

8450 FALLS OF NEUSE RD

Suite 206
Office Space for Lease in Raleigh, NC



EXECUTIVE SUMMARY

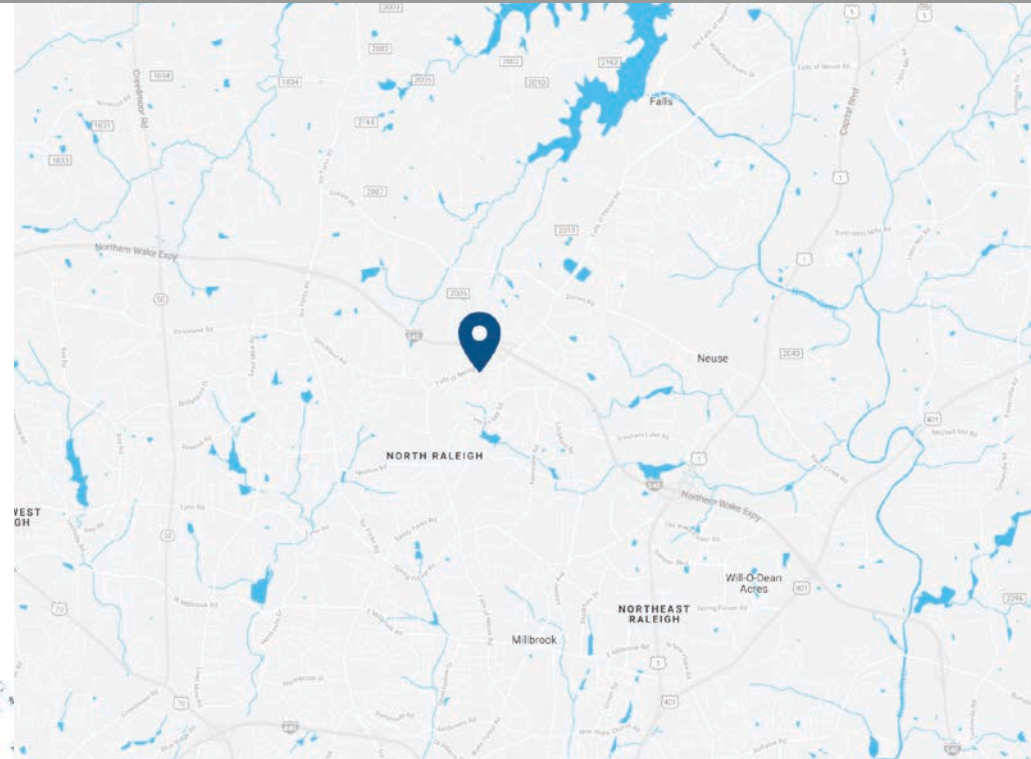
INTRODUCTION

Professional office building located in North Raleigh 1/2 mile south of I-540. The building is three-stories with a brick facade with prime exposure to Falls of Neuse Rd. Established office and medical building in North Quarter Office Park. Across the street from Lifetime Fitness and Lafayette Village.

1,764 SF office condo available January 2023. The condo has three private offices, a conference room and 1 breakroom/copy room.

HIGHLIGHTS

- 1,764 RSF Available Office for Lease
- 40,262 SF Office Building
- Conveniently located in North Quarter Office Park
- Rental Rate: \$22.00/SF MG (\$3,234/Mo)
- Signage available



DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
Population	5,727	42,499	129,876
Average Household Income	\$159,589	\$131,915	\$117,721
Median Household Income	\$124,243	\$102,650	\$87,474
Households	1,911	15,965	49,376
Daytime Employees	477	13,731	58,705

PROPERTY OVERVIEW



[CLICK HERE TO VIEW PROPERTY ONLINE](#)

PROPERTY DETAILS

Address	8450 Falls of Neuse Rd., Suite 206 Raleigh, NC 27615
GLA	+/- 40,262 SF Multi-Tenant Office Building
Available SF	1,764 RSF Available Office for Lease
Year Built	2005
Zoning	Building Class B
Building Height	3 Stories
Signage	Available
Parking	73 Surface Parking Spaces
Traffic Counts	Falls of Neuse Rd. 32,500 VPD
Rental Rate	\$22.00/SF MG (\$3,234/Mo) Tenant pays for electricity phone, internet, and janitorial. Water and common services are included.
Condition	Full Build Out
Term	3-7 Years

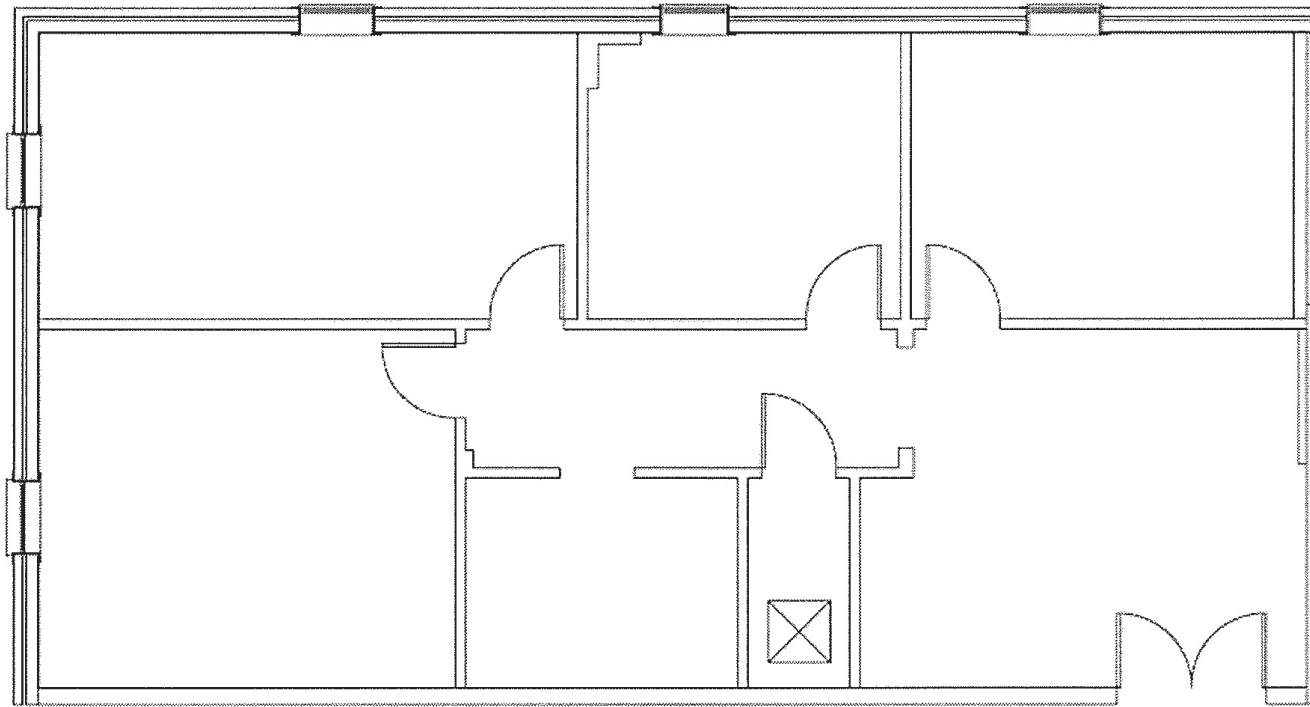
INTERIOR PHOTOS

Suite 206



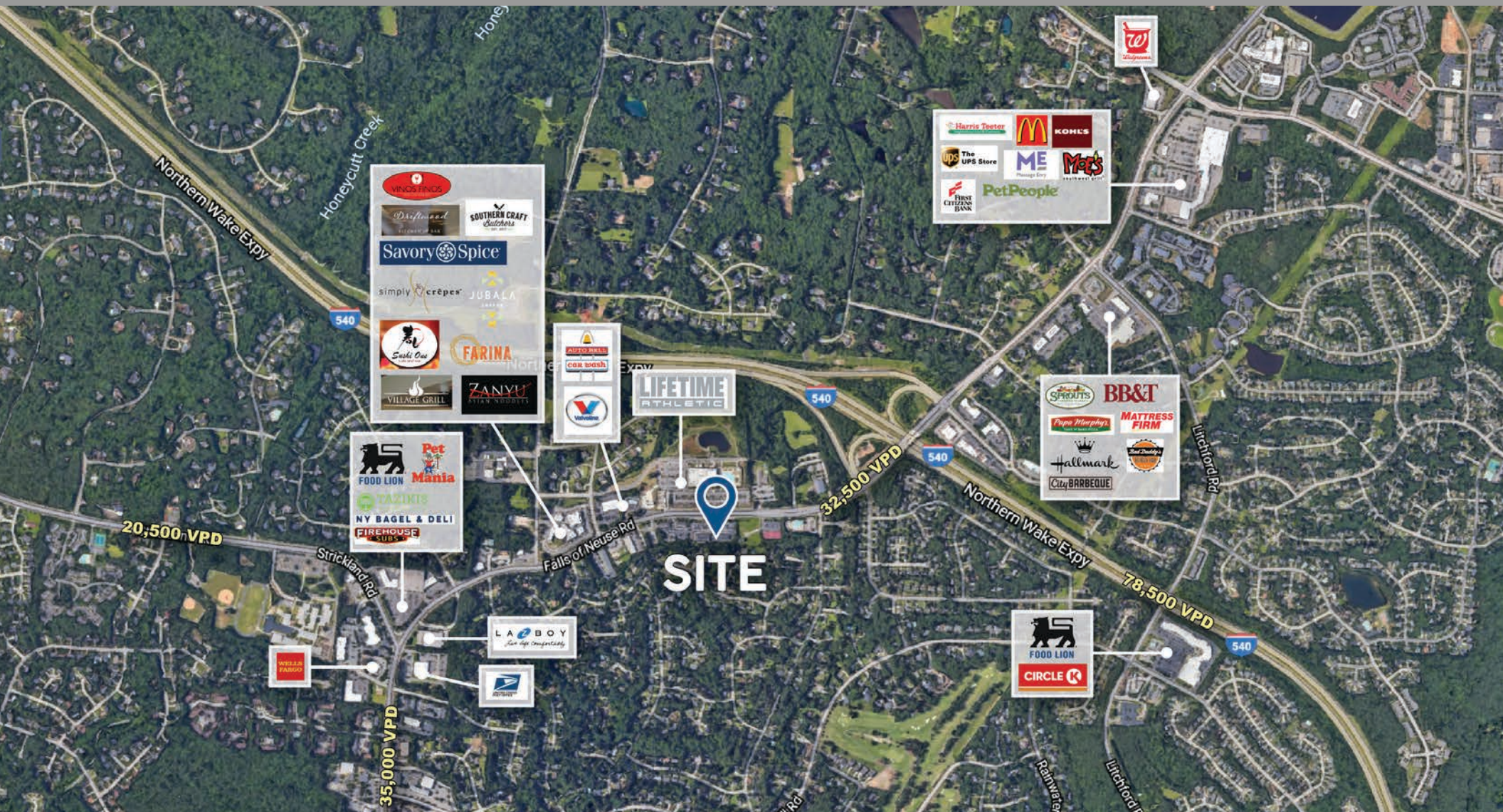
EXHIBIT A

Building and Floor Plan of Premises



8450 SUITE 206

MARKET OVERVIEW





CONTACT

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