



OFFICE SPACE FOR LEASE

**5909 FALLS OF NEUSE RD**

RALEIGH, NC 27612

**BRIAN FARMER, SIOR**

D 919.576.2503

C 919.730.6584

[bfarmer@lee-associates.com](mailto:bfarmer@lee-associates.com)

**JONATHON HARRISS**

D 919.591.2278

C 980.226.6738

[jharriss@lee-associates.com](mailto:jharriss@lee-associates.com)

 **LEE &  
ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES  
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100 Walnut Street | Cary, NC 27511 | 919.576.2500 | [lee-associates.com/raleigh](http://lee-associates.com/raleigh)

# PROPERTY OVERVIEW

5909 FALLS OF NEUSE ROAD, RALEIGH, NC

**5909 FALLS OF NEUSE** offers a premier North Raleigh location with high visibility along Falls of Neuse Road, just south of Spring Forest Road. Surrounded by numerous retail amenities within a half-mile, including North Ridge Shopping Center, Harris Teeter, Starbucks, CAVA, Chopt, Chipotle, O2 Fitness, Zoe's, Salt & Lime, Jersey Mike's, and Ace Hardware.

## PROPERTY HIGHLIGHTS

- 19,370 SF two-story marble and glass office building
- Ample parking: 3.87 spaces per 1,000 SF
- Walk Score® 72 - Highly Walkable
- Prominent building signage available (Suite 200)
- Lease Rate: \$23.00/RSF Full Service

## AVAILABILITY

- Suite 103-B: 175 SF - \$525/month
- Suite 200: 1,500 - 3,347 RSF (Avail. immediately)

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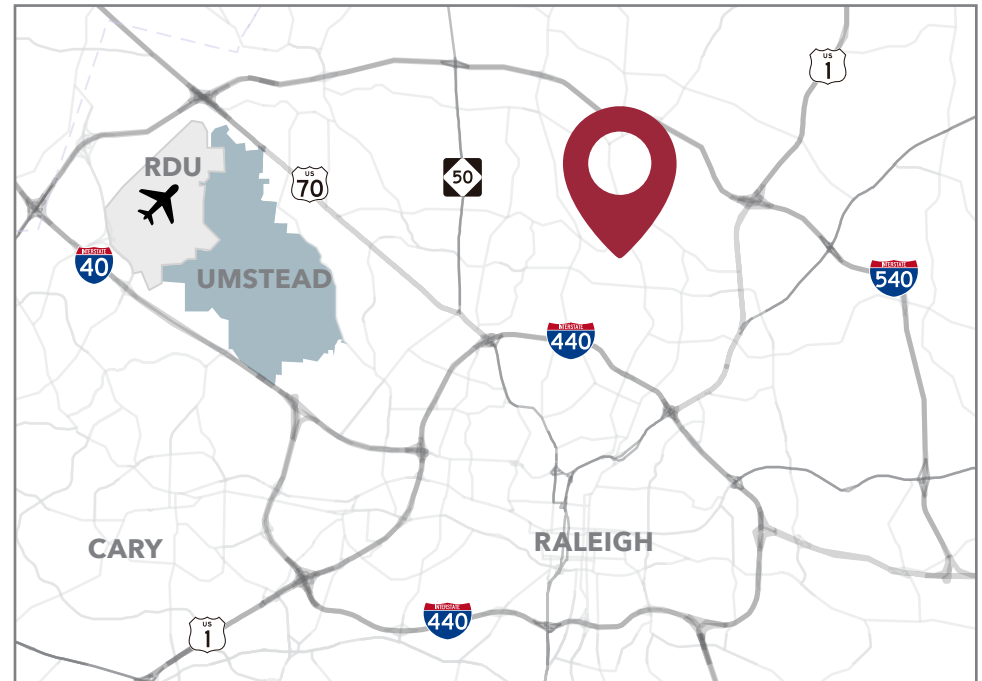
bfarmer@lee-associates.com

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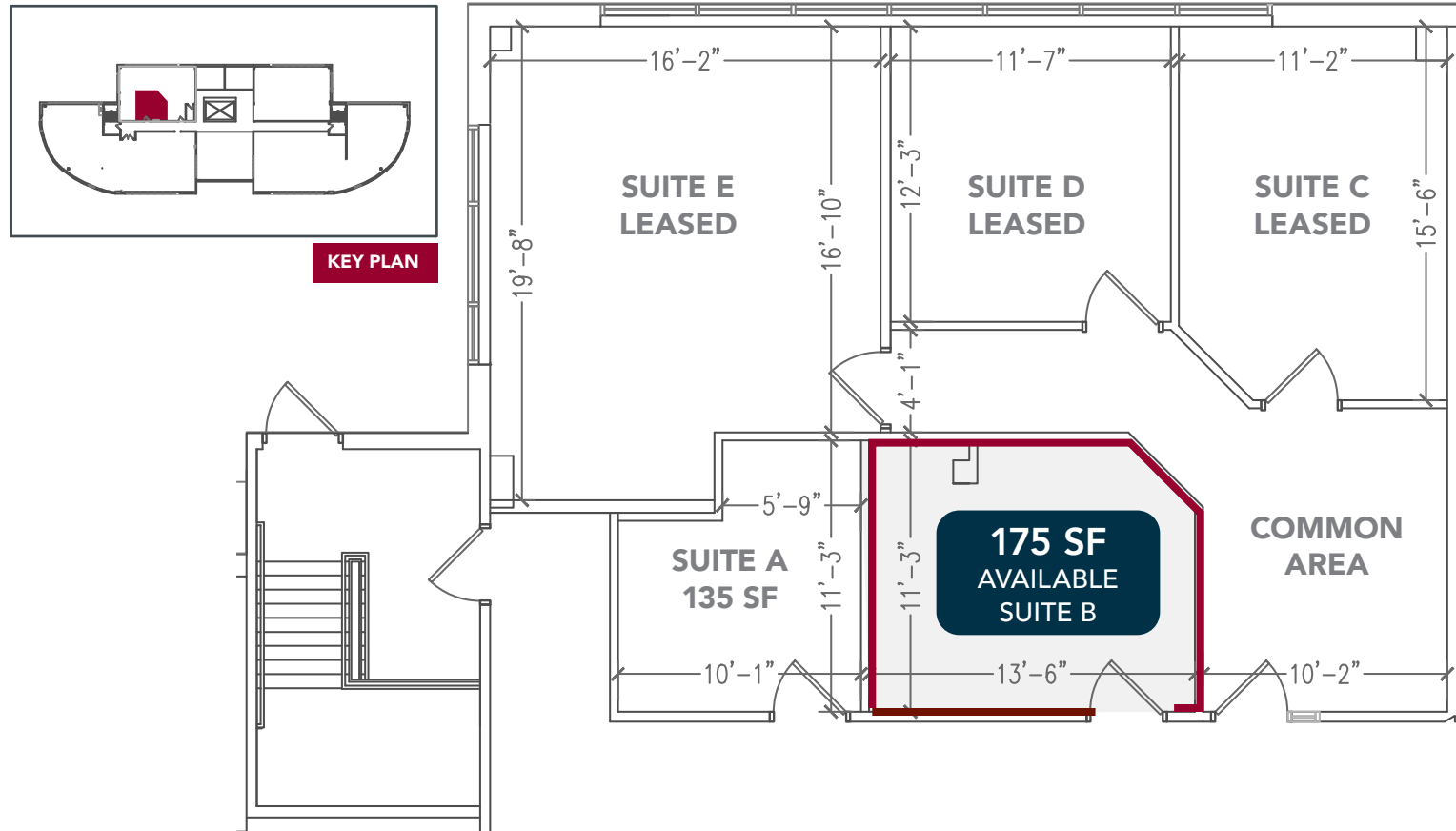
C 980.226.6738

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# FLOOR PLAN

SUITE 103-B - 175 SF



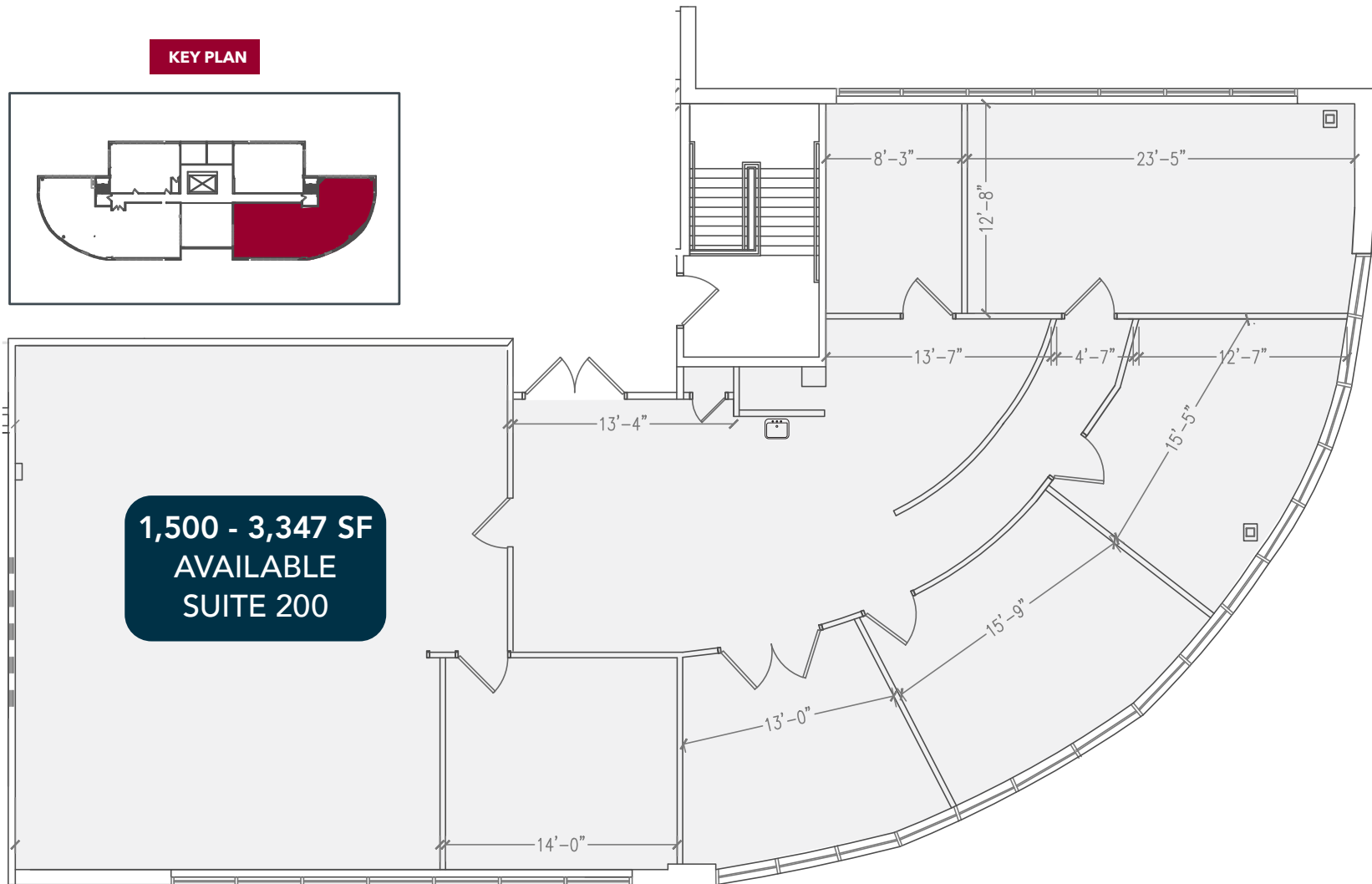
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# FLOOR PLAN

SUITE 200 - 1,500 - 3,347 SF



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# AREA AMENITIES

DOWNTOWN RALEIGH

7.4 MILES

RDU AIRPORT

17.6 MILES

RESEARCH TRIANGLE PARK

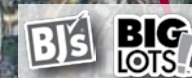
18.5 MILES

2 MILES

NORTH RIDGE  
COUNTRY CLUB



NORTH RIDGE SC



TRIANGLE TOWN CENTER



CRABTREE VALLEY MALL



NORTH HILLS



TARRYMORE SQ