

**FLEX SPACE
FOR LEASE!**



GREEN OAKS BUSINESS CENTER

280 PREMIER DR.

FLEX SPACE FOR LEASE
HOLLY SPRINGS

york

Judson McMillan · 919.645.2764

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PROPERTY DETAILS

280 Premier Drive

LEASE RATE

\$17.00 PSF | NNN

TICAM

\$3.36 PSF

AVAILABILITY

Bldg 280 | Suite 115/117 | ± 2,644 SF

Available 2/15/2026

DETAILS

- Located off Hwy 55 in the newly developed Holly Springs Business Park with convenient access to US-1 and I-540
- Less than 1 mile from shopping and dining options at both Holly Springs Towne Center & South Park Village
- Ample parking available for employees and customers
- Customizable lease options to suite your business needs
- Mix of office/showroom and storage options available
- Glass storefront with roll-up door in rear

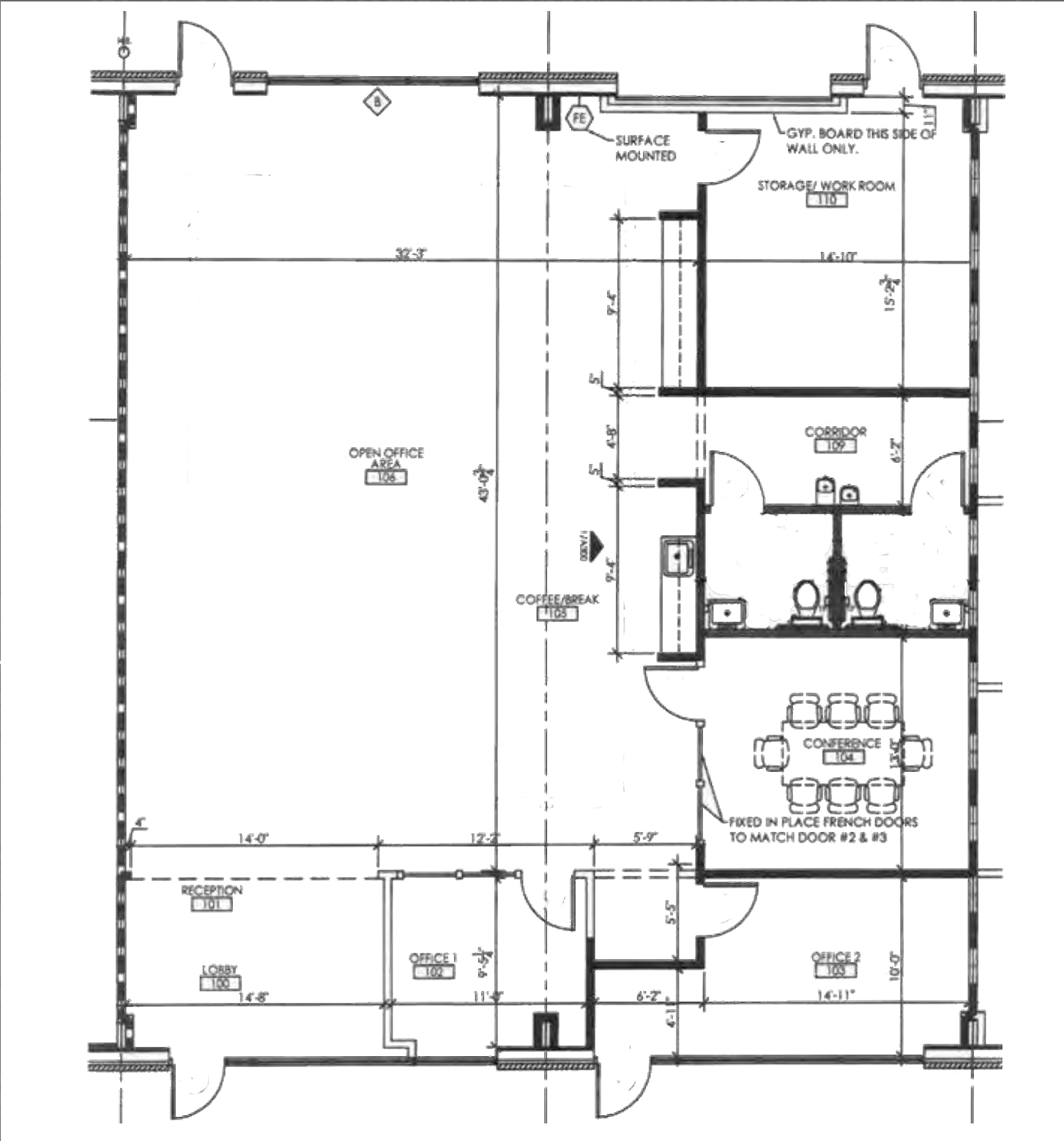


280 PREMIER DR.

- 2 end-cap combined spaces totaling ± 2,644 sf
- Fully conditioned
- Reception/Check-in area, offices and storage
- Optional roll-up drive-in door
- General parking available
- Building signage

SUITE
115/117

SUITE 115/117
± 2,644 SF



280 PREMIER DR - PHOTOS



TING PARK
Home of the Holly Springs Salamanders

JONES PARK

Bombshell Beer Company

DOWNTOWN HOLLY SPRINGS

HOLLY SPRINGS TOWNE CENTER

Marshall's	Massage Envy
Dicks	Marco's Pizza
Dressbarn	Buffalo Wild Wings
ULTA	Olive Garden
PetCo	Zaxby's
Michaels	Chili's
Target	Panera Bread
Starbucks	Texas Roadhouse
Wendy's	Dave's Hot Chicken
Crumbl	Nothing Bundt Cake



FUJIFILM
• 650 Full time employees
1.5 MILES

Carolina Brewing Company

280 PREMIER DR.



SEQIRUS • 550 Full time employees
.25 MILE

55

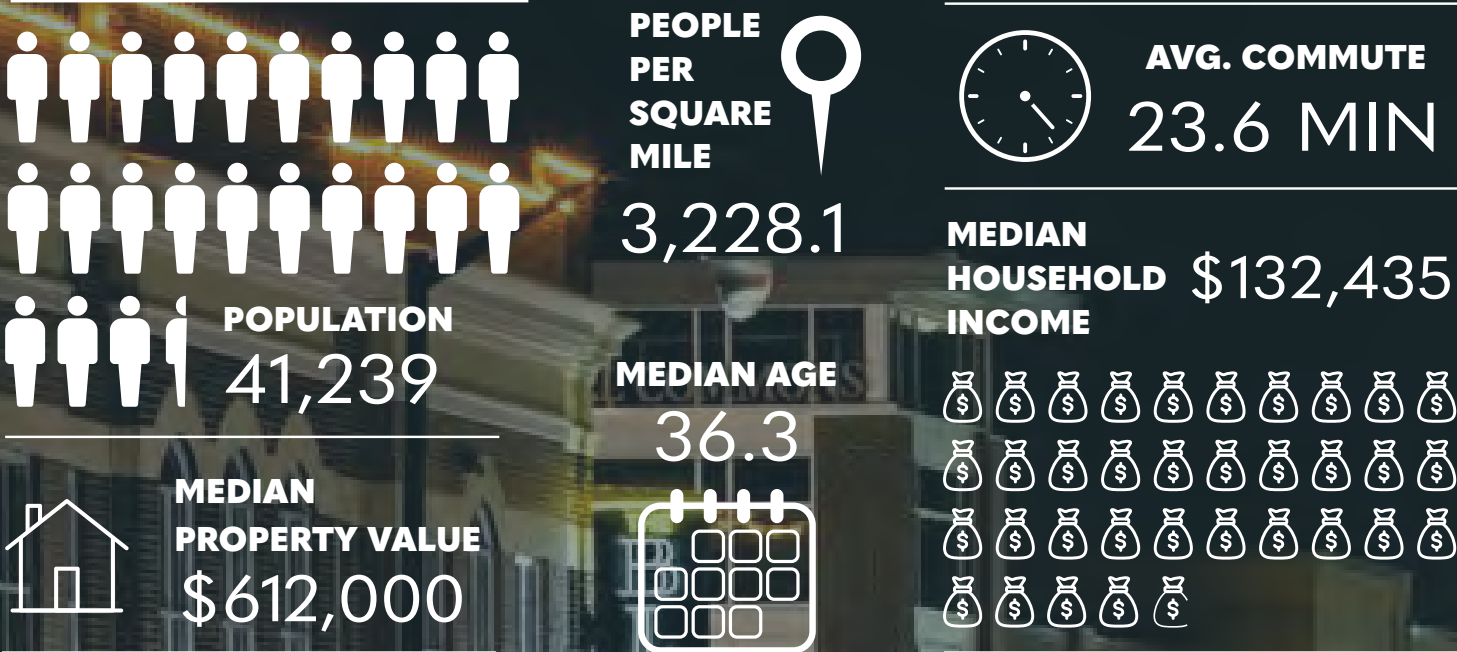
SOUTHPARK VILLAGE

ABC Liquor Store
Back in Action Physical Therapy
BB&T
Chick-fil-A
Carolina Family Vision
CVS Pharmacy
DairyQueen
Harris Teeter
SunTrust

SHOPPES AT HOLLY SPRINGS

Walmart
Mathnasium
Mattress Firm
Fantastic Sam's

HOLLY SPRINGS, NC | CITY PROFILE



ACCOLADES

#1 Safest City in North Carolina - 2025
SafeWise

#2 Best Farmers Market in the South-east - 2025
WalletHub

#5 Best Place to Live in North Carolina
- HomeSnacks 2021

ABOUT HOLLY SPRINGS

Holly Springs, North Carolina, is a charming and rapidly growing town located in Wake County, just southwest of Raleigh. Known for its family-friendly atmosphere, excellent schools, and vibrant community, Holly Springs has become a sought-after place to live and work. Here are some key highlights about the town:

Community and Lifestyle

- Offers a small-town feel with modern amenities, making it an ideal place for families and professionals
- The town is known for its safety, often ranking as one of the safest cities in North Carolina.
- It boasts a strong sense of community, with numerous events, festivals, and activities throughout the year.

Parks and Recreation

- Home to beautiful parks, greenways, and recreational facilities, including Bass Lake Park and Womble Park
- The town offers a variety of outdoor activities, from hiking and fishing to sports leagues and playgrounds

Economic Growth

- Holly Springs is home to a growing biotech and life sciences industry, with companies like FUJIFILM Diosynth Biotechnologies establishing a presence in the area

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LEASING

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MARKETING

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YORK PROPERTIES

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

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