



RALEIGH, NC 27608

790 PERSHING RD

OFFICE FOR LEASE

 **LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES
RALEIGH • DURHAM • WILMINGTON

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PROPERTY DESCRIPTION

790 Pershing Road is ideally positioned in the Wake Forest Road/ Atlantic Avenue/Capital Boulevard submarket near Five Points and Iron Works, centrally located between Downtown Raleigh and Midtown. The property features two independent 2,139 SF office suites with excellent glass lines, open work areas, break rooms, and exclusive restrooms.

AVAILABILITY

SUITE	SIZE	LEASE TYPE	LEASE RATE
1st Floor	2,139 SF	Full Service	\$25/yr/SF
2nd Floor	2,139 SF	Full Service	\$25/yr/SF

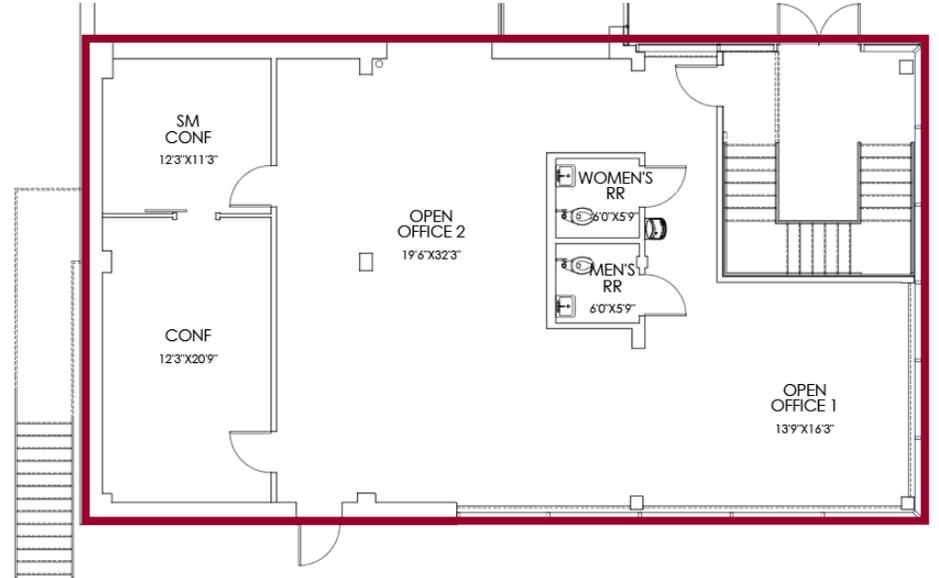
HIGHLIGHTS

- 4,278 SF for lease
- Zoned IX-3
- Open floor plan with flexible layout
- Private offices
- Kitchen and dedicated break room
- 44 on-site parking spaces
- Excellent central Raleigh location
- Near prominent mixed-use developments
- \$4,500 per month, Full Service (\$25/yr/SF)

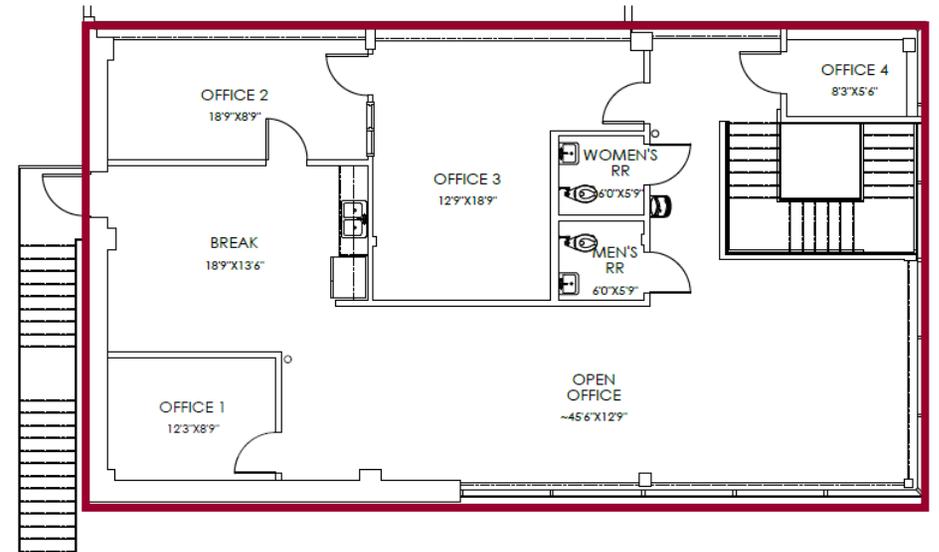


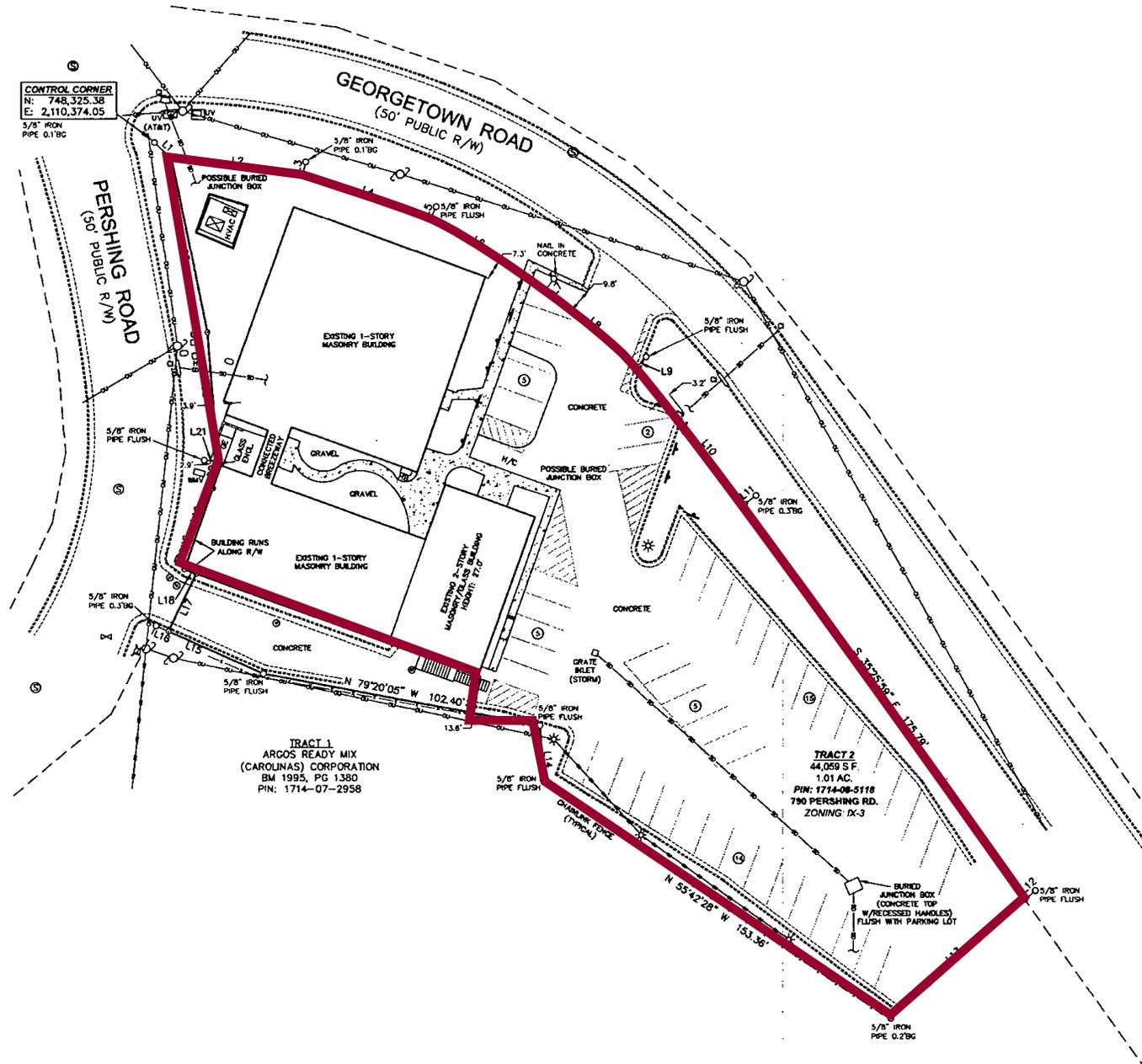
FLOOR PLAN

1ST FLOOR SUITE 2,139 SF



2ND FLOOR SUITE 2,139 SF





AREA OVERVIEW



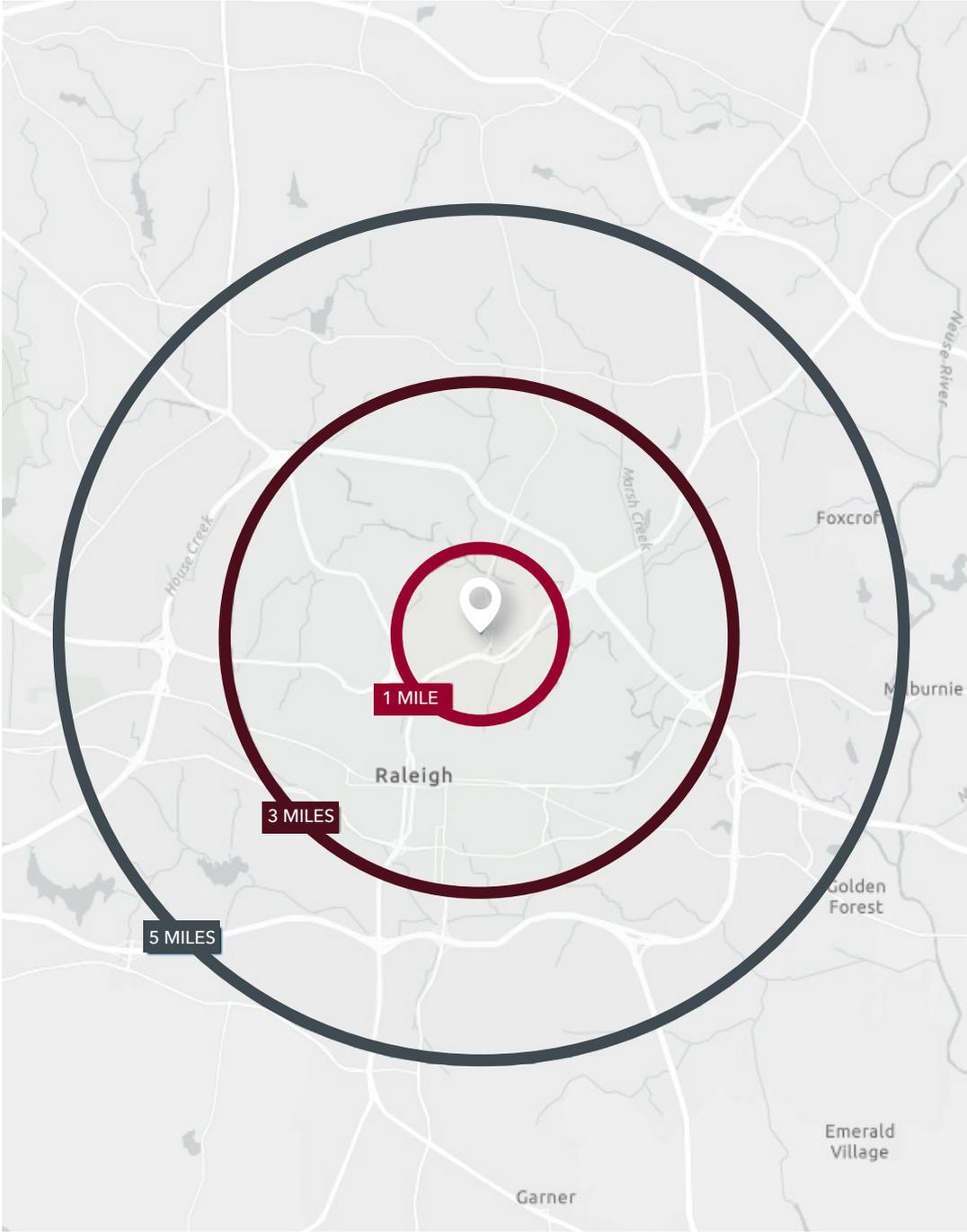
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DISTANCES

DOWNTOWN RALEIGH	2.3 Miles/ 7 Min
RDU AIRPORT	13 Miles/ 17 Min
RESEARCH TRIANGLE PARK	16 Miles/ 21 Min

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
POPULATION (2025)	10,212	104,077	257,847
DAYTIME POPULATION	13,906	206,670	394,410
MEDIAN AGE	37.1	34.9	34.4
AVERAGE HOUSEHOLD INCOME	\$179,618	\$148,214	\$126,111
AVERAGE HOME VALUE	\$743,607	\$711,627	\$570,902



FOR MORE INFORMATION, CONTACT:

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