



SOMERSET

4505 & 4515 FALLS OF NEUSE RD RALEIGH NC 27609

established, accessible and highly amenitized.

SOUTH

NORTH

TRINITY
PARTNERS

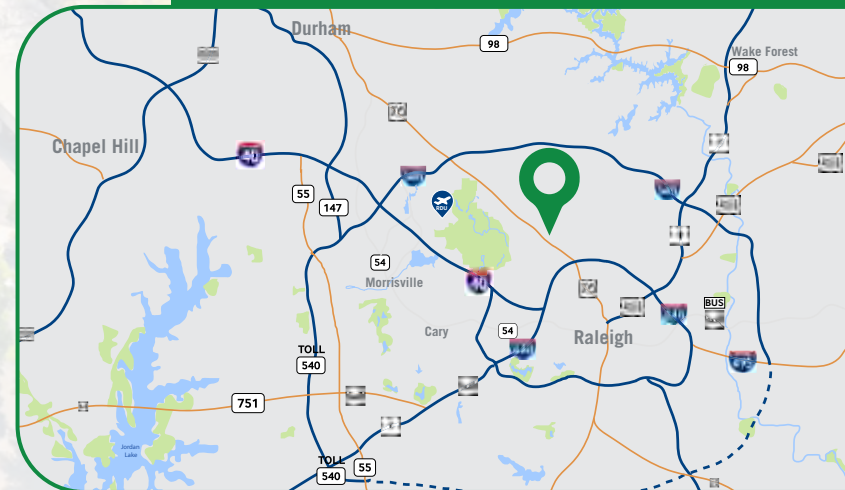


Near Midtown, and surrounded by an abundance of restaurants, shopping, fitness and entertainment options, Somerset North and South offer desirable building amenities that today's workforce demands.

- Building amenities include well-appointed lobbies, tenant hubs with Grab & Go micro markets, outdoor seating, and shared meeting space
- Most suites 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 1,760 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
- New local ownership with on-site property management and building maintenance

NOW AVAILABLE:

Shared monument
signage fronting Falls
of Neuse Road.



lease rate

\$28.50 PSF, full service

the
HUBs



meet & recharge

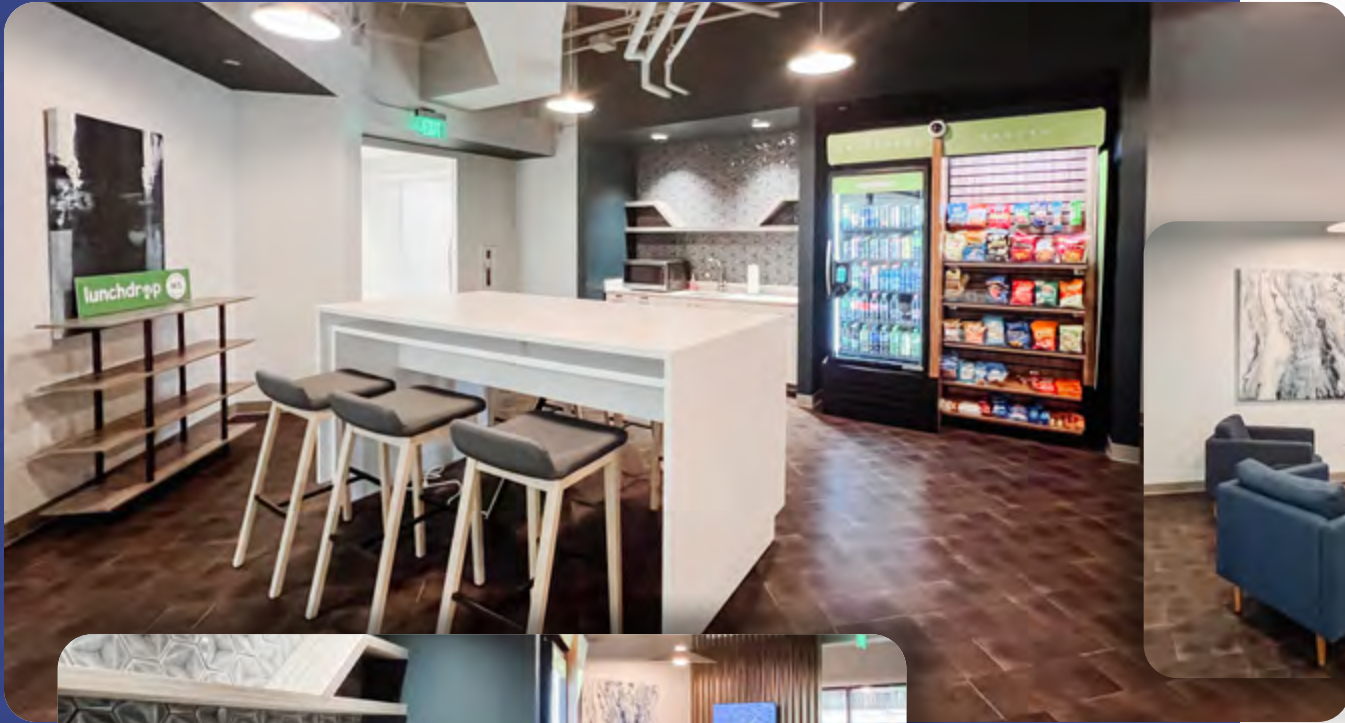
Our Tenant Amenities Hubs are the ideal spots for tenants to facilitate meetings and training sessions, small team huddles, and meet for lunch.



lounge

conference / training center

the
HUBs



café + huddle zone

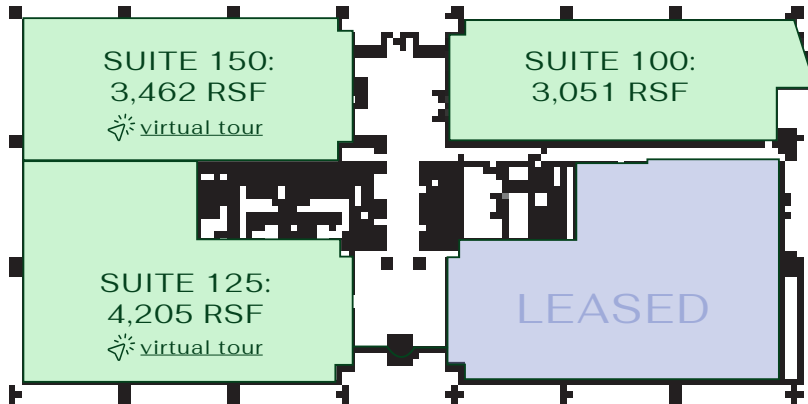


outdoor gathering spot

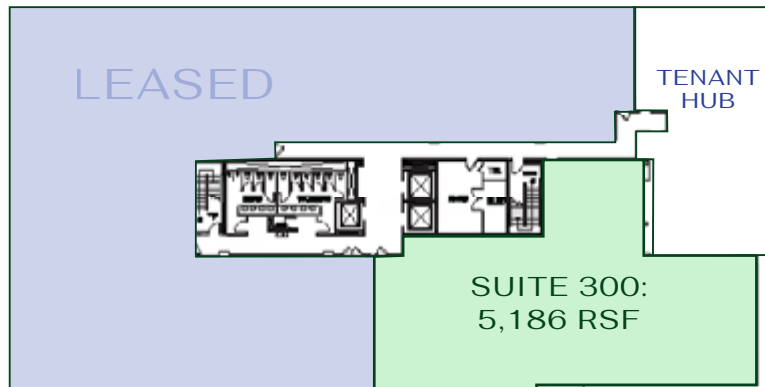
South (4505) - availabilities

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

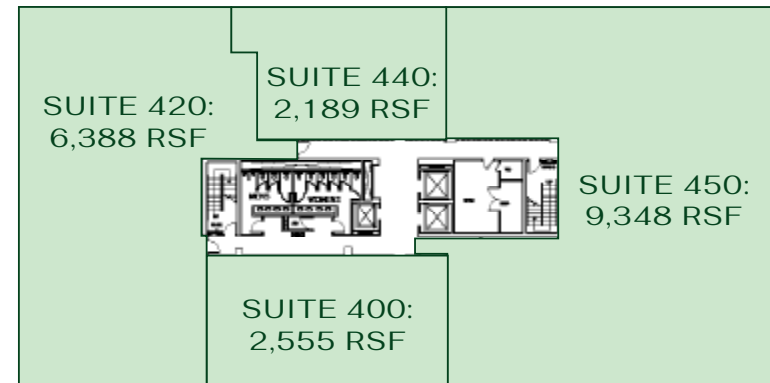
1st floor



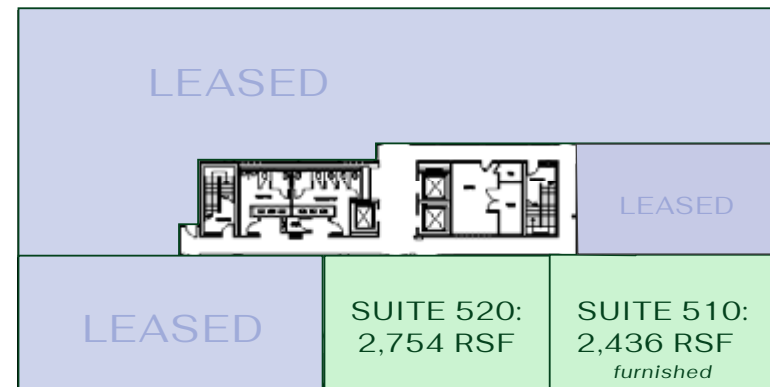
3rd floor



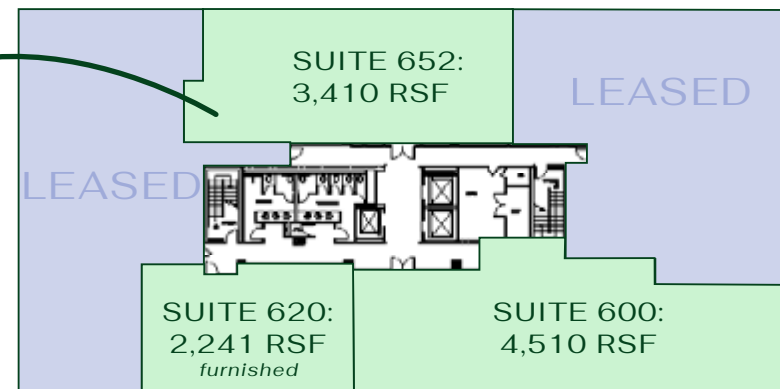
4th floor



5th floor



6th floor

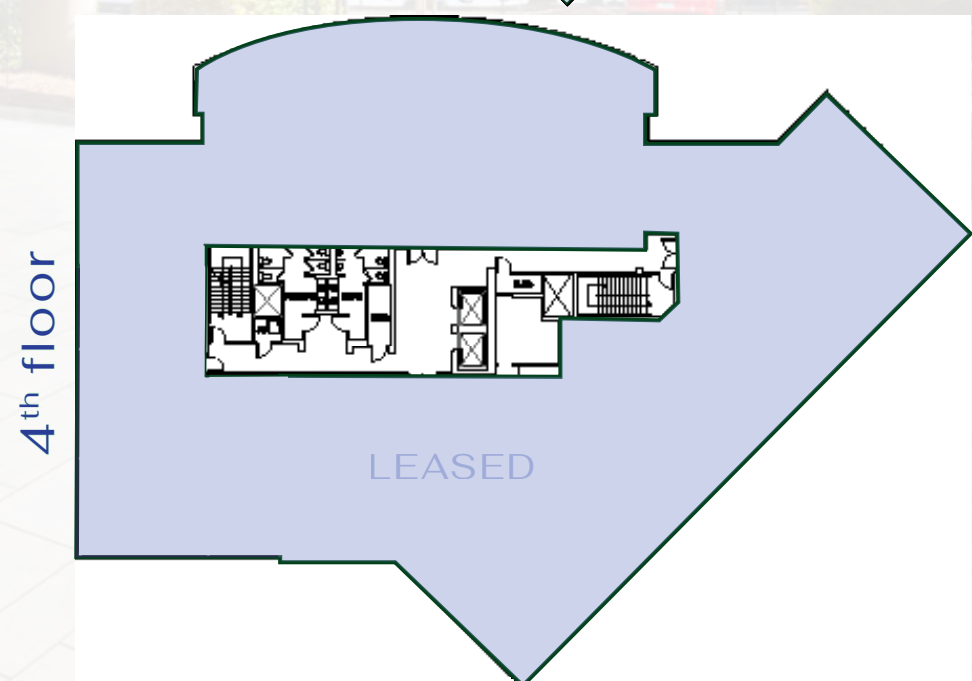
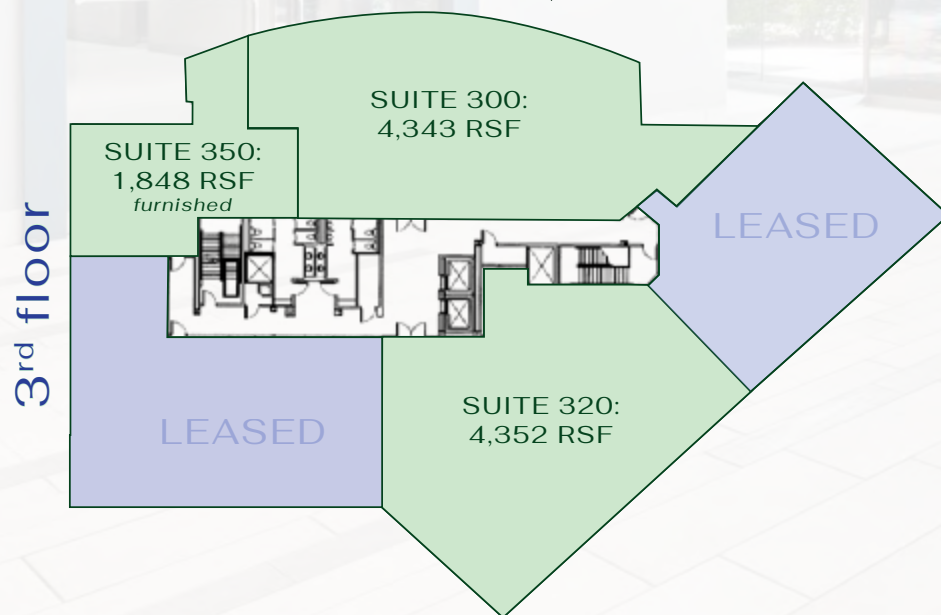
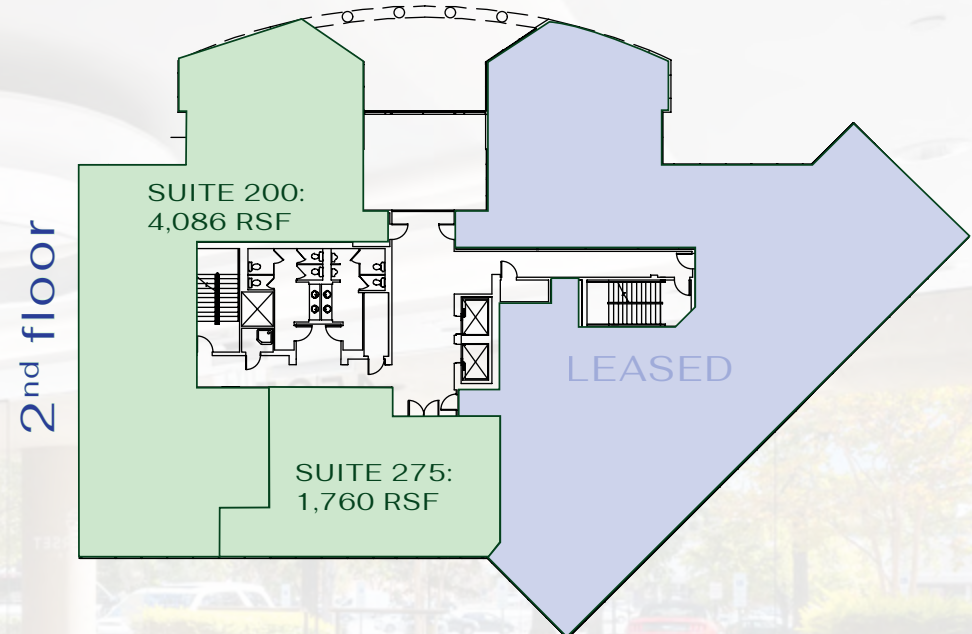


SUITE 652

Floor to ceiling glass offers stunning views of downtown Raleigh skyline.

North (4515) - availabilities

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



pre-built suite finishes

paint

lighting

carpet

cove base

lvt floor

millwork

countertop

sink + faucet

millwork (example)

amenities in all directions



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

QUAIL CORNERS SHOPPING CENTER
 ↖ .7 MILES

NORTH HILLS
 ← 2 MILES





SOMERSET



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