

ATLAS  STARK

# FOR LEASE

**7208 FALLS OF NEUSE**

RALEIGH, NC 27615



# PROPERTY SUMMARY

## FOR LEASE

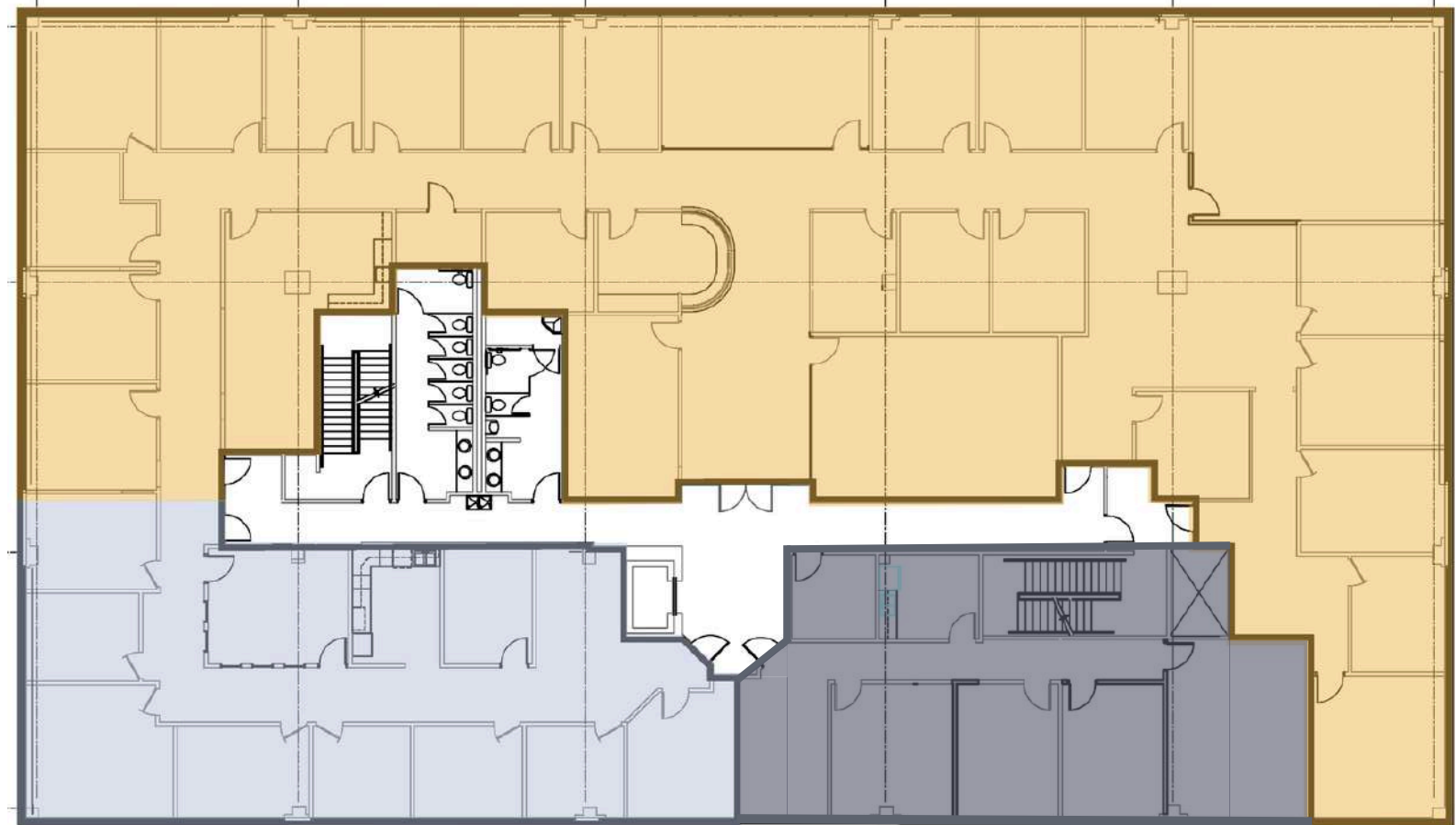
|                     |              |
|---------------------|--------------|
| <b>SUITE</b>        | A-B          |
| <b>SIZE</b>         | 2,824-12,783 |
| <b>MONTHLY RENT</b> | \$22.50 FS   |
| <b>AVAILABLE</b>    | Now          |

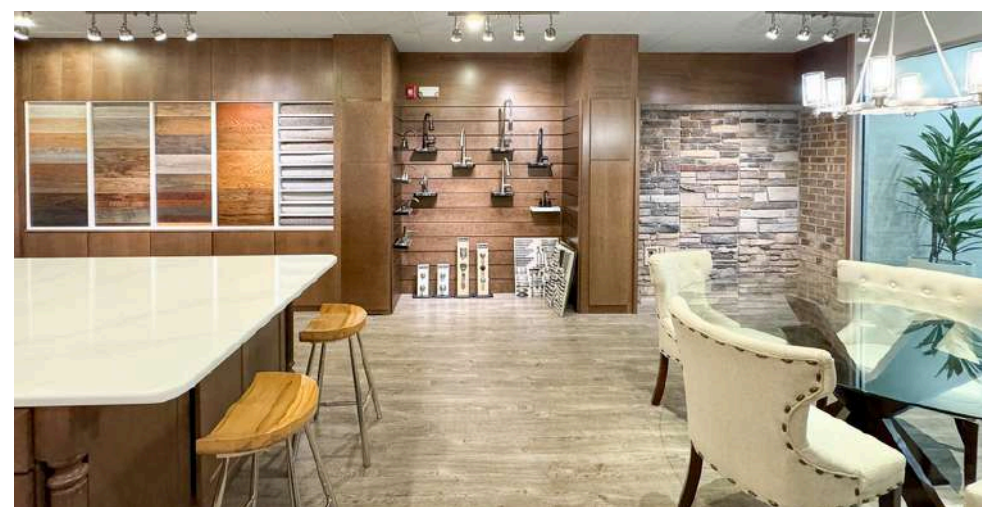
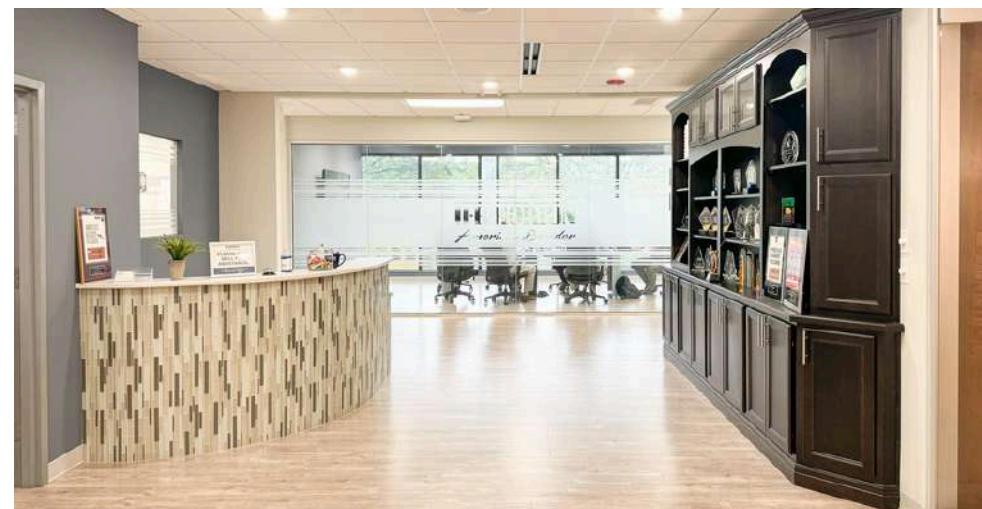
- 45,000 SF office building, built in 2000
- Suites A & B can be combined
- Located conveniently in North Raleigh, across from Ravenscroft School, and in close proximity to restaurants and shopping centers
- The suite offers ample natural light, a kitchenette, a waiting room, a front desk, a showroom, a conference room, and multiple private offices
- On-site parking with 175 spaces
- Attractive rate for building condition and location

 SUITE A  
9,959 SQ. FT.

 SUITE B  
2,824 SQ. FT.

 SUITE 210  
LEASED





|                           | 1 MILE | 3 MILE | 5 MILE  |
|---------------------------|--------|--------|---------|
| 2025 Population           | 8,658  | 76,156 | 208,510 |
| 2025 Households           | 3,621  | 34,636 | 91,663  |
| 2030 Projected Population | 9,211  | 81,687 | 223,930 |



- WHOLE FOODS
- TARGET
- CHICK-FIL-A
- PANERA BREAD

**Ravenscroft School**

- Lafayette Village**
- JUBALA COFFEE
  - SOUTHERN CRAFT SANDWICHES
  - FARINA NEIGHBORHOOD ITALIAN
  - ZANYU ASIAN

**North Ridge Country Club**

- Falls Village Shopping Center**
- CHICK-FIL-A
  - TJ-MAXX
  - ORANGE THEORY
  - MOES SOUTHWEST GRILL

- Sutton Square**
- WINSTON'S GRILLE
  - JASON'S DELI
  - METRO DINER
  - THE FRESH MARKET
  - UPS STORE

**Crabtree Valley Mall**

**North Hills Midtown**

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## CONTACT

Tyler Christensen, Broker  
(C) 828.999.9459 (O) 919.289.1338  
tchristensen@atlasstark.com

Terry Mikels, Broker  
(C) 919.272.1908  
tmikels@atlasstark.com

ATLAS  STARK

Atlas Stark Holdings LLC | 2020 Progress Ct, Suite 130A, Raleigh, NC  
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