

NORTH RALEIGH OFFICE SUBLEASE OPPORTUNITY

NEWMARK

11125 FOREST PINES DRIVE

Raleigh, NC



Approx. 65,654 RSF

Space Features

65,653 RSF Single Story Building

Premises:

- Available immediately
- **Divisible down to 22,000 SF or 44,000 SF**

Term:

Through December 2026

Possession:

Immediate

Rental Rate:

Negotiable

Features:

- Plug and Play opportunity in North Raleigh
- Great mixture of open space, private offices and conference rooms
- Large training center with modular partitions to create 3 conference rooms
- On-site fitness center
- 3 sets of restrooms (1 with showers and lockers)
- 1 generators and 1 server room for current availability (same for future availability)
- 1 loading dock connected to an electronics lab in future availability

Property Highlights

- Delivered in 2015 and expanded in 2016
- Great single or two tenant layout
- 3.5+ / 1,000 SF surface parking ratio
- Surrounded by multiple retail centers, UNC Rex and quality residential communities
- Close proximity to I-540 and NC-98 off US-1
- Located next to TPC Wakefield and Falls Lake
- 10 minutes to DT Wake Forest
- 20 minutes to North Hills
- 25 minutes from DT Raleigh and RDU International

[Download Flyer](#)

FOR ADDITIONAL INFORMATION, PLEASE CONTACT:



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AERIAL VIEW



Subject
Property

Wakefield Crossing
grocery, dining,
retail, gas, c-stores,
medical

Wakefield Commons
grocery, dining,
retail, gas,
entertainment

**Wake Pointe Plaza,
Shoppes at Caveness
Farms & The Factory**
big box grocery, dining,
retail, gas, entertainment

**Shoppes at
Wakefield Park**
grocery, dining,
retail, fitness

**UNC Rex
Wellness
Center**



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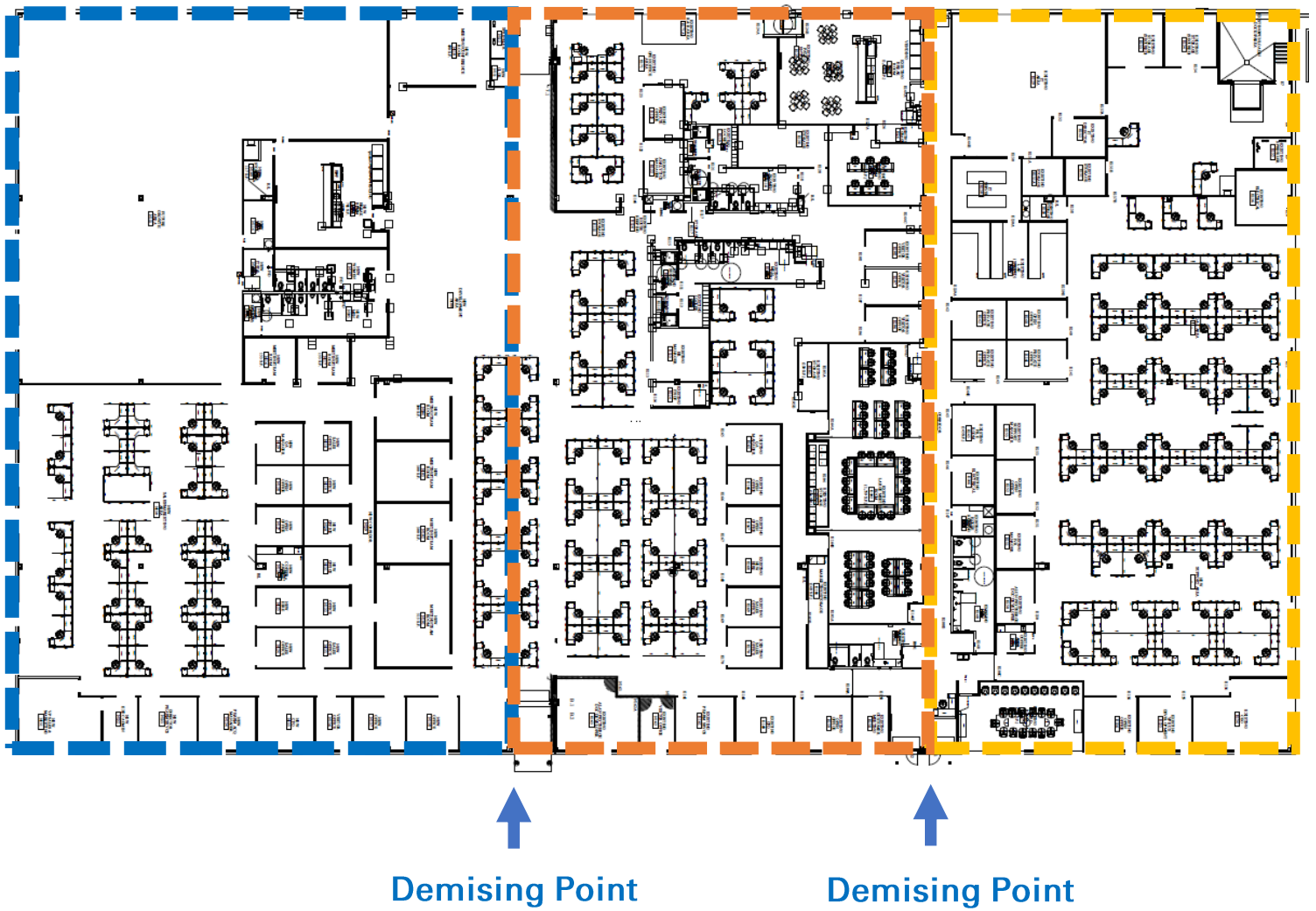
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EXISTING FLOOR PLAN W/ FURNITURE

22,000 SF to 65,653 SF Available Immediately



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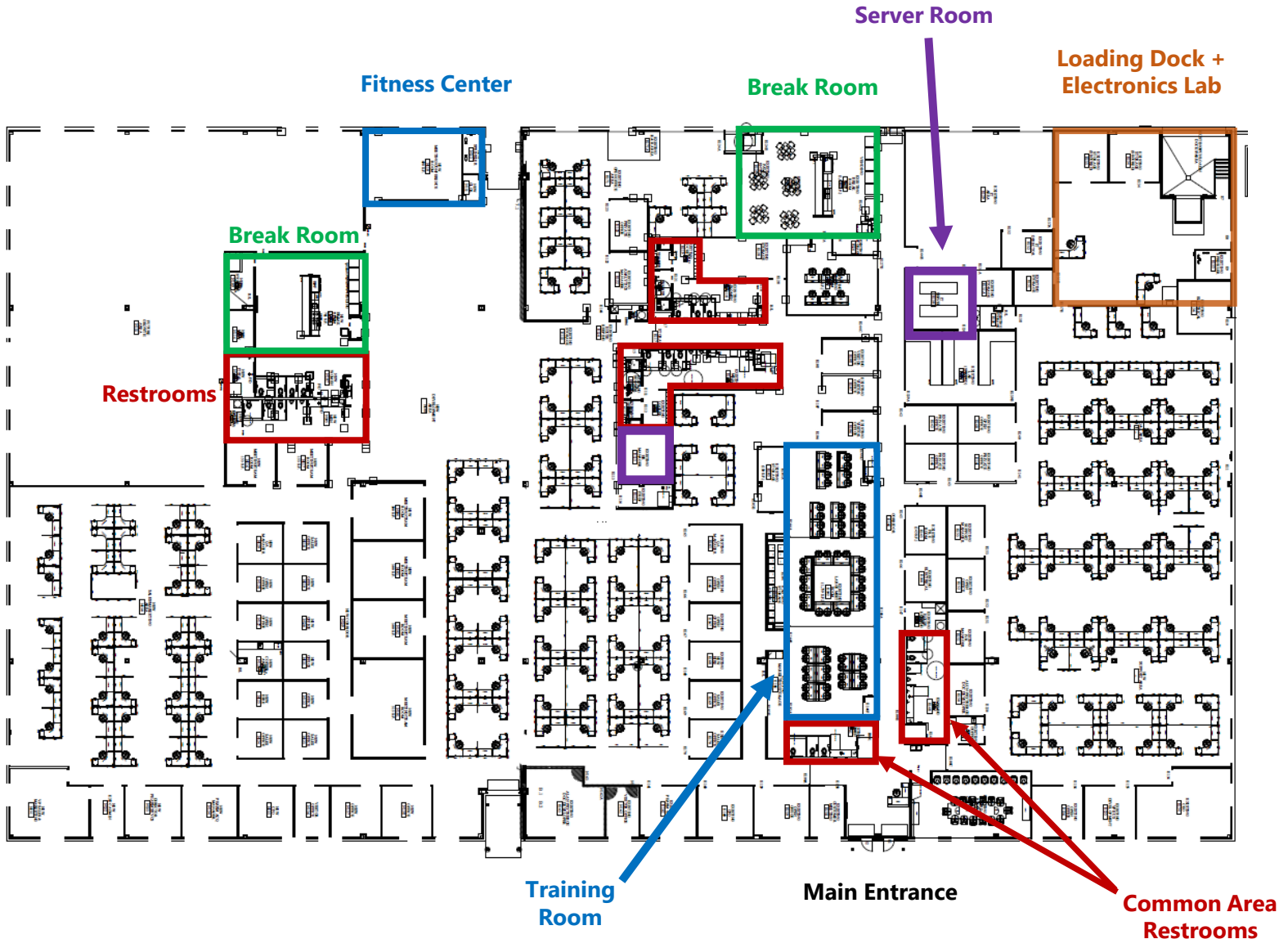


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EXISTING FLOOR PLAN W/ CALLOUTS



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INTERIOR PHOTOS



Reception



Break Room



Corner Conference Room



Training Room



Conference Room



Perimeter Office



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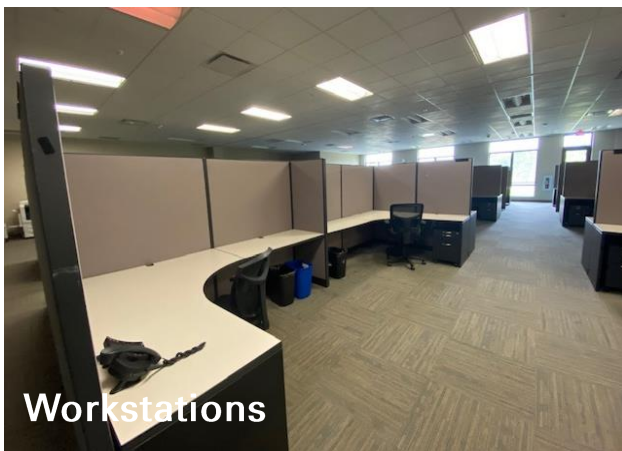
INTERIOR PHOTOS



Internal Office



Lab and Distribution Space



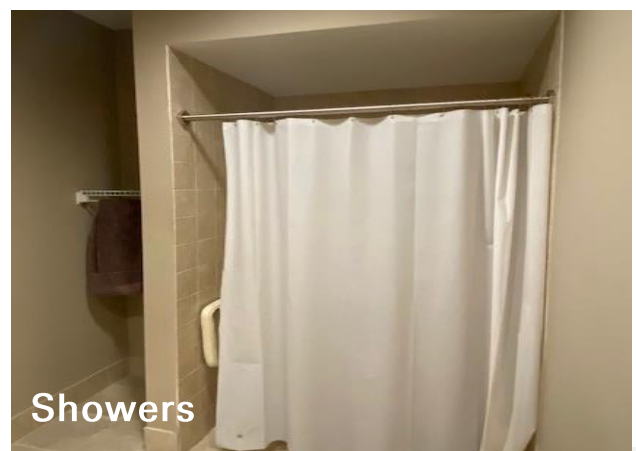
Workstations



Restrooms



Fitness Center



Showers



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EXTERIOR PHOTOS



Building Signage



Street Signage



Main Entrance



Loading Dock



Front Parking



Rear Parking



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