchen





**For more information, please contact:**

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+1 336 602 0200



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