

**OFFICE SUBLEASE**  
**7208 FALLS OF NEUSE ROAD**  
RALEIGH, NC 27615



## AVAILABILITY

- Suite 210: 1,701 SF
- Lease rate: \$21.63/SF, Full Service
- Master lease expires February 28, 2026

[View 3D Tour](#)

## PROPERTY OVERVIEW

- Located in North Raleigh on Falls of Neuse Road directly across from Ravenscroft School and approximately ½ mile south of Strickland Road
- Suite includes (3) private offices, conference room, reception area, and copy/break room
- 175 Surface parking spaces, ratio of 4.3/1,000
- Convenient to restaurants and shopping

## DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population	8,393	73,309	202,572
Avg HH Income	\$131,824	\$129,443	\$131,731
Number of Businesses	729	6,048	13,013
Number of Employees	5,538	57,470	139,526
Daytime Population	10,394	96,187	244,063

Source: ESRI 2024

## TRAFFIC COUNTS

32,500 VPD on Falls of Neuse Road

Source: NC DOT 2021

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**Floor Plan**



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**LEE & ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES  
RALEIGH DURHAM



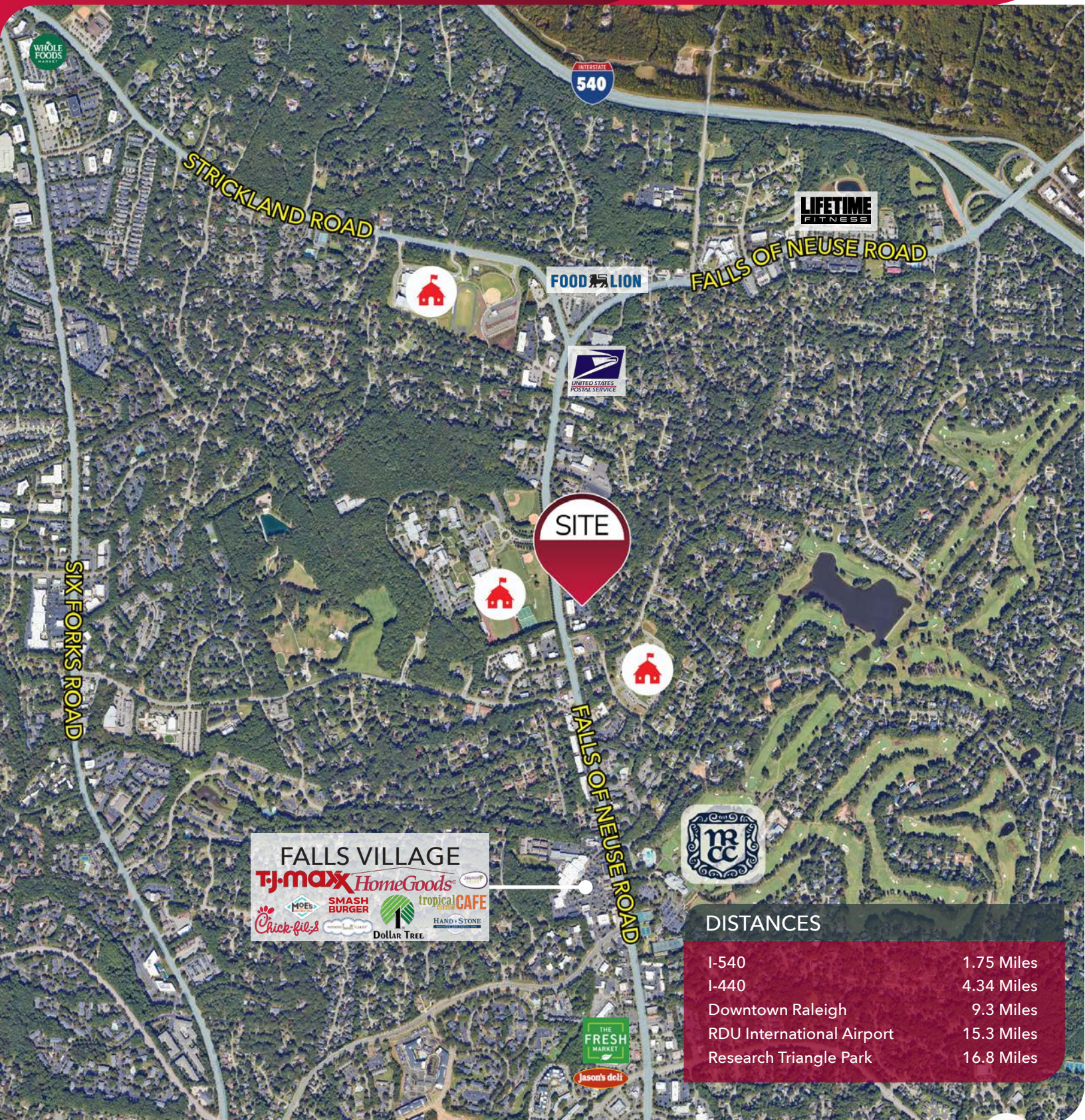
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