

790 PERSHING RD.

OFFICE SPACE FOR LEASE



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PROPERTY HIGHLIGHTS

OPEN FLOOR PLAN

PRIVATE OFFICES

KITCHEN & BREAK ROOM

3.4:1,000 SF • 44 PARKING SPACES

EXCELLENT LOCATION

NEAR NEW MIXED-USE DEVELOPMENTS

EXCELLENT DEMOGRAPHICS



PROPERTY DETAILS

ABOUT THE PROPERTY

790 PERSHING ROAD

Raleigh, NC 27608

This property is located in the desirable Wake Forest Road/ Atlantic Avenue/Capital Boulevard submarket. Offering a spacious layout, multiple offices and conference rooms, this office space is ideal for a tenant who desires a well-positioned commercial space nestled between the heart of Downtown Raleigh and the bustling Midtown district.

± 12,919 RSF (Can Not Be Demised)

\$14.00/RSF NNN

TICAM: \$3.00/RSF



4,719

HOUSEHOLDS
within 1 mile



9,802

POPULATION
within 1 mile



7,011

EMPLOYEES
within 1 mile



\$140,636

AVG. HOUSEHOLD
Income within 1 mile

LOCAL TRAFFIC COUNTS

Capital Boulevard	54,028 VPD
Wake Forest Road	23,796 VPD
Atlantic Avenue	22,790 VPD

This information has been secured from sources believed to be reliable. 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. 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.

INTERIOR PHOTOS



SEE ADDITIONAL PHOTOS

EXTERIOR PHOTOS

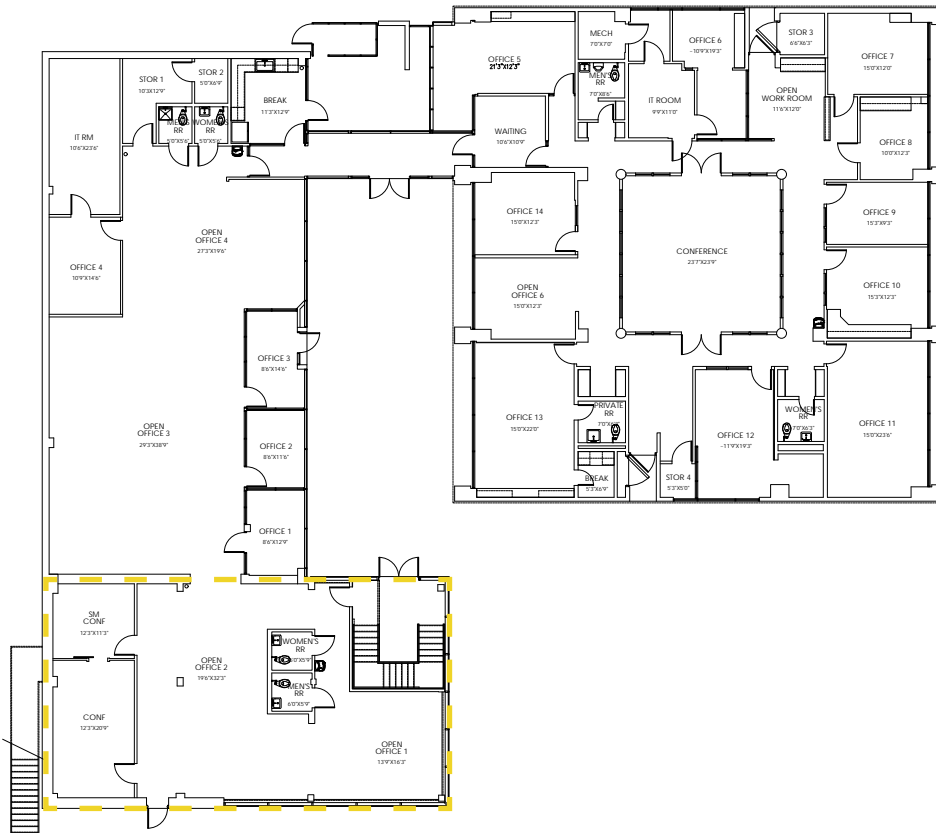


SEE ADDITIONAL PHOTOS

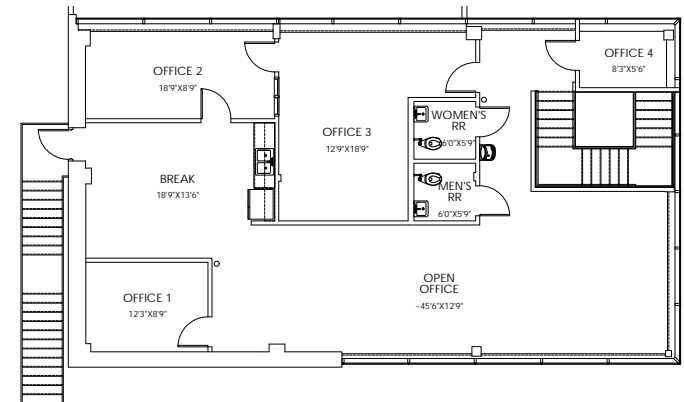
FLOOR PLAN

12,919 RSF Available

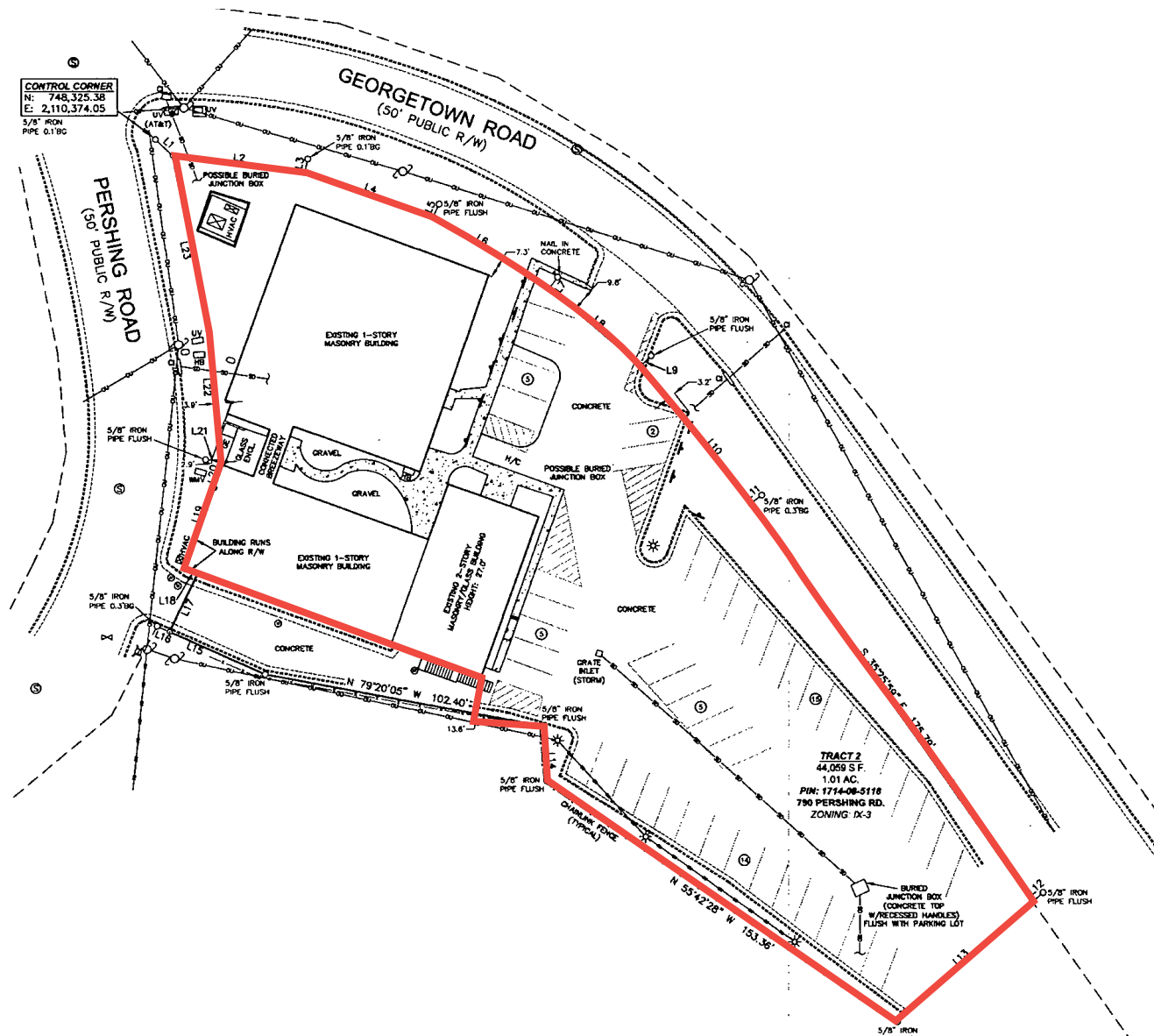
Can Not Be Demised



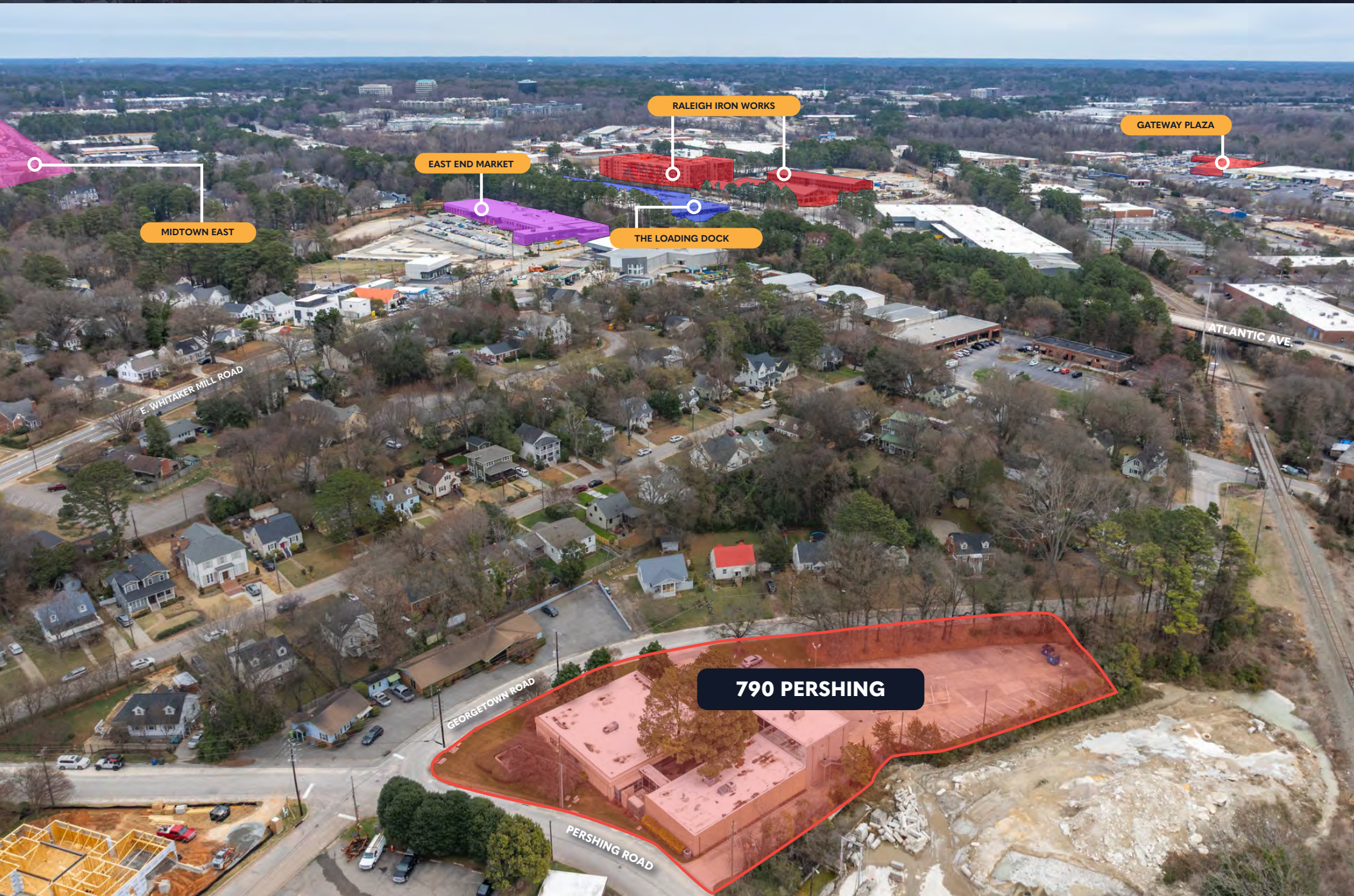
FIRST FLOOR — 10,780 SF



SECOND FLOOR — 2,139 SF



NORTHEAST VIEW



SOUTHWEST VIEW



RED HAT

150 FAYETTEVILLE

SEABOARD STATION

SMOKY HOLLOW

VILLAGE DISTRICT

CAPITAL BOULEVARD

PERSHING ROAD

GEORGETOWN ROAD

790 PERSHING

LOCAL DEVELOPMENTS

1 North Hills • 3,200,000 SF

North Hills is a premier mixed-use development that has become the defining presence in the Midtown area. It spans across 31 acres and includes 1,200,000 SF retail, 2,000,000 SF office and 3,000 residential units. This prime destination has become the epicenter to live, work and play for all.

2 Raleigh Iron Works • 1,290,000 SF

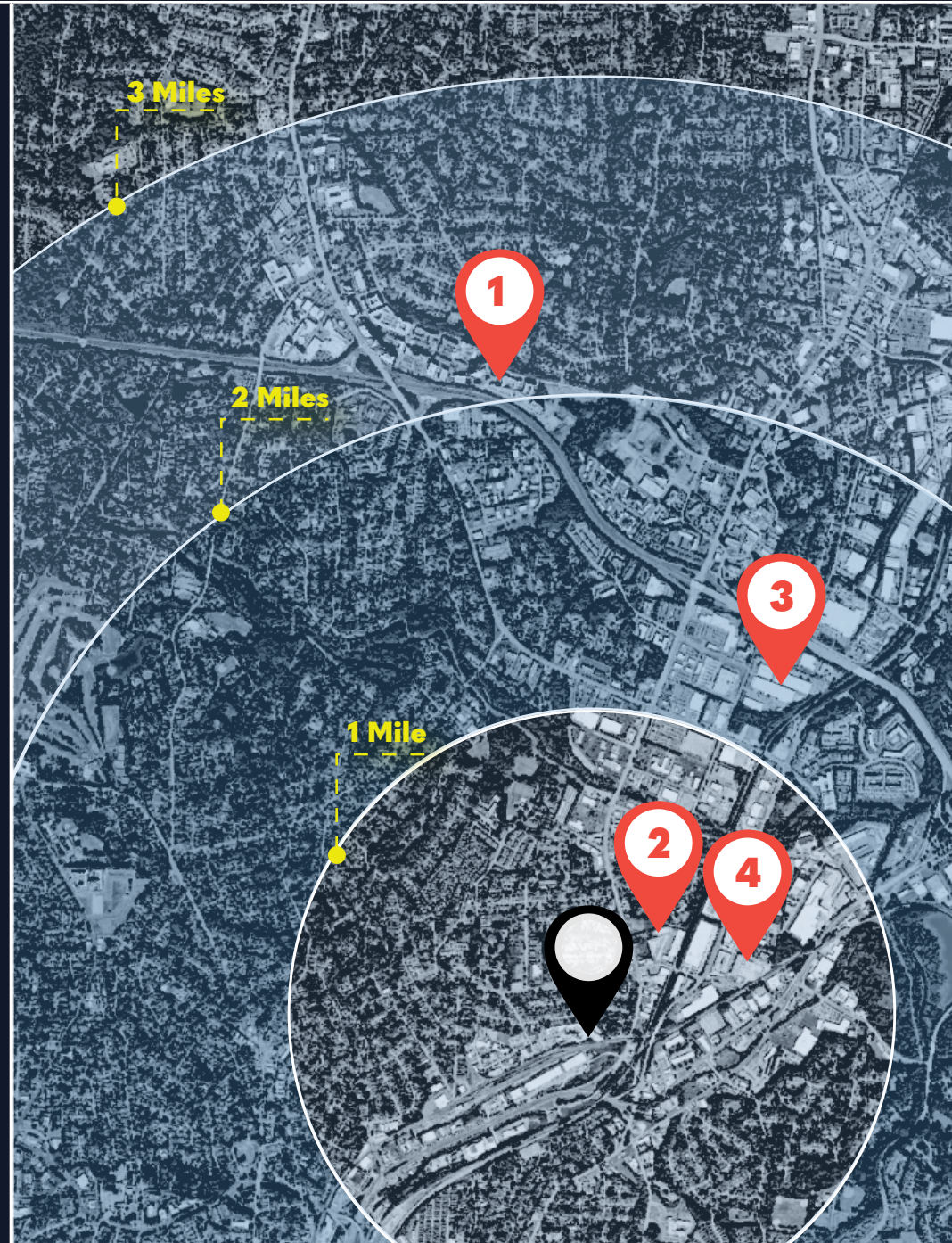
Raleigh Iron Works is a mixed-use development that connects Raleigh's history to its future. The new construction opened in the summer of 2023 and spans across 19 acres with over 170,000 SF of creative-class office space, 71,000 SF retail, restaurant, venue and fitness space, and 219 residential units.

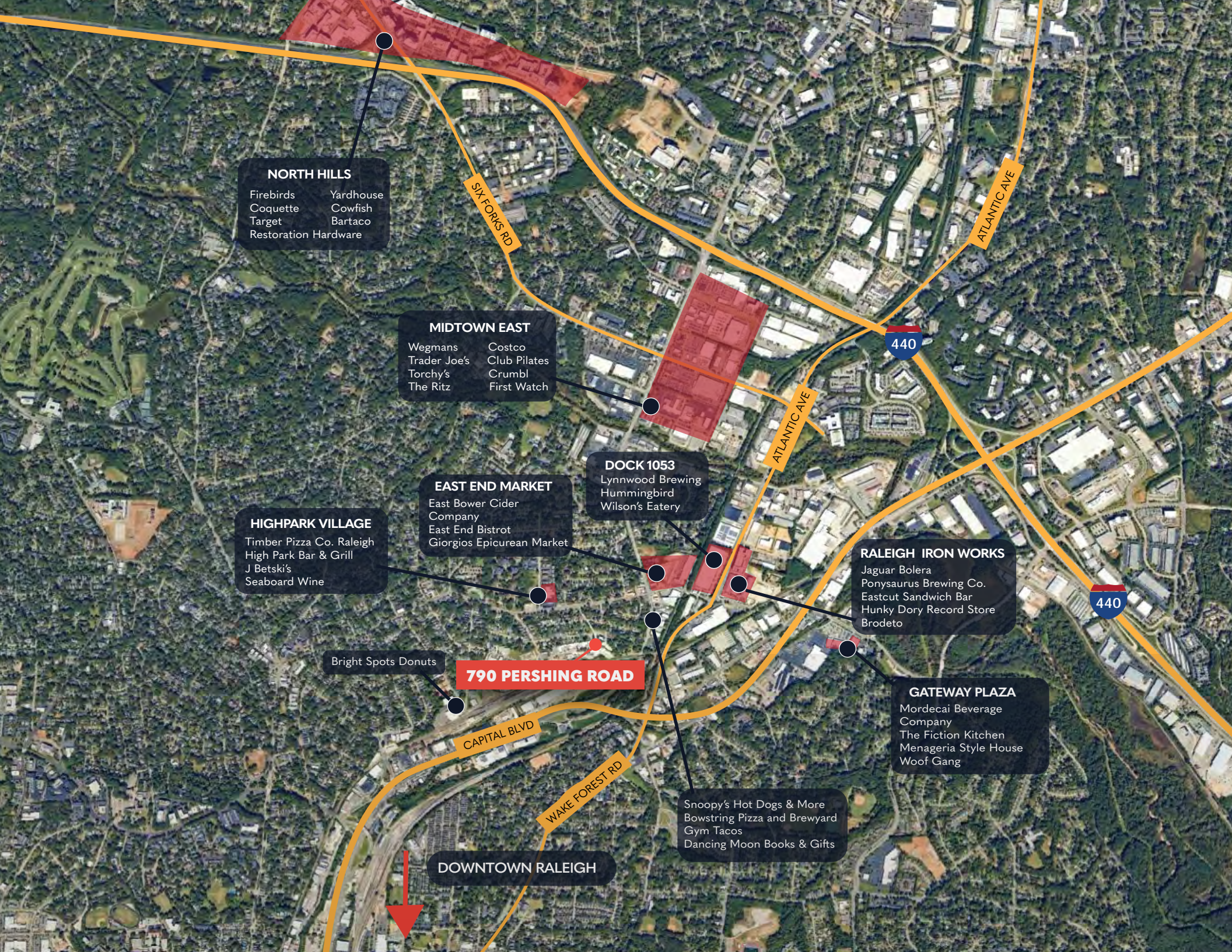
3 Midtown East • 158,000 SF

Midtown East is a vibrant mixed-use development located at the intersection of Wake Forest Road and Wake Town Drive. Anchored by Wegmans, the center boasts local and national shops along with fabulous food, murals, and pet-friendly services with over 3,000,000 visits annually.

4 East End Market • 342,000 SF

East End Market is a mixed-use development inside the beltline just east of the Five Points neighborhood. While Phase 1 was completed in 2023, Phase II is set to break ground in 2026 and will include a 227,000 SF office building, 27,000 SF retail, and 468 residential units.





NORTH HILLS

Firebirds
Coquette
Target
Restoration Hardware

Yardhouse
Cowfish
Bartaco

MIDTOWN EAST

Wegmans
Trader Joe's
Torchy's
The Ritz

Costco
Club Pilates
Crumbl
First Watch

DOCK 1053

Lynnwood Brewing
Hummingbird
Wilson's Eatery

EAST END MARKET

East Bower Cider
Company
East End Bistrot
Giorgios Epicurean Market

HIGHPARK VILLAGE

Timber Pizza Co. Raleigh
High Park Bar & Grill
J Betski's
Seaboard Wine

RALEIGH IRON WORKS

Jaguar Bolera
Ponysaurus Brewing Co.
Eastcut Sandwich Bar
Hunky Dory Record Store
Brodeto

GATEWAY PLAZA

Mordecai Beverage
Company
The Fiction Kitchen
Menageria Style House
Woof Gang






790 PERSHING ROAD

Bright Spots Donuts

DOWNTOWN RALEIGH

Snoopy's Hot Dogs & More
Bowstring Pizza and Brewery
Gym Tacos
Dancing Moon Books & Gifts

790 PERSHING DEMOGRAPHICS (2025)

 MILE RADIUS	 POPULATION	 HOUSEHOLDS	 HOUSEHOLD INCOME	 DAYTIME POPULATION
1	9,802	4,719	\$140,636	7,011
3	110,127	50,673	\$110,471	109,991
5	272,037	118,327	\$95,412	189,208

RALEIGH PROFILE

51.2% Owner-Occupied Housing Unit Rate	13,157 Degrees Awarded	34.7 Median Age
\$82,424 Median Household Income	\$377,800 Median Property Value	23.4 min. Average Commute Time to Work

MAJOR GROWTH ON THE HORIZON

RALLIANT SELECTS RALEIGH FOR HQ · MARCH 2025

"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 it ultimately came down to talent. When Fortive officials visited the Triangle in December, they cited the region's "diverse" industry split and the presence of research universities as check marks in the region's favor.

ELI LILLY PLANS \$27 BILLION U.S. EXPANSION · FEBRUARY 2025

"A major pharmaceutical company that has invested heavily in North Carolina in recent years is planning to spend \$27 billion on expansions in the U.S. Eli Lilly and Co. (NYSE: LLY) says it will build new manufacturing facilities to boost medicine production in the U.S."

RALEIGH ACCOLADES

- #1 BEST-PERFORMING LARGE METRO AREA**
Milken Institute · January 2025
- #7 FASTEST GROWING CITIES IN THE U.S.**
U-Haul · January 2025
- #1 BEST CITIES TO DRIVE**
Wallet Hub · October 2024
- #5 FASTEST GROWING HOUSING MARKET**
Storage Cafe · August 2024
- #1 TOP SPOT TO LAUNCH A SMALL BUSINESS**
Lending Tree · November 2023

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LEASING

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Landscaping · Accounting

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