

OFFICE CONDO FOR LEASE

8317 SIX FORKS ROAD, SUITE 103

RALEIGH, NC 27615

8317

CR Easter

CORNERSTONE  
FOUNDATION REPAIR & WATERPROOFING



**NAITRI** PROPERTIES

# PROPERTY OVERVIEW

Office Condo for lease located in the sought after Six Forks/Falls of Neuse submarket. Conveniently located with excellent regional connectivity, the site offers quick access to I-540 and I-440, providing seamless connections throughout the Triangle and to major employment, retail, and transportation hubs.

**ADDRESS** 8317 Six Forks Road, Suite 103, Raleigh, NC 27615

**BUILDING SIZE** Approximately 7,200 SF

**AVAILABLE SPACE** 1st Floor: Suite 103 - ±1,200 RSF

**RENTAL RATE** \$2,500.00/Month  
\*Net of utilities, janitorial, and HVAC (maintenance/service contract)

**FEATURES**

- (4) private offices, breakroom, reception area, private restroom
- Beautifully appointed finishes
- Full refrigerator and dishwasher in breakroom
- Faux wood floors throughout
- Abundance of cabinet storage
- Separate storage room
- Exterior office glass in several offices
- Building signage available
- First floor condo just off building entrance

**HIGHLIGHTS**

- Prominent Six Forks Road location
- 1.5 miles to I-540 and 4 miles to North Hills
- 15 minutes to RDU International Airport

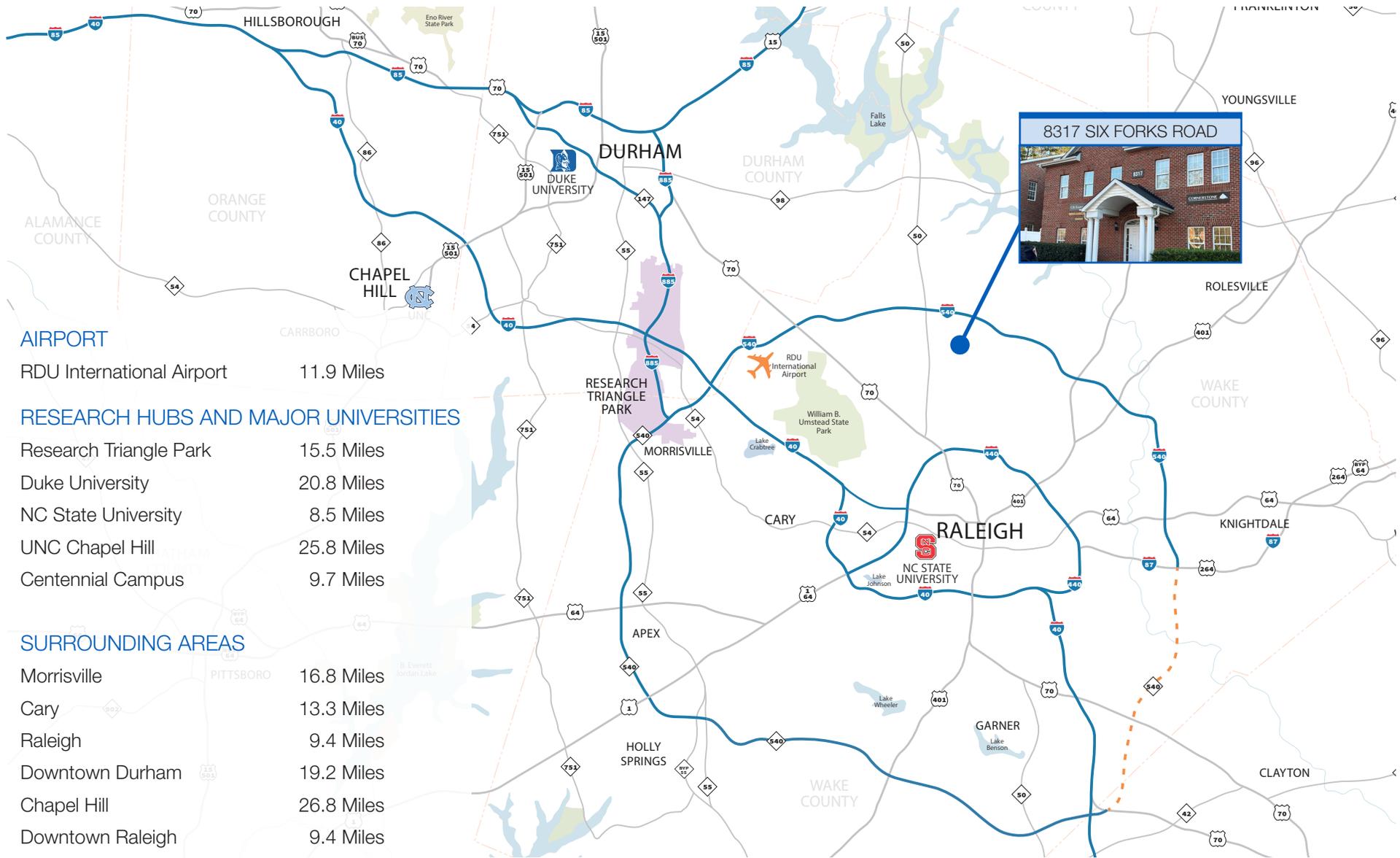
## CONTACT

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# TRIANGLE REGION



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# AERIAL



MAGNOLIA MARKETPLACE  
AND SIX FORKS STATION

Starbucks, Zaxby's, Panera Bread, Dunkin' Donuts, Target, Chipotle Mexican Grill, Taco Bell, Lowe's, Food Lion, Exxon, Mobil, UPS, Planet Fitness, Walgreens, Wells Fargo, Great Clips, Bruegger's Bagels, Cook Out, Goodberry's, First Horizon, Crumbl Cookies, Papa John's, Char-Grill, Whole Foods Market

Slater Road

Six Forks Road



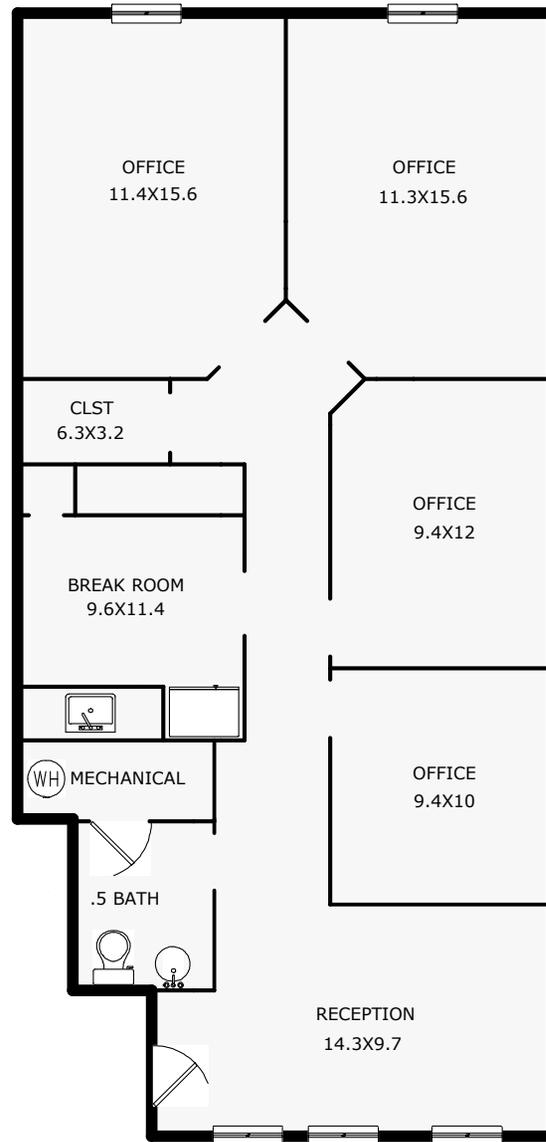
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# FLOOR PLAN



Floor plan dimensions are approximate

For Virtual Tour please click or scan



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# AMENITIES

Convenient access to I-540 & I-440 in Raleigh's Midtown with nearby amenities including restaurants, shopping, hotels, banks, fitness and more.

## DINING

Bali-Hai Mongolian Grill  
Bruegger's Bagels  
Cape Fear Seafood Company  
Carajillo's Mexican Kitchen  
CAVA  
Taziki's Mediterranean Café  
Char-Grill  
Chick-Fil-A  
Chipotle  
Clean Eat  
Cook Out  
Domino's  
Everbowl  
Firehouse SUBs  
Goodberry's Frozen Custard  
Great Harvest Bread Co  
Guasaca  
Salt & Lime Cabo Grill  
Happy + Hale  
Hero's Pub & Sandwich Shop  
Hibernian Irish Pub and Restaurant  
IHOP  
Jason's Deli  
La Rancherita  
Market Sandwich  
McDonald's

Milton's Pizza & Pasta  
Moe's Southwest Café  
Neo Sushi Express  
New York Bagels & Deli  
Ni Asian Kitchen  
Nothing Bundt Cakes  
Panera Bread  
Papa Johns  
Peri Brothers Pizza & Modern Italian  
Poke Burri  
Poppyseed Market  
Premier Cakes  
Rise Southern Biscuits & Righteous  
Chicken  
Ristorante Nina's  
Rosati's Pizza  
Rudino's Rooftop  
Saints & Scholars Pub  
Sassool  
Simply Crepes Craft Kitchen  
Starbucks  
Sushi Time  
Taco Bell  
Taza Grill  
Tenko Japan  
Ton Noodles  
Tropical Smoothie Café

Uptown Pho  
Vinnie's Steak House & Tavern  
Vivo Ristorante  
Wendy's  
Winston's Grille  
Zaxbys

## SHOPPING/SERVICES

A Cleaner World  
American Pride Xpress Carwash  
Autobell Car Wash  
Dollar General  
Dollar Tree  
Exxon  
Fleet Feet North Raleigh  
Food Lion  
Harris Teeter  
Hobby Lobby  
HomeGoods  
Lowes Foods  
PetSmart  
Precision  
T.J. Maxx  
Target  
The Fresh Market  
The Home Depot  
The RipTide Car Wash

The UPS Store  
Triangle Cinemas @ Six Forks  
United States Postal Service  
Wake County ABC Store  
Walgreens  
Westlake Ace Hardware  
Whole Foods Market

## BANKS

Chase Bank  
Fifth Third Bank  
First Horizon Bank  
PNC Bank  
State Employee's Credit Union  
Truist  
Wells Fargo Bank

## RECREATIONAL

A.E. Finley YMCA  
Baileywick Road Park  
Life Time  
North Ridge Country Club  
O2 Fitness  
Planet Fitness  
Summerfield-Wycombe Swim & Racquet Club

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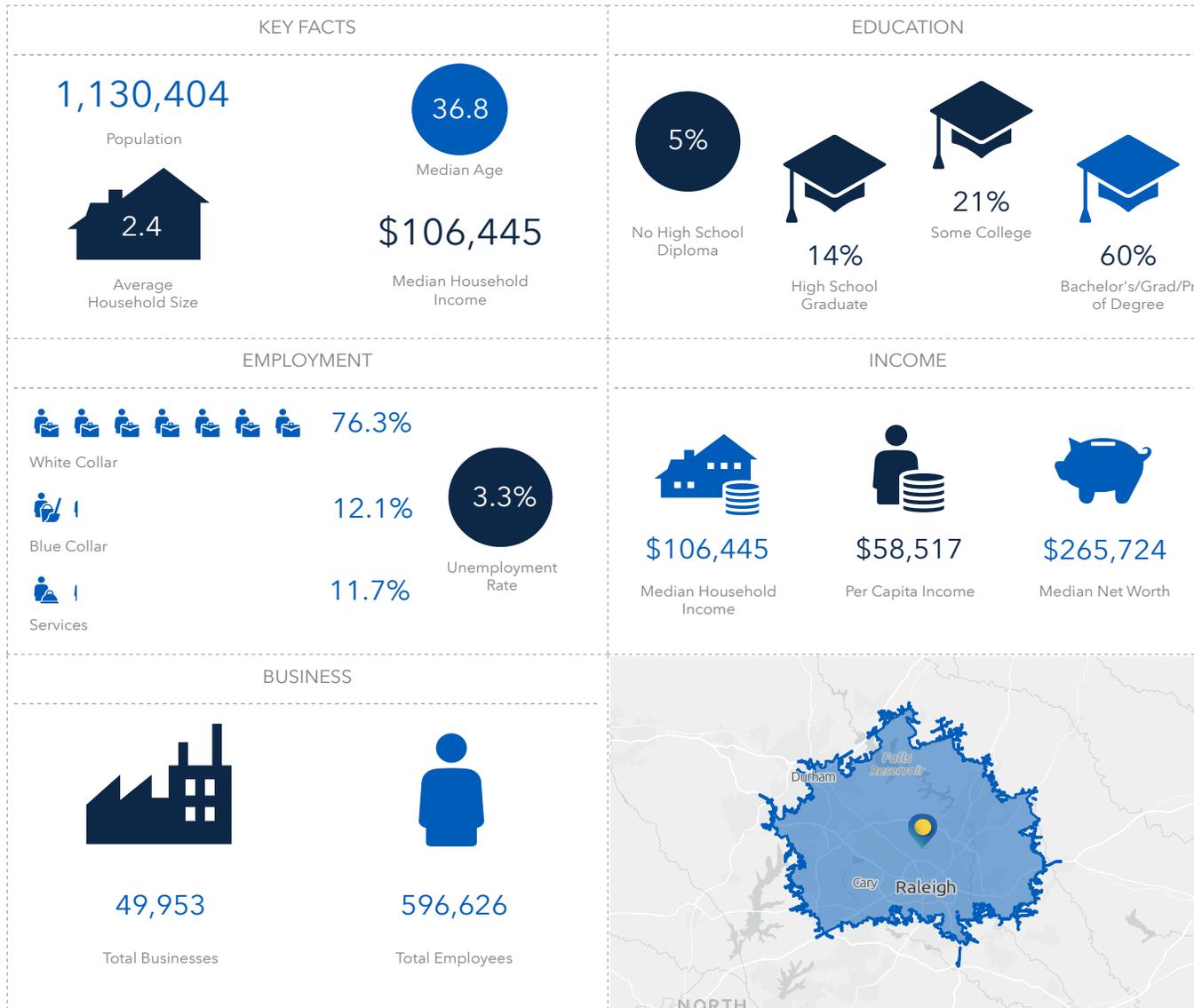
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# DEMOGRAPHICS

## 27 MINUTE AVERAGE COMMUTE DRIVE TIME



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