

CLASS A OFFICE SPACE

FOR LEASE



7501 FALLS OF NEUSE RD
RALEIGH, NC 27615

york

2108 CLARK AVENUE
RALEIGH, NC 27605

BRIAN WALLACE

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THE PROPERTY

CLASS A
OFFICE FOR LEASE

1
UNIT AVAILABLE

4,000
SQUARE FEET

HIGHLIGHTS

Class-A office space with great visibility and abundant parking.

Located on Falls of the Neuse Road adjacent to Ravenscroft School.

This second floor suite is accessed by grand entry or elevator.

Existing law office build-out includes dedicated receptionist, two conference rooms, break room, open office and six executive offices.

AMENITIES IN THE AREA

7501 Falls of Neuse is only minutes from 6 major shopping centers and extensive restaurant and entertainment options.

POPULAR RESTAURANTS

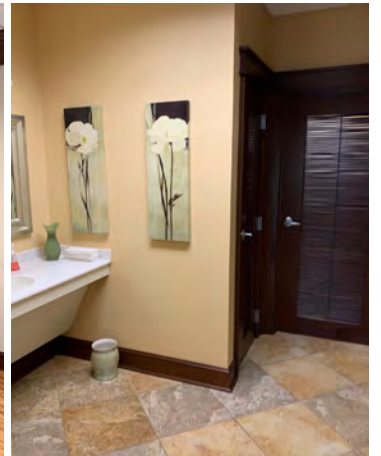
Bad Daddy's Burgers
Chick-Fil-A
Clean Eatz
Cook Out
Driftwood Cantina
Fresh Levant Bistro
Los Tres Vaqueros
Milton's Pasta & Pizza

Red Hot & Blue
Sushi One
Tiziki's Mediterranean
Tookie's Grill
Vinnie's Steakhouse
Vivo Restorante
Winston's Grille
Zanyu Asian Noodles

POPULAR SHOPPING & ENTERTAINMENT

Bed Bath & Beyond
Chocolate Boutique
HomeGoods
Home Depot
PetsMart

Six Forks Cinema
Starbucks
Target
The Spa at LaFayette
Whole Foods Market



FLOOR PLAN

SUITE 200

7501 FALLS OF NEUSE

\$32.00

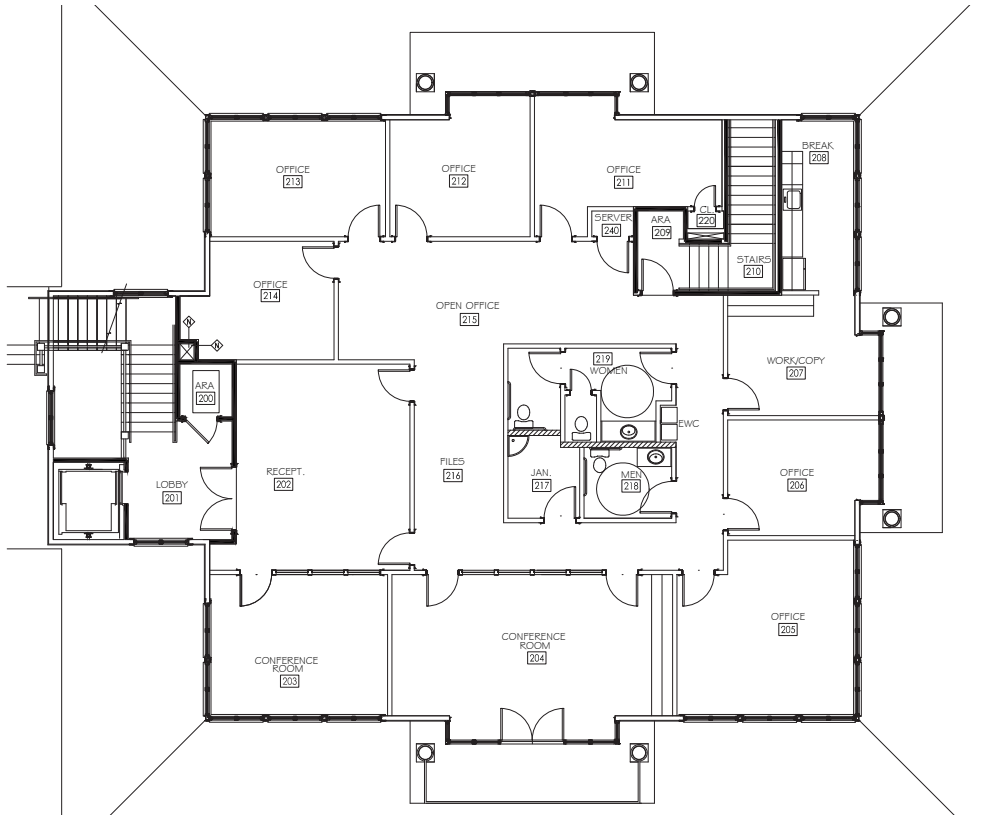
PSF

4,000

SF AVAILABLE

FULL SERVICE

LEASE TYPE



HARVEST PLAZA
100,000 SF RETAIL



MARKET AT COLONNADE
57,000 SF RETAIL



SIX FORKS STATION
430,000 SF RETAIL



WETHERBURN WOODS

COLD SPRINGS ESTATES

BOURNEMOUTH HEIGHTS

BENT TREE SOUTH

540

EXIT 14

LaFAYETTE VILLAGE
70,000 SF RETAIL

BENT TREE
79,000 SF RETAIL



STRICKLAND ROAD

WYCOMBE MANOR TOWNHOMES

WOODMERE HILLS

SIX FORKS ROAD

SUMMERFIELD NORTH

SALEM WOODS

SITE

RAVENSCROFT SCHOOL

FALLS OF NEUSE ROAD

CELEBRATION AT SIX FORKS
125,000 SF RETAIL

NEWTON ROAD

NORTH RIDGE
ESTATES, GOLF COURSE AND COUNTRY CLUB

LOCATION



MILE RADIUS



POPULATION



HOUSEHOLDS



HOUSEHOLD INCOME



DAYTIME POPULATION

1	8,736	3,644	\$118,795	5,376
3	73,408	33,710	\$107,917	44,613
5	197,378	85,949	\$106,735	117,419

FALLS OF NEUSE SUBMARKET

Located in the heart of North Raleigh, the Falls of Neuse submarket is just minutes to anywhere in the Triangle. With I-540 just 1.5 miles north, RDU International Airport is only a 20 minute drive away. South down Falls of Neuse Rd. just 10 minutes away is the I-440 inner beltline and amenity-rich Midtown Raleigh. This corridor boasts amenities and lifestyle opportunities such as Duke Raleigh Hospital, North Ridge Country Club, Ravenscroft School, Wegmans and Whole Foods.