

ATLAS  STARK

FOR LEASE

7208 FALLS OF NEUSE

RALEIGH, NC 27615



WWW.ATLASSTARK.COM

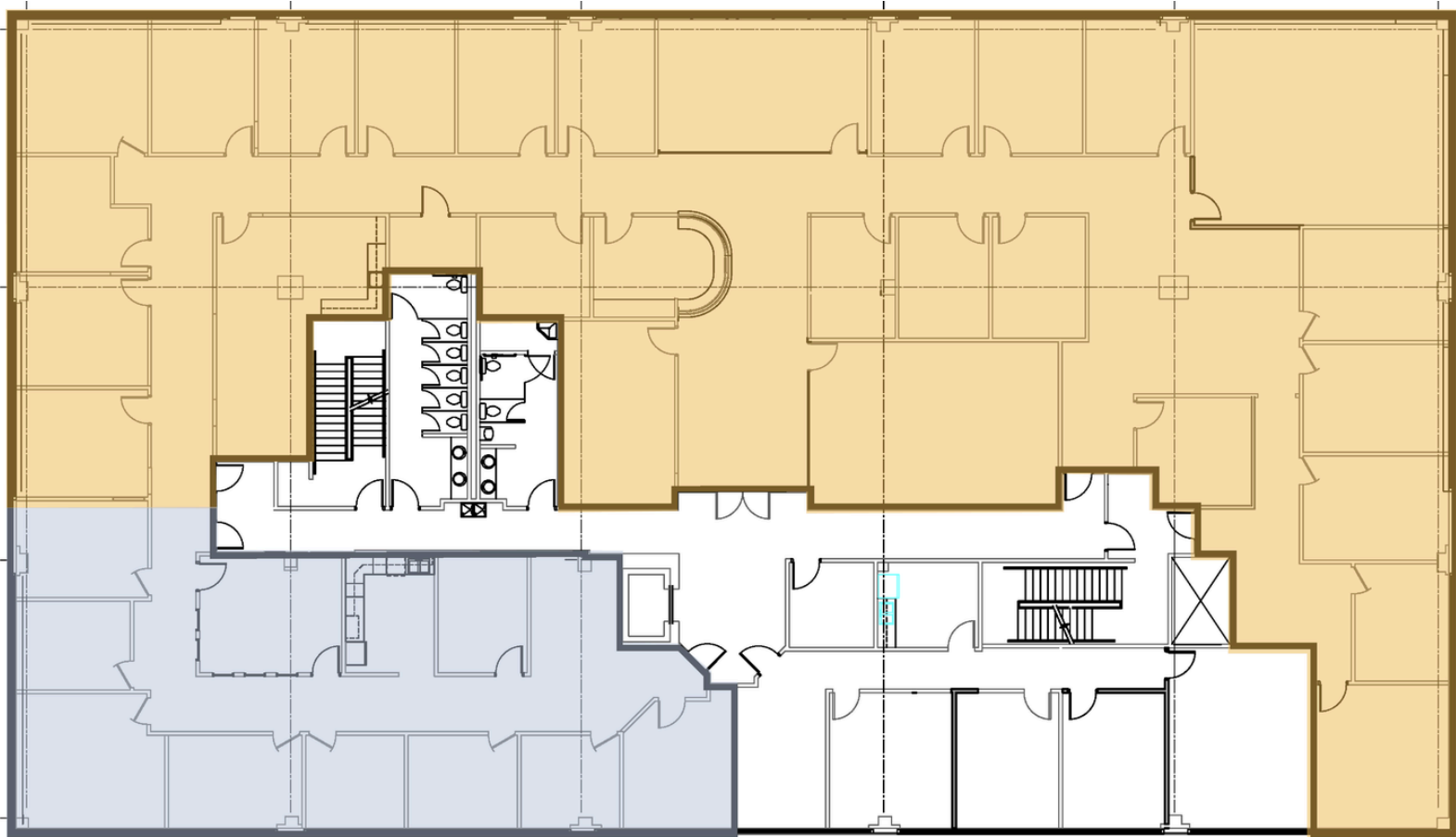
PROPERTY SUMMARY

FOR LEASE

- | | |
|------------|-------------------|
| Size | 2,824 - 11,884 SF |
| Lease Rate | \$22.50 SF FS |
| Available | 8/1/26 |
- 45,000 SF office building, built 2000
 - The suite can be subdivided into two suites, 9,060 and 2,824 SF, or a combined 11,884 SF
 - Located conveniently in North Raleigh across from Ravenscroft School and in close proximity to restaurants and shopping centers
 - The suite offers ample natural light, a kitchenette, a waiting room, a front desk, a showroom, a conference room, and multiple private offices
 - On-site parking with 175 spaces
 - Attractive rate for the building condition and location

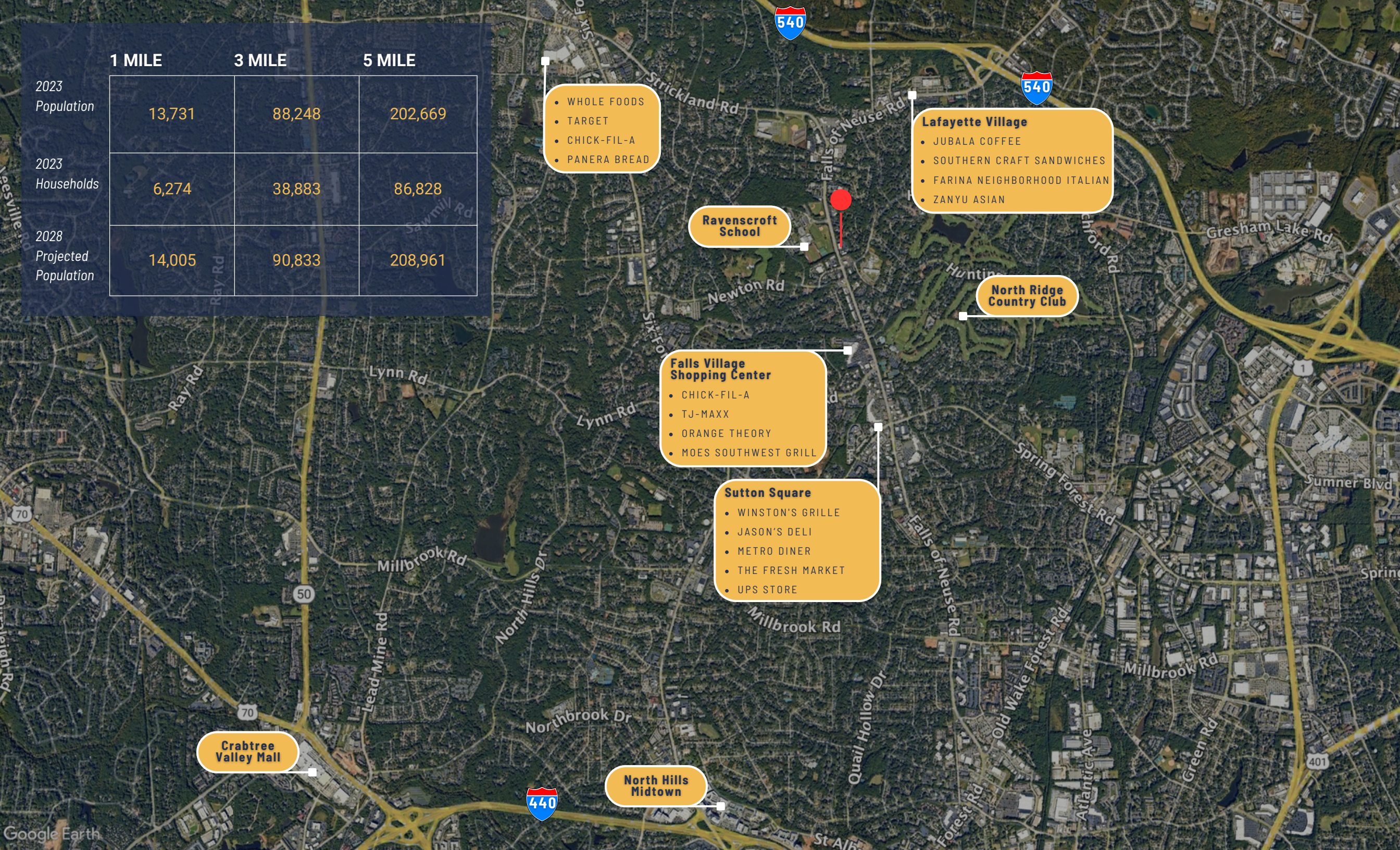
SUITE A
9,060 SQ. FT.

SUITE B
2,824 SQ. FT.





| | 1 MILE | 3 MILE | 5 MILE |
|---------------------------|--------|--------|---------|
| 2023 Population | 13,731 | 88,248 | 202,669 |
| 2023 Households | 6,274 | 38,883 | 86,828 |
| 2028 Projected Population | 14,005 | 90,833 | 208,961 |



- WHOLE FOODS
- TARGET
- CHICK-FIL-A
- PANERA BREAD

Ravenscroft School

- Falls Village Shopping Center**
- CHICK-FIL-A
 - TJ-MAXX
 - ORANGE THEORY
 - MOES SOUTHWEST GRILL

- Sutton Square**
- WINSTON'S GRILLE
 - JASON'S DELI
 - METRO DINER
 - THE FRESH MARKET
 - UPS STORE

Crabtree Valley Mall

North Hills Midtown

- Lafayette Village**
- JUBALA COFFEE
 - SOUTHERN CRAFT SANDWICHES
 - FARINA NEIGHBORHOOD ITALIAN
 - ZANYU ASIAN

North Ridge Country Club

7208 FALLS OF NEUSE

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