



SIX FORKS CENTER I

4700 Six Forks Road | Raleigh, NC



THE PROPERTY



Less than a 10-minute walk to North Hills, a mixed-use development that offers shopping, dining, fitness, entertainment, and residential living.



On-site property management and maintenance



Amenitized with a 28-person conference / training center



Bank access wth ATM



Monument Signage Opportunity



Just one mile north of I-440



FedEx / UPS Drop Off Location

Total SF	33,891 SF
No. of Floors	3
Typical Floor Square Footage	11,297 SF
Total Parking	3.4/1,000



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HAPPY + HALE

JUBALA COFFEE

THE CAPITAL GRILLE

AC HOTELS MARRIOTT

THE COWFISH SUSHI • BURGER • BAR

CUCCIOLLO Terrazza




FIREBIRDS WOOD FIRED GRILL

BEN & JERRY'S

FITNESS CONNECTION

RUTH'S CHRIS STEAK HOUSE


RENAISSANCE HOTELS


WELLS FARGO


First Citizens Bank





TRUIST


Panera BREAD


BONEFISH GRILL

CHIPOTLE MEXICAN GRILL

Total Wine & MORE


BULB BOX


SIX FORKS CENTER

Explore Midtown's hub where all good things come together. With North Hills located two blocks away, your biggest challenge for dining options will be deciding where to go. This vibrant district boasts over 40 restaurants, 80 retailers, 16 wellness facilities, several hotels and a bustling night life.

I-440	2 minute
North Hills	1 minute
Downtown Raleigh	12 minutes
RDU International Airport	20 minutes

MIDTOWN

Six Forks Center sits in the heart of Midtown and is surrounded by a high concentration of established residential and business communities. This area of Raleigh features a highly educated workforce, with 64% of residents holding a bachelor's degree or higher. Already recognized as one of the region's premier business locations with over 100 acres of walkable amenities, this submarket boasts a strong development pipeline.

This highly visible location along Six Forks Road provides proximity to a number of primary transportation corridors, offering outstanding access to the entire Triangle region.



Less than a 10 minute walk from the office, North Hills is a mixed-use development that offers shopping, dining, fitness, entertainment, commercial offices, residential living and a continuing care retirement community.

170,200

POPULATION
within a five-mile radius

80,200

HOUSEHOLDS
within a five-mile radius

Source: U.S. Census Bureau



LEASING INFORMATION

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