

# THE LANDMARK AT NORTH HILLS

OFFICE SPACE FOR LEASE

4601 Six Forks Road | Raleigh, NC 27609

**AVISON  
YOUNG**

Arnold Siegmund  
Principal, Brokerage  
+1 919 420 1573  
[arnold.siegmund@avisonyoung.com](mailto:arnold.siegmund@avisonyoung.com)

Carlo DiGiorgio  
Senior Vice President, Brokerage  
+1 919 420 1573  
[carlo.digiorgio@avisonyoung.com](mailto:carlo.digiorgio@avisonyoung.com)



# THE LANDMARK AT NORTH HILLS

REIMAGINE | REFRESH | REVISIT



## OVERVIEW

Over \$1 million in capital improvements make The Landmark at North Hills worth a visit! Beautiful new landscaping and high-end finishes complement the already-ideal location just steps away from North Hills and I-440. Redesigned lobbies include touchscreen tenant directories, sleek new finishes and updated elevator cabs. Revisit The Landmark and see for yourself.

**Class A office space available**

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## LOCATION

The Landmark at North Hills is located in the heart of North Raleigh within walking distance to North Hills, The Lassiter which features a live, work, shop, dine and play lifestyle. The property's prominent Six Forks Road location is only a quarter mile from the I-440 Beltline and a short drive to Downtown Raleigh.



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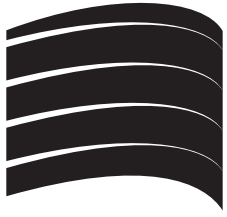
## NEARBY AMENITIES

- |          |   |          |   |  |   |          |   |
|----------|---|----------|---|--|---|----------|---|
| <b>1</b> | <ul style="list-style-type: none"><li>■ Bonefish Grill</li><li>■ Brothers Cleaners</li><li>■ Midtown Grille</li><li>■ Panera Bread</li><li>■ Purre Barre</li><li>■ Starbucks</li><li>■ The UPS Store</li><li>■ Total Wine &amp; More</li><li>■ Verizon Wireless</li><li>■ Walgreens</li><li>■ And more...</li></ul> | <b>2</b> | <ul style="list-style-type: none"><li>■ Anthropologie</li><li>■ Bank of America</li><li>■ Ben &amp; Jerry's</li><li>■ Chick-fil-a</li><li>■ Firebirds Wood Fired Grill</li><li>■ Fitness Connection</li><li>■ Lenscrafters</li><li>■ Moe's Southwest Grill</li><li>■ North State Bank</li><li>■ Office Depot</li><li>■ Omega Sports</li></ul> |  | <ul style="list-style-type: none"><li>■ Plow &amp; Hearth</li><li>■ Regal Cinemas</li><li>■ REI</li><li>■ Renaissance Hotel</li><li>■ Ruth's Chris Steak House</li><li>■ Starbucks</li><li>■ Target</li><li>■ Wells Fargo</li><li>■ Which Wich?</li><li>■ And more...</li></ul> | <b>3</b> | <ul style="list-style-type: none"><li>■ Another Broken Egg Cafe</li><li>■ Bruegger's Cafe</li><li>■ Chuy's</li><li>■ Harris Teeter</li><li>■ Hyatt House</li><li>■ Ideal Image</li><li>■ Piola</li><li>■ The Cowfish</li><li>■ Yard House</li><li>■ Zoe's Kitchen</li><li>■ And more...</li></ul> |
|----------|---|----------|---|--|---|----------|---|

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## FEATURES

- ENERGY STAR®
- Located conveniently to major roads and amenities
- Outstanding visibility from Six Forks Road
- Ample parking with a 4/1,000 ratio
- Beautifully landscaped
- Ready access to all major Triangle business destinations
- Touch screen directories
- Elevators and lobbies renovated with natural stone floors, wood paneling and upscale furnishings and fixtures
- Restrooms recently renovated with granite and tile finishes
- Central courtyard with seating
- Common area with vending machines, mail and FedEx drop boxes

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## AVAILABLE

### FOR LEASE

Building Size: 170,440 sf

Available Sq. Footage: 2,812 sf

Available Suites:

- Suite 304: 2,812 sf

Rental Rate: \$28.00/sf, Full Service

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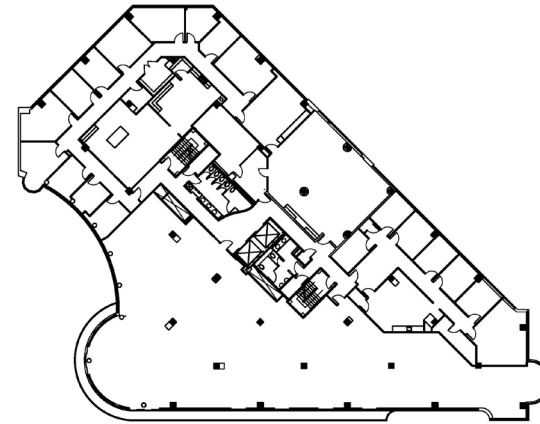


# THE LANDMARK AT NORTH HILLS

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3RD FLOOR

SUITE 304  
2,812 sf



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