

# ALEXANDER

## OFFICE PARK

7780 BRIER CREEK PARKWAY

**PREMIER OFFICE CONDO FOR SALE**  
IN RALEIGH'S BRIER CREEK

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### SALES AGENT

JOHN KERR

[johnkerr@yorkproperties.com](mailto:johnkerr@yorkproperties.com)

919.645.2766

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**york**



York Properties is pleased to bring to market 7780 Brier Creek Parkway Suite 300 for sale. This spacious office condominium is a rare investment opportunity located within the prestigious Alexandar Office Park, right in the heart of one of Raleigh's most desirable business corridors.

The suite offers modern construction, private offices, conference rooms, a break area and more. With easy access to I-540 and Highway 70, professionals and visitors alike can enjoy a quick commute around the Triangle.

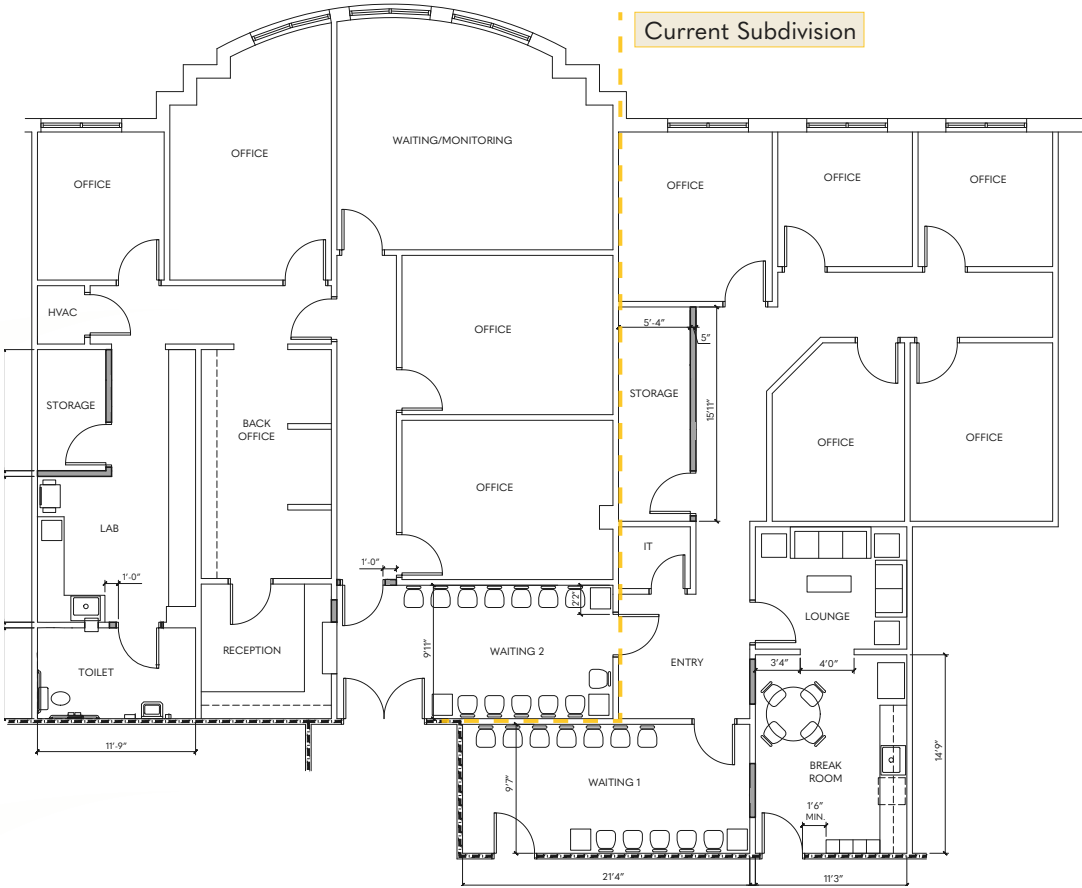
SUITE 300 HIGHLIGHTS

Price:  
\$1,295,000

Association Dues:  
\$4,916.05 per quarter

Rentable SF:  
±4,355 SF

Suite Features:  
9 Offices  
Waiting Room  
Reception Area  
2 Storage Rooms  
Break Area  
Conference Rooms



PROPERTY DETAILS

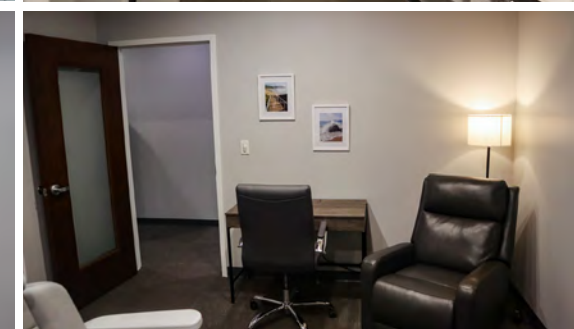
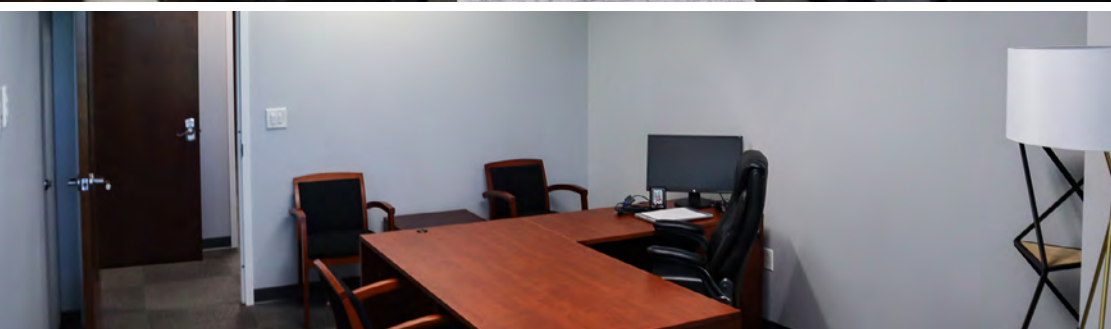
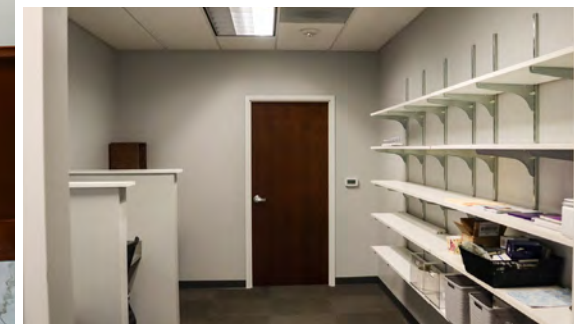
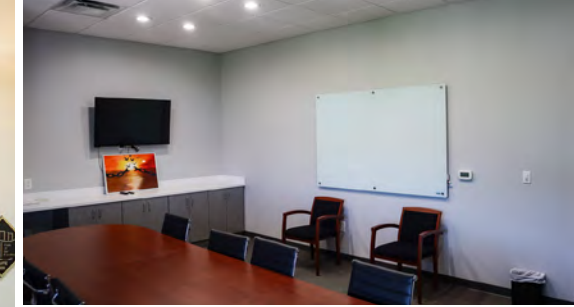
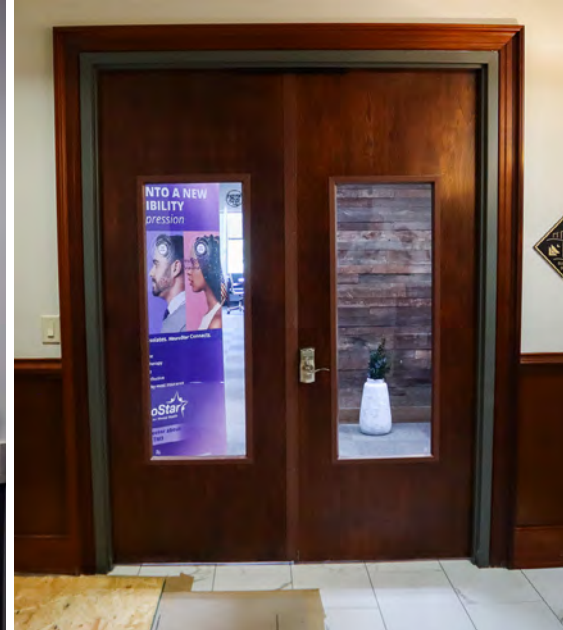
Address: 7780 Brier Creek Pkwy. Ste. 300  
Raleigh, NC 27617

Available Space: ± 4,355 SF (Rentable SF)  
± 3,691 SF (Usable SF)  
Can be subdivided

Building Features: Class A Office • Modern Lobby with Elevators • Common bath-rooms on each floor

Price: \$1,295,000  
Association Dues: \$4,916.05/quarter  
Year Built: 2006  
Parking: 3.27/1,000 SF







### Research Triangle Park (RTP)



Research Triangle Park is the largest research park in the U.S., spanning 7,000 acres in NC and housing more than 300 companies and 65,000 workers. RTP is renowned as a global hub for high-tech research and innovation, anchored by its proximity to Duke University, NC State University, and the UNC-Chapel Hill.

~12 Min. Drive via I-540

### Brier Creek Country Club



This luxurious golf course community features an Arnold Palmer-designed 18-hole championship course, upscale homes, and resort-style amenities including tennis courts, swimming pools, fitness facilities, and exclusive dining options.

~8 Min. Drive via TW Alexander Dr.

1 Mile

SITE

### Raleigh-Durham International Airport (RDU)

Air Canada	Frontier
Alaska	Jet Blue
American Airlines	Spirit
Avelo	Southwest
Breeze Airways	United
Delta	

~9 Min. Drive via I-540

Brier Creek is a premier master-planned, mixed-use development spanning over 2,000 acres. The vibrant, upscale community offers a wealth of shopping, dining, and entertainment options—including The Shoppes at Brier Creek or Alexander Place—alongside a variety of retail, residential, and hospitality options within one mile. The blend of accessibility, amenities, and prestige makes it one of the Triangle's most sought-after business corridors.





The Shoppes at Brier Creek



The Crest at Brier Creek Apartments  
272 Units

Ashley Park Apartments  
374 Units



The Crossings at Alexander Place  
300 Units

Brier Creek Pkwy



The Cambridge at Brier Creek  
195 Units



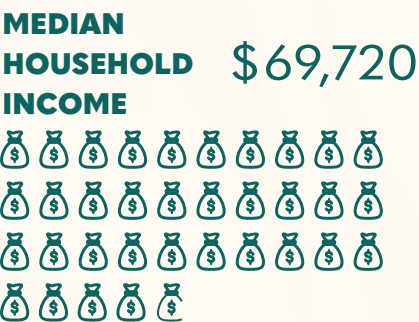
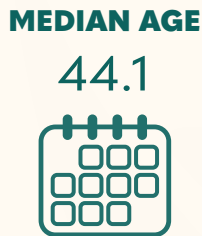
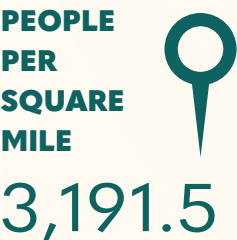
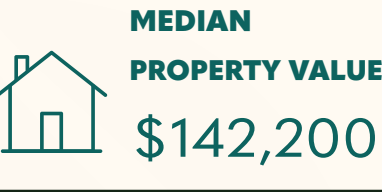
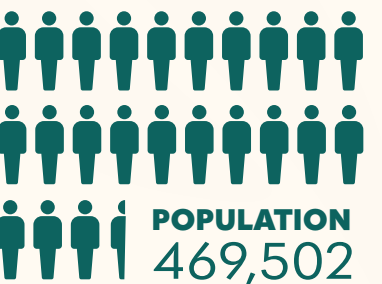
TW Alexander Dr.



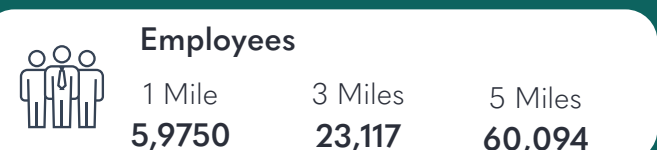
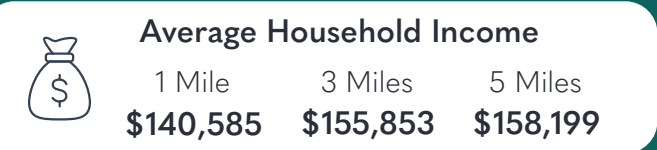
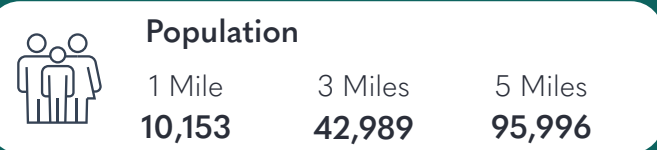


# RALEIGH, NC

## CITY PROFILE



## 2025 DEMOGRAPHICS REPORT



## ACCOLADES

**#1** Best-Performing Large Metro Area  
*2025 Milken Institute*

**#3** Fastest-Growing U.S. City for Construction - *2025 CoreLogic*

**#3** Best State Capital to Live In  
*2025 WalletHub*

**#4** Best Cities for Headquarters  
*2025 Triangle Business Journal*

**#1** Best-Performing City for Economic Growth - *2025 Milken Institute*

**#9** Best Large Cities to Start a Business  
*2025 WalletHub*