

OFFICE AVAILABLE FOR LEASE

8305 Falls of the Neuse Rd.
Raleigh NC 27615

NDB COMMERCIAL
REAL ESTATE
THE RETAIL LEASING AND SALES EXPERTS



Property Information:

- North Raleigh Office
- Excellent Visibility from Falls of the Neuse
- 2nd generation office space
- Area Retailers: Lafayette Village, Lifetime Fitness, Whole Foods, Sprouts, Fresh Market Pipers Tavern, Hibernian, Winston's
- 2 Separate office suites that can be leased Separately or combined for a total of 3350 sf.
- Suite 204-1706 sf.
- Suite 206-1656 sf.
- Well appointed office space, with elevator Access and plenty of parking
- Conveniently located in between 540 and 440 With access to major thoroughfares
- **\$23 psf gross, net of utilities and janitorials**

Demographics	3 - mile	5 - mile
Population	21,502	65,426
Avg. HH Income	\$81,646	\$75,121
Households	7,290	22,774
Traffic Counts	Falls of Neuse Rd. — 30,000 AADT	

For More Information Contact:

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Mobile: (919) 270-1308
Website: NDBcommercial.com

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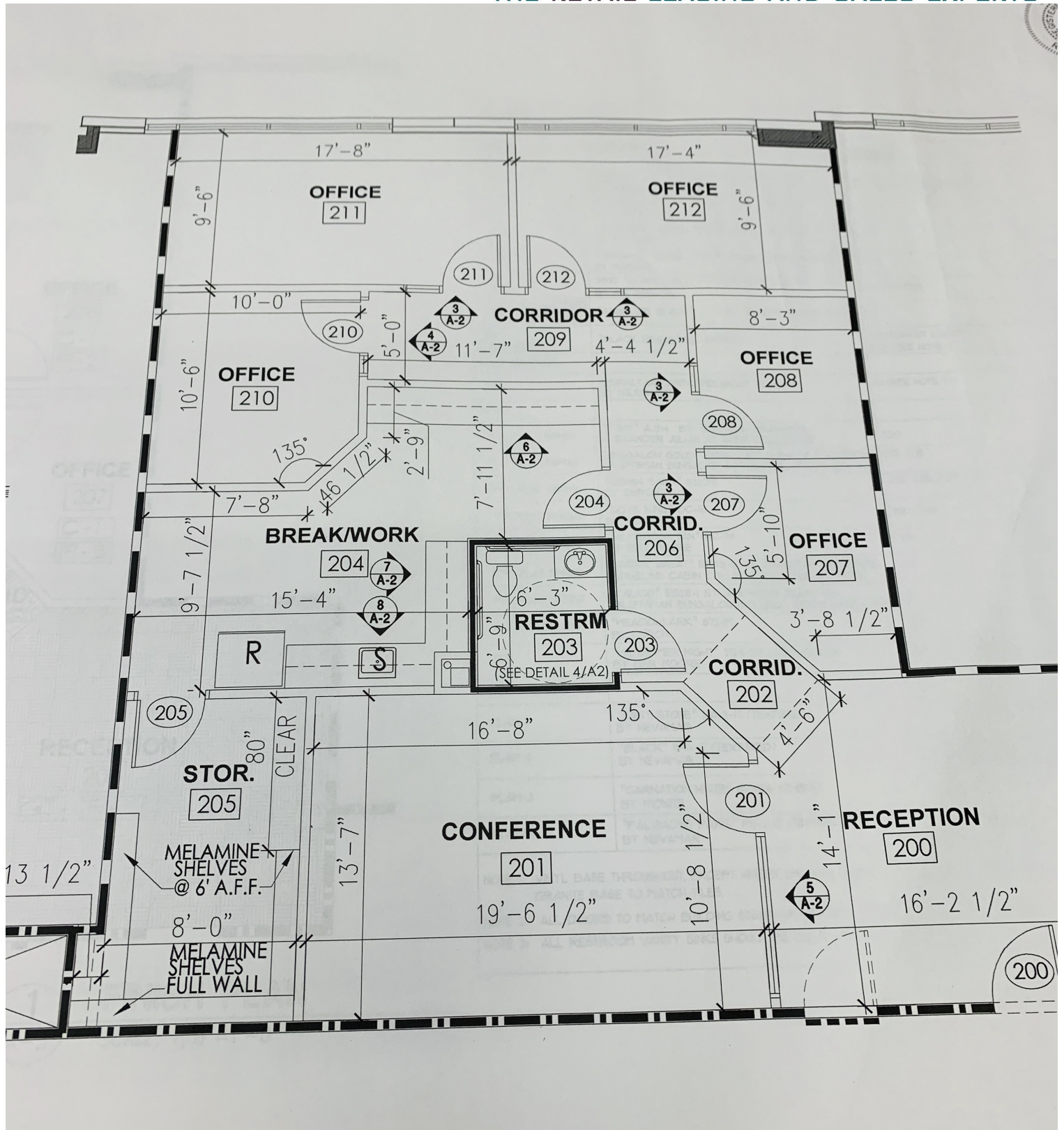


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