

FOR
LEASE

LISTING BROKER:

JIM HARRIS, CCIM

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JHARRIS@TRADEMARKPROPERTIES.COM



ONE SPRINGFIELD CENTER
6131 FALLS OF NEUSE ROAD | RALEIGH, NC 27609

SUITE 102 | ±3,080 SF

SUITE 112 | ±3,932 SF

**6131 FALLS OF NEUSE ROAD
RALEIGH, NC 27609**

PROPERTY HIGHLIGHTS

- › ±57,500 SF, three-story, Class A, office building, offering an abundance of natural light and a modernized lobby
- › Availability
 - › Suite 102: ±3,080 SF
 - › Suite 112: ±3,932 SF
- › 3.76:1,000 SF parking ratio (six EV charging stations)
- › Premier North Raleigh location offering prime frontage and visibility on Falls of Neuse Road (35,400 AADT)
- › Adjacent to Sutton Square and North Ridge Shopping Centers, placing you in the heart of a bustling commercial hub
- › One mile: North Ridge Country Club
- › Two miles: Ravenscroft School
- › Three miles: North Hills Shopping Center, I-440, and I-540



6131 FALLS OF NEUSE ROAD
RALEIGH, NC 27609

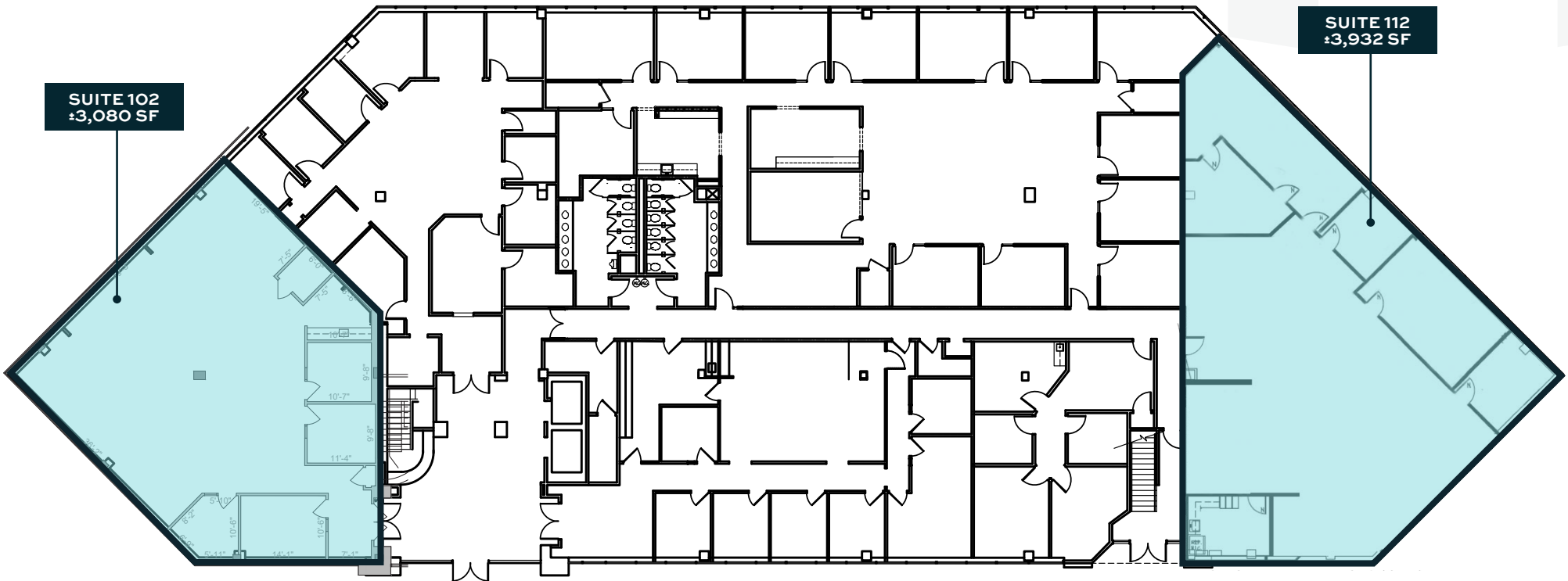
PROPERTY PHOTOS



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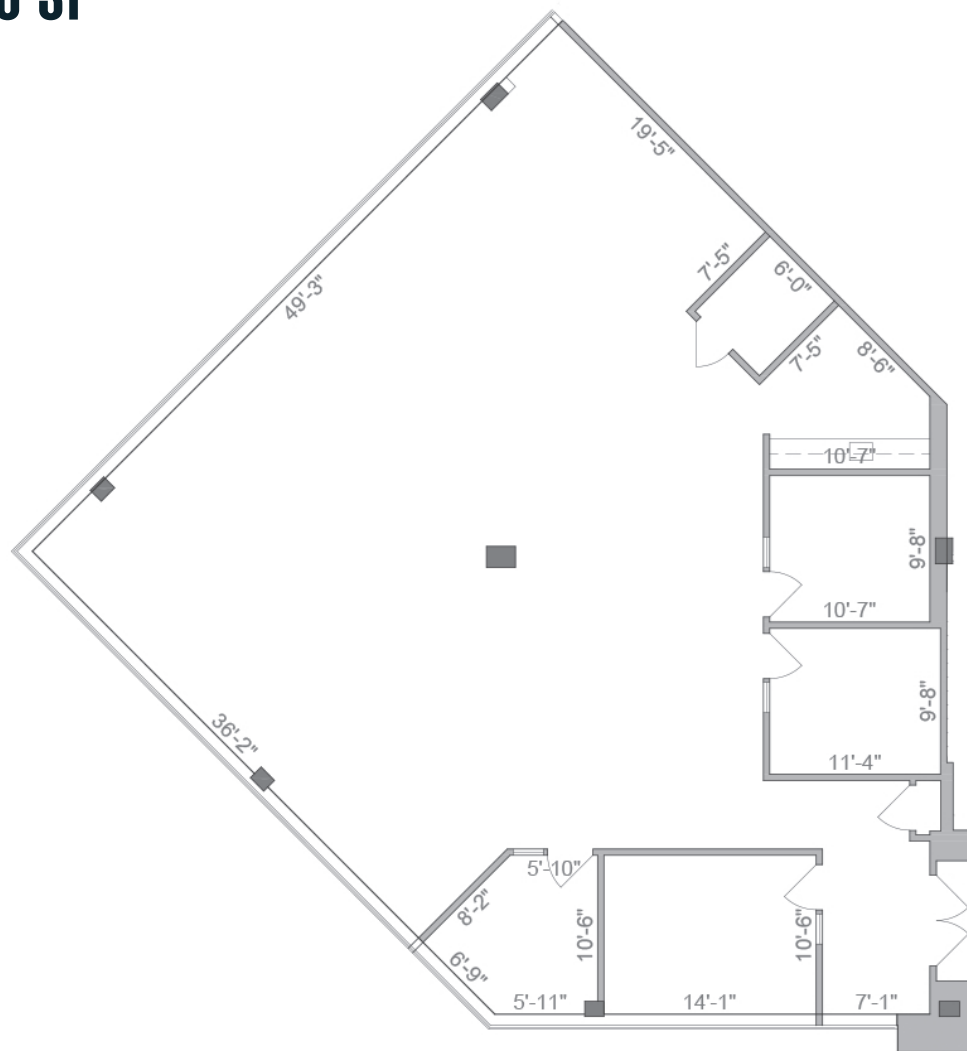
FIRST FLOOR PLAN



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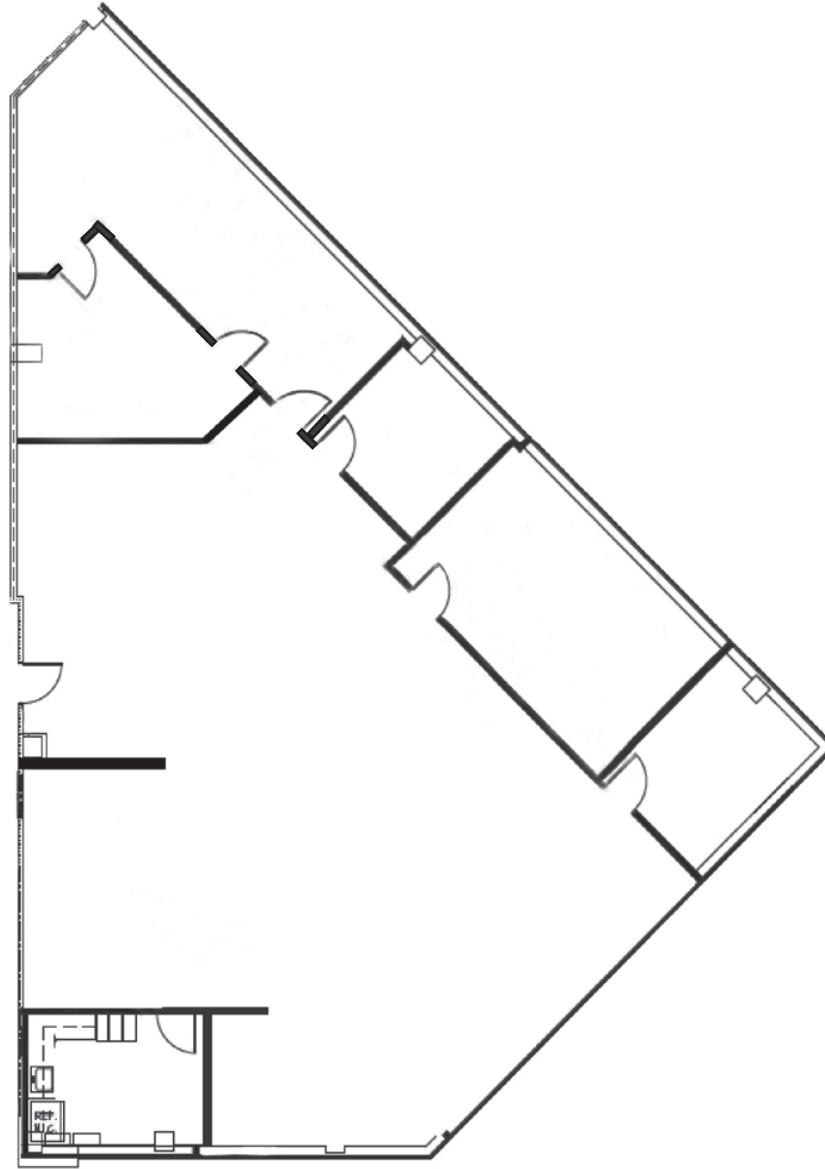
SUITE 102: ±3,080 SF



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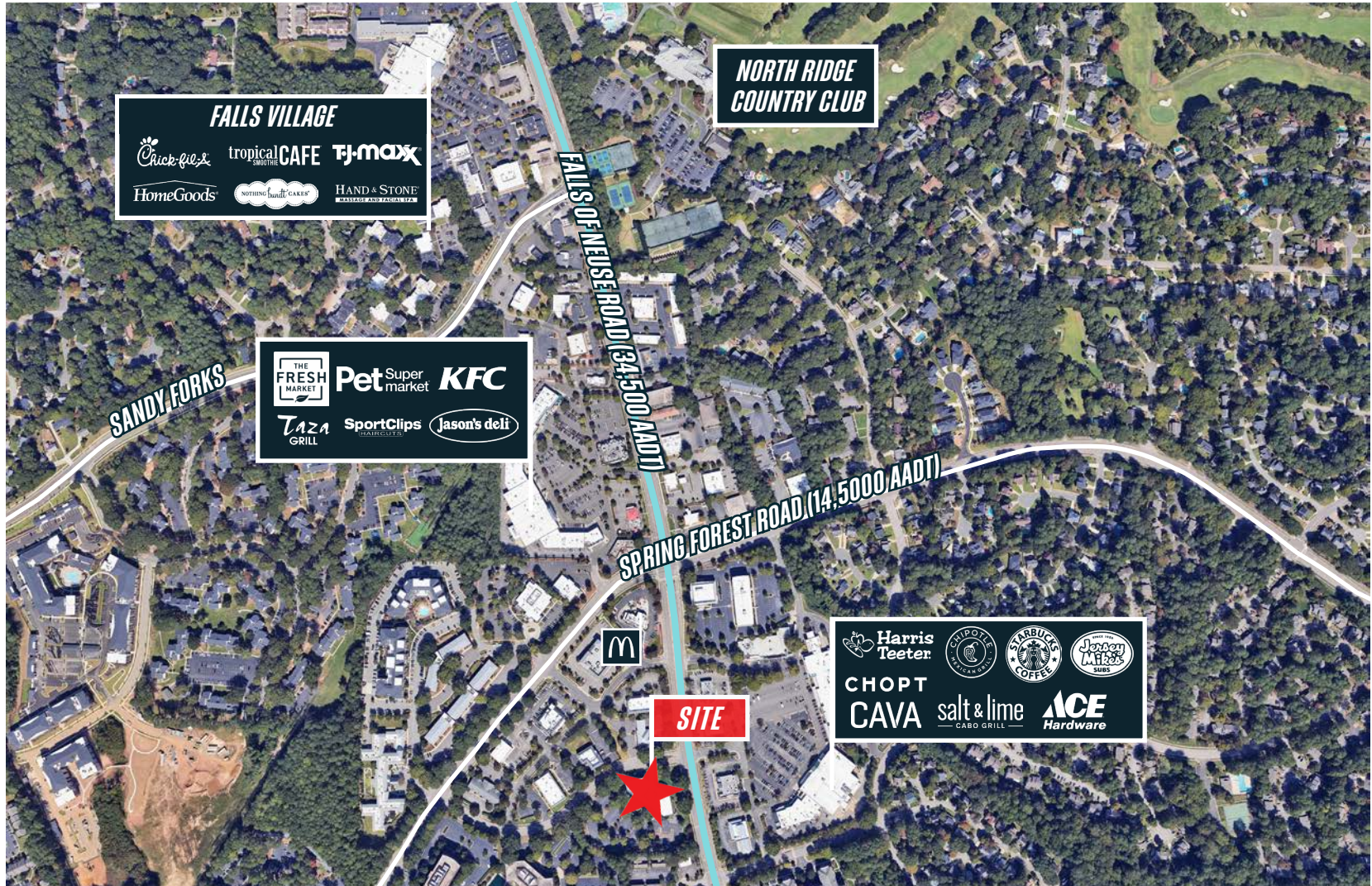
SUITE 112: ±3,932 SF



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RETAIL MAP



LISTING BROKER:

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