



**5510
SIX
FORKS**

OFFICE SPACE FOR LEASE

5510 Six Forks Road, Raleigh NC 27609



york

LEASING AGENT

JUDSON MCMILLAN

judsonmcmillan@yorkproperties.com
919.645.2769

YORK PROPERTIES

2108 Clark Avenue
Raleigh, NC 27605
919.821.1350

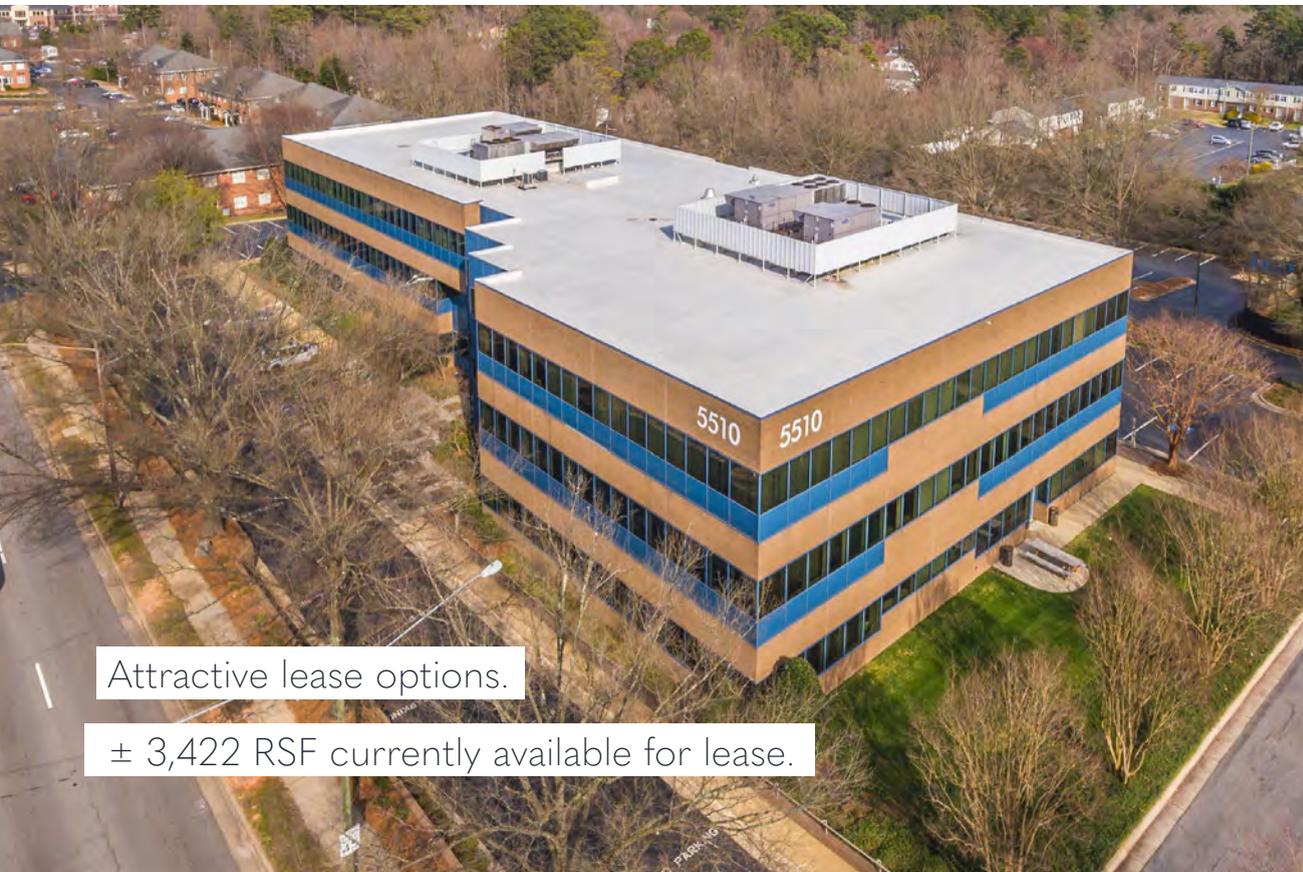
yorkproperties.com
@yorkproperties1



This information has been secured from sources believed to be reliable, but such information cannot be guaranteed for its accuracy and should be used for informational purposes only. Any projections, opinion, assumptions or estimates used are for example only and do not constitute any warranty or representation as to the accuracy of the information, nor any guarantee of completeness, usefulness, timeliness or warranty of future performance. All information should be verified through an independent investigation by the recipient, prior to execution of legal documents or purchase, to determine the suitability of the property for their needs. Logos and/or pictures are displayed for visual purposes only and are the property of their respective owners.

5510 SIX FORKS

Prominently located on Six Forks Road in the heart of popular Midtown Raleigh with quick access to restaurants, retail, banks, and more.



Attractive lease options.

± 3,422 RSF currently available for lease.



DETAILS

AVAILABLE SPACE

BUILDING SPECIFICATIONS

- Attractive lease options
- Move-in ready and customizable options
- Ample parking
- Attractive renovated glass lobby
- Convenient location

RATE

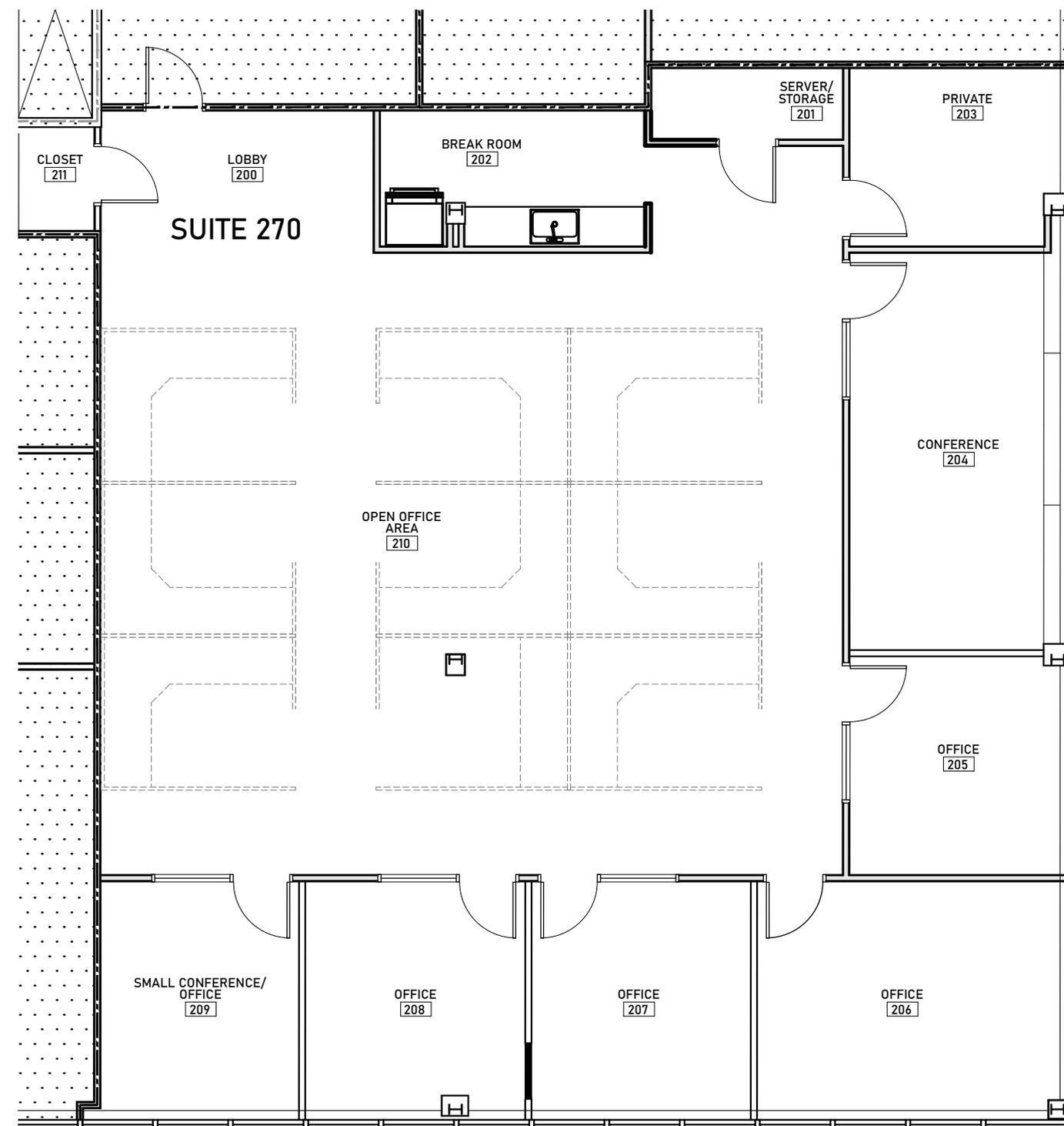
\$23.50 PSF Full Service

TIMING

Available April 1, 2026

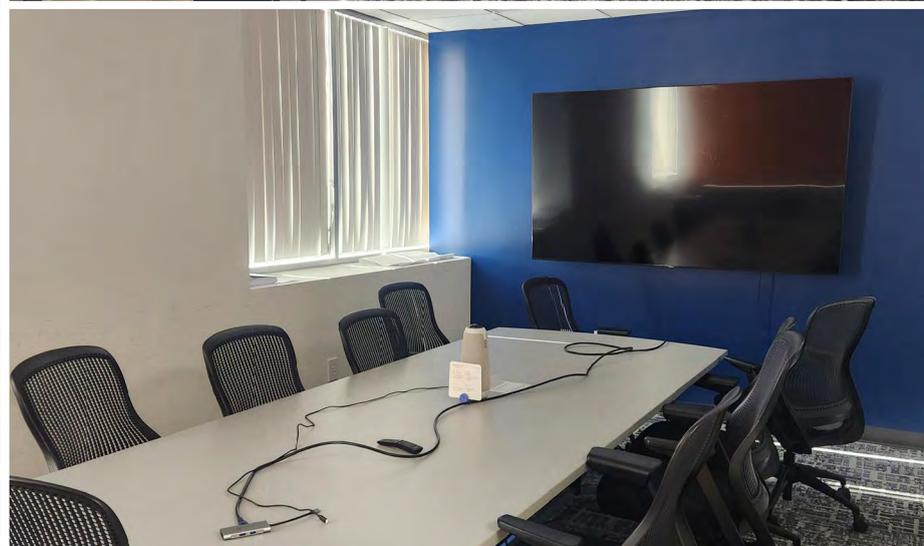
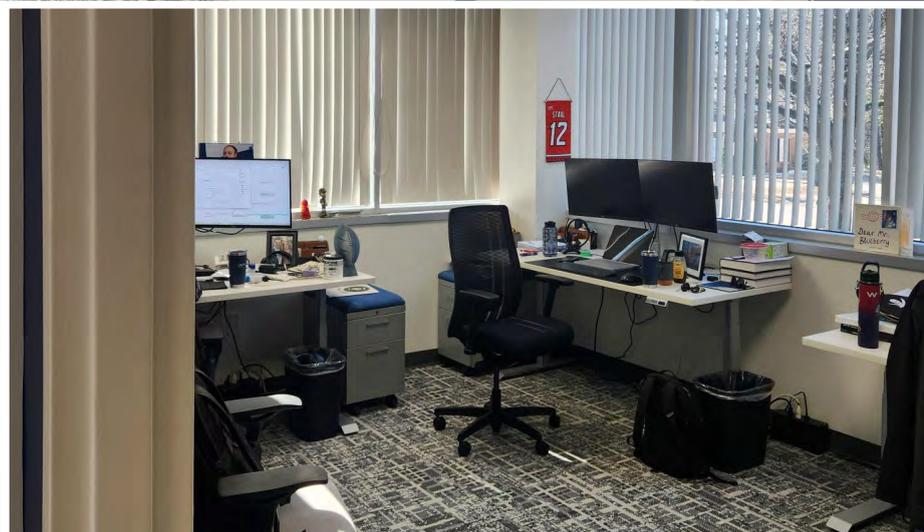
SUITE 270

- ±3,422 RSF
- 5 Offices, Conference room, Break room, Open work area, Server room, Call room, Reception Area





SUITE 270
INTERIOR PHOTOS



DOWNTOWN RALEIGH

NORTH HILLS WEST NEIGHBORHOOD
Homes from \$400,000 - \$1,000,000 +

NORTH HILLS EAST SC
190,661 SF

THE COWFISH
SUSHI • BURGER • BAR

NORTH HILLS
714,602 SF

NORTH HILLS EAST NEIGHBORHOOD
Homes from \$400,000 - \$900,000

MIDTOWN PARK
60 units

GREEN ELEMENTARY SCHOOL

COLONY SC
75,000 SF
anchored by

COLONY TOWN HOMES
59 units

42,373 CPD

5510 SIX FORKS RD

MILLBROOK ROAD

SIX FORKS ROAD

SIX FORKS SQUARE
146,000 SF + office

RALEIGH ACCOLADES

#1 BEST-PERFORMING LARGE METRO AREA

Milken Institute · January 2025

#3 BEST STATE CAPITAL TO LIVE IN

WalletHub · February 2025

#3 FASTEST GROWING U.S. CITY FOR CONSTRUCTION

CoreLogic · February 2025

MAJOR GROWTH ON THE HORIZON

DICKERSONBAKKER MAKES THE MOVE · FEBRUARY 2025

"Site plans for DickersonBakker's office building show it will be 17,542 square feet. DickersonBakker will occupy the top two floors. The ground-floor will be leased out, most likely as medical office space. Bakker said there will be some space on the second floor that the firm won't occupy. Instead, it will rent out the space or turn it into coworking space."

<https://www.bizjournals.com/triangle/news/2025/02/21/dickersonbakker-raleigh-office-building-hq-plans.html>

REVITALIZATION NEAR WESTERN BLVD · JANUARY 2025

Raleigh developers have now earmarked the 12.08-acre site for a \$500 million mixed-used "live-work-play" complex...Cityplat recently purchased the 118,000 square-foot property at 4500 Western Blvd for \$14 million."

<https://www.newsobserver.com/news/business/article250013204.html>

RALLIANT HEADQUARTERS · MARCH 2025

"Raleigh is getting a new headquarters as part of a 180-job, \$2.1 million expansion. Ralliant, a planned spin-off of Fortive Corporation (NYSE: FTV), selected the city for its headquarters after a competitive site search.

Kyle Touchstone, director of Raleigh Economic Development, said..."To come to a new location and basically start from scratch, to build an entire team, to bring in corporate leadership ... all of the support functions ... it's a huge undertaking for a company"

<https://www.bizjournals.com/triangle/news/2025/03/11/fortive-ralliant-raleigh-headquarters-jobs-hiring.html>

RALEIGH PROFILE

52.4%

Bachelor's Degree or Higher, Ages 25+

51.2%

Owner-Occupied Housing Unit Rate

476,870

Number of Housing Units. Wake County

\$82,424

Median Household Income

197K

Number of Households

2.37

Number of Persons Per Household

23.4 min.

Mean Time Travel to Work

20.6%

Moved Since Previous Year

34

Median Age

\$377,800

Median Home Price

5.4%

Veteran Status

482,295

Total Population

5510 SIX FORKS DEMOGRAPHICS (2025)

MILE RADIUS	POPULATION	HOUSEHOLDS	HOUSEHOLD INCOME	DAYTIME POPULATION
1	10,780	5,445	\$102,190	6,766
2	93,408	45,771	\$106,573	78,892
3	244,425	115,683	\$108,505	154,955

5510 SIX FORKS

LEASING

JUDSON MCMILLAN
judsonmcmillan@yorkproperties.com
919.645.2764

The logo for York Properties, featuring the word "york" in a bold, lowercase, sans-serif font.

YORK PROPERTIES

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

ADDRESS

2108 Clark Avenue
Raleigh, NC 27605

ONLINE

@yorkproperties1
www.yorkproperties.com