

# OFFICE SUITE FOR LEASE

140 WIND CHIME CT, SUITE A  
RALEIGH, NC 27615



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COMMERCIAL REAL ESTATE SERVICES  
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# PROPERTY OVERVIEW

**LEASE RATE:  
\$2,300 PER  
MONTH**

**SPACE SIZE:  
SUITE A  
1,000 SF**

## AVAILABILITY

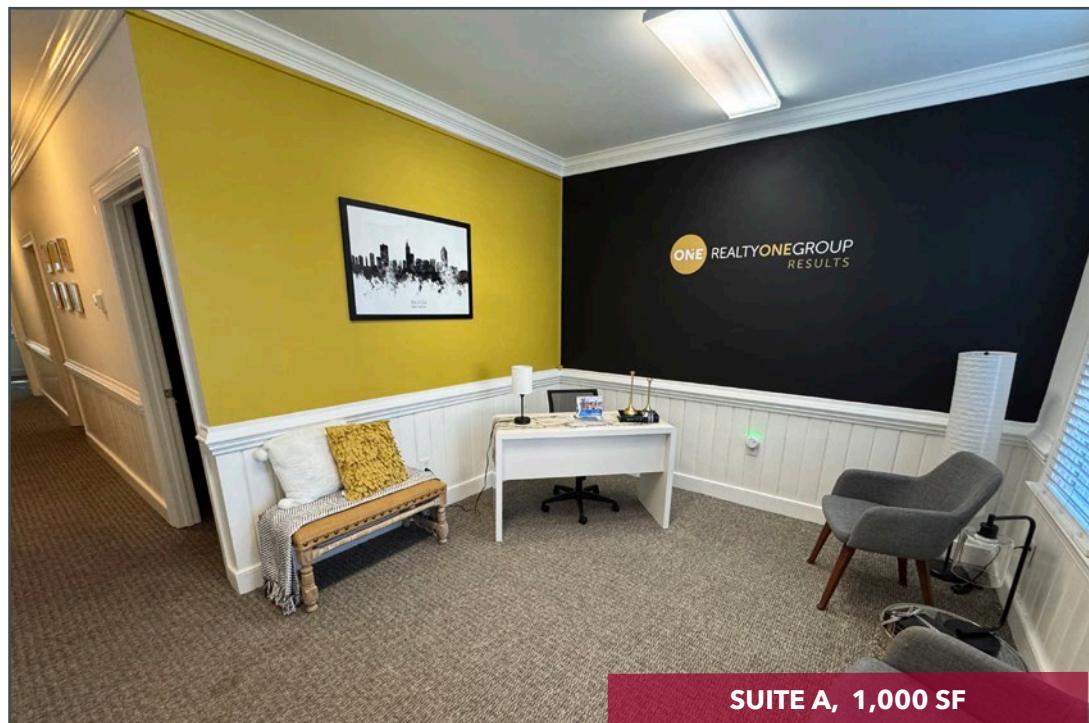
- Suite A: 1,000 SF  
1st Floor office suite for lease in Jamestown Square II office condo park off Six Forks Road in Raleigh
- Lease Rate: \$2,300/month
- Term: Negotiable
- Lease Type: Gross

## LOCATION

- Located in the heart of North Raleigh
- Minutes from Midtown and Celebration Shopping Center at Six Forks
- Proximity to 440 and 540 Beltlines

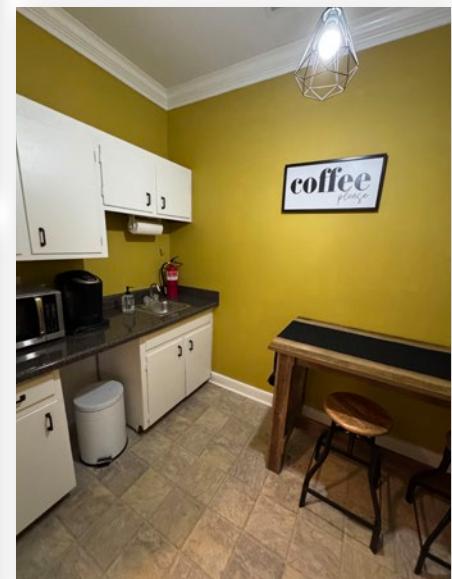
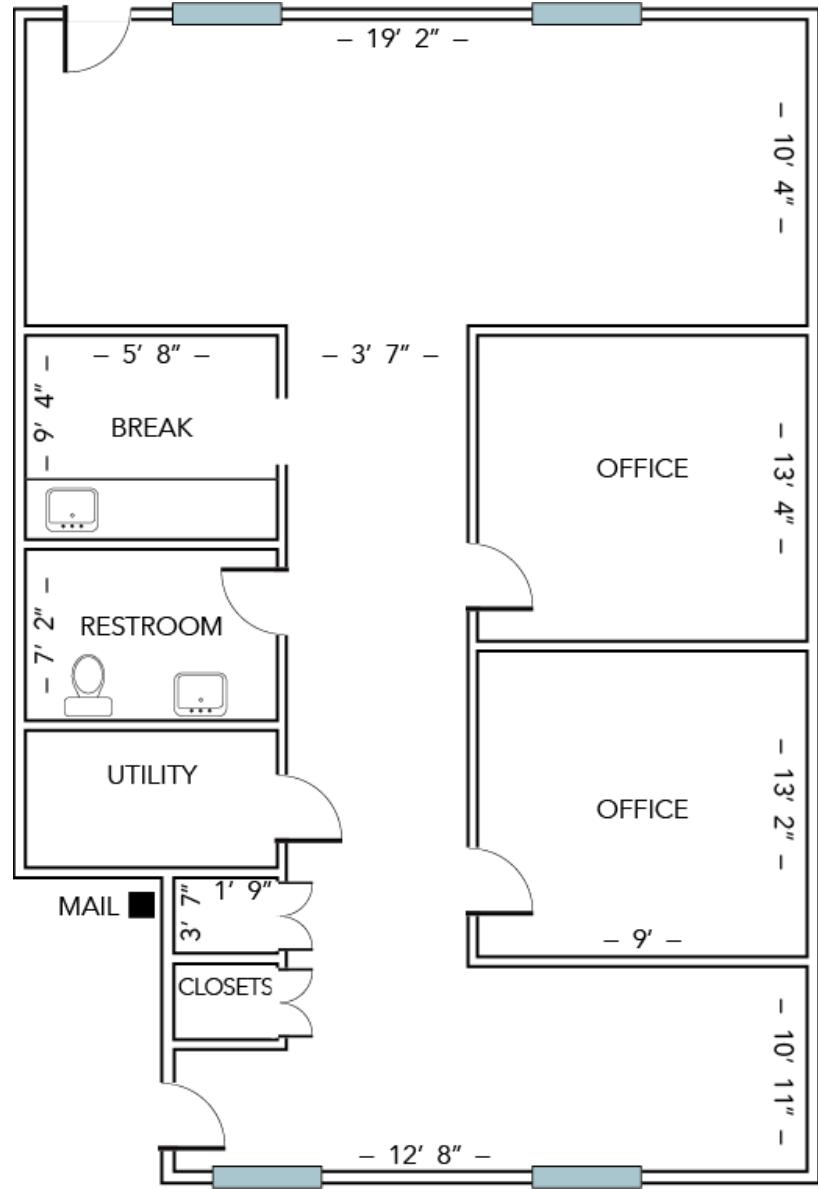
## PROPERTY DESCRIPTION

- Well-maintained, 2,000 SF office condo, featuring two separate suites, 1,000 SF each
- First floor suite available for lease
- Perfect for general office use or Quasi-medical user (Therapist)
- Ample parking
- Signalized intersection at Six Forks Rd and Wind Chime Ct



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# FLOOR PLAN



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# DEMOGRAPHICS

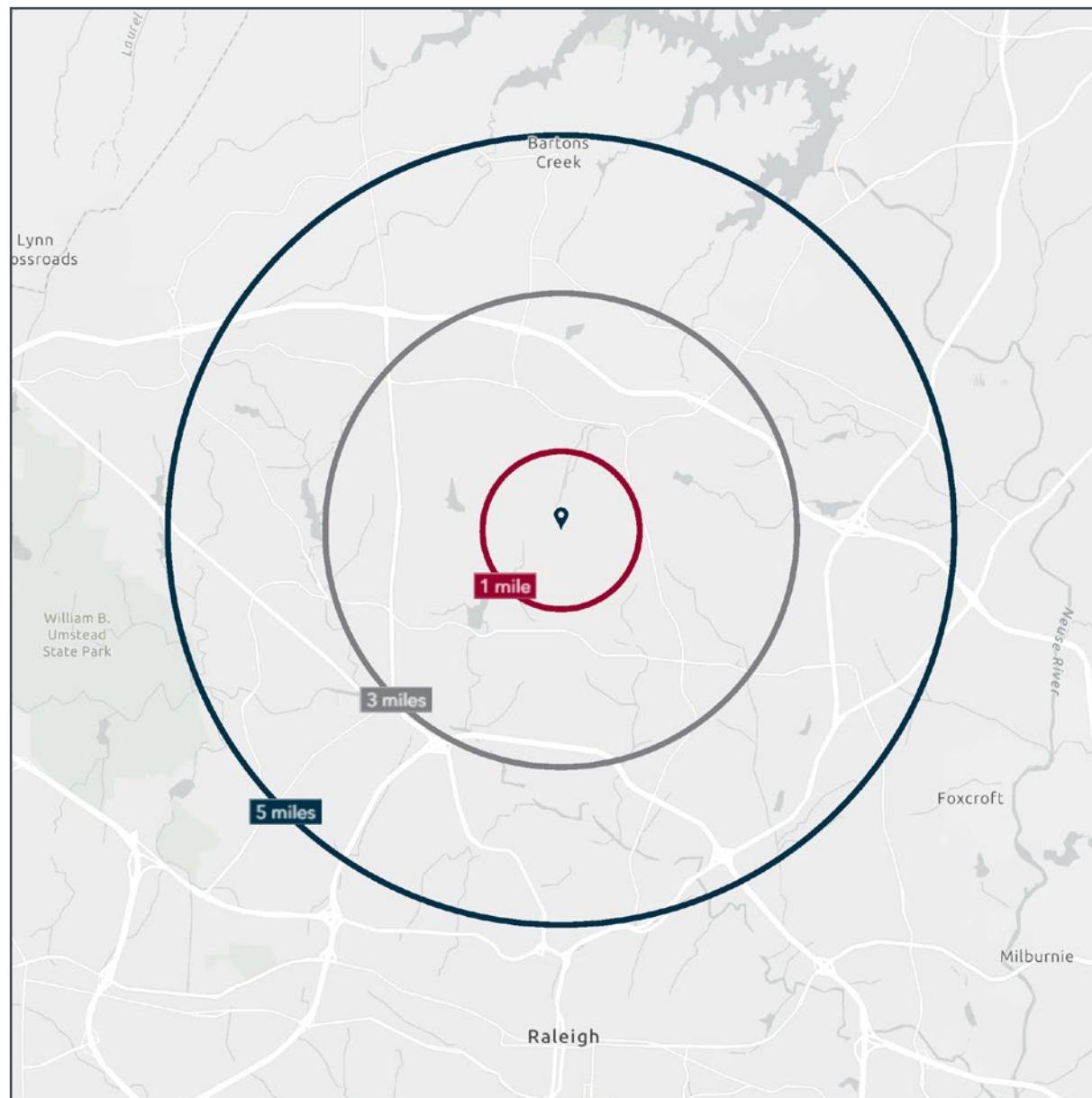
|                    | 1 Mile    | 3 Miles   | 5 Miles   |
|--------------------|-----------|-----------|-----------|
| Population         | 13,244    | 84,167    | 208,184   |
| Average HH Income  | \$107,683 | \$142,017 | \$146,857 |
| No. of Businesses  | 1,037     | 6,458     | 13,909    |
| No. of Employees   | 8,706     | 61,399    | 139,716   |
| Daytime Population | 16,023    | 113,151   | 269,423   |

Source: ESRI 2025

## TRAFFIC COUNTS

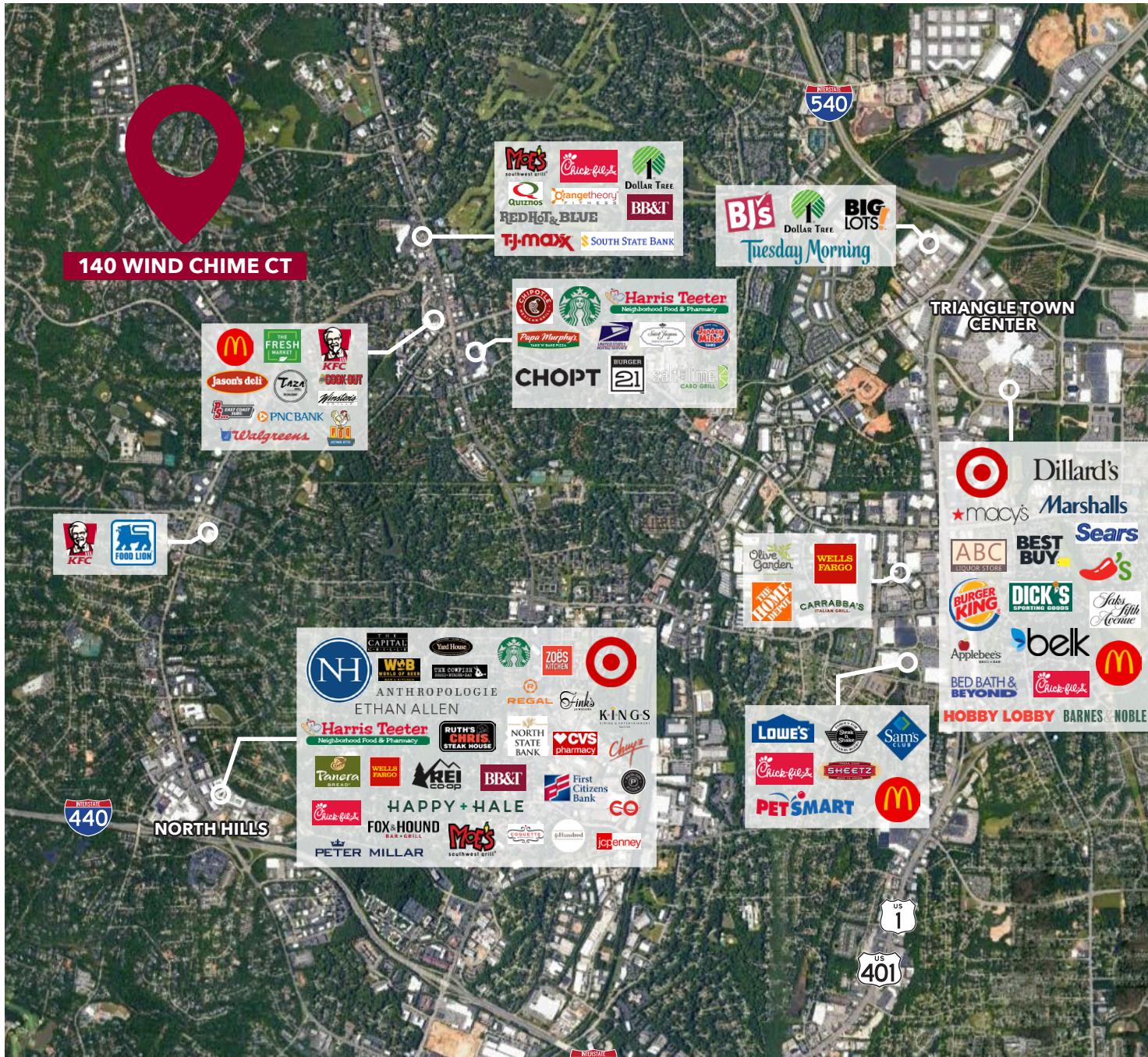
28,000 VPD on Six Forks Road

Source: NC DOT 2023



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## AREA OVERVIEW



# THE TRIANGLE

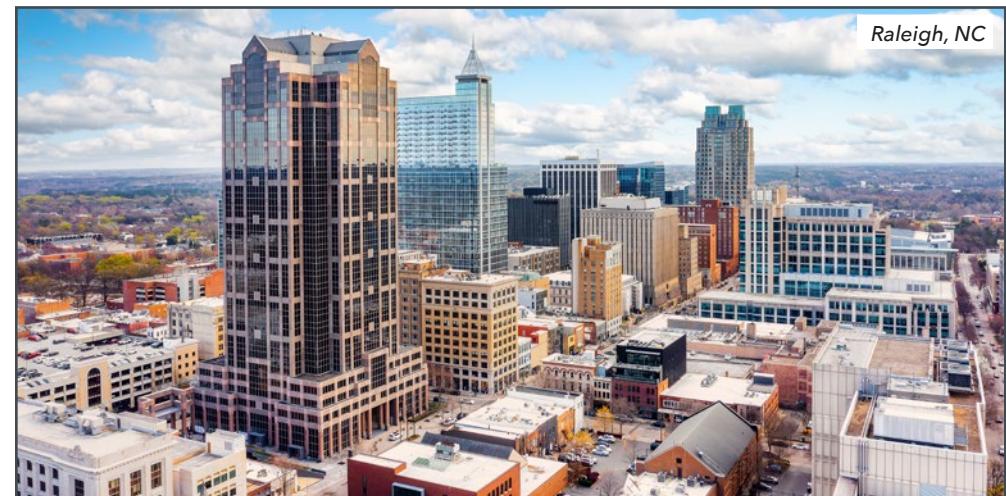
The Triangle Region of North Carolina is comprised of three primary cities: Chapel Hill, Durham, and Raleigh. Chapel Hill is known for its vibrant college-town atmosphere, centered around the UNC Chapel Hill, and offers a mix of historic charm and progressive culture. Durham, once rooted in tobacco and textile industries, has transformed into a hub for innovation, healthcare, and the arts, with a revitalized downtown and the presence of Duke University. Raleigh, the state capital, is the largest of the three and serves as a political, cultural, and economic center, featuring a blend of government institutions, tech companies, and diverse neighborhoods.

The region is home to three major research universities: Duke University in Durham, the University of North Carolina at Chapel Hill, and North Carolina State University in Raleigh. These institutions drive innovation, research, and workforce development, making the region one of the top areas in the country for higher education. Their collaboration has fostered a strong talent pipeline that fuels both academic and private-sector advancements. The presence of these universities is a cornerstone of the Triangle's identity and economic success.

At the heart of the region lies Research Triangle Park (RTP), one of the largest and most established research and technology parks in the United States. Spanning over 7,000 acres, RTP is home to more than 300 companies specializing in life sciences, information technology, biotechnology, and clean energy. Major global players like IBM, Cisco Systems, and GlaxoSmithKline have significant operations in the park. RTP's strategic location between Raleigh, Durham, and Chapel Hill ensures access to top-tier talent, robust infrastructure, and collaborative academic resources.

Quality of life in the Triangle Region is a major draw for residents and businesses alike. The area features a blend of urban and suburban communities, award-winning healthcare systems, an extensive greenway network, and a thriving cultural scene. The cost of living is relatively affordable compared to other tech-driven regions, while the area's mild climate and outdoor amenities add to its appeal. The area towns consistently rank among the best places to live in the United States.

In addition to research and education, key economic drivers include biotechnology, software development, healthcare, and advanced manufacturing. Together, these factors make the Triangle Region a magnet for innovation, investment, and long-term growth.



PRESENTED BY

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