

OFFICE BUILDING FOR LEASE

# 8354 SIX FORKS RD

8354 Six Forks Rd Ste 201 | Raleigh, NC 27615



**WALKER ROUSE**

919.841.8073

walker@cityplat.com

**CITYPLAT**  
COMMERCIAL REAL ESTATE

# 8354 SIX FORKS RD

Raleigh, NC 27615

OFFICE BUILDING FOR LEASE



## PROPERTY DESCRIPTION

Introducing an exceptional lease opportunity at 8354 Six Forks Rd Ste 201, Raleigh, NC, 27615. This prime property boasts a strategic location. Ideal for small businesses seeking a professional setting. With ample space and a versatile layout, it offers the flexibility to accommodate a variety of business needs. The property features ample parking for employees and visitors, as well as easy access to major transportation routes. Inside, oversized windows flood the rooms with natural light, creating a bright and inviting atmosphere. Don't miss this chance to elevate your business operations in a coveted location off of Six Forks Road.

## OFFERING SUMMARY

Lease Rate:	\$28.00 SF/yr (MG)
Available SF:	1,500 SF
Road Frontage:	Six Forks Road

## WALKER ROUSE

919.841.8073 | [walker@cityplat.com](mailto:walker@cityplat.com)

## PROPERTY HIGHLIGHTS

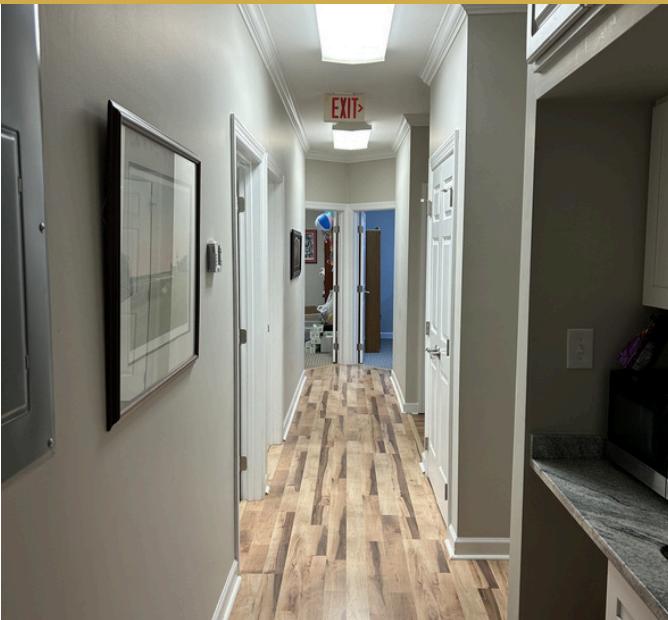
- Ample parking for employees and visitors
- Large windows for natural light
- Professional and inviting atmosphere One bathroom, small kitchenette, 6+ office rooms
- Ideal for small business looking for office space and small medical practices to establish themselves in the Six Forks area.
- 4 miles from North Hills and 4.5 miles from Crabtree Valley Mall

**CITYPLAT**  
COMMERCIAL REAL ESTATE

# 8354 SIX FORKS RD

Raleigh, NC 27615

OFFICE BUILDING FOR LEASE



**WALKER ROUSE**

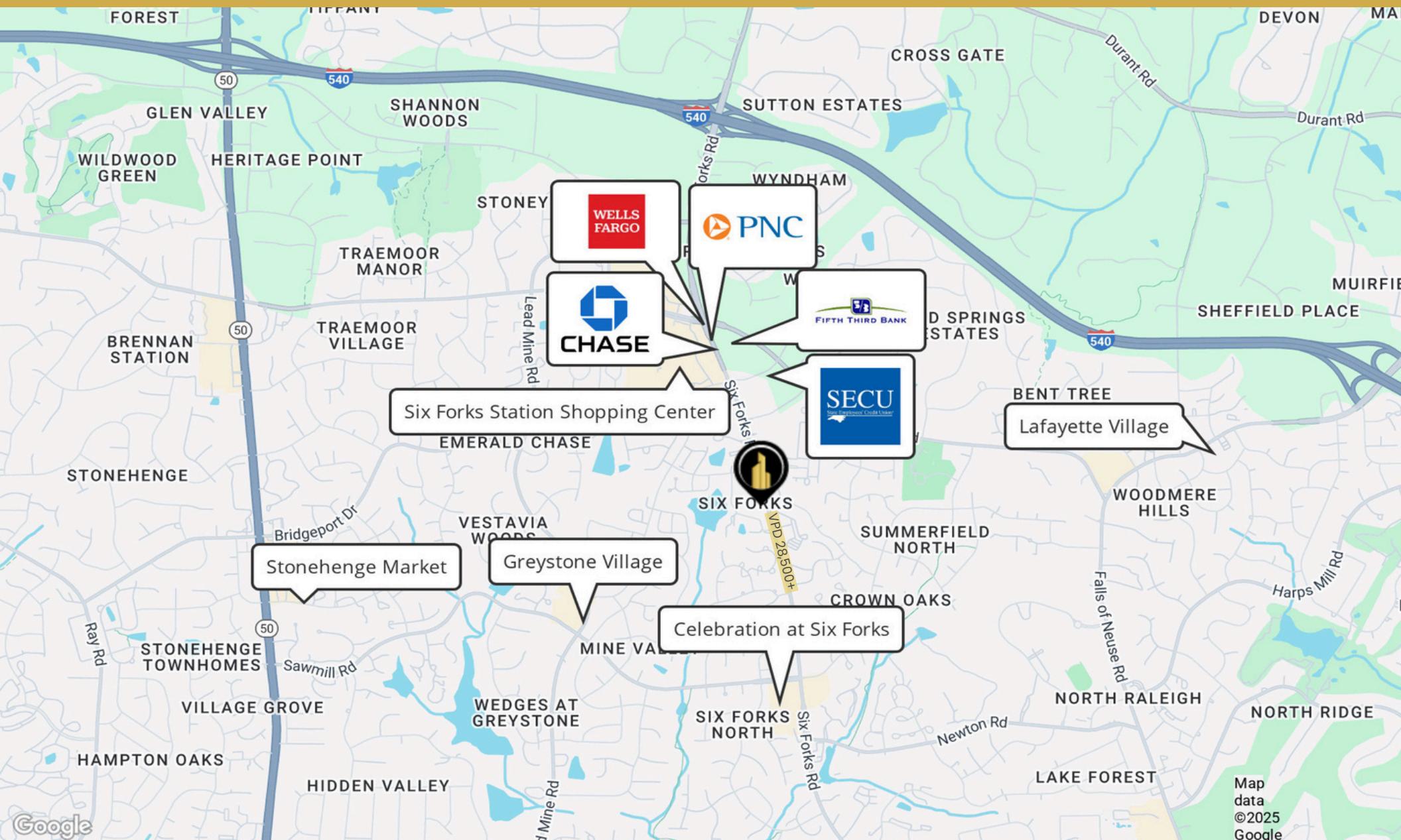
919.841.8073 | [walker@cityplat.com](mailto:walker@cityplat.com)

**CITYPLAT**  
COMMERCIAL REAL ESTATE

# 8354 SIX FORKS RD

Raleigh, NC 27615

OFFICE BUILDING FOR LEASE



**WALKER ROUSE**

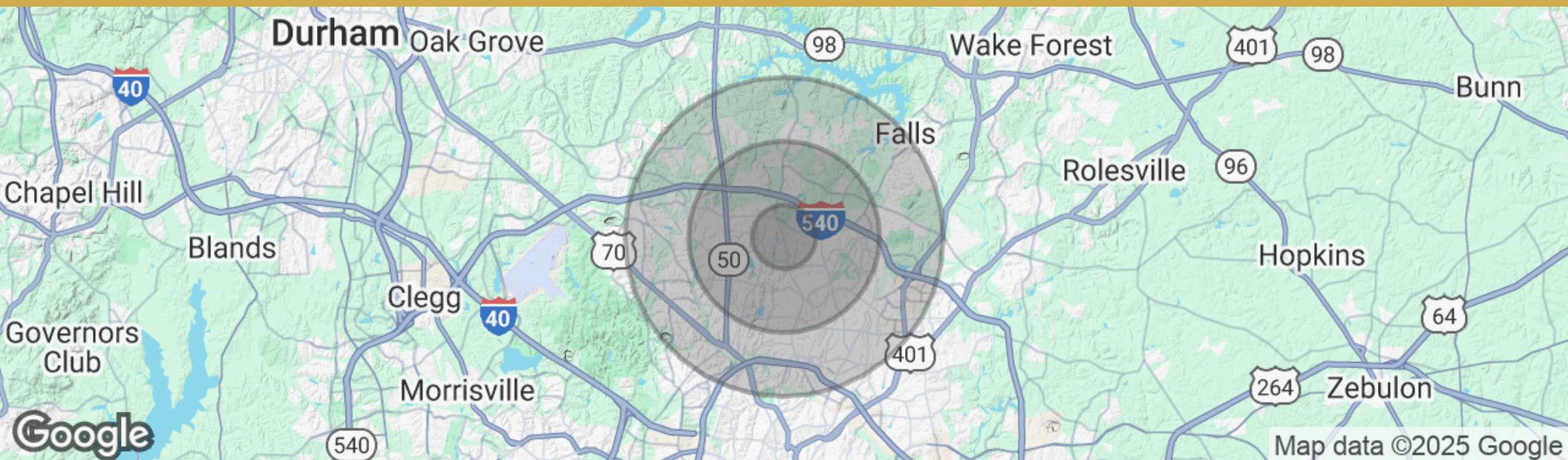
919.841.8073 | [walker@cityplat.com](mailto:walker@cityplat.com)

**CITYPLAT**  
COMMERCIAL REAL ESTATE

# 8354 SIX FORKS RD

Raleigh, NC 27615

OFFICE BUILDING FOR LEASE



## POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	9,746	67,615	183,043
Average Age	46	44	41
Average Age (Male)	44	42	40
Average Age (Female)	48	45	42

## HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	4,660	30,478	81,493
# of Persons per HH	2.1	2.2	2.2
Average HH Income	\$129,319	\$140,402	\$137,281
Average House Value	\$571,417	\$547,046	\$536,497

Demographics data derived from AlphaMap

**WALKER ROUSE**

919.841.8073 | [walker@cityplat.com](mailto:walker@cityplat.com)

**CITYPLAT**  
COMMERCIAL REAL ESTATE

# 8354 SIX FORKS RD

Raleigh, NC 27615

OFFICE BUILDING FOR LEASE

## CONFIDENTIALITY & DISCLAIMER

All materials and information received or derived from CityPlat its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

Neither CityPlat its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the any materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. City Plat will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. City Plat makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. City Plat does not serve as a financial advisor to any party regarding any proposed transaction. All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property.

Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by City Plat in compliance with all applicable fair housing and equal opportunity laws.

**WALKER ROUSE**

919.841.8073 | [walker@cityplat.com](mailto:walker@cityplat.com)

**CITYPLAT**  
COMMERCIAL REAL ESTATE