

OFFICE FOR LEASE

6500 CREEDMOOR ROAD

RALEIGH, NC 27613



NAITRI PROPERTIES



PROPERTY OVERVIEW

Class A office space with frontage along NC 50/Creedmoor Road at the intersection of Creedmoor Road and Lynn Road in North Raleigh, only 6 minutes north of Crabtree Valley Mall.

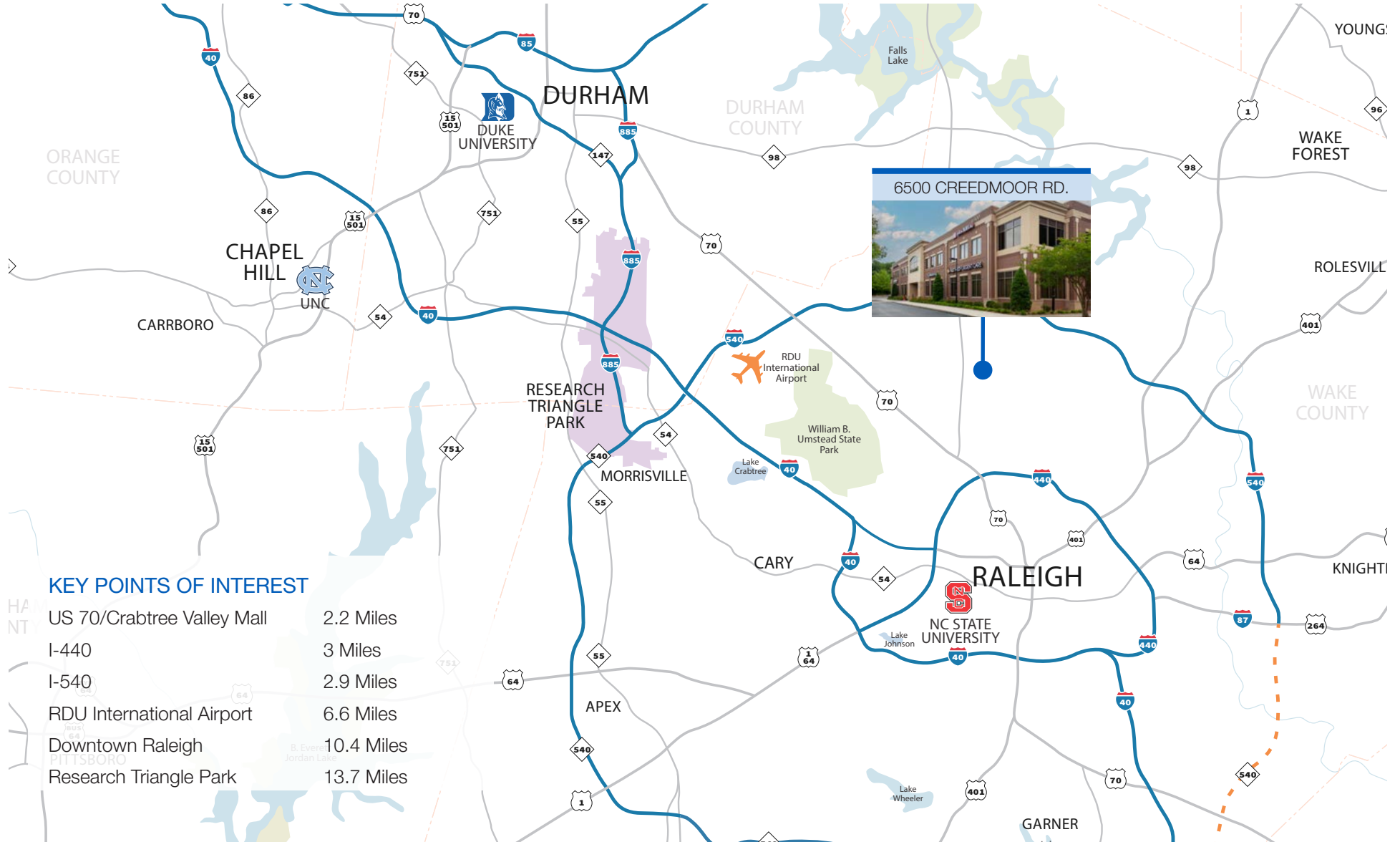
ADDRESS	6500 Creedmoor Road Raleigh, NC 27613
BUILDING SIZE	Approximately 26,000 RSF Two (2) floors
AVAILABLE SPACE	Suite 100: 2,466 RSF, Available 7/1/26
RENTAL RATE	\$29.00/SF, Full Service
PARKING RATIO	4.5 spaces per 1,000 SF
HIGHLIGHTS	<ul style="list-style-type: none">• First floor suite with double door entry off the lobby• Building signage available• 31,500 average vehicles per day

CONTACT

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LEE BISHOP | 919.609.6331 | lbishop@triprop.com

NAITRI PROPERTIES

TRIANGLE REGION



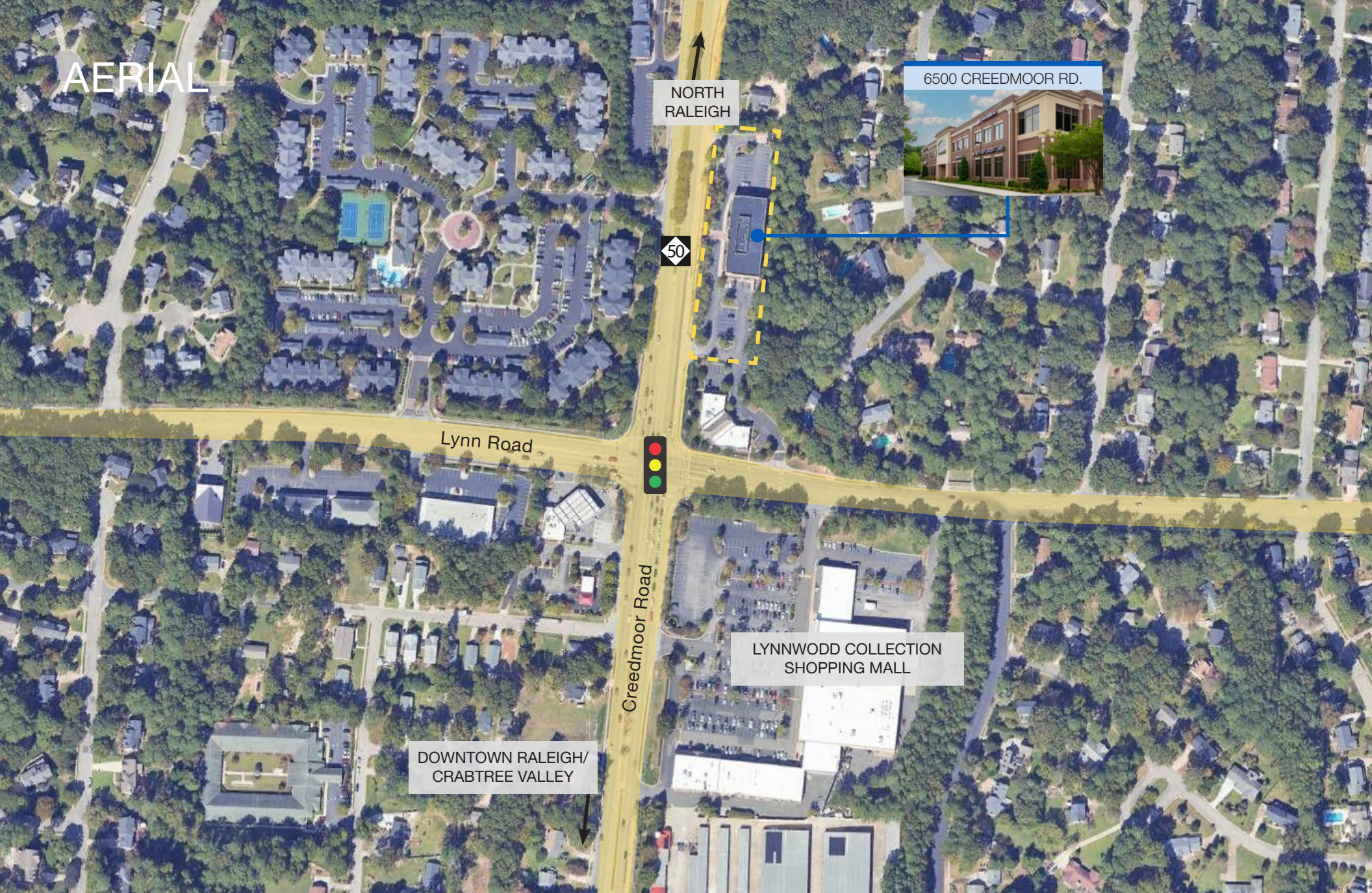
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NAI TRI PROPERTIES

AERIAL



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All information provided herein is from sources deemed reliable. However, all information is subject to verification. NAI Tri Properties does not independently verify nor warrant the accuracy of the information.

NAITRI PROPERTIES

FLOOR PLAN



CLICK OR
SCAN FOR
VIRTUAL
TOUR



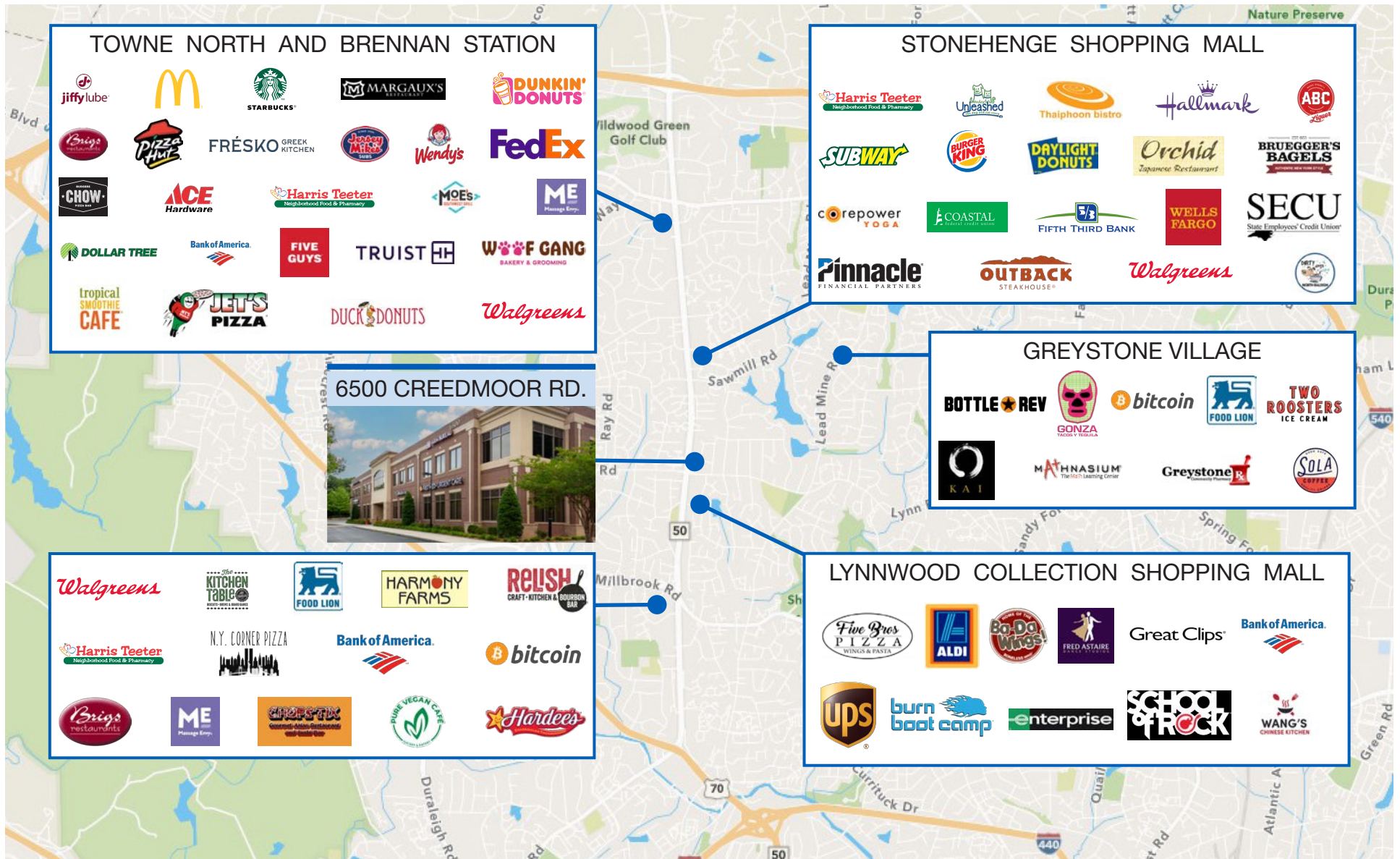
Suite 100
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AMENITIES



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AMENITIES

6500 Creedmoor has many surrounding amenities. Below is a sampling of some of the amenities within one mile. Within a 3-mile radius one can get to I-540 to the north, Falls of Neuse to the east, Crabtree Valley to the south, and Umstead State Park to the west.

BANKING

Bank of America
Coastal Credit Union
Fidelity Bank
Fifth Third Bank
First Citizens Bank
Carolinas Telco Federal Credit Union
RTP Federal Credit Union
State Employees Credit Union
Wells Fargo Bank

FOOD

Ba-Da Wings
Brigs Great Beginnings
Brugger's Bagels
Burger King
Chai Asian Bistro
Chopstix Gourmet Sushi Bar
Chow Pizza Bar
Duck Donuts
Dunkin'
Five Guys
Jet's Pizza
McDonald's
Mod Pizza

Moe's
NY Corner Pizza
Orchid Japanese Restaurant
Outback Steakhouse
Pure Vegan Cafe
Relish Craft Kitchen and Bourbon Bar
Starbucks
Subway
Thaiphoon Bistro
Tropical Smoothie Cafe
Wandering Moose Tavern
Wang's Kitchen
Wendy's

SERVICES

ABC Store
ALDI
Banfield Pet Hospital
Bell Lap Cycleworks
Dirty Dogs Spa
Harris Teeter
Hidden Valley Animal Hospital
Humming Shoe & Watch Services
Luyen Tailor Shop
MassageLuXe

Mobile Wireless Express Repair
Painted Tree
The Guys Place A Hair Salon
The UPS Store
The Wide Shoe Company
Unleashed
Walgreens

HEALTH & FITNESS

Burn Boot Camp
CorePower Yoga
Crunch Fitness
Fred Astaire Dance Studio
Shelley Lake Park
Brookhaven Nature Park

MEDICAL

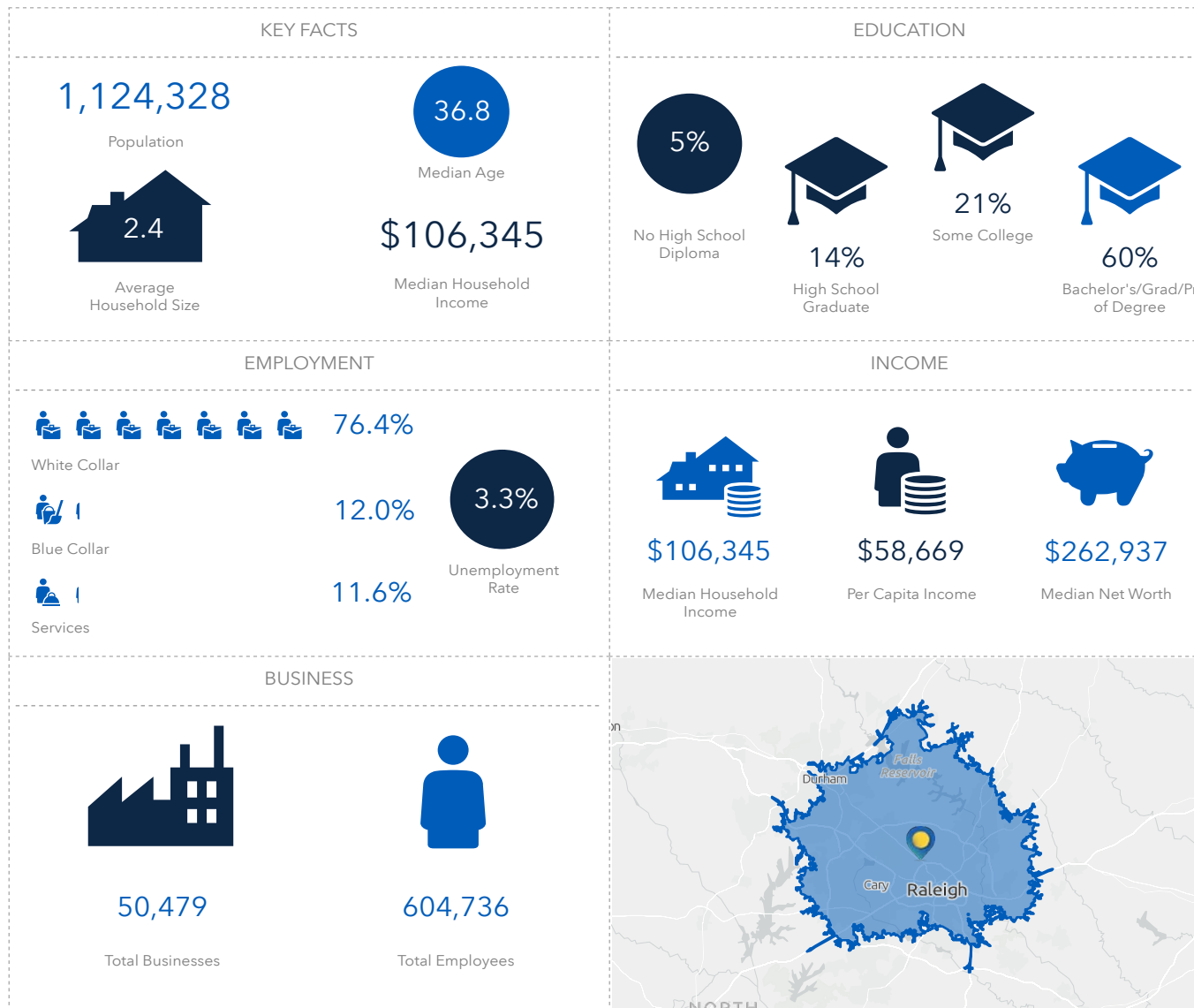
American College of Prosthodontists
Beverly Medical Center
Duke Primary Care
NC Dental Sleep Medicine
NCIAP Peoples Medical Care
North Raleigh Pediatric Group
The Dermatology and Skin Surgery Center
Wake Orthodontics & Pediatric Dentistry

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DEMOGRAPHICS

27 MINUTE AVERAGE COMMUTE DRIVE TIME



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