



SOMERSET

4505 & 4515 FALLS OF NEUSE RD RALEIGH NC 27609

established, accessible and highly amenitized.

SOUTH

NORTH

TRINITY
PARTNERS

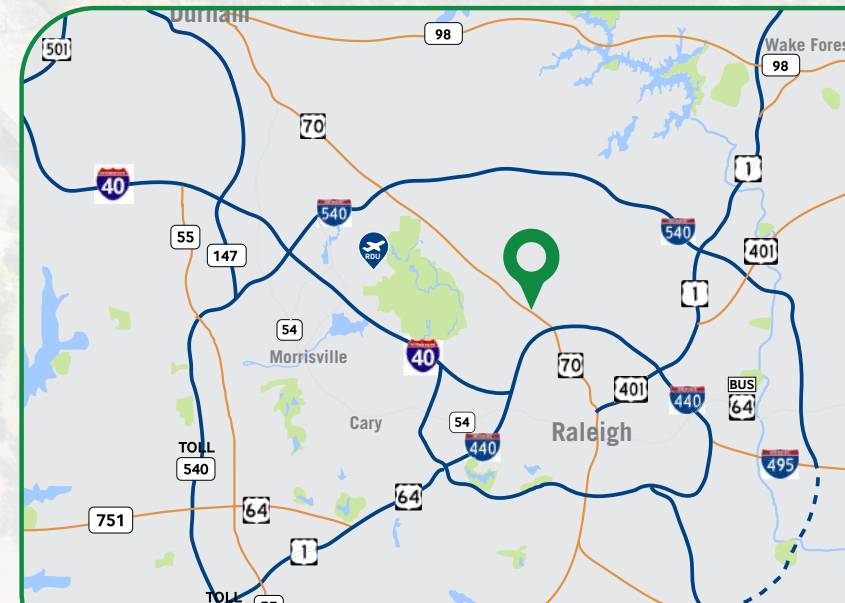


Near Midtown, and surrounded by an abundance of restaurants, shopping, fitness and entertainment options, Somerset North and South offer desirable building amenities that today's workforce demands.

- Building amenities include well-appointed lobbies, tenant hubs with Grab & Go micro markets, outdoor seating, and shared meeting space
- Most suites now being delivered in move-in-ready condition with potential for tenant to choose from a selection of high-end finishes and to accommodate a variety of smaller space needs, from 2,189 to 9,348 SF; some suites furnished
- Ample parking with covered parking available
- Conveniently located, with ease of access via signalized intersections, and surrounded by shopping, restaurants, and a plethora of other amenities
- Energy Star Certified and Well Health-Safety Rated
- Building façade signage available for large tenants / shared monument signage fronting Falls of Neuse Rd. coming soon
- New local ownership with on-site property management and building maintenance

lease rate

\$28.50 PSF, full service

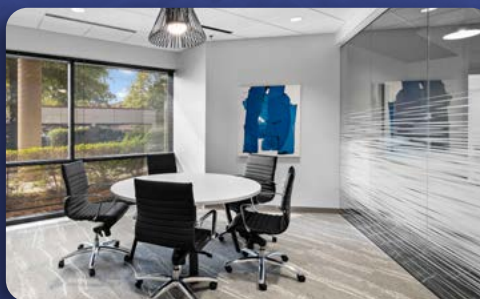


the
HUBs



meet & recharge

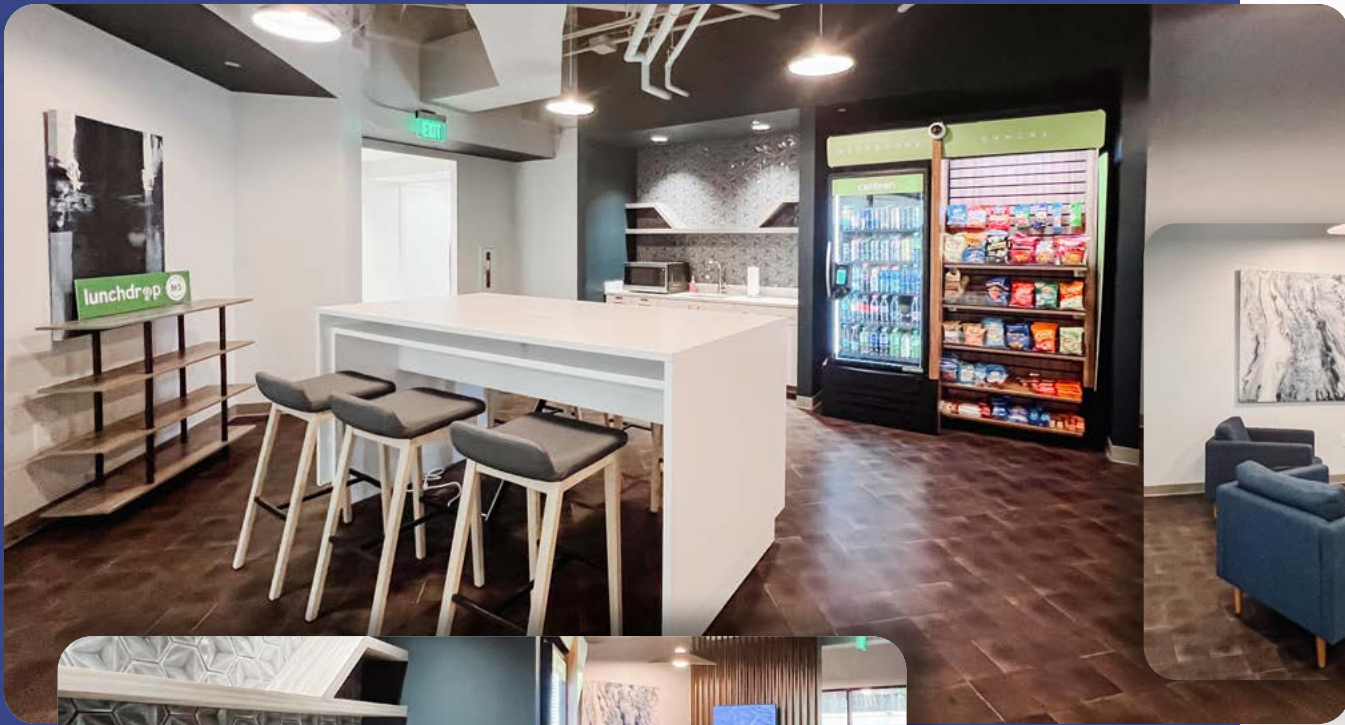
Our Tenant Amenities Hubs are the ideal spots for tenants to facilitate meetings and training sessions, small team huddles, and meet for lunch.



lounge

conference / training center

the
HUBs



café + huddle zone

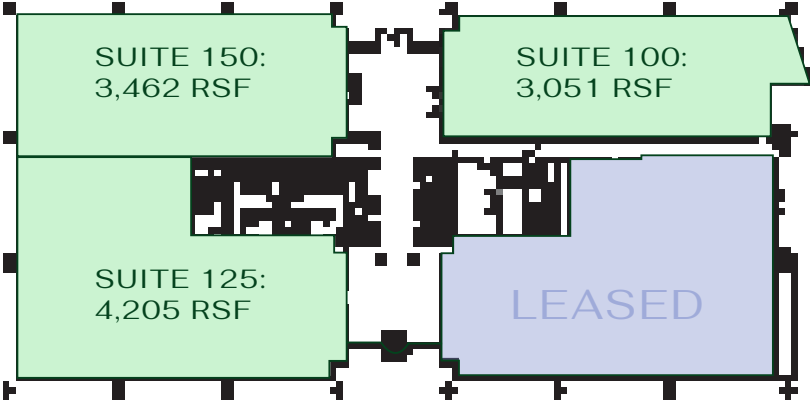


outdoor gathering spot

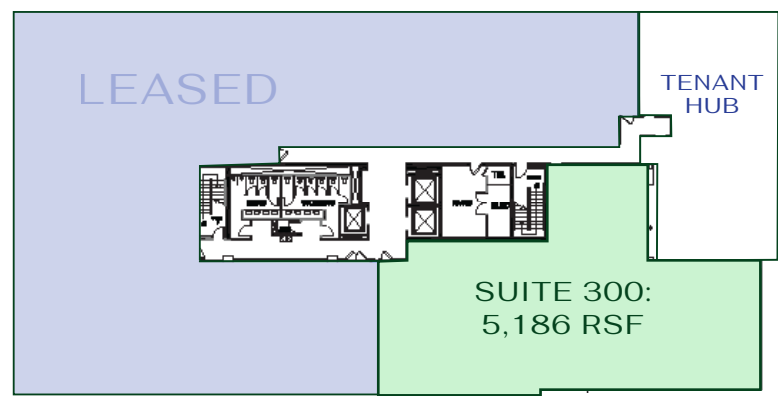
South (4505) - availabilities

All spaces delivered in move-in-ready condition with new pre-built suite finishes

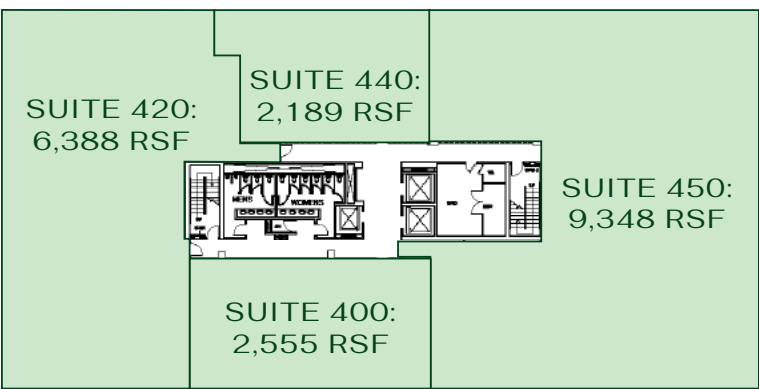
1st floor



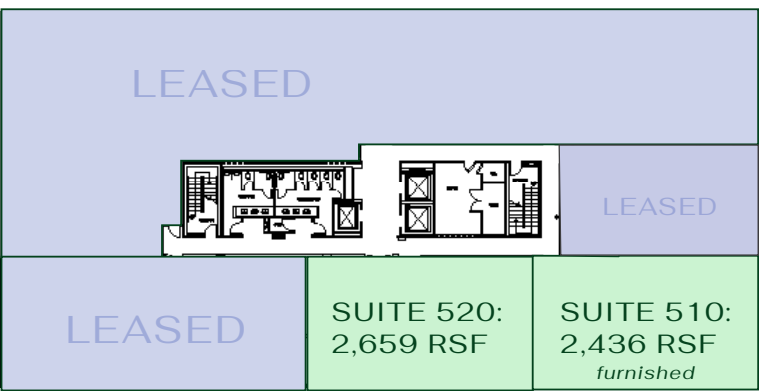
3rd floor



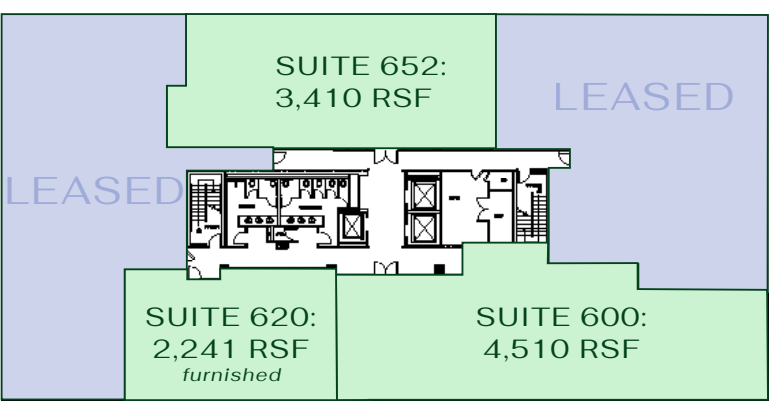
4th floor



5th floor

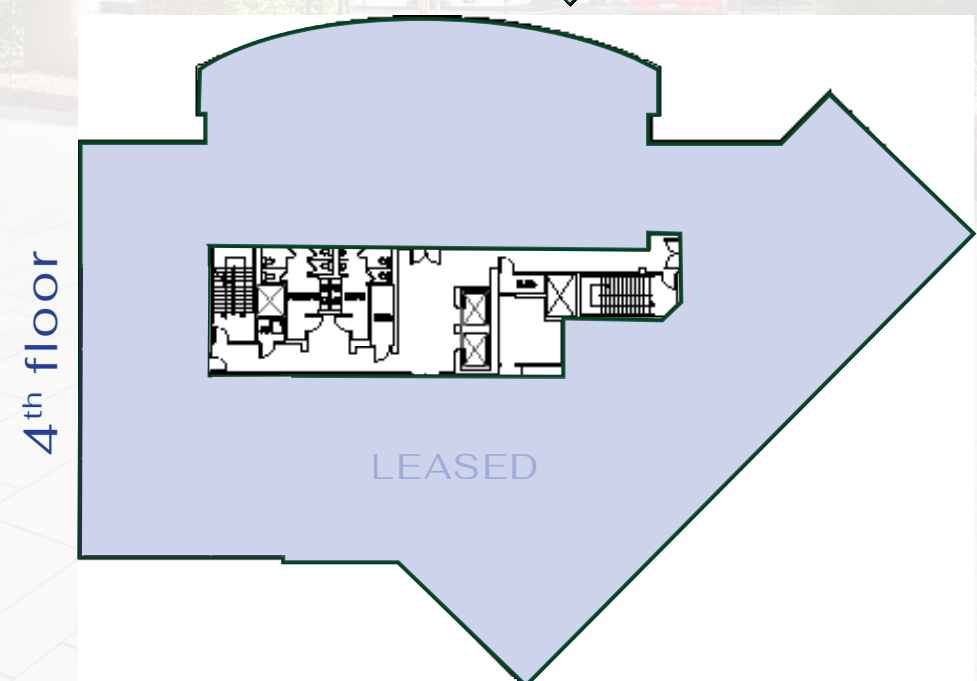
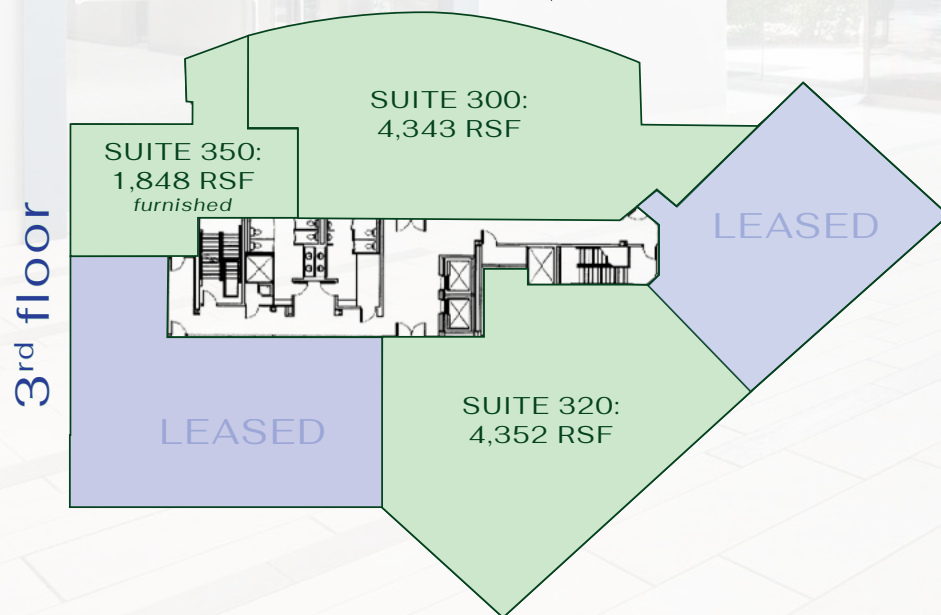
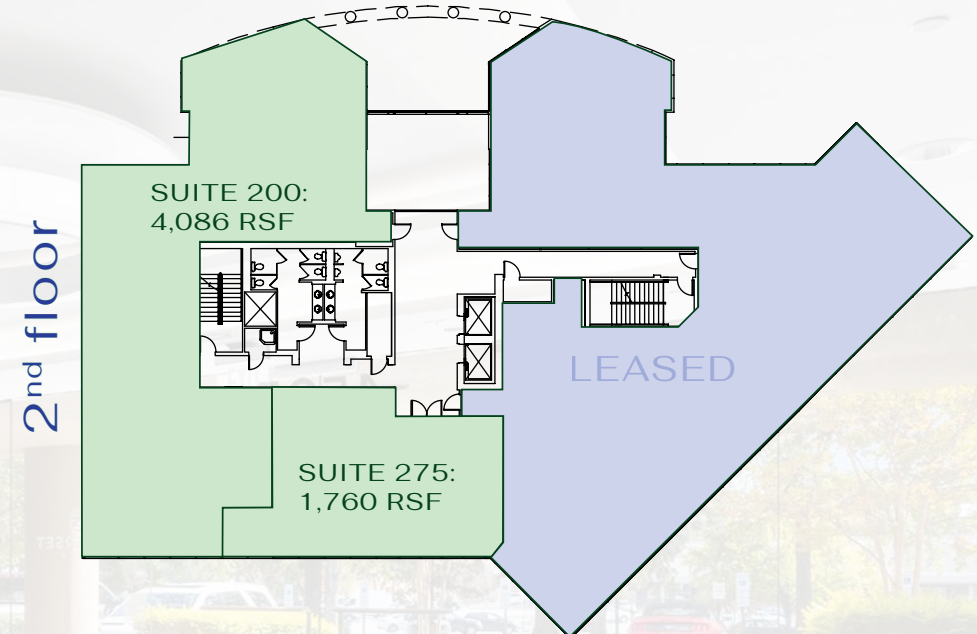
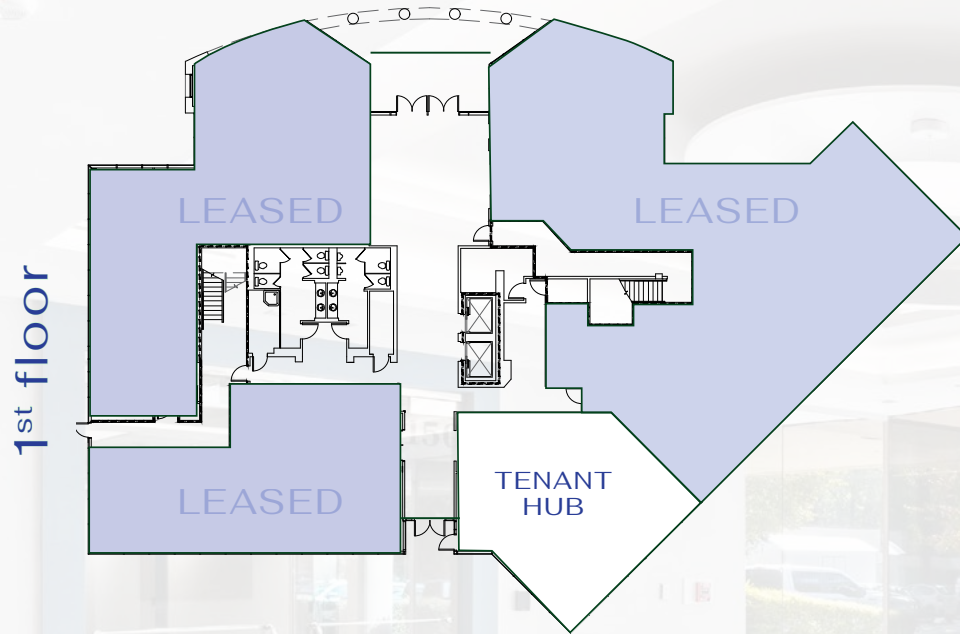


6th floor



North (4515) - availabilities

All spaces delivered in move-in-ready condition
with new pre-built suite finishes

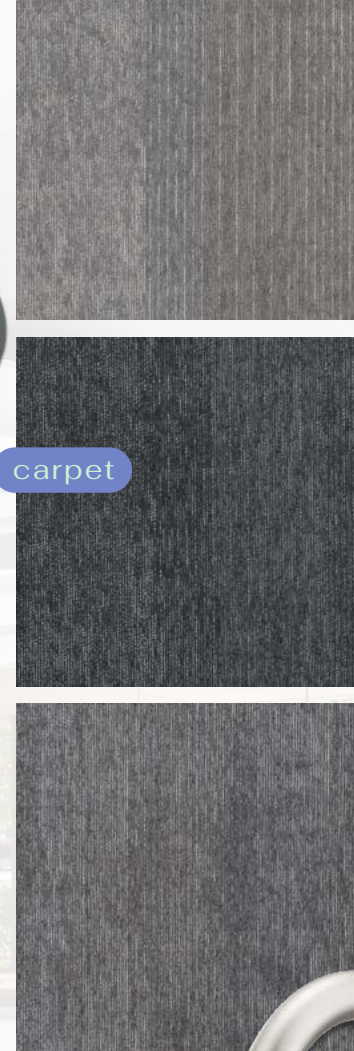


pre-built suite finishes

paint

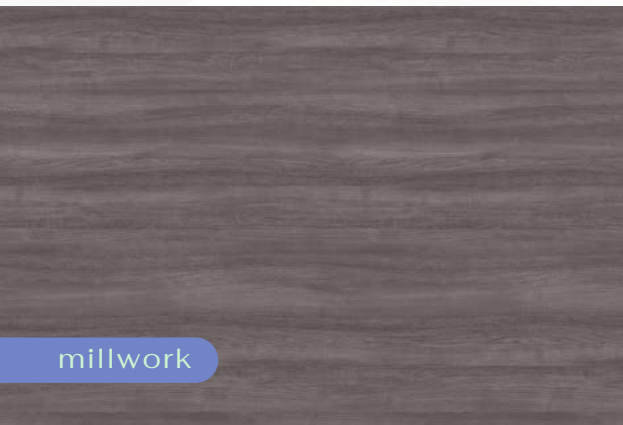


carpet



cove base

millwork



millwork (example)



lighting



lvt floor

countertop



sink + faucet



amenities in all directions



NORTH HILLS
← 2 MILES

- sunglass hut
- CLEAN JUICE
- CYCLEBAR
- BONEFISH GRILL
- Target
- GNC LIVE WELL
- BEN & JERRY'S
- SUNTRUST
- FIREBIRDS
- Harris Teeter
- REI
- ANTHROPOLOGIE
- REGAL



DISTANCE TO

I-440	1mi
NORTH HILLS	2mi
I-540	4mi
DOWNTOWN RALEIGH	5mi

QUAIL CORNERS SHOPPING CENTER
↖ .7 MILES

juicekeys, Butcher's Market, Ed's, Deja Brew, Farmers' Market



SOMERSET



ESTHER AUSTIN

Director, Office Leasing
eaustin@trinity-partners.com
919.674.3695



WILLIAM ALLEN

Managing Partner
wallen@trinity-partners.com
919.415.4390

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