



# SOMERSET

4505 & 4515 FALLS OF NEUSE RD RALEIGH NC 27609

SOUTH

NORTH

established, accessible and highly amenitized.





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.

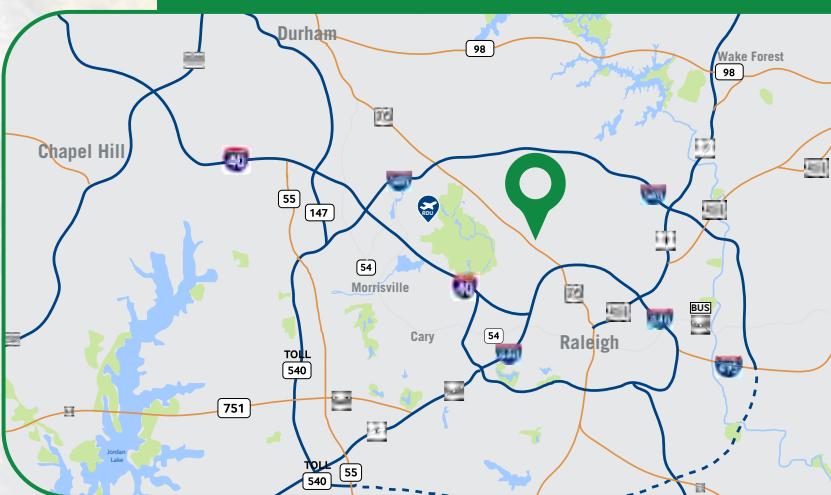
- Building amenities include well-appointed lobbies, tenant hubs with Grab & Go micro markets, outdoor seating, and shared meeting space
- Most suites in move-in-ready condition with potential for tenant to choose from a selection of high-end finishes and to accommodate a variety of smaller space needs, 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

Lease rate

\$28.50 PSF, full service



**NOW AVAILABLE:**  
Shared monument signage fronting Falls of Neuse Road.



somerset



# meet & recharge

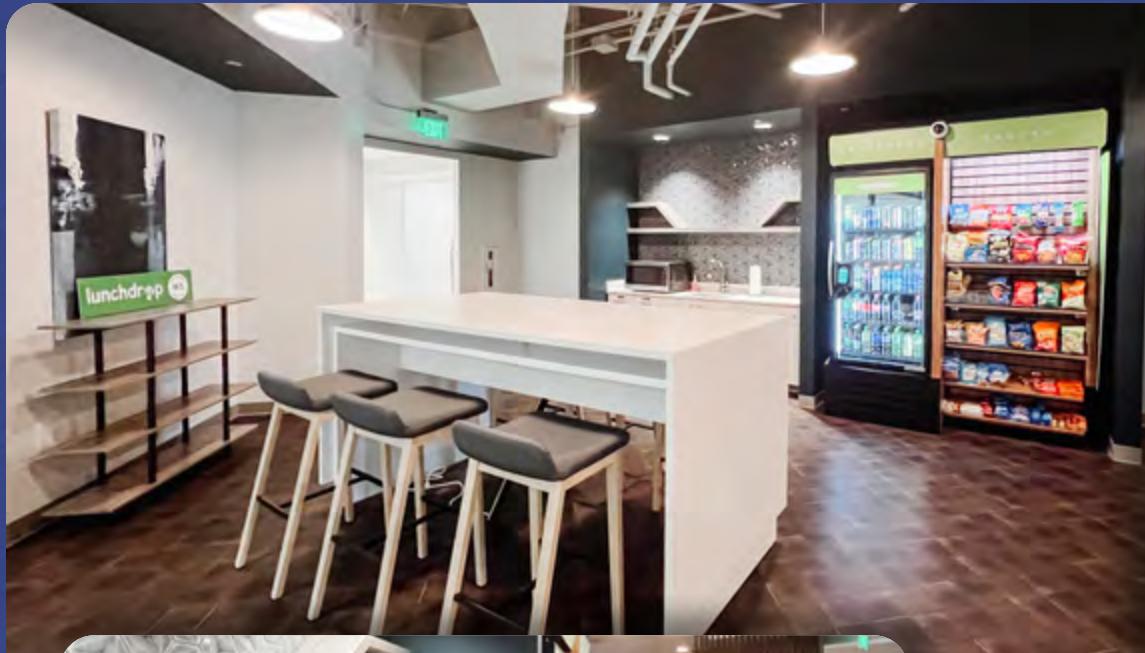
Our Tenant Amenities Hubs are the ideal spots for tenants to facilitate meetings and training sessions, small team huddles, and meet for lunch.



lounge

conference / training center

the  
HUBs



café + huddle zone

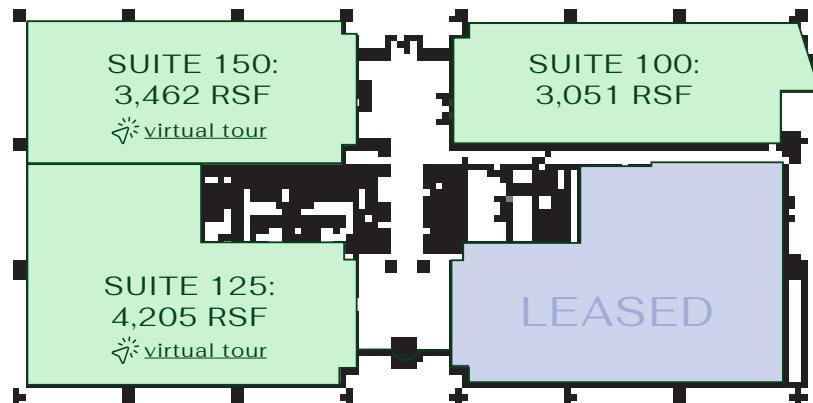


outdoor gathering spot

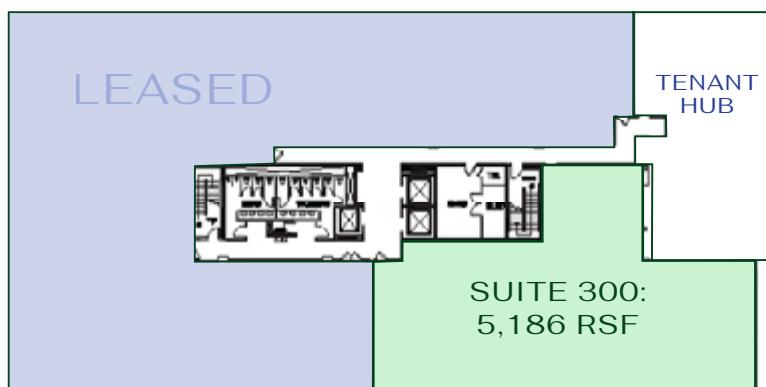
# South (4505) - availabilities

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

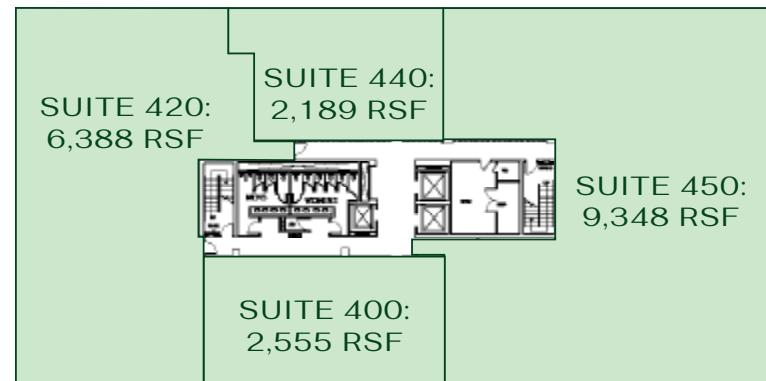
## 1st floor



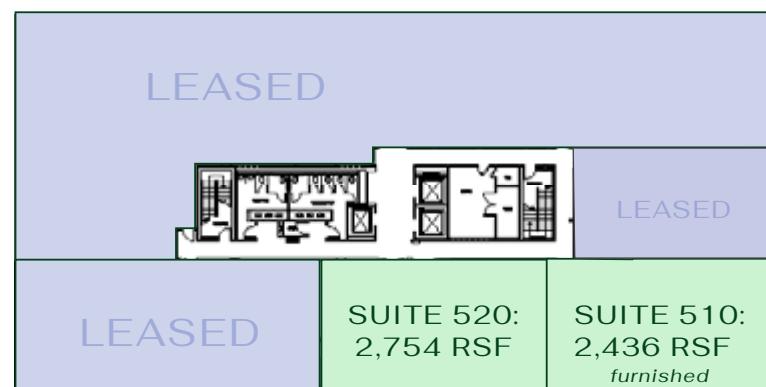
## 3rd floor



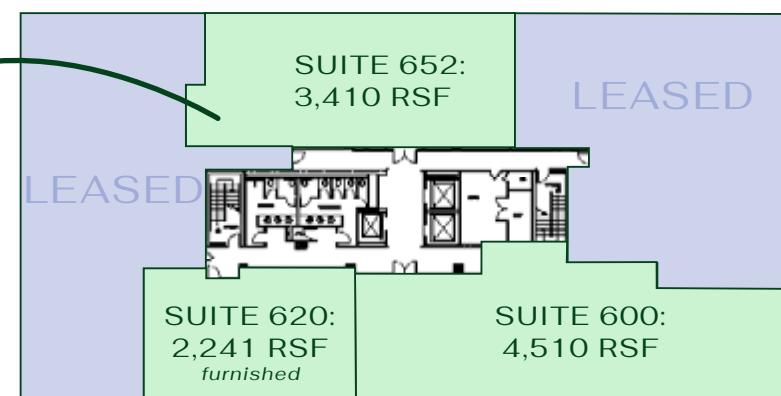
## 4th floor



## 5th floor

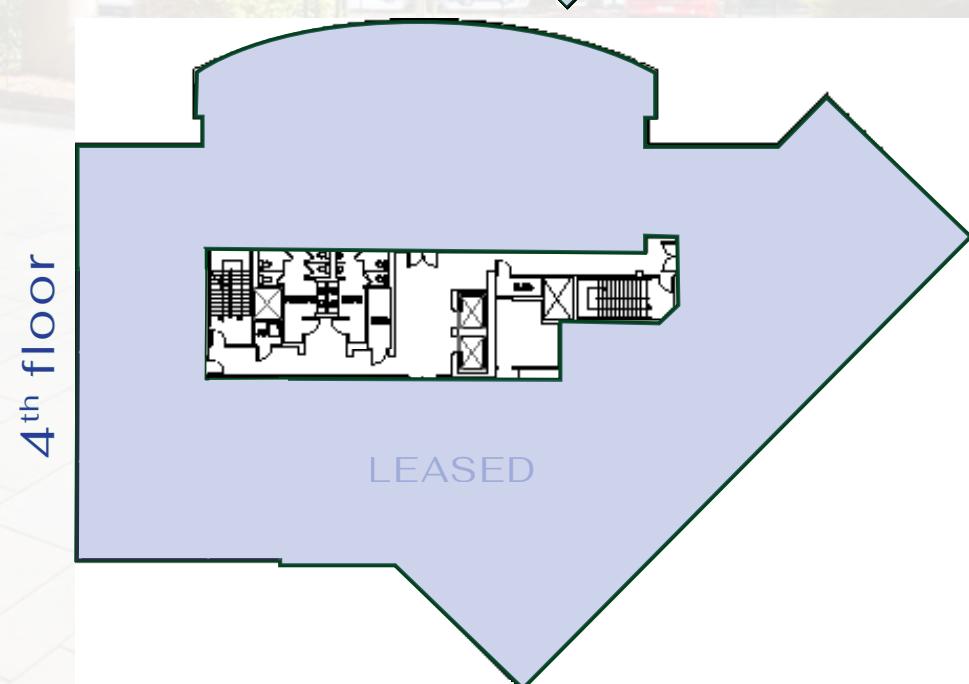
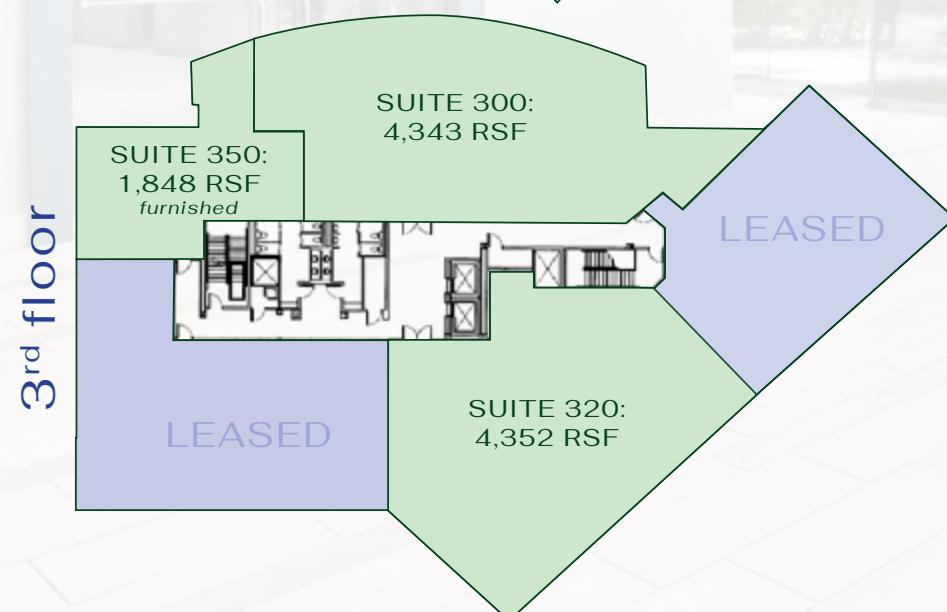
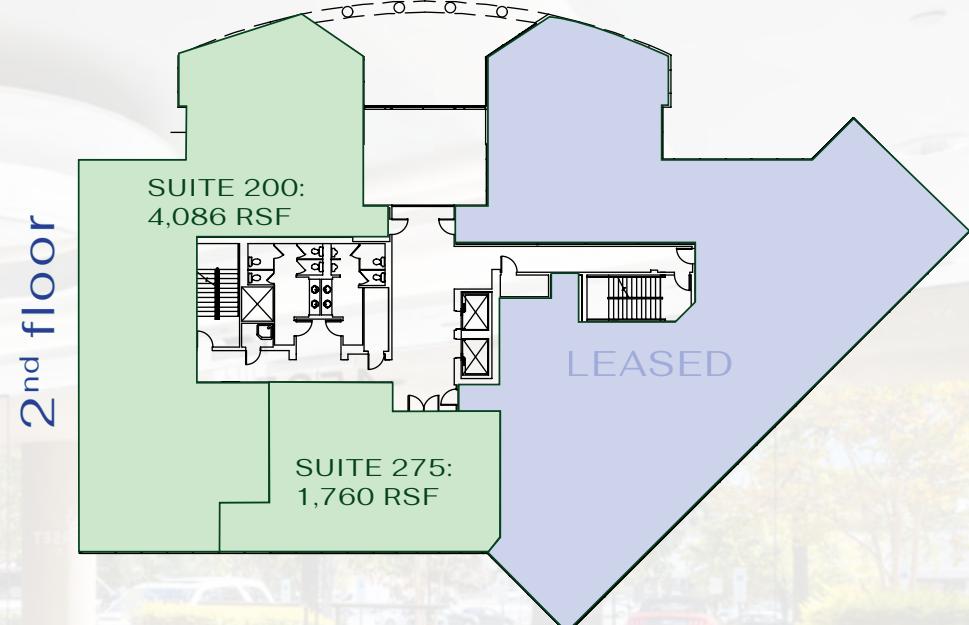


## 6th floor

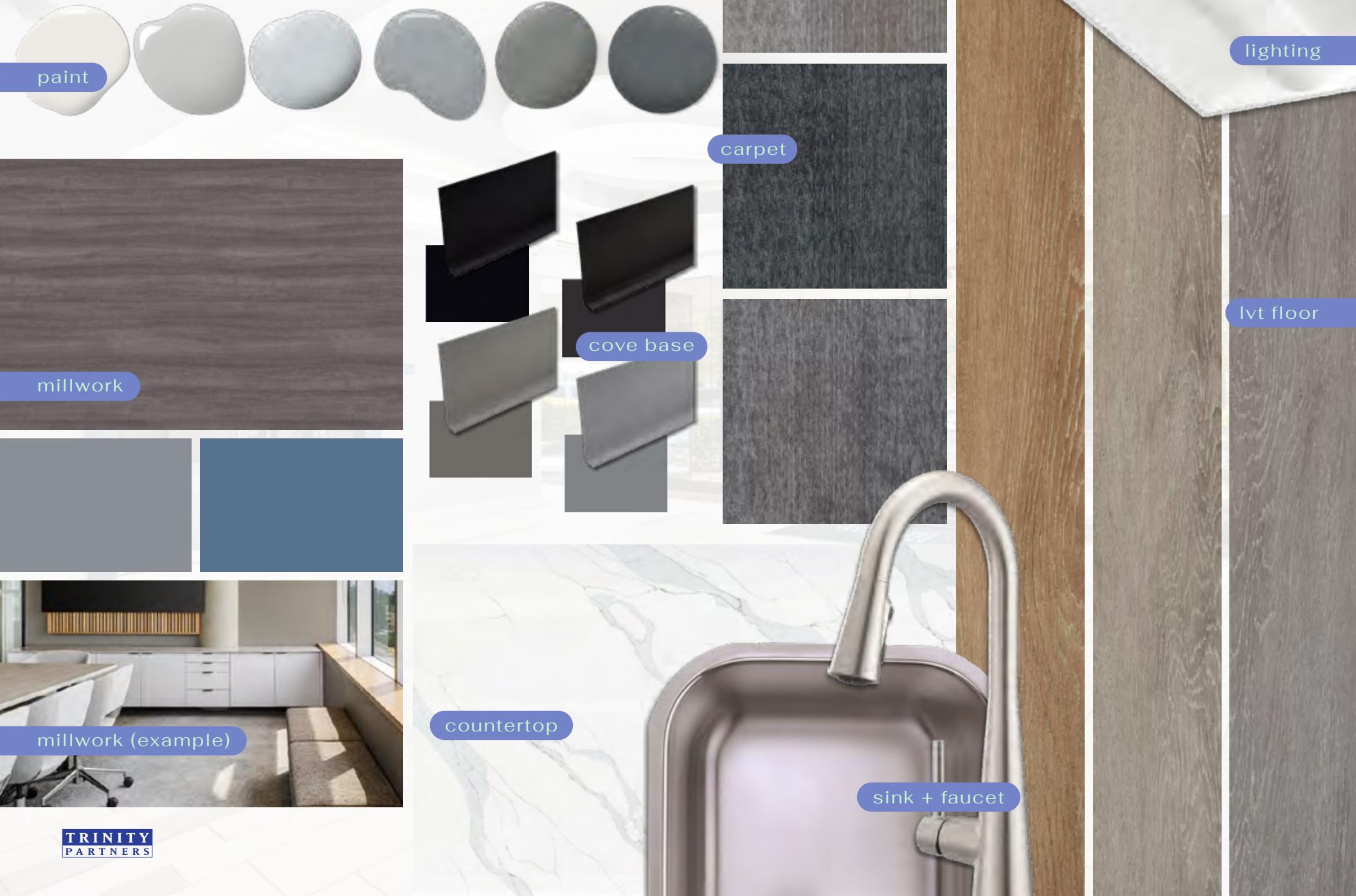


# North (4515) - availabilities

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



# pre-built suite finishes



# amenities in all directions





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