

FLEX **FOR** LEASE

PROPERTY

Trinity Center Office Condo

ADDRESS

984 Trinity Road, Raleigh NC 27607



1,800 SF



Reception



2 Offices



Galley Kitchen

Leasing
Agent**Thomas Goodwin**

Vice President, Brokerage

(919) 645.2772

thomasgoodwin@yorkproperties.com



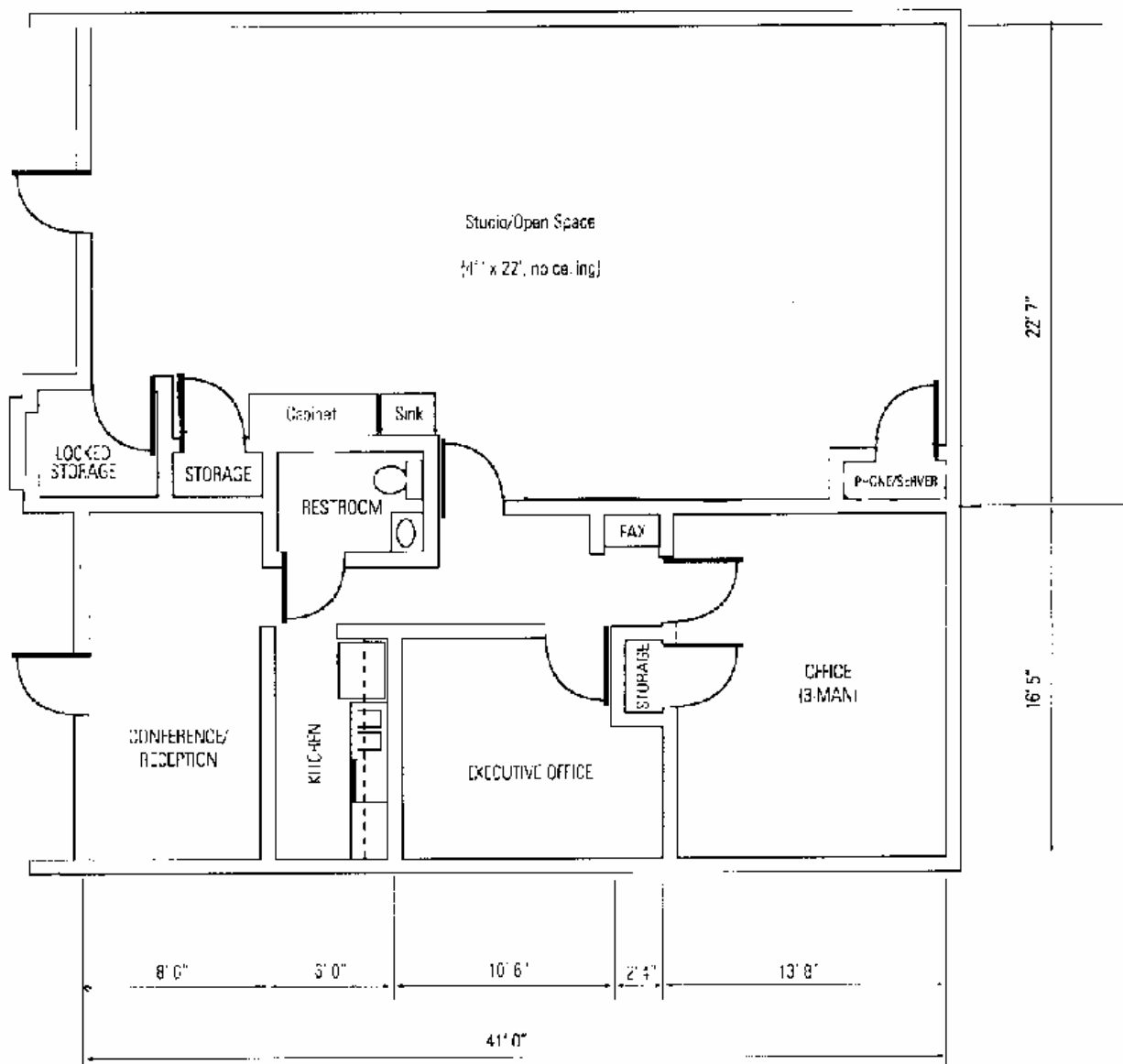
Lease Rate

\$19.50 PSF

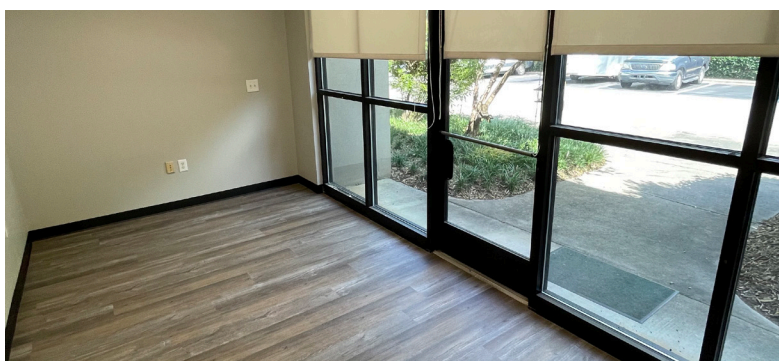
Features

Fully Conditioned Flex space in a Rare West Raleigh location. This property has a reception area, two offices, and a galley kitchen.

- **\$19.50 PSF NNN | \$3.31 TICAM**
Approx. 1,800 rentable square feet
- 3-Phase Power
- Two front entrances
- Loading: Double-personnel door
*NO dock or roll up door
- 100% HVAC
- Cary zoning & Raleigh address



Interior Photos



This information has been secured from sources we believe to be reliable, but York Properties, Inc. of Raleigh makes no representations or warranties, expressed or implied, as to the accuracy of the information.

Area Amenities

Strategically located near the Lenovo Center, Carter-Finley Stadium, N.C. State Fairgrounds, and a variety of dining, retail, and service amenities. The property offers convenient access to I-40, I-440, Wade Avenue, and major destinations throughout Raleigh and the Triangle.



City of Raleigh

Raleigh consistently ranks among the fastest-growing cities in the nation, fueled by a diverse economy and strong job market. Known as part of the renowned Research Triangle, it is home to a highly educated workforce, major universities, and numerous technology and life science companies. The city offers a vibrant quality of life, with award-winning dining, cultural attractions, and abundant green space. With its combination of business opportunity and lifestyle appeal, Raleigh continues to attract top talent, investment, and corporate growth.

Demographics

August 2026

[984 Trinity Road] [Raleigh, NC]		1 mi radius	3 mi radius	5 mi radius
POPULATION	2026 Estimated Population	10,755	71,723	191,340
	2031 Projected Population	11,634	73,749	194,991
	2020 Census Population	9,033	71,235	193,542
	2010 Census Population	7,397	61,424	165,971
	Projected Annual Growth 2026 to 2031	1.6%	0.6%	0.4%
	Historical Annual Growth 2010 to 2026	2.8%	1.0%	1.0%
	2026 Median Age	31.8	35.3	35.4
HOUSEHOLDS	2026 Estimated Households	4,817	33,995	84,504
	2031 Projected Households	5,273	35,383	87,340
	2020 Census Households	3,578	31,698	80,394
	2010 Census Households	2,797	26,560	67,413
	Projected Annual Growth 2026 to 2031	1.9%	0.8%	0.7%
	Historical Annual Growth 2010 to 2026	4.5%	1.7%	1.6%
INCOME	2026 Estimated Average Household Income	\$121,258	\$127,781	\$150,921
	2026 Estimated Median Household Income	\$91,864	\$97,887	\$112,483
	2026 Estimated Per Capita Income	\$54,334	\$60,630	\$67,054
EDUCATION	2026 Estimated Elementary (Grade Level 0 to 8)	8.4%	3.4%	2.1%
	2026 Estimated Some High School (Grade Level 9 to 11)	3.4%	3.0%	2.3%
	2026 Estimated High School Graduate	14.8%	12.0%	10.2%
	2026 Estimated Some College	14.7%	15.1%	13.2%
	2026 Estimated Associates Degree Only	7.4%	7.7%	7.1%
	2026 Estimated Bachelors Degree Only	30.3%	35.3%	36.5%
	2026 Estimated Graduate Degree	21.0%	23.6%	28.7%
BUSINESS	2026 Estimated Total Businesses	674	5,140	11,805
	2026 Estimated Total Employees	6,460	49,045	109,188
	2026 Estimated Employee Population per Business	9.6	9.5	9.2
	2026 Estimated Residential Population per Business	16.0	14.0	16.2