

SUITE 201 | 1,158 SF

RALEIGH, NC 27609
5630 SIX FORKS RD
OFFICE CONDO FOR LEASE

 **LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES
RALEIGH • DURHAM • WILMINGTON

HUNTER STEWART, SIOR, MBA
hstewart@lee-associates.com
O 919.576.2507
C 919.548.3172

AIMEE GIBBS, J.D.
agibbs@lee-associates.com
O 919.591.2267
C 919.548.9649



[CLICK TO VIEW
3D TOUR](#)

PROPERTY DESCRIPTION

Located at 5630 Six Forks Road, this second floor walk-up office condo for lease offers a prime North Raleigh location within the Capital Office Centre office park. Positioned just north of Six Forks Road and Millbrook Road and approximately 1.6 miles from North Hills and I-440, the property provides convenient access to Midtown, Downtown Raleigh, and surrounding areas.

This multi-tenant building offers a professional, campus-style setting with ample surface parking and excellent accessibility along one of Raleigh's primary corridors. The suite features a functional, efficient layout well-suited for a variety of office users.

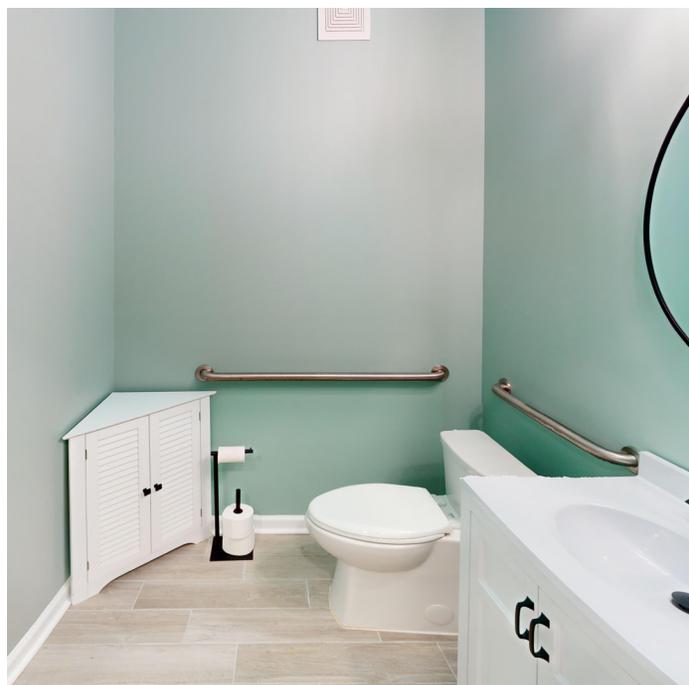
AVAILABILITY

- Suite 201: 1,158 SF office condo
- Lease Rate: \$24/SF (Full Service)

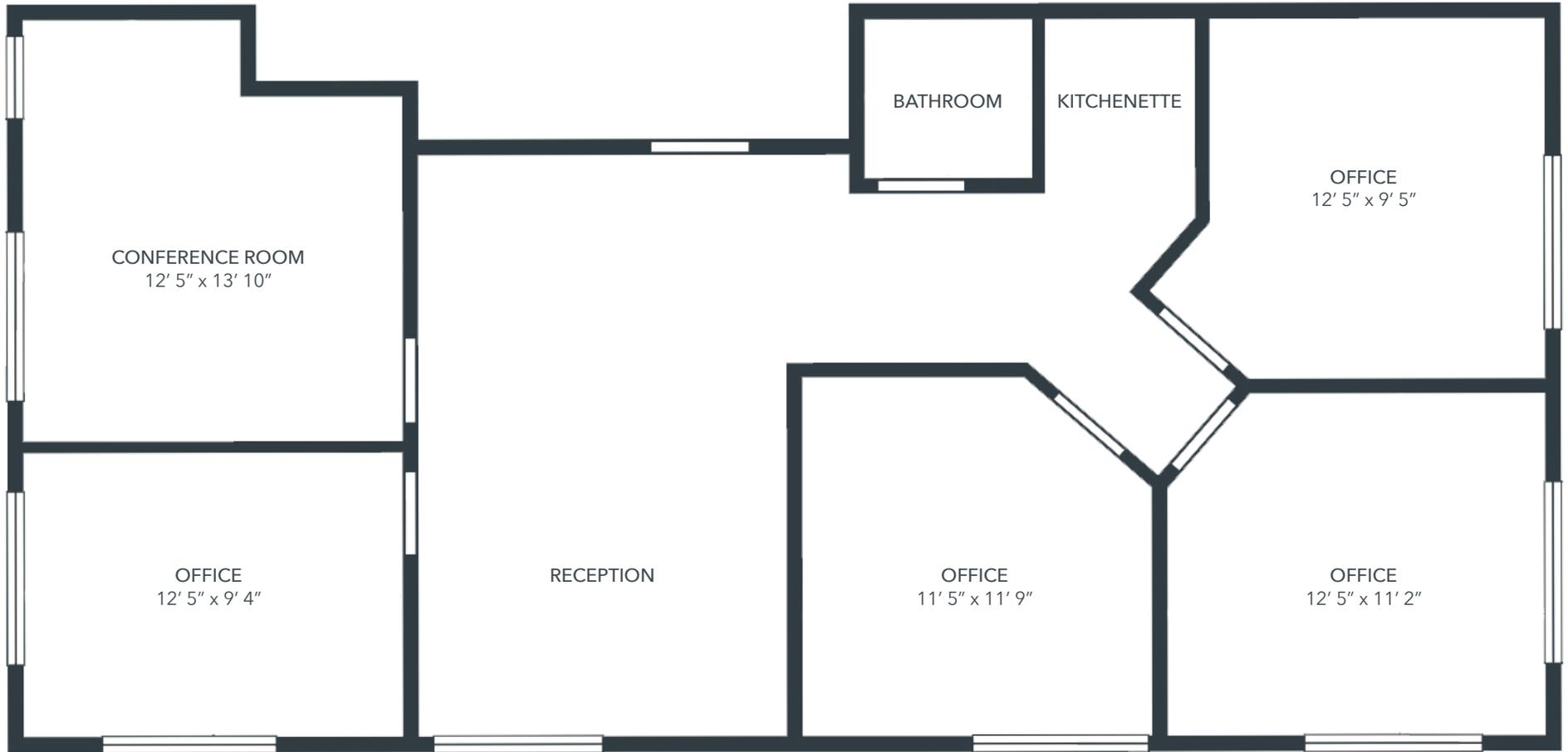
HIGHLIGHTS

- Zoned OX-3
- Recently updated with fresh paint and new carpeting throughout
- Reception area with front desk/counter
- 4 offices offering flexible workspace options
- 1 conference room with table included
- Convenient small kitchenette

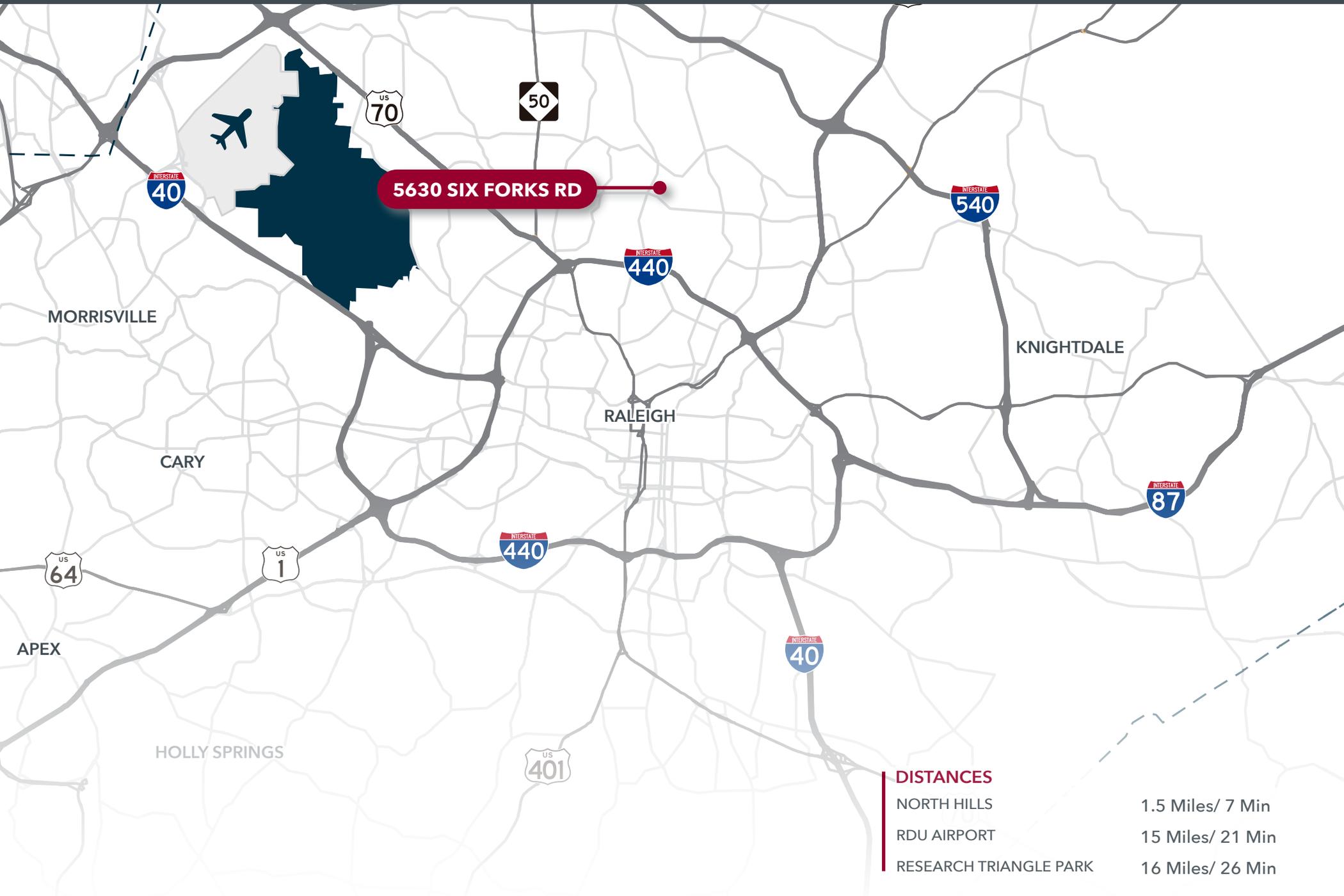
INTERIOR PHOTOS



FLOOR PLAN

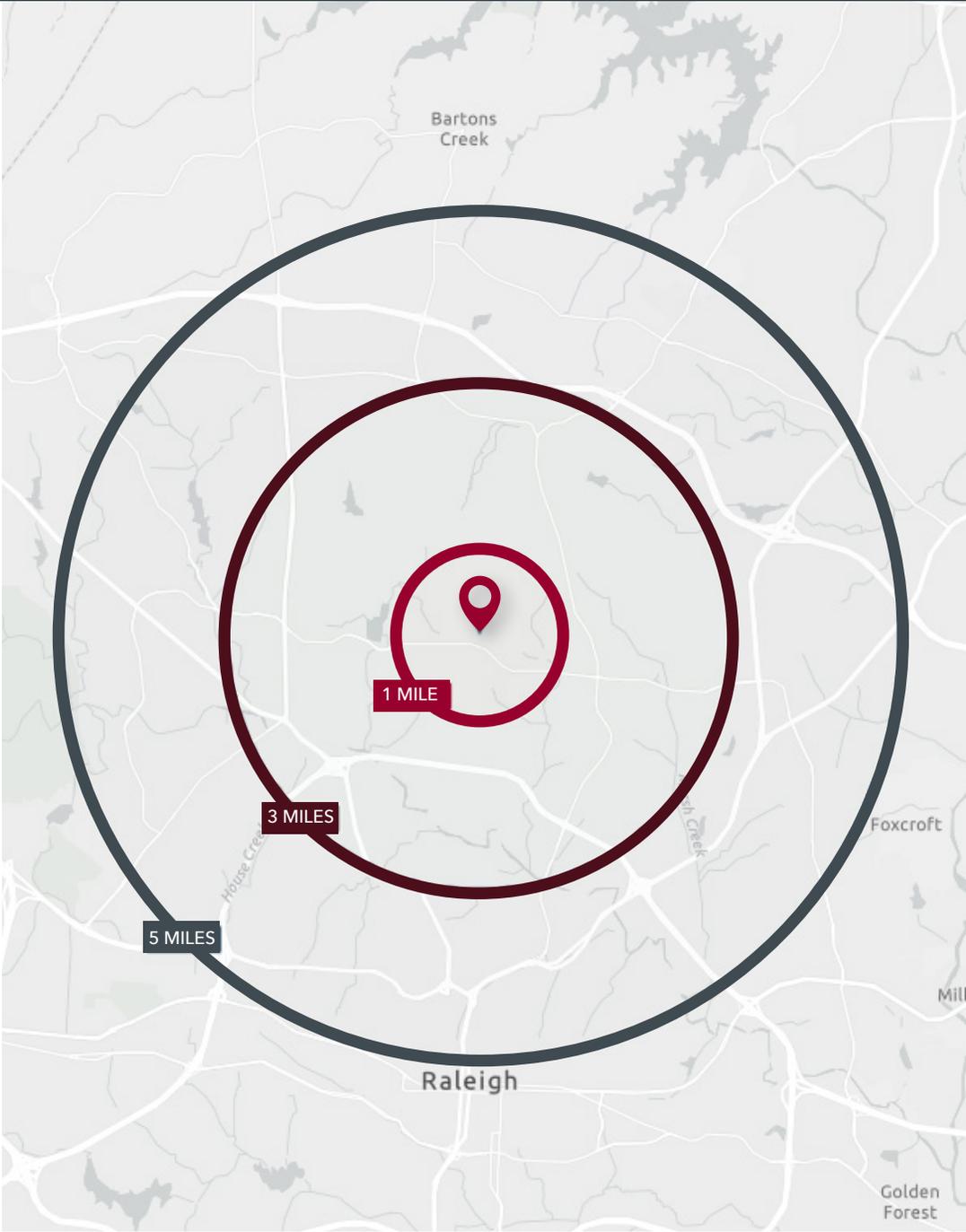


AREA OVERVIEW



DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
POPULATION (2025)	12,643	90,594	238,311
DAYTIME POPULATION	14,930	145,559	320,396
MEDIAN AGE	38.2	39.7	38.1
AVERAGE HOUSEHOLD INCOME	\$113,231	\$138,751	\$142,192
AVERAGE HOME VALUE	\$519,910	\$623,801	\$630,733



FOR MORE INFORMATION, CONTACT:

HUNTER STEWART, SIOR, MBA

hstewart@lee-associates.com

O 919.576.2507

C 919.548.3172

AIMEE GIBBS, J.D.

agibbs@lee-associates.com

O 919.591.2267

C 919.548.9649



COMMERCIAL REAL ESTATE SERVICES
RALEIGH • DURHAM • WILMINGTON



100 Walnut St | Cary, NC 27511 | 919.576.2500 | leeraleigh.com

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.