

A photograph of a modern, multi-story office building with large glass windows and orange brick accents. In the foreground, there is a landscaped area with green grass, yellow flowers, and a large black sign. The sign reads 'ONE SPRINGFIELD CENTER' at the top, followed by 'FALLS LAKE INSURANCE', the 'AMT' logo (A. MORTON THOMAS AND ASSOCIATES, INC. Consulting Engineers), and the 'ROBUCK HOMES' logo (since 1926).

FOR SUBLEASE

6131 FALLS OF NEUSE RD
SUITE 306 • RALEIGH, NC 27609

12,021 SF OFFICE SPACE AVAILABLE • PLUG & PLAY OPPORTUNITY • ALL FF&E AVAILABLE • TERM THRU 5/31/2028

Wally Hale • Mohr Partners • (602) 684-4554 • wally.hale@mohrpartners.com | **Kyle York** • Mohr Partners • (480) 620-2618 • kyle.york@mohrpartners.com
Will Shea • Vestian • (336) 404-1034 • shea@vestian.com | **Adam Kauphusman** • Vestian • (913) 999-4770 • kauphusman@vestian.com

Property Information

SUBLEASE OVERVIEW

Property Address 6131 Falls of Neuse Rd

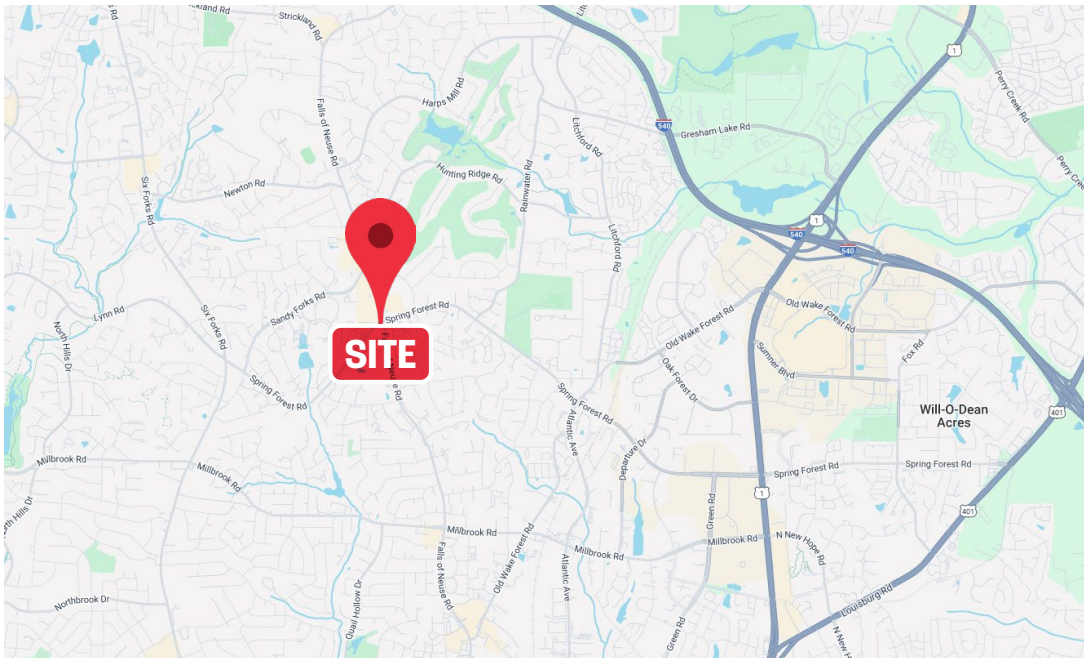
Available Space 12,021 SF

Lease Rate Contact Broker

Sublease Expiration Date 5/31/2028

HIGHLIGHTS

- Plug and play opportunity with all FF&E available
- Three-story office building with abundant natural light and a modernized lobby
- Adjacent to Sutton Square and North Ridge shopping centers
- Prime North Raleigh location with frontage and visibility on Falls of Neuse Road (35,400 annual average daily traffic)
- Parking ratio of 3.76 per 1,000 SF with six EV charging stations
- One mile from North Ridge Country Club, two miles from Ravenscroft School and three miles from North Hills Shopping Center, I-440 and I-540



Imagery



Imagery



Imagery



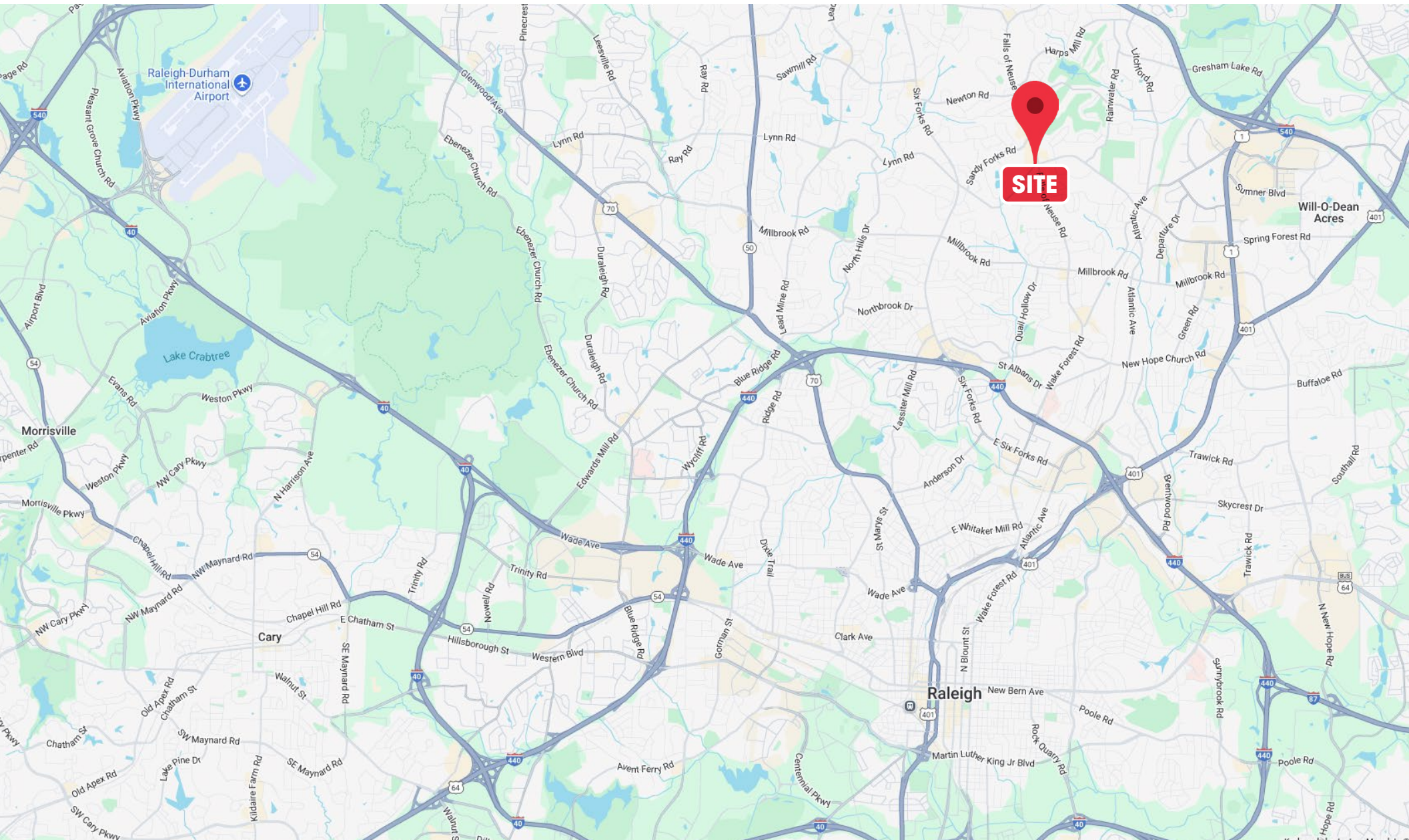
Imagery



Suite 306 Floorplan



Map





MOHRTM PARTNERS

2801 E CAMELBACK RD • SUITE 200 • PHOENIX, AZ

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