

**5000**  
FALLS OF NEUSE

**OFFICE SPACE FOR LEASE**

5000 Falls of Neuse Road, Raleigh NC 27609

**york**

**JUDSON MCMILLAN**

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**REGIONS BANK**

**5000**  
FALLS OF NEUSE

**QUAIL CORNERS**  
Tijuana Flats · The Butcher's Market  
Raleigh Coffee Co. · Yoga Studio

**QUAIL CORNERS EXPANSION**  
Planned 16,000 SF of retail

**PROPOSED**  
5 Story Apartment Building



# 5000 FALLS OF NEUSE

5000 Falls is positioned within the Falls of Neuse / Six Forks submarket in an attractive infill location just minutes from numerous retail centers, dining options, and emerging residential. It offers convenient access to I-440 and I-540.



# DETAILS

## AVAILABLE SPACE

### BUILDING SPECIFICATIONS

75,246 SF

4 Floors

270 Parking Spaces

Renovated in 2012

### RATE

\$23.00 PSF Full Service

### AVAILABILITY

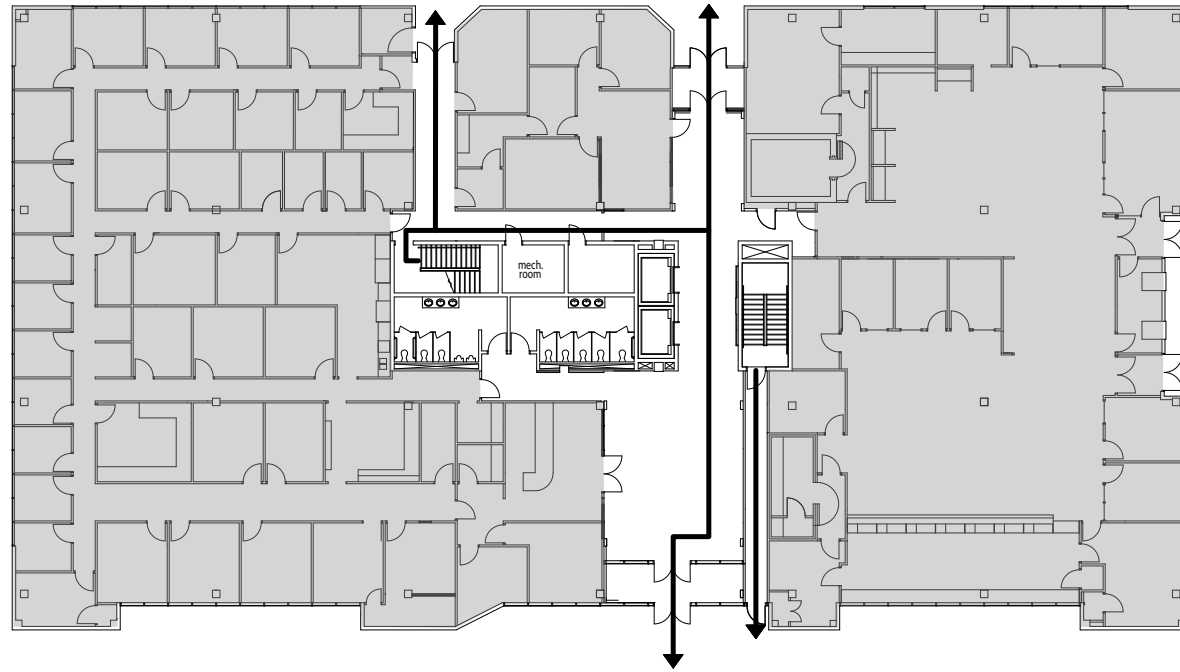
Suite 235 ± 4,028 RSF

Suite 310 ± 3,582 RSF

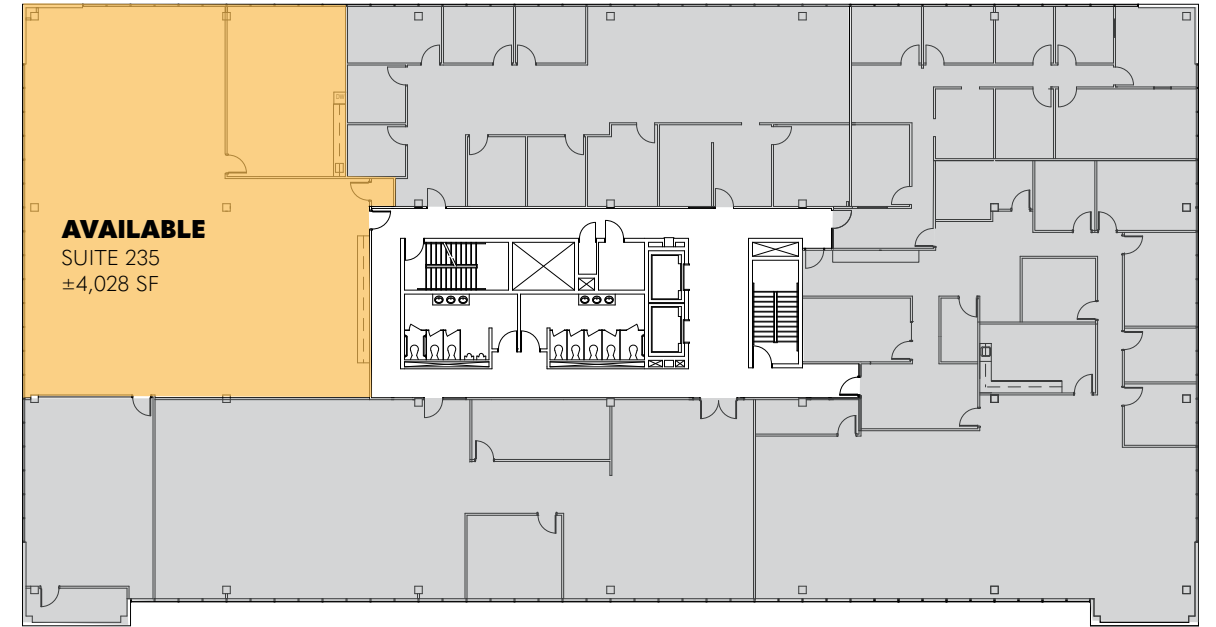
Suite 402 ± 6,460 RSF

Suite 420 ± 2,419 RSF

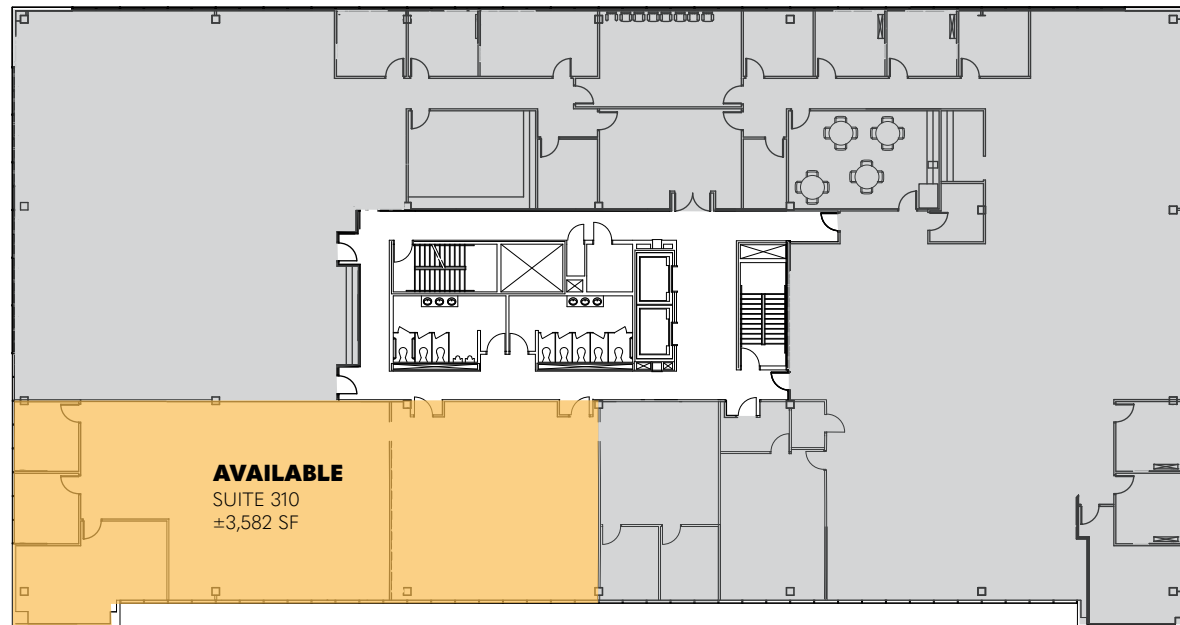
### FIRST FLOOR



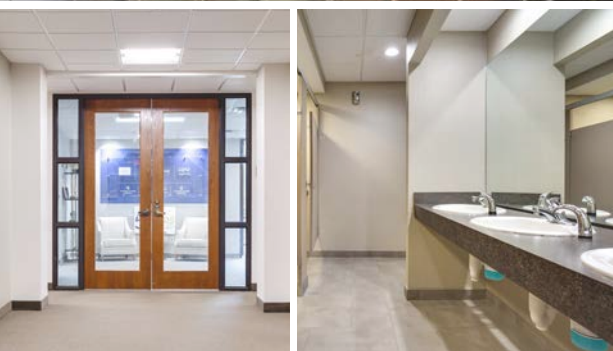
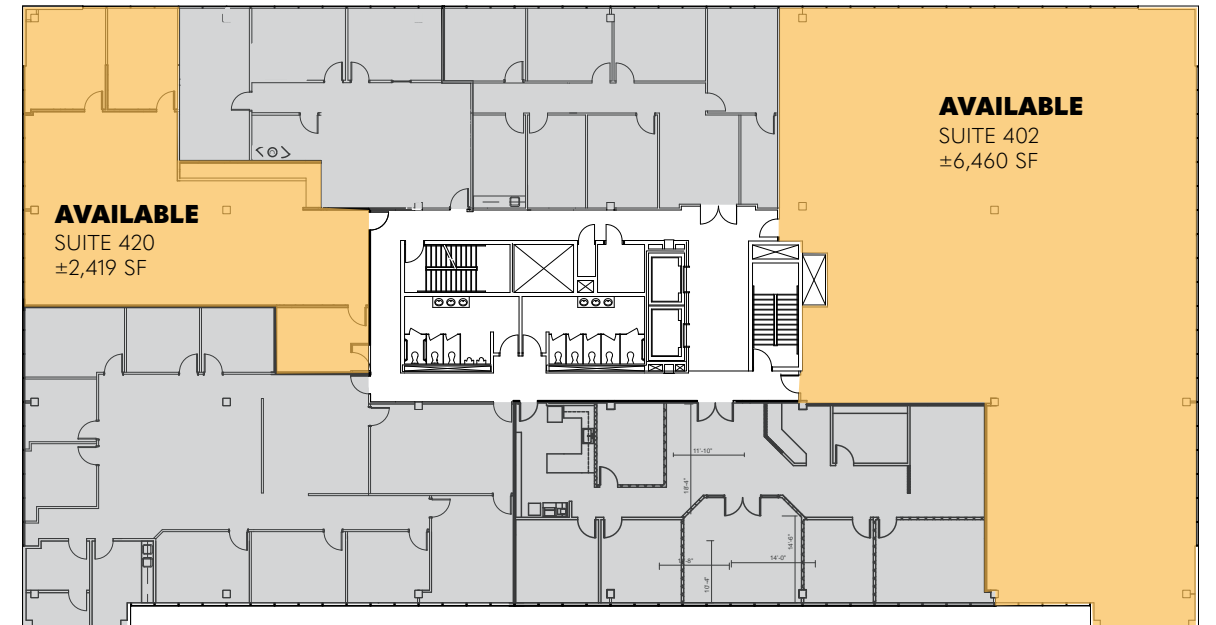
### SECOND FLOOR



### THIRD FLOOR

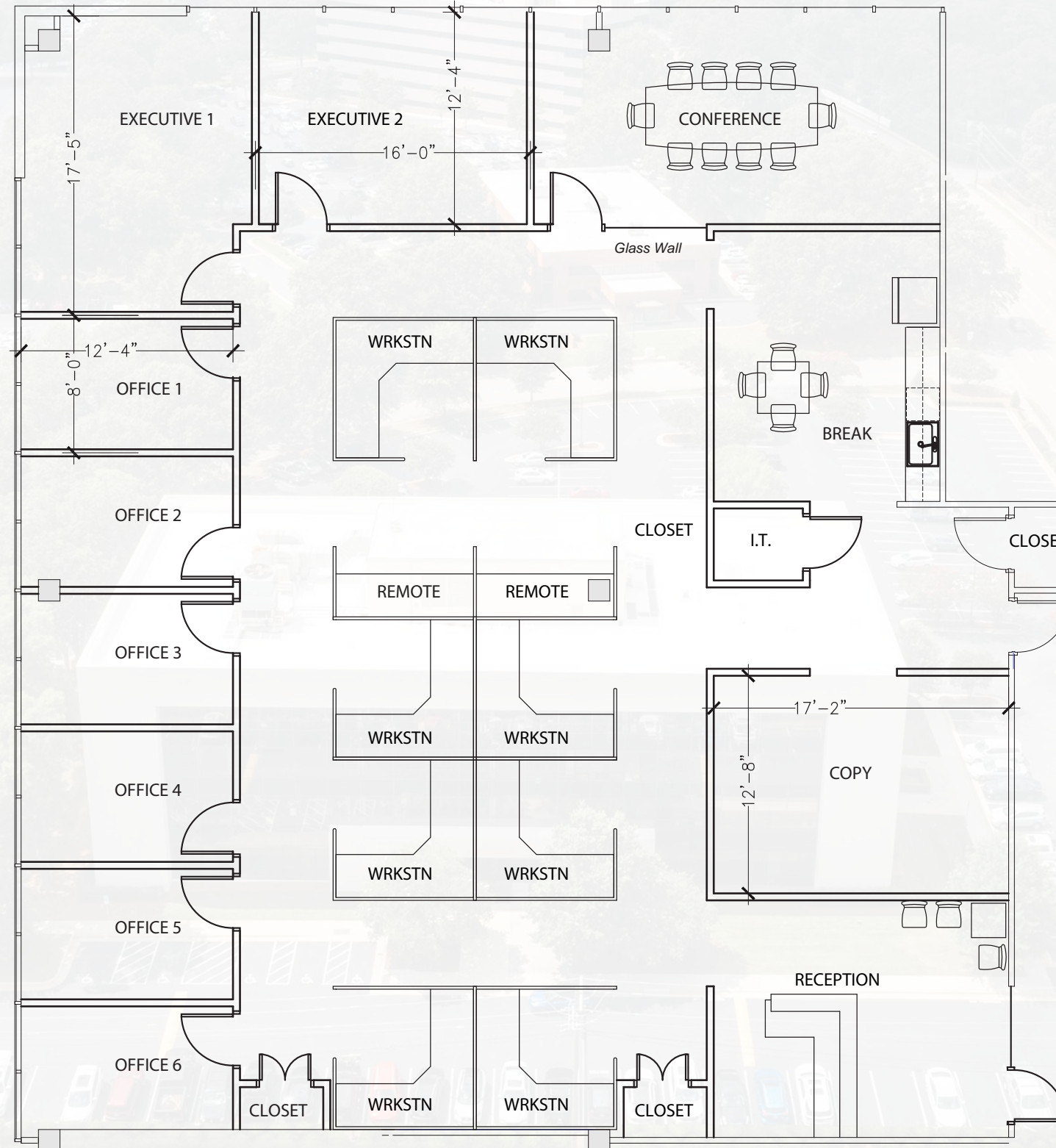


### FOURTH FLOOR



SUITE 235 | ± 4,028 RSF

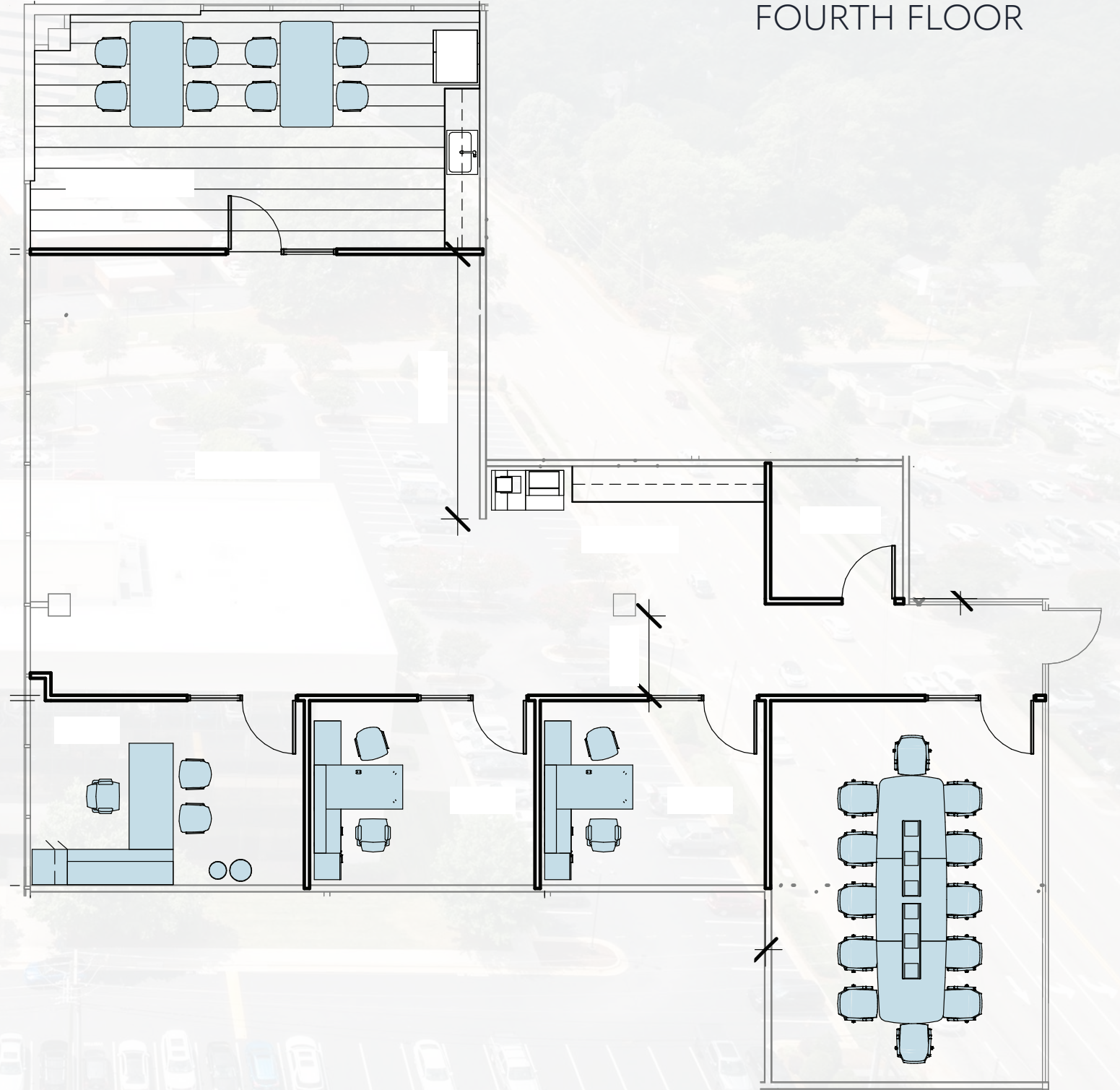
# SAMPLE LAYOUT SECOND FLOOR



SUITE 402 | ± 6,460 RSF



SUITE 420 | ± 2,419 RSF



**SAMPLE LAYOUTS**  
FOURTH FLOOR



**FALLS VILLAGE**  
 HomeGoods, T.J. Maxx, Dollar Tree, Chick-fil-A

**NORTH RIDGE**  
 Harris Teeter, Starbucks, CAVA, Chipotle

**PLANTATION POINT**  
 BJ's, Marshalls

**TRIANGLE TOWN CENTER**  
 macy's, Dillard's, BARNES & NOBLE BOOKSELLER

18,883 CPD

11,694 CPD

15,334 CPD

**5000**  
 FALLS OF NEUSE

**QUAIL CORNERS**  
 Tijuana Flats, Butcher's Market

**CAPITAL CROSSING**  
 Lowe's, Sam's

**NORTH HILLS**  
 Harris Teeter, Target, JCP, Regal Cinemas, REI, UPS

Botanika, Dunkin' Donuts, Burger King, Starbucks, Wendy's

**FALLS CENTER**  
 Carolina Ale House, Domino's Pizza

**PADDINGTON STATION**  
 Walmart Supercenter, Wing-Stop

440

**MIDTOWN EAST**  
 Wegmans, Verizon

**HOLLY PARK**  
 DSW, Staples, Ulta Beauty, Ross Dress for Less, Trader Joe's

**DRIVE TIMES** from 5000 Falls of Neuse

|                        |        |
|------------------------|--------|
| Research Triangle Park | 20 Min |
| RDU Airport            | 19 Min |
| Downtown Raleigh       | 10 Min |
| I-540                  | 7 Min  |
| I-440                  | 4 Min  |

## RALEIGH ACCOLADES

### #3 BEST CITY IN THE SOUTH TO BUY A HOUSE

CNBC · May 2023

### #1 BEST CITY TO LIVE IN AMERICA

StudyFinds · February 2023

### #9 MOST RECESSION-RESISTANT CITIES

SmartAsset · 2020

### #5 BEST PERFORMING ECONOMY IN THE US

Milken Institute · February 2021

### #3 BEST STATE CAPITAL CITIES

WalletHub · January, 2021

### #1 HOTTEST HOUSING MARKETS IN THE U.S.

US News & World Report · February, 2023

## RALEIGH PROFILE

**53.9%**

Batchelor's Degree or Higher

**53%**

Owner-Occupied Housing Unit Rate

**217,866**

Number of Housing Units

**\$74,612**

Median Household Income

**194,917**

Number of Households

**2.3**

Number of Persons Per Household

**21.6** min.

Mean Time Travel to Work

**20.6%**

Moved since previous year

**35**

Median Age

**\$340,000**

Median Home Price

**5.4%**

Veteran Status

**469,502**

Total Population

## MAJOR GROWTH ON THE HORIZON

### APPLE UPDATES ON RTP CAMPUS · JUNE 2023

"Apple has revealed new site plans for the construction of its Research Triangle Park campus that could house more than 3,000 workers. The plans include six buildings with a total of more than 700,000 square-feet of office space and 3,000 parking spaces all on 41 acres."

<https://wraltechwire.com/2023/06/30/apple-files-plans-for-324000-square-feet-of-office-space-at-rtp-campus/>

### GOOGLE'S NEW ENGINEERING HUB · JANUARY 2022

Google sweetly welcomed employees into its new Google Cloud office in Durham for the first time on Tuesday – but with much less fanfare than the company hoped."

<https://wraltechwire.com/2022/01/11/google-opens-new-office-in-durham-with-a-sweet-touch-no-champagne/>

### AMAZON SIGNS NEW LEASES · MARCH 2021

"After opening its massive fulfillment center in Garner last year, Amazon (Nasdaq: AMZN) has signed the leases for two new delivery stations in the Triangle, one in Garner and the other in Raleigh.

The goal is to power Amazon's 'last-mile delivery capabilities,' said spokeswoman Ashley Lansdsale. The e-commerce giant said the move will create hundreds of jobs, but didn't give an exact amount. Already, the company employs about 600 full-time associates at existing delivery stations in the Triangle. It opened new delivery stations in Cary and Durham last year."

<https://www.bizjournals.com/triangle/news/2021/03/03/amazon-new-delivery-stations-raleigh-garner-jobs.html>

## 5000 FALLS OF NEUSE DEMOGRAPHICS



MILE RADIUS

1

2

3



POPULATION

12,214

93,835

238,721



HOUSEHOLDS

5,445

41,676

105,493



HOUSEHOLD INCOME

\$93,394

\$107,289

\$125,433



DAYTIME POPULATION

7,512

75,366

158,444



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## LEASING AGENTS

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# york

YORK PROPERTIES

Brokerage · Property Management · Security  
Maintenance · Association Management · Venue Management  
Construction · Landscaping · Accounting

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