



# PILOT MILL

OFFICE SUITE FOR LEASE

1111 Haynes Street, Raleigh, NC 27604

AGENT

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# PROPERTY DESCRIPTION

## OFFICE FOR LEASE

### AVAILABILITY

Suite 113

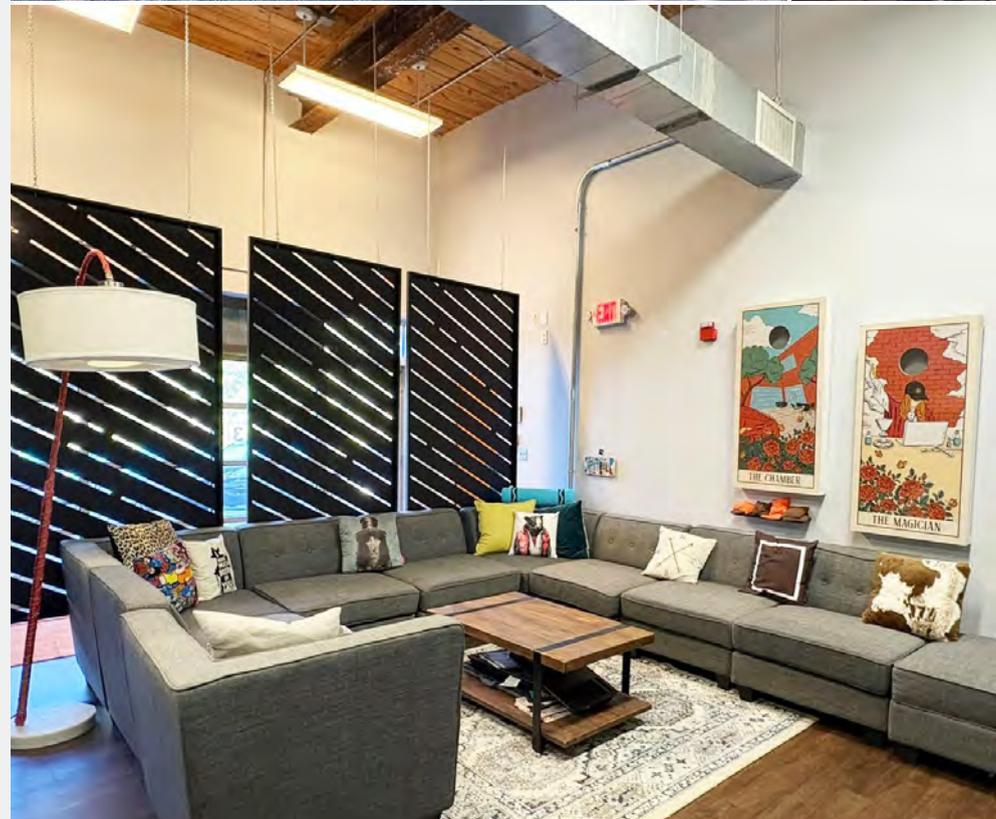
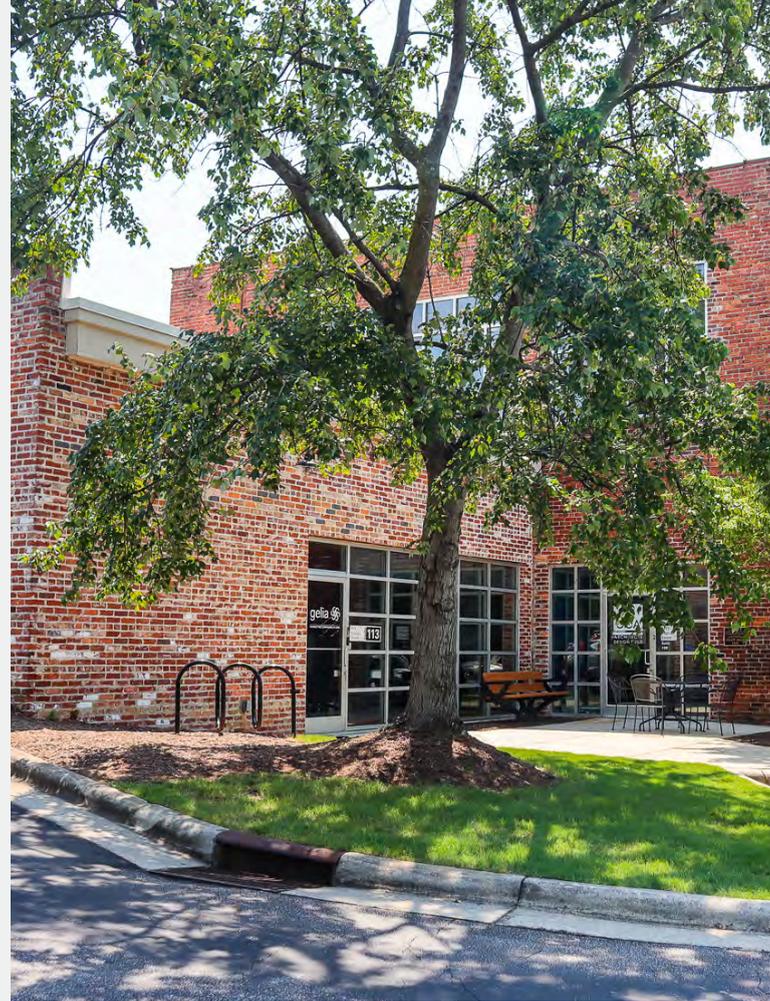
± 5,553 RSF

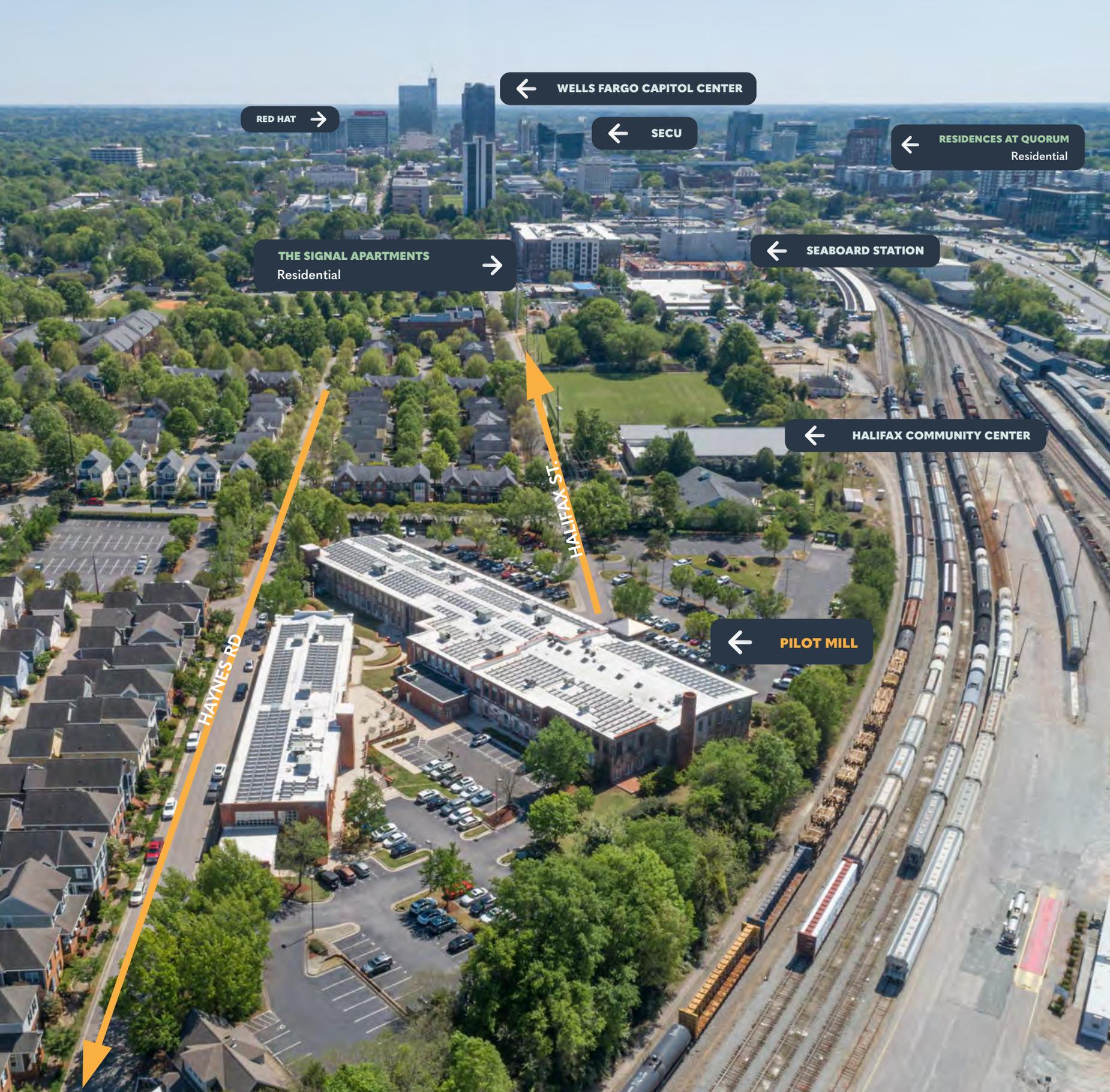
\$32.50 PSF

LEASE RATE

### DETAILS

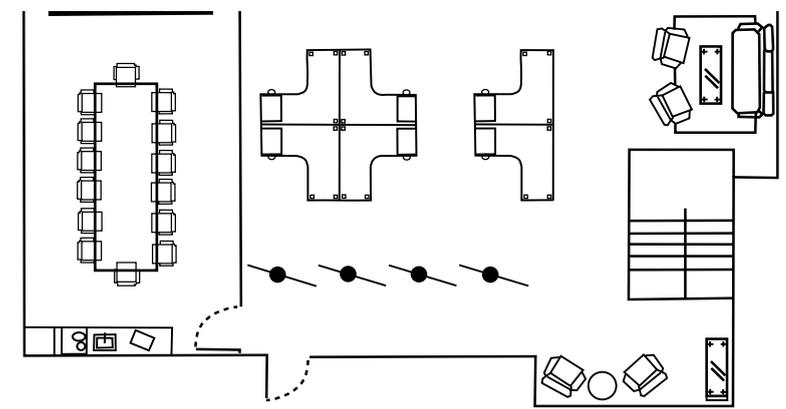
- Located just north of Downtown Raleigh within walking distance to shops and restaurants of Seaboard Station and William Peace University
- Includes private offices, conference room, kitchen area, and restrooms
- Tenant's lease expires December 31, 2026 (space can be available sooner)
- On-site parking available
- FF&E available



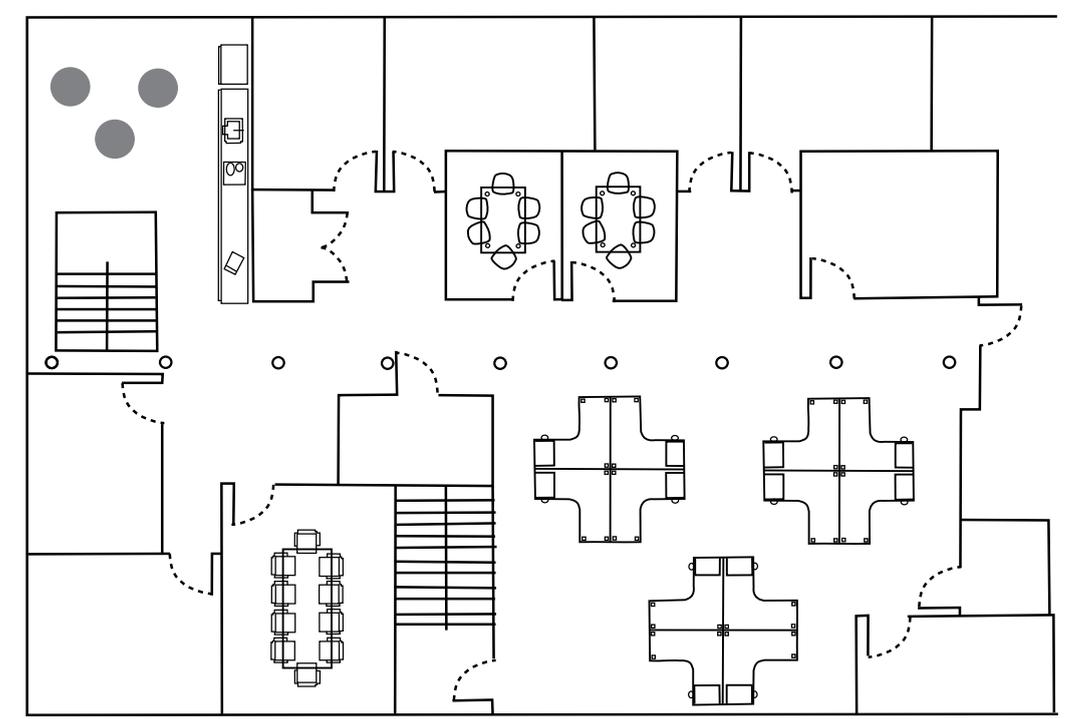


± 5,553 RSF  
SUITES 113

MAIN LEVEL



UPPER LEVEL



## RALEIGH ACCOLADES

### #1 BEST US CITY FOR JOB OPPORTUNITES & EARNING POTENTIAL

New York Post · September 2025

### #9 METRO FOR NEW COLLEGE GRADUATES

ADP · July 2025

### #9 BEST LARGE CITY TO START A BUSINESS

WalletHub · April 2025

## RALEIGH PROFILE

**53.9%**

Batchelor's Degree or Higher

**53%**

Owner Occupied Housing Unit Rate

**217,866**

Number of Housing Units

**\$74,612**

Median Household Income

**194,917**

Number of Households

**2.3**

Number of Persons Per Household

**21.6** min.

Mean Time Travel to Work

**20.6%**

Moved since previous year

**35**

Median Age

**\$340,000**

Median Home Price

**5.4%**

Veteran Status

**474,069**

Total Population

## 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>

## PILOT MILL 2025 DEMOGRAPHICS (Updated December 2025)

MILE RADIUS	POPULATION	HOUSEHOLDS	HOUSEHOLD INCOME	DAYTIME POPULATION
1	15,678	8,899	\$135,626	15,802
3	107,738	46,941	\$108,921	103,720
5	256,805	111,656	\$96,809	181,854

# PILOT MILL

## LEASING

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## MARKETING

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## YORK PROPERTIES

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

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