



5000 F A L L S

5000 FALLS OF NEUSE

PREMIER OFFICE SPACE FOR LEASE
IN NORTH RALEIGH

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york



DOWNTOWN RALEIGH

NORTH HILLS

QUAIL CORNERS EXPANSION

16,000 SF of Retail

QUAIL CORNERS

Gym Tacos • The Butcher's Market
Raleigh Coffee Co. • Yoga Studio

5000
FALLS

PROPOSED
5 Story Apartment Building

MILLBROOK ROAD

FALLS OF NEUSE ROAD

PROPERTY DETAILS

5000 Falls of Neuse

PROPERTY DETAILS

AVAILABILITY

Suite 105* | ± 7,782 RSF | Call Broker

*Existing bank branch with drive-thru

*Will consider other uses

*Suite has its own exterior entrance plus building lobby entrance

Suite 403* | ± 3,206 RSF | \$23.00 RSF Full Service

*Potential to combine with Suite 410 for ±6,154 RSF

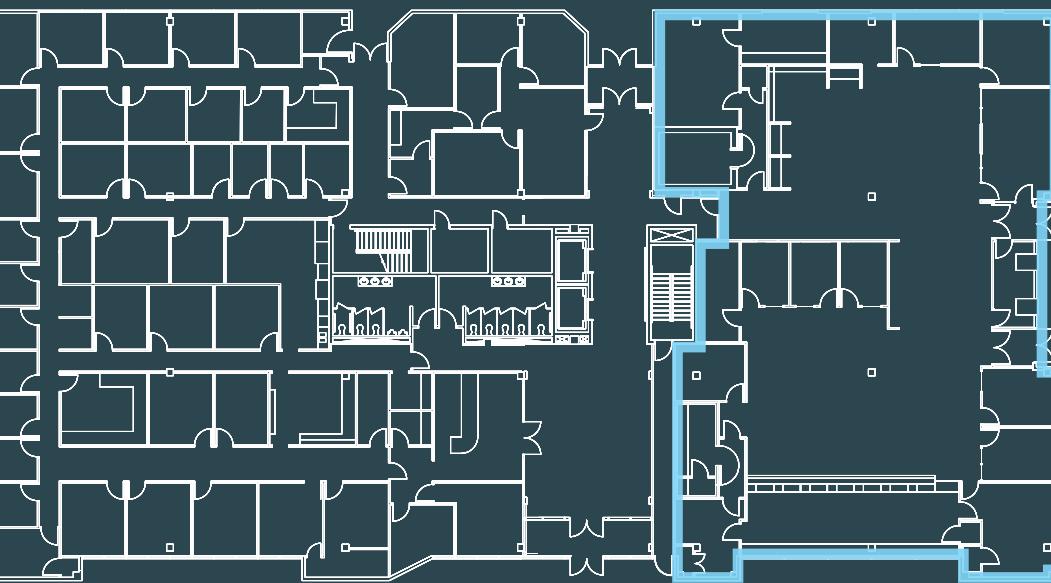
Suite 410* | ± 2,948 RSF | \$23.00 RSF Full Service

*Potential to combine with Suite 403 for ±6,154 RSF

DETAILS

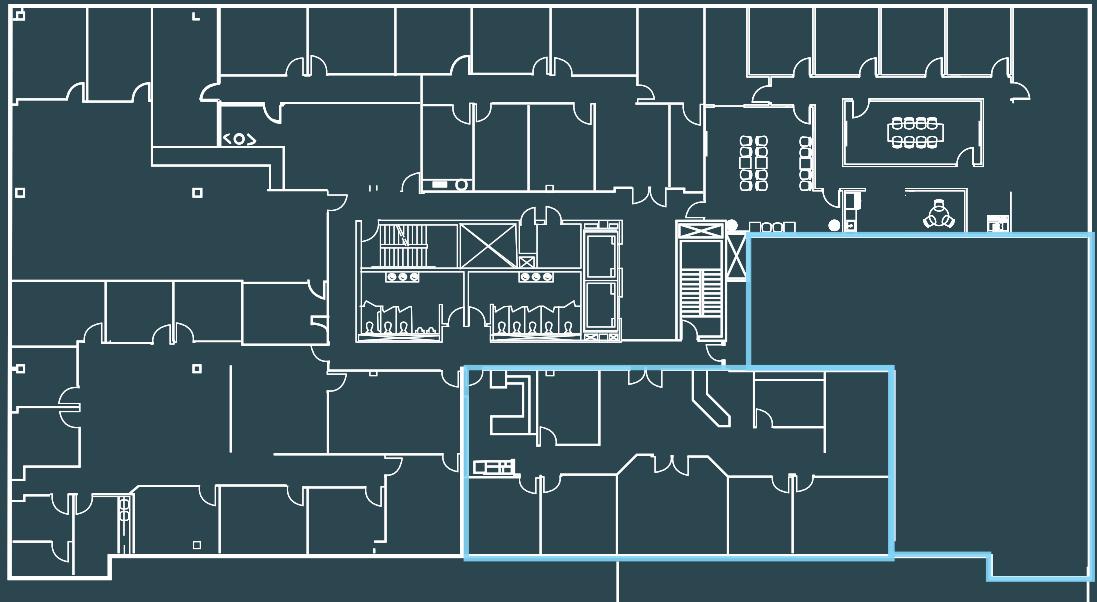
- Situated in the premier Falls of Neuse submarket located at the intersection of Falls of Neuse and Millbrook Road
- Convenient access to I-440, I-540, and Capital Boulevard
- 75,246 SF Building
- 4 Floors
- Within walking distance of Deja Brew Coffee House, Big Ed's Restaurant, Gym Tacos, Juicekeys, Cristo's Ristorante & Pizza, Morning Rolls, Clyde Cooper's BBQ
- Multiple ingress and egress points
- Excellent value in a convenient north Raleigh location

FIRST FLOOR



SUITE 105 • ±7,782 RSF
Existing bank branch
with drive-thru

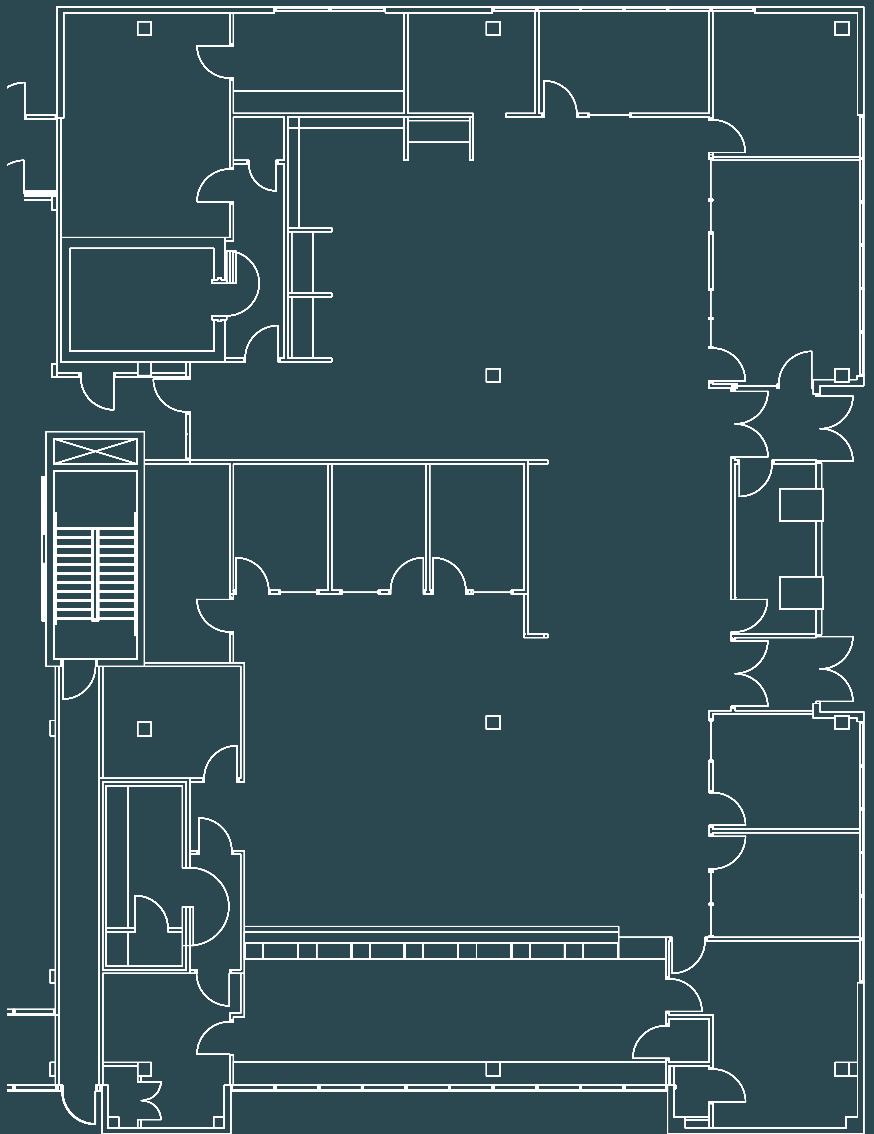
FOURTH FLOOR



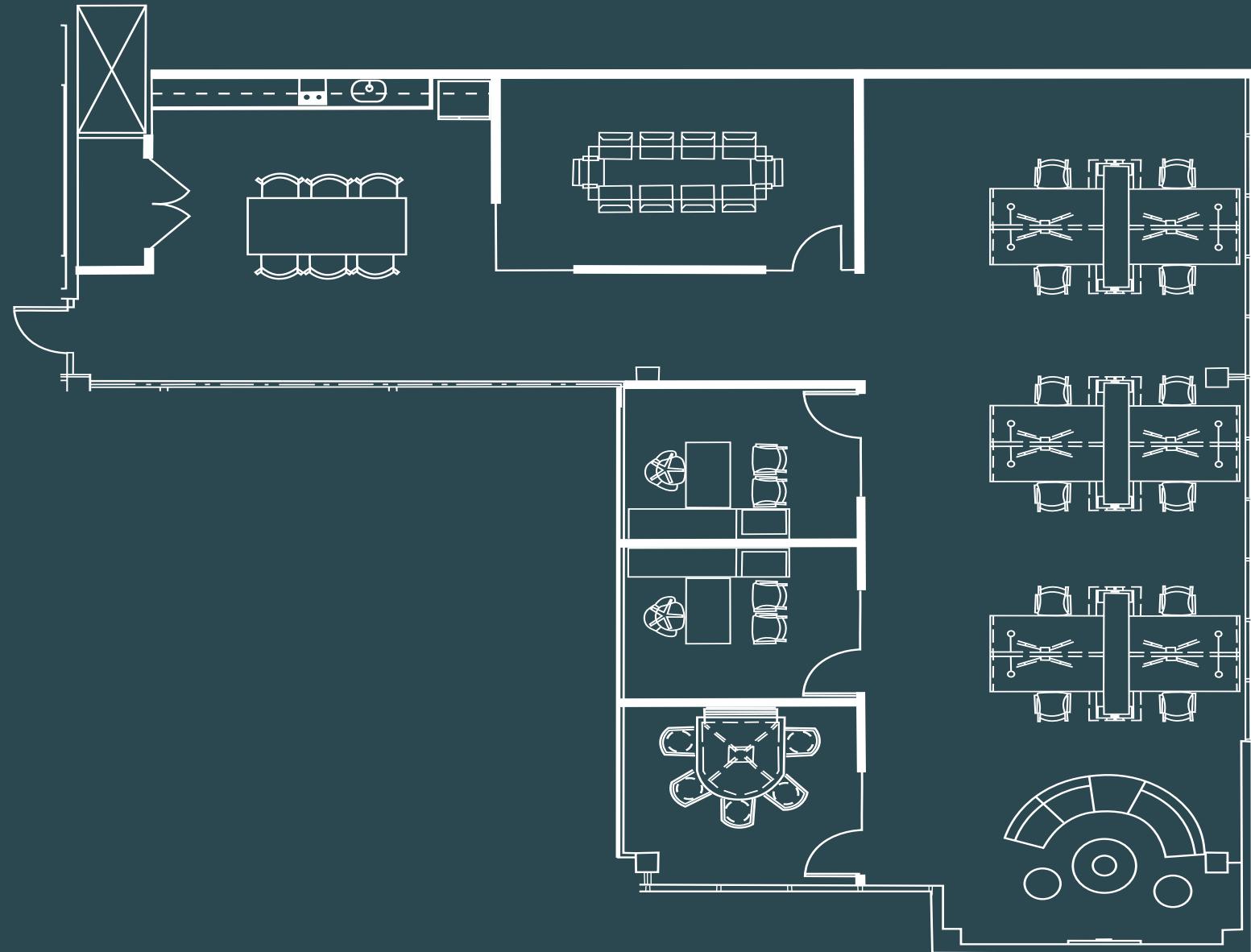
SUITE 410 • ±2,948 RSF

SUITE 403 • ±3,206 RSF

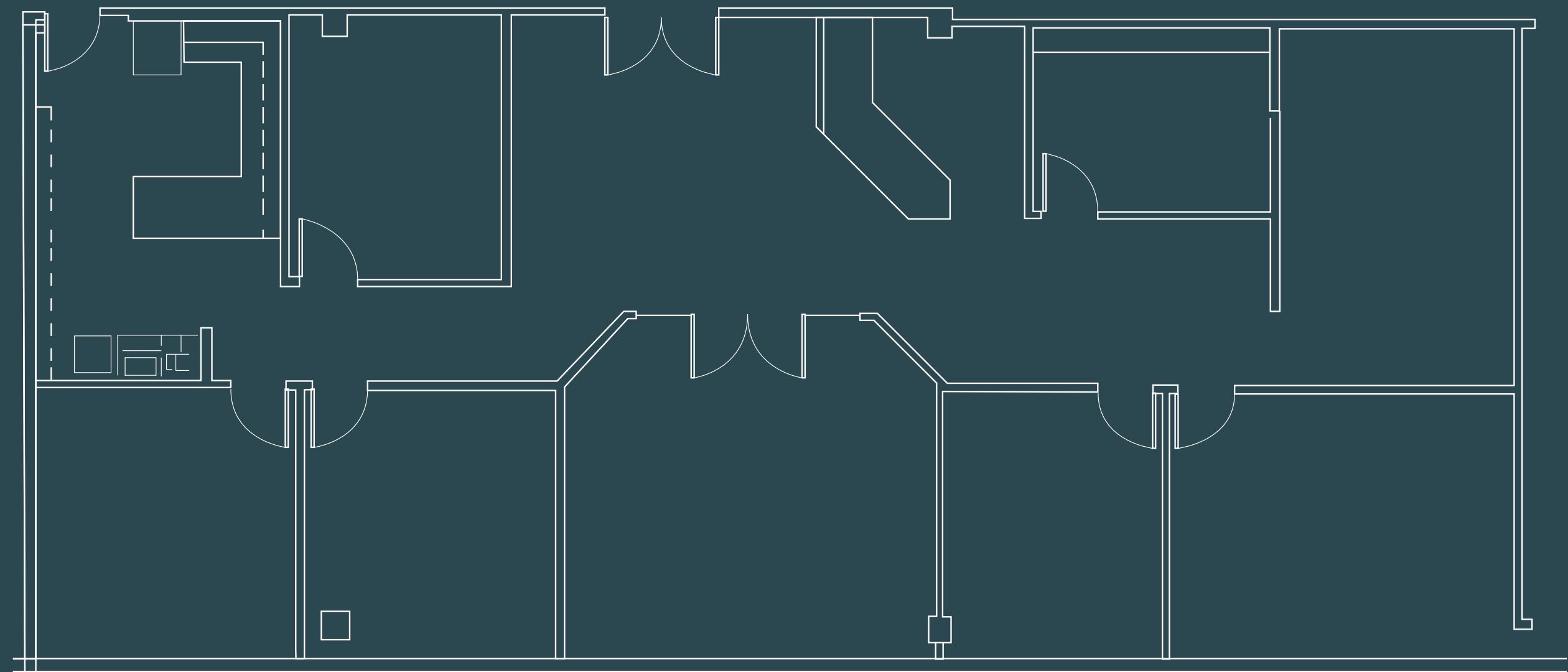
SUITE 105
±7,782 RSF



SAMPLE
TEST FIT
SUITE 403
± 3,206 RSF

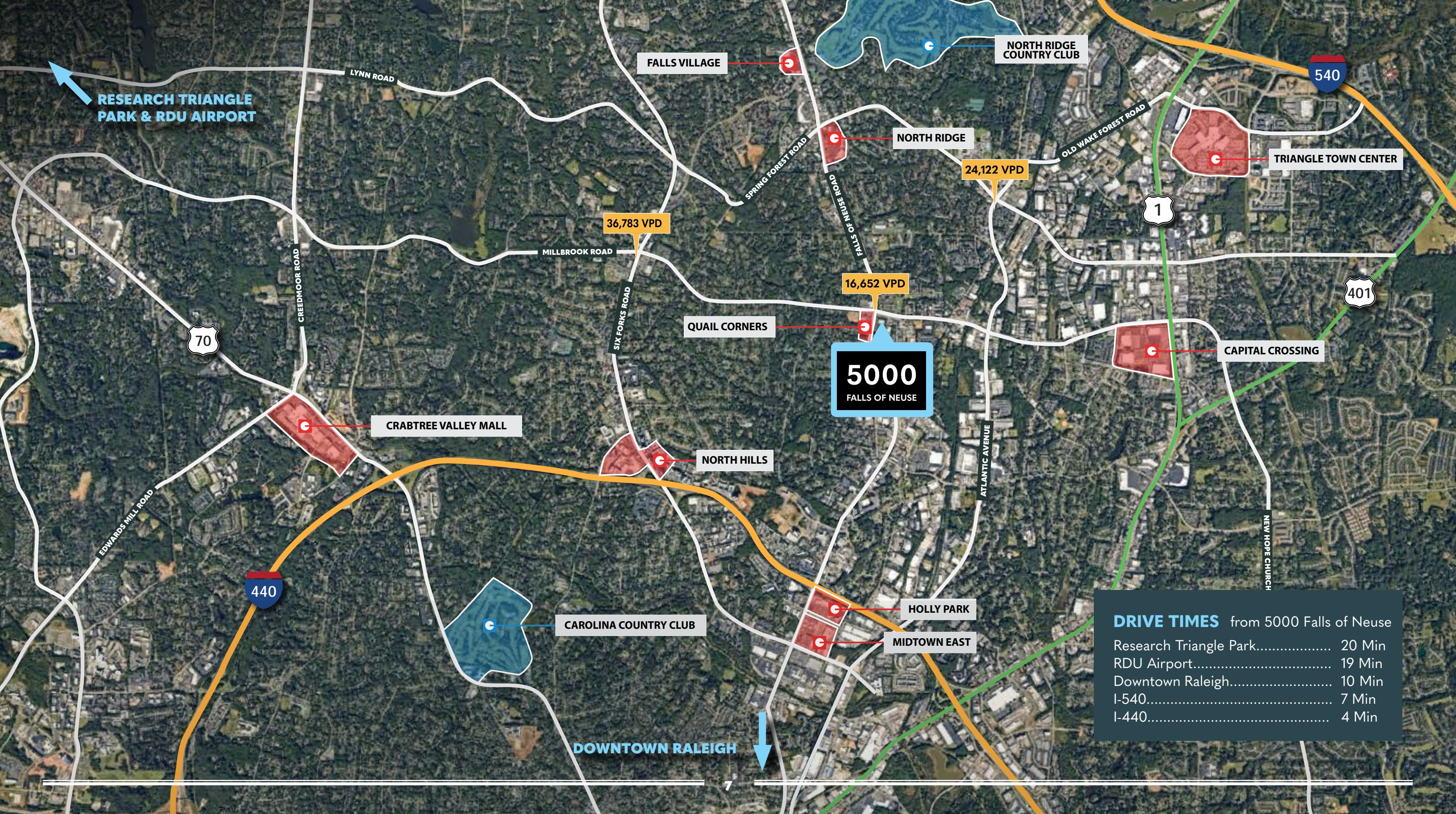


**SUITE 410
±2,948 RSF**









RALEIGH ACCOLADES

#1 BEST-PERFORMING LARGE METRO AREA

Milken Institute · January 2025

#3 BEST STATE CAPITAL TO LIVE IN

WalletHub · February 2025

#1 U.S. CITY FOR JOB OPPORTUNITIES AND EARNING POTENTIAL

New York Post · September 2025

#1 METRO FOR NEW COLLEGE GRADUATES

ADP · August 2025

#2 AMERICA'S FRIENDLIEST CITIES

YUZU · April 2025

#9 BEST LARGE CITIES TO START A BUSINESS

WalletHub · April 2025

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>

5000 FALLS OF NEUSE DEMOGRAPHICS (2025) Last updated 1/15/26

MILE RADIUS	POPULATION	HOUSEHOLDS	HOUSEHOLD INCOME	DAYTIME POPULATION
1	11,292	5,228	\$98,720	7,630
3	93,841	43,829	\$97,505	76,111
5	241,478	110,782	\$106,195	159,856

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LEASING

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YORK PROPERTIES

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

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