

OFFICE FOR LEASE

COURTYARD AT FALLS RIDGE

1920 FALLS VALLEY DRIVE RALEIGH, NC 27615



NAITRI PROPERTIES

PROPERTY OVERVIEW

Unparalleled location at a signaled intersection with direct access onto I-540, this North Raleigh destination retail and medical building is owner-occupied with primary care and childcare tenants in a medical service neighborhood. Features include high visibility, direct-entry access, high ceilings, generous parking, a wrap-around driveway, private outdoor spaces, and unique architecture. This Falls of Neuse and I-540 location is a gateway to WakeMed North Hospital, popular commercial developments, and established residential communities.

ADDRESS	1920 Falls Valley Drive, Raleigh, NC 27615
SIZE	Building ~24,415 SF, Premises ~8,045 RSF
AVAILABLE SPACE	Suite 110
RENTAL RATE	Contact Broker for more details
TICAM	2026 - \$6.20 PSF
FEATURES	Building signage available Spectrum internet, Google available Ceiling as high as 19' 8' x 8' loading doors Duke Energy electric, Gas available
PARKING	113 total spaces; Ratio 4.6 spaces per 1,000 SF
HIGHLIGHTS	<ul style="list-style-type: none">• Signalized intersection at Falls of Neuse Rd. & Falls Valley Dr.• Great exposure & visibility• Direct signalized access onto west bound I-540 ramp• Easy access to I-540 & US 1• Excellent glass line with natural light
AMENITIES	<ul style="list-style-type: none">• Walkable neighbors include Essential Health, Ivybrook Academy and Bombay Central Grocery and Café• WakeMed North Hospital (61-Beds), WakeMed Pediatrics, MEDI Weight Loss Clinic, Stansell Dentistry, Raleigh Vein and Laser Center, Raleigh Pediatrics, Sona Dermatology & Med Spa, Gastrointestinal Healthcare, and Triangle Chiropractic and Rehab• Nearby amenities include every manner of service including grocers, pharmacies, fitness, banks and restaurants, including Sprouts Farmers Market, Harris Teeter, Kohls, Walgreens, Bad Daddy's Burger Bar, Lifetime Fitness, and Salon Lofts

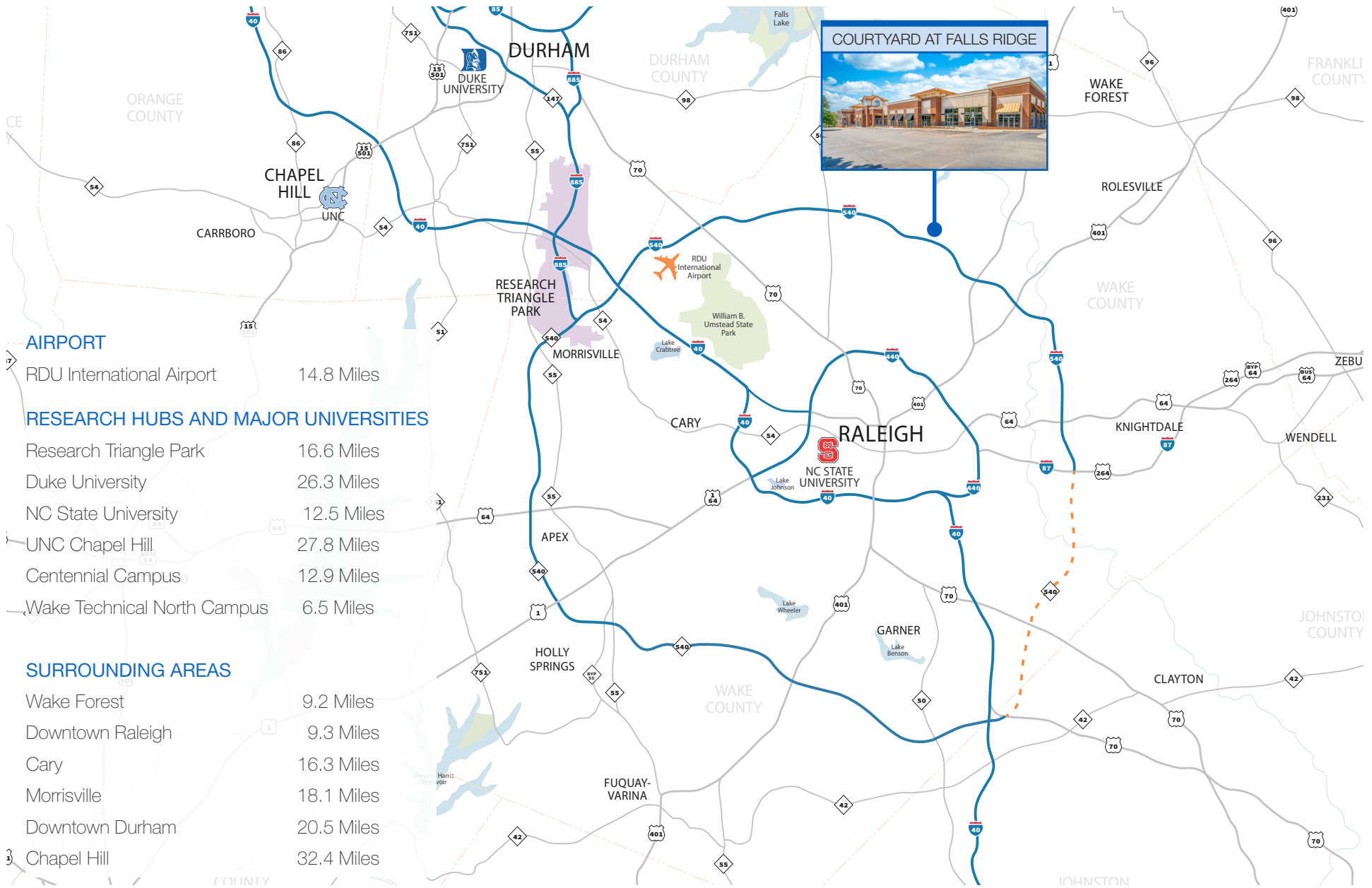


CONTACT

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NAITRI PROPERTIES

TRIANGLE REGION



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AERIAL



RTP
DOWNTOWN DURHAM
CHAPEL HILL

RALEIGH DURHAM
INTERNATIONAL
AIRPORT



COURTYARD AT FALLS RIDGE

IVYBROOK ACADEMY essential HEALTH



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FLOOR PLAN

Frontage - Falls Valley Drive

Existing Sidewalk

Rear Entrance

Suite 102
8,045 RSF



CLICK OR
SCAN FOR
VIRTUAL TOUR

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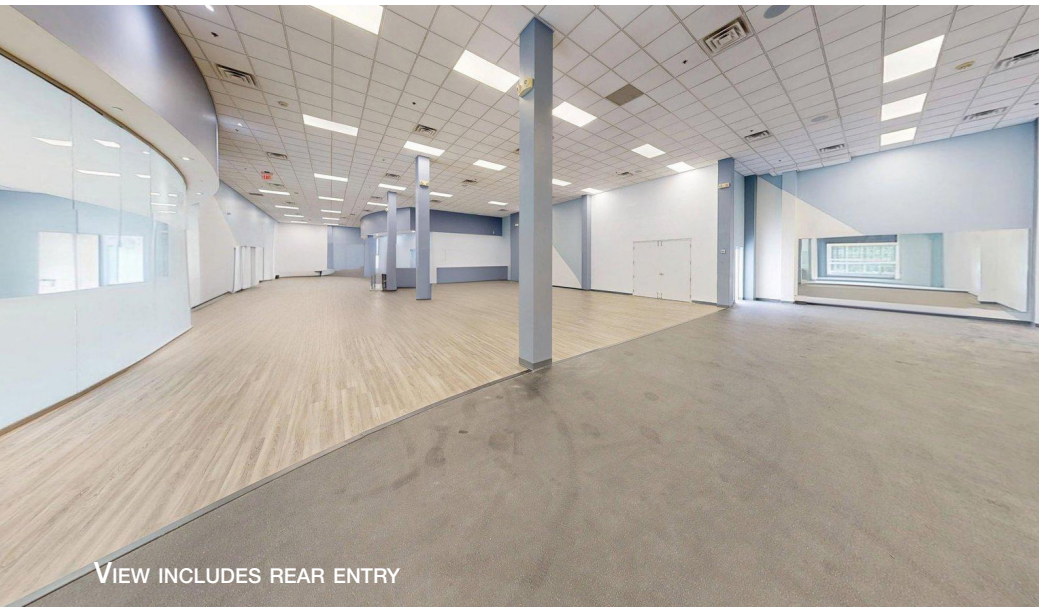
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VIEW TOWARD MAIN ENTRY



VIEW INCLUDES REAR ENTRY



VIEW FROM OPPOSITE FRONT CORNER

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NAI TRI PROPERTIES

AMENITIES

1920 Falls Valley Drive is located along the Falls of the Neuse corridor in North Raleigh, offering immediate access to nearby retail, dining, banking, and service amenities. The area provides convenient connectivity to major roadways, established neighborhoods, and nearby recreational destinations, supporting a strong and accessible business location.

DINING

Bad Daddy's Burger Bar	Oh Mochi Raleigh
Yaba Mediterranean Grill	Nantucket Grill
City Barbecue	Eggs Up Grill
Lemongrass Thai Restaurant	13 Tacos and Taps
Pollo Campero Raleigh	Buster's Real Ice cream
The Piper's Restaurant and Tavern	Hoppy Endings
Simply Crepes Craft Kitchen	New York Bagels & Deli
Sushi One	The Arepa Bar
Farina Neighborhood Italian	Firehouse Subs
Southern Craft Sandwiches	Sushi Time
Vinos Finos Tapas and Wine Bar	Taziki's Mediterranean Cafe
Jubala Coffee	Chick-fil-A
Juicekeys	Tropical Smoothie Cafe
Bongiorno & Son Lafayette Village	Carajillo's
Le Macaron French Pastries	Jasmin & Olivz Mediterranean
Hibernian Irish Pub and Restaurant	Nothing Bundt Cakes
Tookie's Grill	Anchor Bar Restaurant
Starbucks	Potbelly Sandwich Shop
Moe's Southwest Grill	Cook Out
McDonald's	Tacobell
Falls River Cafe	Tenko Japan
Bojangles	Winston's Grille
Jersey Mike's Subs	Metro Diner
	Sassool

SHOPPING & ENTERTAINMENT

Bombay Central Grocery
Life Time
Lafayette Village
Little Eiffel Tower
NAIL LAB - Luxury Nail Bar
Club Pilates
Sprouts Farmers Market
Falls Pointe Shopping Center
Harris Teeter
Learning Express Toys & Gifts
Pure Barre
Massage Envy
Walgreens
Kohl's
North Ridge Country Club
Honeycutt Park
Food Lion
T.J. Maxx
Homegoods
Dollar Tree
Salon Blu
Whole Foods
Target

HOTELS

Hilton Garden Inn
Fairfield Inn & Suites
Home2 Suites
Courtyard by Marriott
WoodSpring Suites
Hampton Inn

BANKS

Captial Bank
Truist
Fifth Third Bank & ATM
First Horizon Bank
First Citizens Bank
Wells Fargo Bank
PNC Bank
Chase Bank

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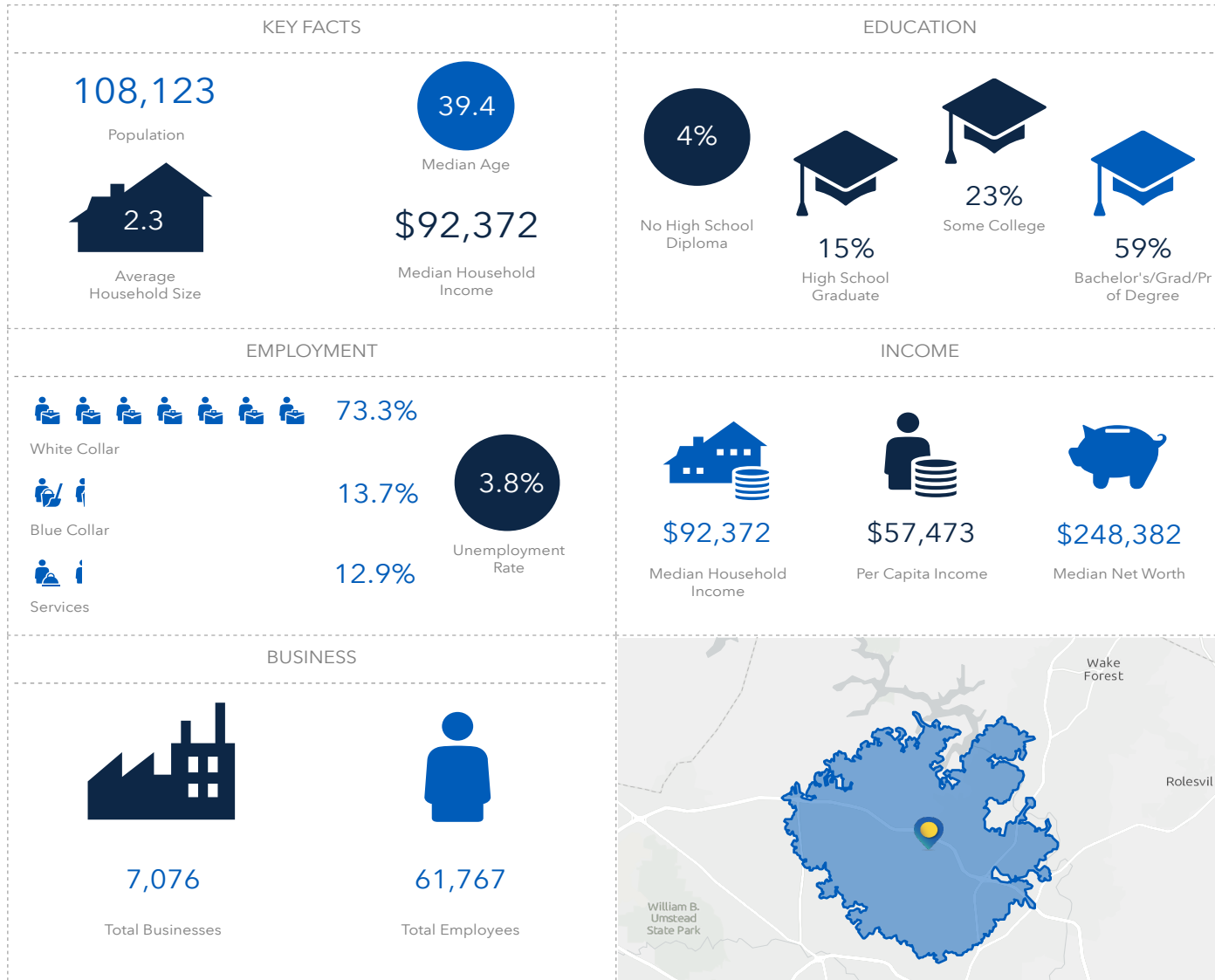
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DEMOGRAPHICS

5-MILE RADIUS



Source: This infographic contains data provided by Esri (2025, 2030), Esri-Data Axle (2025).

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