



## **North Quarter Office Park**

8410 Falls Of Neuse Rd, Raleigh, NC 27615

**Cindy Ollis**

3 Angels Realty

8410 Falls Of Neuse Rd, Suite E, Raleigh, NC 27615

[3angelsrealty@gmail.com](mailto:3angelsrealty@gmail.com)

(919) 255-8223



# North Quarter Office Park

\$23.50 - \$24.50 /SF/YR

12,168 SF Medical & Office Building  
 Conveniently located in North Quarter Office Park  
 Rental Rate: \$23.50/SF MG  
 Tenant pays for electricity, phone, and internet...

- Located right off of Falls of Neuse Rd



Rental Rate:	\$23.50 - \$24.50 /SF/YR
Total Space Available:	2,824 SF
Max. Contiguous:	1,683 SF
Property Type:	[object Object]
Center Type:	[object Object]
Gross Leasable Area:	99,179 SF
Walk Score ®:	47 (Car-Dependent)
Transit Score ®:	26 (Some Transit)
Rental Rate Mo:	\$1.96 /SF/MO

## 2nd Floor Ste 204

1

Space Available	1,141 SF
Rental Rate	\$23.50 /SF/YR
Date Available	Now
Service Type	Full Service
Built Out As	Standard Office
Space Type	Relet
Space Use	Office
Lease Term	3 - 5 Years

Established office and medical building in North Quarter Office Park approximately 0.4 miles from I-540. Conveniently located on Falls of Neuse Rd. Across the street from Lifetime Fitness and Lafayette Village. The suite has 3 private offices, a large reception/open workspace, private restroom, and break area. Rental Rate will increase 3% every year. Tenant pays the first \$750 toward the HVAC unit.

## Ste 206

2

Space Available	1,683 SF
Rental Rate	\$24.50 /SF/YR
Date Available	Now
Service Type	Full Service
Built Out As	Standard Office
Space Type	Relet
Space Use	Office
Lease Term	3 - 5 Years

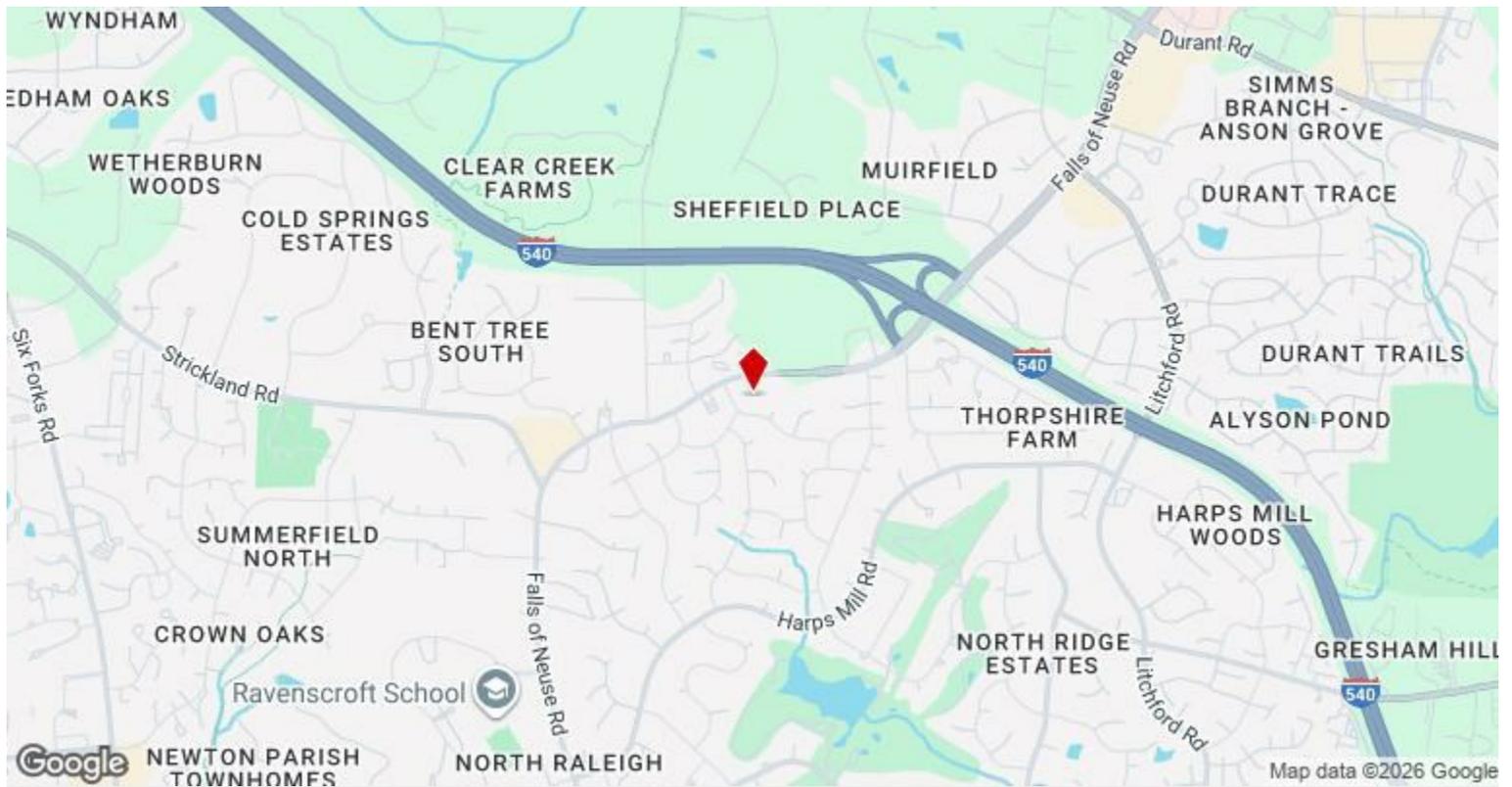
Rental Rate will increase 3% every year. Tenant is responsible for the first \$750 per year toward any repairs to the HVAC. Two-story building with prime exposure and signage on Falls of Neuse Rd. Established professional office and medical building in North Quarter Office Park located approximately 0.4 miles from I-540. Across the street from Lifetime Fitness and Lafayette Village....

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## Major Tenant Information

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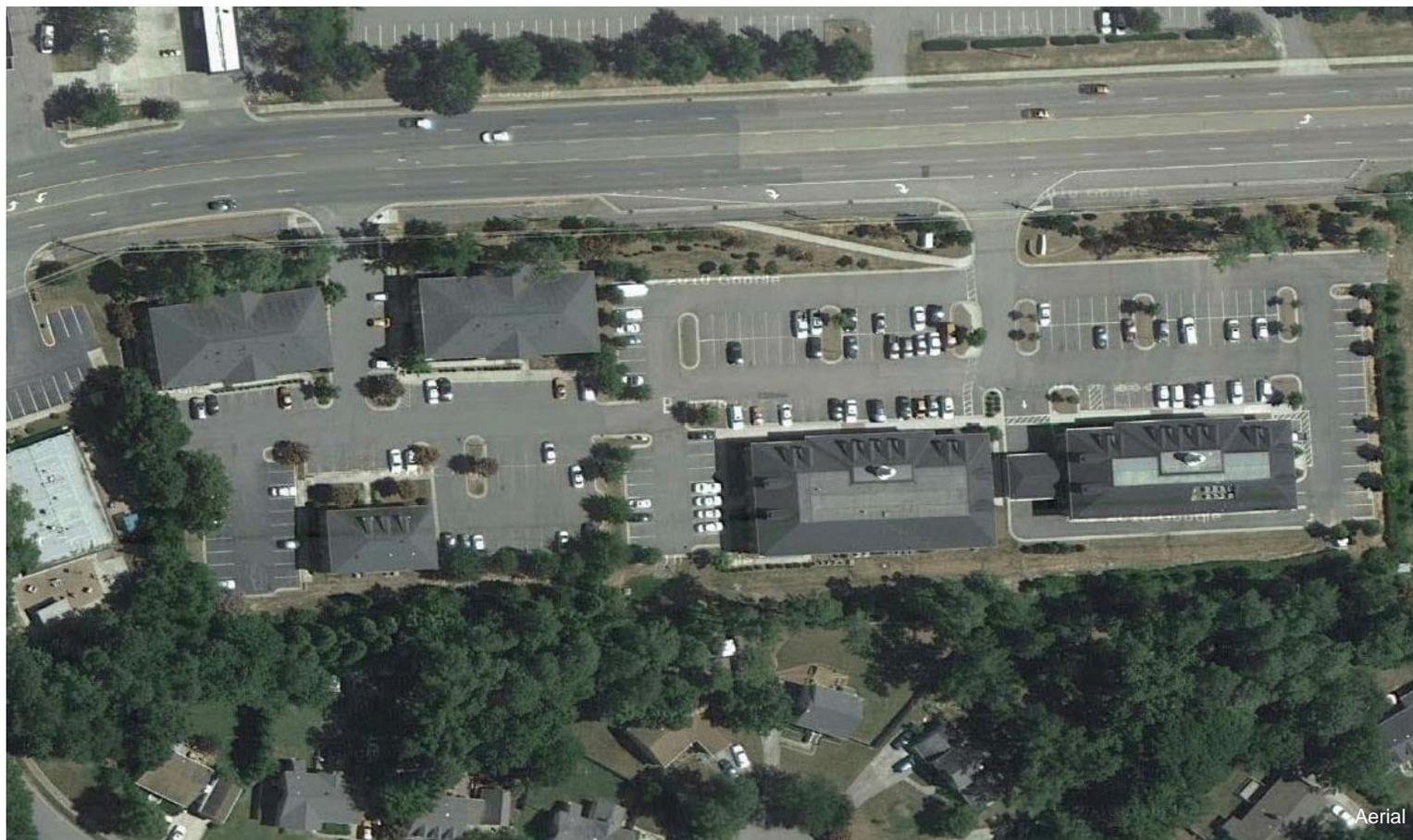
<b>Tenant</b>	<b>SF Occupied</b>	<b>Lease Expired</b>
Keel O'Malley Tunstall L.L.P	-	May 2013
Ladd Immigration Law LLC	-	July 2026
Ncsla	-	
North Carolina Surplus Lines Association	-	
Soil Environmental Consultant	-	



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# Property Photos



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