



5000 FALLS

5000 FALLS OF NEUSE

PREMIER OFFICE SPACE FOR LEASE
IN NORTH RALEIGH

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DOWNTOWN RALEIGH

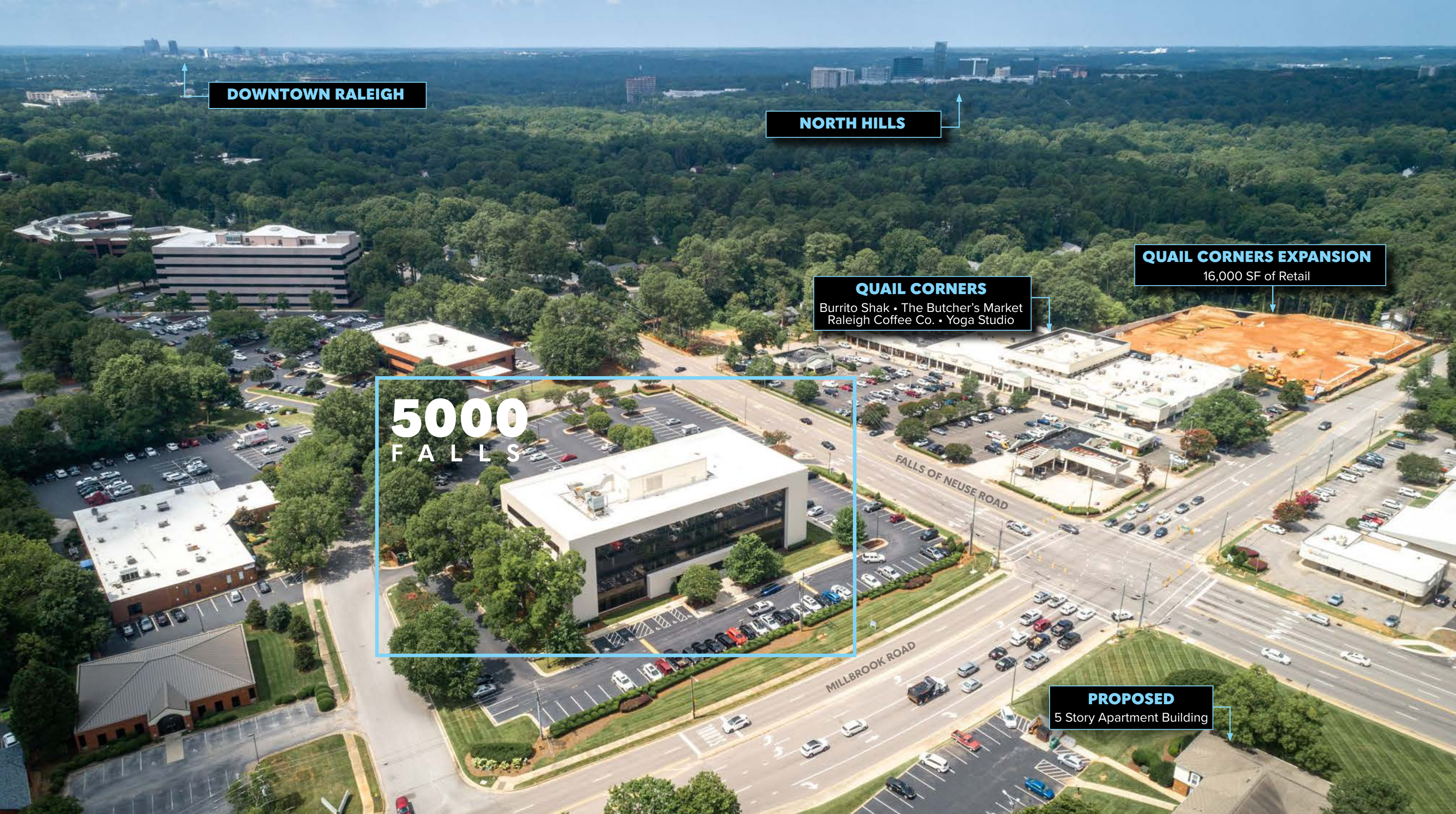
NORTH HILLS

QUAIL CORNERS EXPANSION
16,000 SF of Retail

QUAIL CORNERS
Burrito Shak • The Butcher's Market
Raleigh Coffee Co. • Yoga Studio

**5000
FALLS**

PROPOSED
5 Story Apartment Building



PROPERTY DETAILS

5000 Falls of Neuse

AVAILABILITY

Suite 102 | ± 1,079 RSF | \$23.00 RSF Full Service

Suite 105* | ± 7,782 RSF | Call Broker

**Existing bank branch with drive-thru*

**Will consider other uses*

**Suite has its own exterior entrance plus building lobby entrance*

Suite 403* | ± 3,206 RSF | \$23.00 RSF Full Service

**Potential to combine with Suite 410 for ±6,154 RSF*

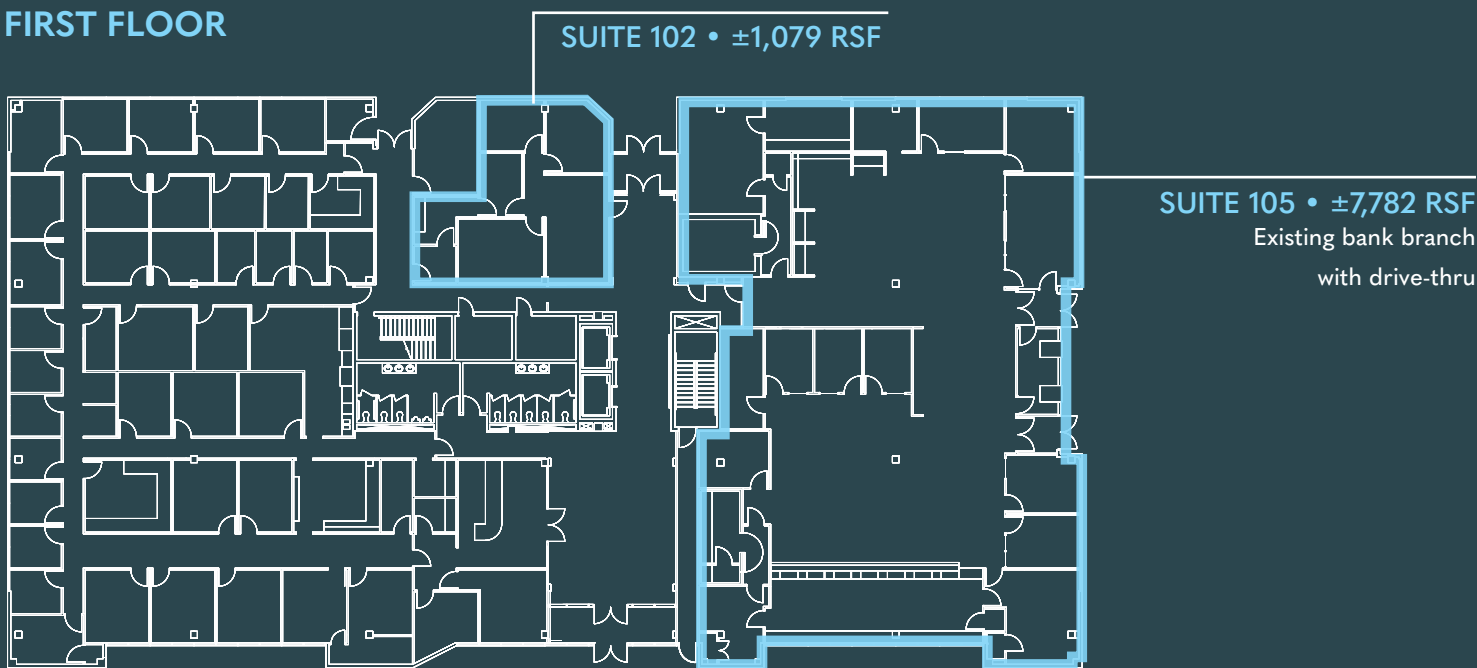
Suite 410* | ± 2,948 RSF | \$23.00 RSF Full Service

**Potential to combine with Suite 403 for ±6,154 RSF*

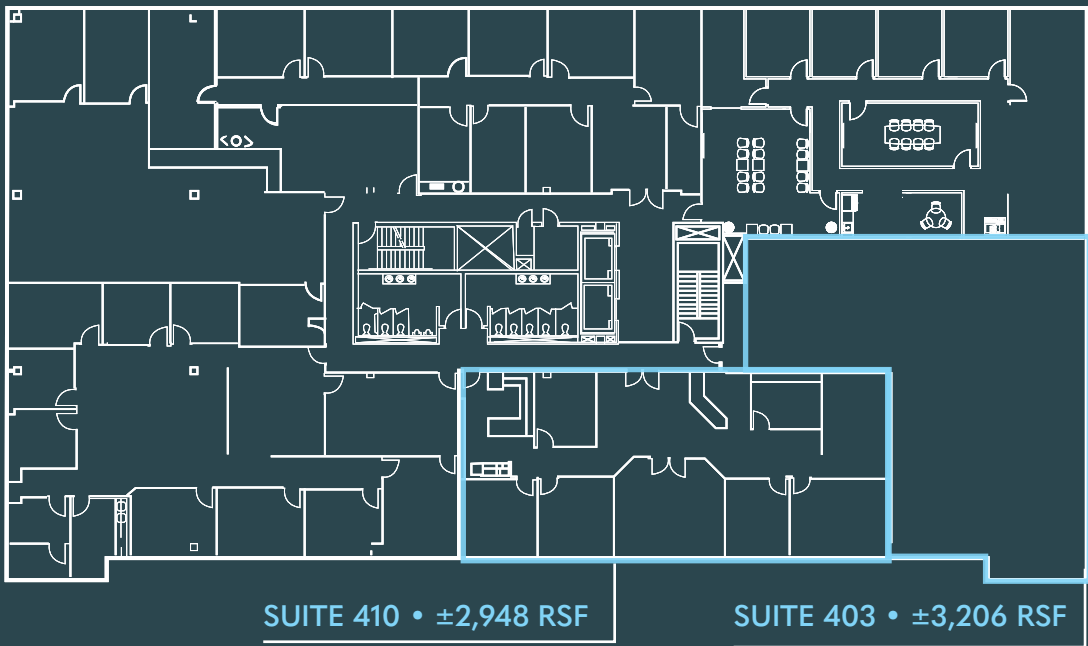
DETAILS

- Situated in the premier Falls of Neuse submarket located at the intersection of Falls of Neuse and Milbrook Road
- Convenient access to I-440, I-540, and Capital Boulevard
- 75,246 SF Building
- 4 Floors
- Within walking distance of Deja Brew Coffee House, Big Ed's Restaurant, Burrito Shak, Juicekeys, Cristo's Ristorante & Pizza, Morning Rolls, Red Hot & Blue
- Multiple ingress and egress points
- Excellent value in a convenient north Raleigh location

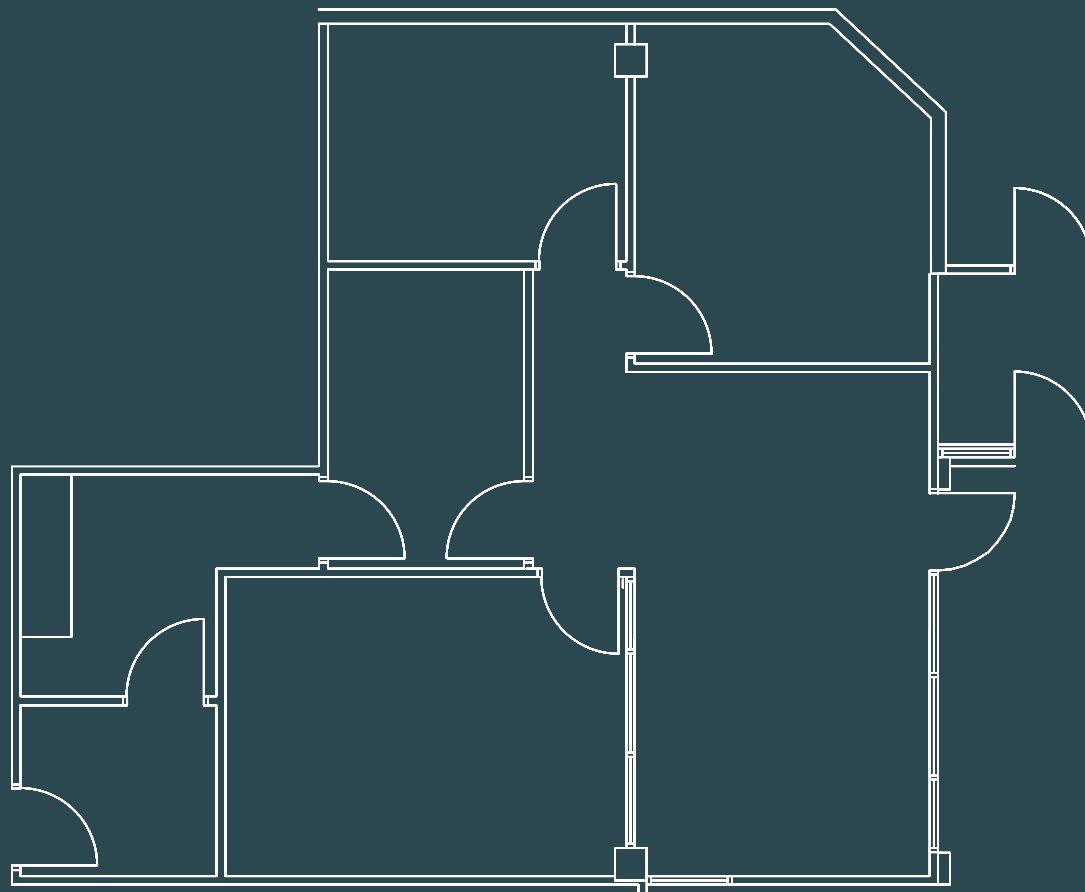
FIRST FLOOR



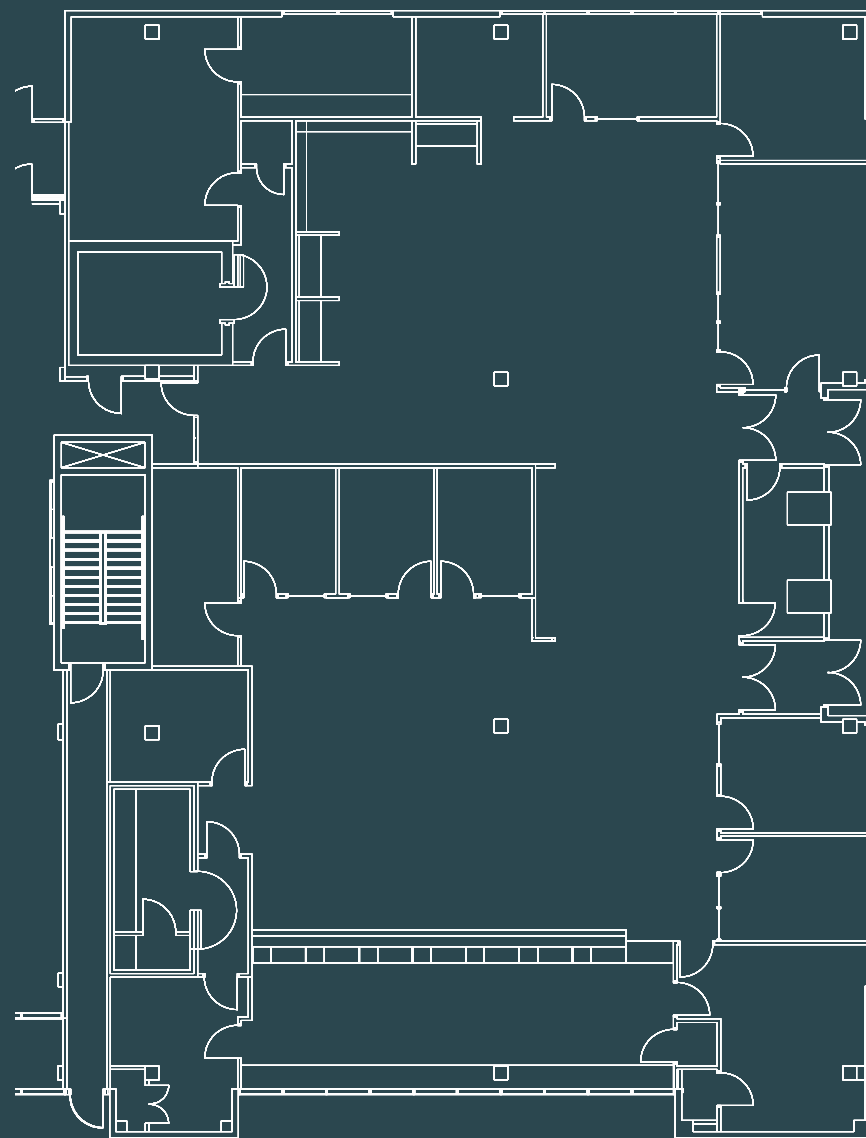
FOURTH FLOOR



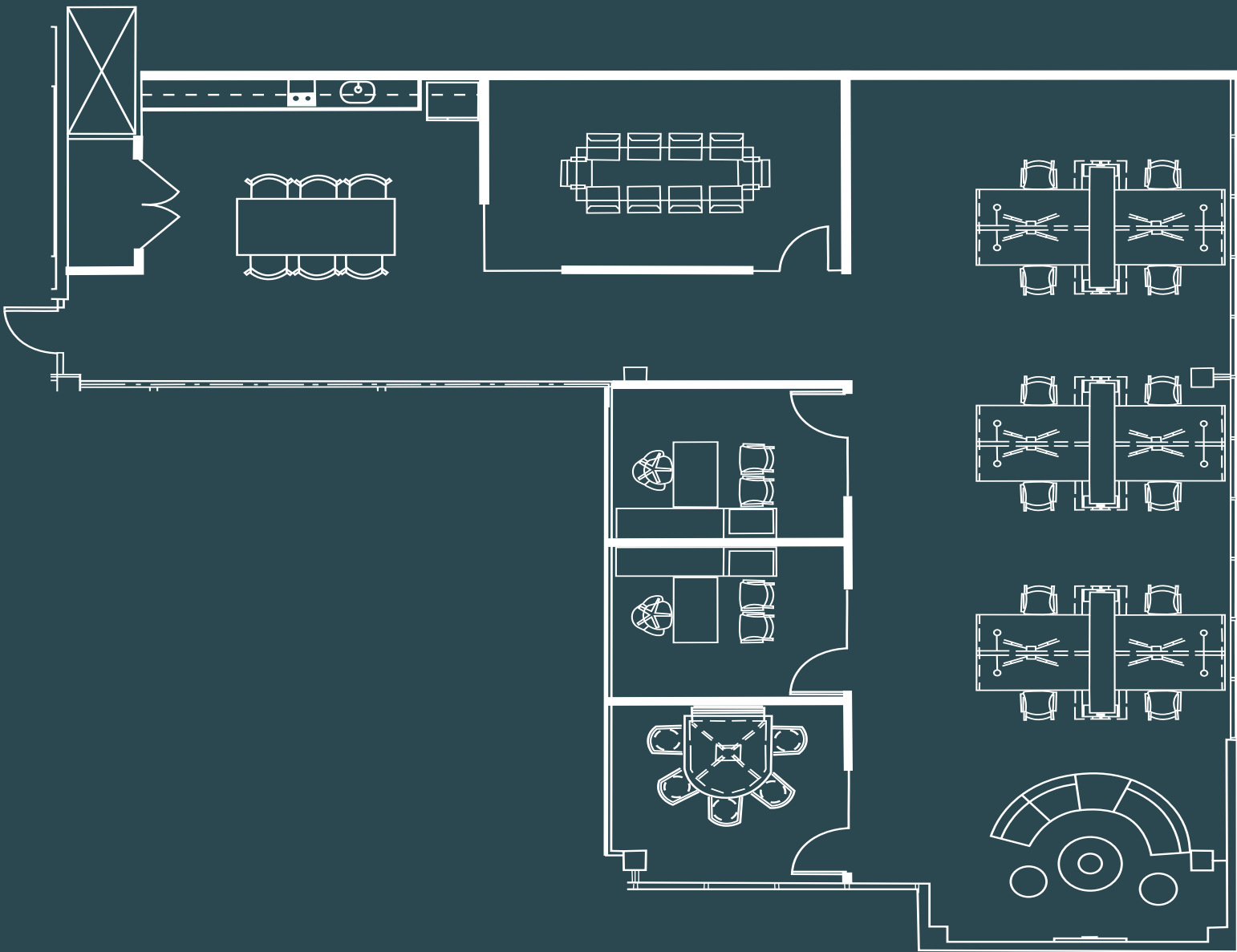
SUITE 102
±1,079 RSF



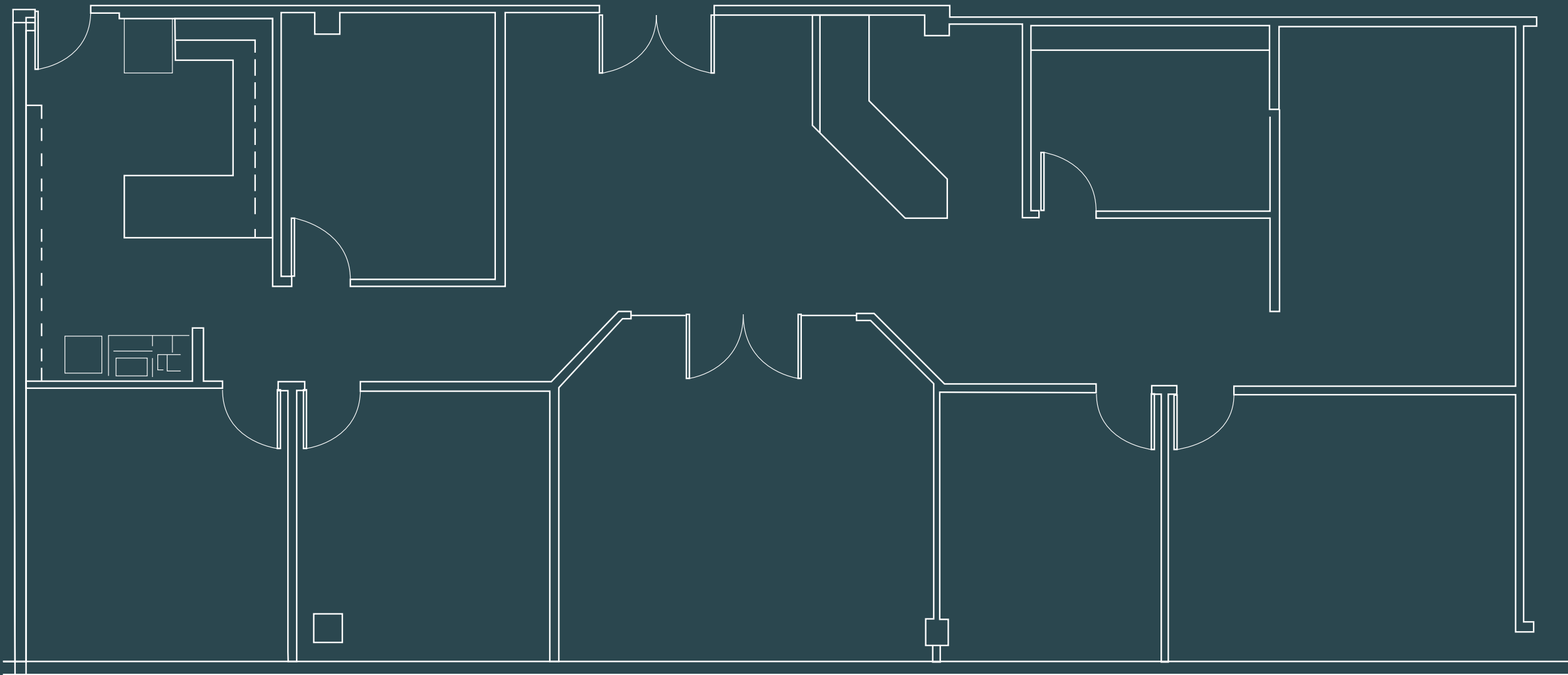
SUITE 105
±7,782 RSF



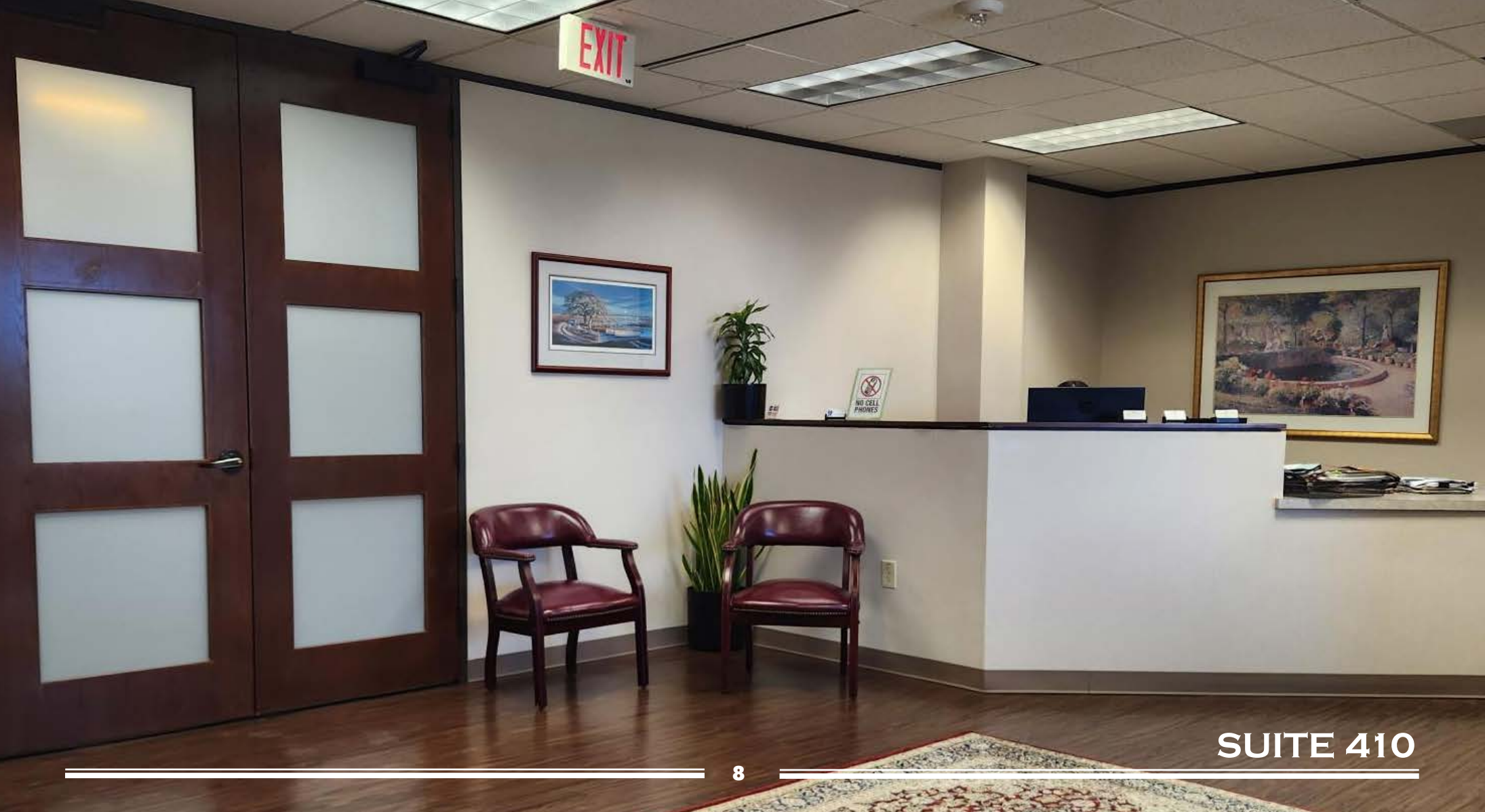
SAMPLE
TEST FIT
SUITE 403
± 3,206 RSF



SUITE 410
±2,948 RSF







SUITE 410

8





RESEARCH TRIANGLE
PARK & RDU AIRPORT

FALLS VILLAGE

NORTH RIDGE
COUNTRY CLUB

NORTH RIDGE

TRIANGLE TOWN CENTER

36,783 VPD

24,122 VPD

16,652 VPD

5000
FALLS OF NEUSE

QUAIL CORNERS

CAPITAL CROSSING

CRABTREE VALLEY MALL

NORTH HILLS

HOLLY PARK

MIDTOWN EAST

CAROLINA COUNTRY CLUB

DOWNTOWN RALEIGH

DRIVE TIMES from 5000 Falls of Neuse	
Research Triangle Park.....	20 Min
RDU Airport.....	19 Min
Downtown Raleigh.....	10 Min
I-540.....	7 Min
I-440.....	4 Min

RALEIGH ACCOLADES

#1 BEST-PERFORMING LARGE METRO AREA

Milken Institute · January 2025

#3 BEST STATE CAPITAL TO LIVE IN

WalletHub · February 2025

#1 U.S. CITY FOR JOB OPPORTUNITIES AND EARNING POTENTIAL

New York Post · September 2025

#1 METRO FOR NEW COLLEGE GRADUATES

ADP · August 2025

#2 AMERICA'S FRIENDLIEST CITIES

YUZU · April 2025

#9 BEST LARGE CITIES TO START A BUSINESS

WalletHub · April 2025

MAJOR GROWTH ON THE HORIZON

DICKERSONBAKKER MAKES THE MOVE · FEBRUARY 2025

“Site plans for DickersonBakker’s office building show it will be 17,542 square feet. DickersonBakker will occupy the top two floors. The ground-floor will be leased out, most likely as medical office space. Bakker said there will be some space on the second floor that the firm won’t occupy. Instead, it will rent out the space or turn it into coworking space.”

<https://www.bizjournals.com/triangle/news/2025/02/21/dickersonbakker-raleigh-office-building-hq-plans.html>

REVITALIZATION NEAR WESTERN BLVD · JANUARY 2025

Raleigh developers have now earmarked the 12.08-acre site for a \$500 million mixed-used “live-work-play” complex...Cityplat recently purchased the 118,000 square-foot property at 4500 Western Blvd for \$14 million.”

<https://www.newsobserver.com/news/business/article299023900.html>






RALLIANT HEADQUARTERS · MARCH 2025

“Raleigh is getting a new headquarters as part of a 180-job, \$2.1 million expansion. Ralliant, a planned spin-off of Fortive Corporation (NYSE: FTV), selected the city for its headquarters after a competitive site search.

Kyle Touchstone, director of Raleigh Economic Development, said...’To come to a new location and basically start from scratch, to build an entire team, to bring in corporate leadership ... all of the support functions ... it’s a huge undertaking for a company’”

<https://www.bizjournals.com/triangle/news/2025/03/11/fortive-ralliant-raleigh-headquarters-jobs-hiring.html>

5000 FALLS OF NEUSE DEMOGRAPHICS (2025)

 MILE RADIUS	 POPULATION	 HOUSEHOLDS	 HOUSEHOLD INCOME	 DAYTIME POPULATION
1	11,608	5,391	\$96,066	7,630
3	96,256	45,358	\$96,874	76,111
5	247,130	113,645	\$105,151	159,856

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LEASING

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YORK PROPERTIES

Brokerage · Property Management · Security
Maintenance · Association Management · Construction
Landscaping · Accounting

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