

## 1,200 SF OFFICE CONDOMINIUM FOR LEASE

**9350 Falls of the Neuse Road - Suite 205 Raleigh, NC 27615**



1,200 SF end cap 2nd floor walk-up office condominium for lease.

- ◆ Large building signage available.
- ◆ Remodeled 2022.

### Unit Features

- ◆ Carpet and Paint in like new condition.
- ◆ Contemporary colors.
- ◆ Windows on three sides.
- ◆ Light and bright.
- ◆ Tree views.
- ◆ Base and crown moldings.
- ◆ Wainscoting.
- ◆ Wired for high-speed internet. Spectrum Business Class.
- ◆ Built: 2006. Zoning: OX-3-PL-CU.
- ◆ Available November 2025.

**Rental Rate:** \$18.00 SF / \$1,800 Monthly

Tenant responsible for electricity, voice/data and HVAC service agreement. Landlord pays water, dues, taxes, special assessments and HVAC repairs.

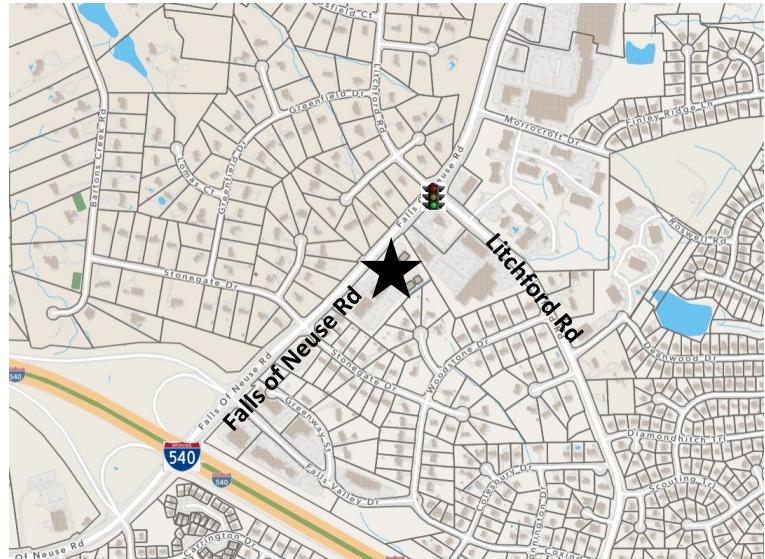
### Layout

Reception, 4 offices, eat-kitchen area, two storage areas and restroom. (additional storage in floored attic)

Unit is perfectly positioned between restaurants, retail, banks, and medical businesses with easy access to major traffic corridors.

Lifetime Fitness less than 1/2 mile on Falls of Neuse.

**Salon / Retail use is not permitted**



**FOR MORE INFORMATION AND A TOUR PLEASE CONTACT**

**ANNA ACERRA**

**919 349 5539**

**[ANNA@NEARICOLEMAN.COM](mailto:ANNA@NEARICOLEMAN.COM)**

**115 S ST MARY'S STREET**

**RALEIGH, NC 27603**



<http://nearicoleman.com>

<https://acerracommercial.com>



NOT TO SCALE



NCA  
NEARI COLEMAN  
ASSOCIATES

9350 Falls of Neuse Road

Suite 205

1,200 SF

\$18.00 SF

FOR MORE INFORMATION AND A TOUR PLEASE CONTACT

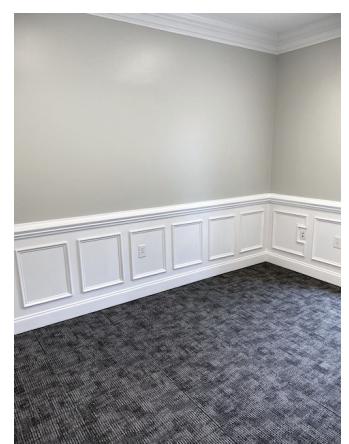
ANNA ACERRA  
919 349 5539  
[ANNA@NEARICOLEMAN.COM](mailto:ANNA@NEARICOLEMAN.COM)  
115 S ST MARY'S STREET  
RALEIGH, NC 27603



NEARI COLEMAN  
ASSOCIATES

<http://nearicoleman.com>

<https://acerracommercial.com>





## Population

	2 mile	5 mile	10 mile
2010 Population	22,064	149,278	432,801
2022 Population	23,207	177,465	534,754
2027 Population Projection	25,483	197,745	597,834
Annual Growth 2010-2022	0.4%	1.6%	2.0%
Annual Growth 2022-2027	2.0%	2.3%	2.4%

The information above has been obtained from sources believed to be reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property.