



LAKE BOONE TOWER

RALEIGH, NC

OFFICE SPACE FOR LEASE

Suite 260
± 990 SF

york

LISTING BROKER

Judson McMillan · 919.645.2764

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PROPERTY DETAILS

3801 Lake Boone Trail, Raleigh, NC 27607

AVAILABILITY

Suite 260: ± 990 SF

Available August 1, 2026

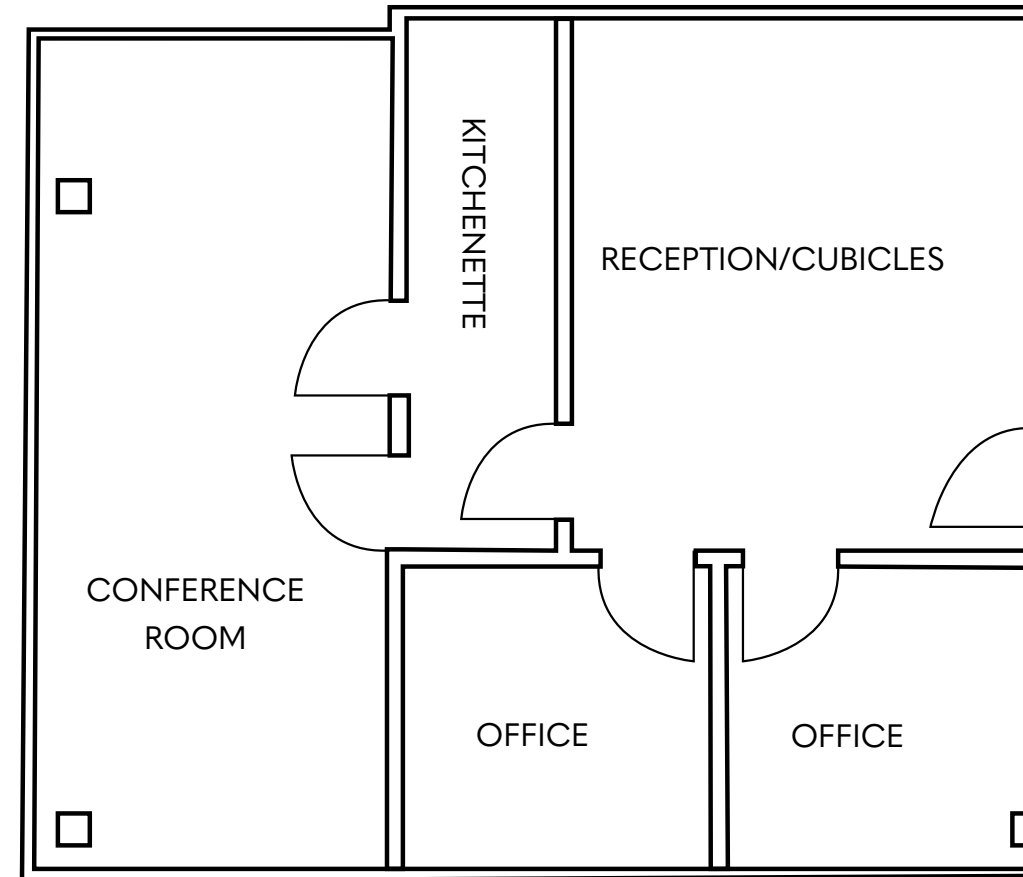
LEASE RATE

\$25.00 PSF | Full Service

DETAILS

- Wooded, private office setting with good visibility and traffic
- Parking ratio of 4 : 1,000
- Conference table and reception desk available with the space
- Walk to Starbucks, Chick-fil-A, Village Deli, Chicken Salad Chick and more!

SUITE 260
± 990 SF →





EXTERIOR PHOTOS



MEREDITH COLLEGE

HILLSBOROUGH STREET EATS

- Chipotle
- Cup A Joe
- Neomande Mediterranean
- Playa Bowls
- Raising Canes
- Raleigh Brewing Company
- Shahrazad Hookah & Coffee
- Snoopy's Hot Dogs
- Waffle House

MARTIN MIDDLE SCHOOL



WADE AVENUE

NC MUSEUM OF ART

LAKE BOONE TOWER



LAKE BOONE TRAIL

BLUE RIDGE ROAD

LAKE BOONE S/C
Food Lion, Chick-fil-A,
McDonalds, Village Deli

PANERA BREAD

MARKETPLACE AT LAKE BOONE

Buffalo Brothers Pizza & Wings, Guasaca Arepa & Salsa Grill, The Oak Kitchen, Vic's Italian

UNC REX HOSPITAL

ABOUT THE PROPERTY

3801 Lake Boone Trail, Raleigh, NC 27607

Lake Boone Tower is situated in a highly desirable area of Lake Boone Trail between I-440 and Blue Ridge Road. Within walking distance of banks, retailers and over a dozen restaurants it is also mere minutes away from the North Carolina Museum of Art and its vast outdoor green areas, as well as the UNC Rex Hospital Campus

West Raleigh from the Lake Boone Trail / Blue Ridge corridor to Western Boulevard and along Wade Avenue is a highly desirable submarket. Location tops the list as this area offers easy access for employees and that live both near and far as 40/Wade Ave intersects with the 440 Beltline.

Businesses and their customers enjoy convenient travel time to North Hills, downtown Raleigh, RDU Airport etc.

2026 DEMOGRAPHICS REPORT

Population



1 Mile	3 Miles	5 Miles
7,022	87,797	242,449

Average Household Income

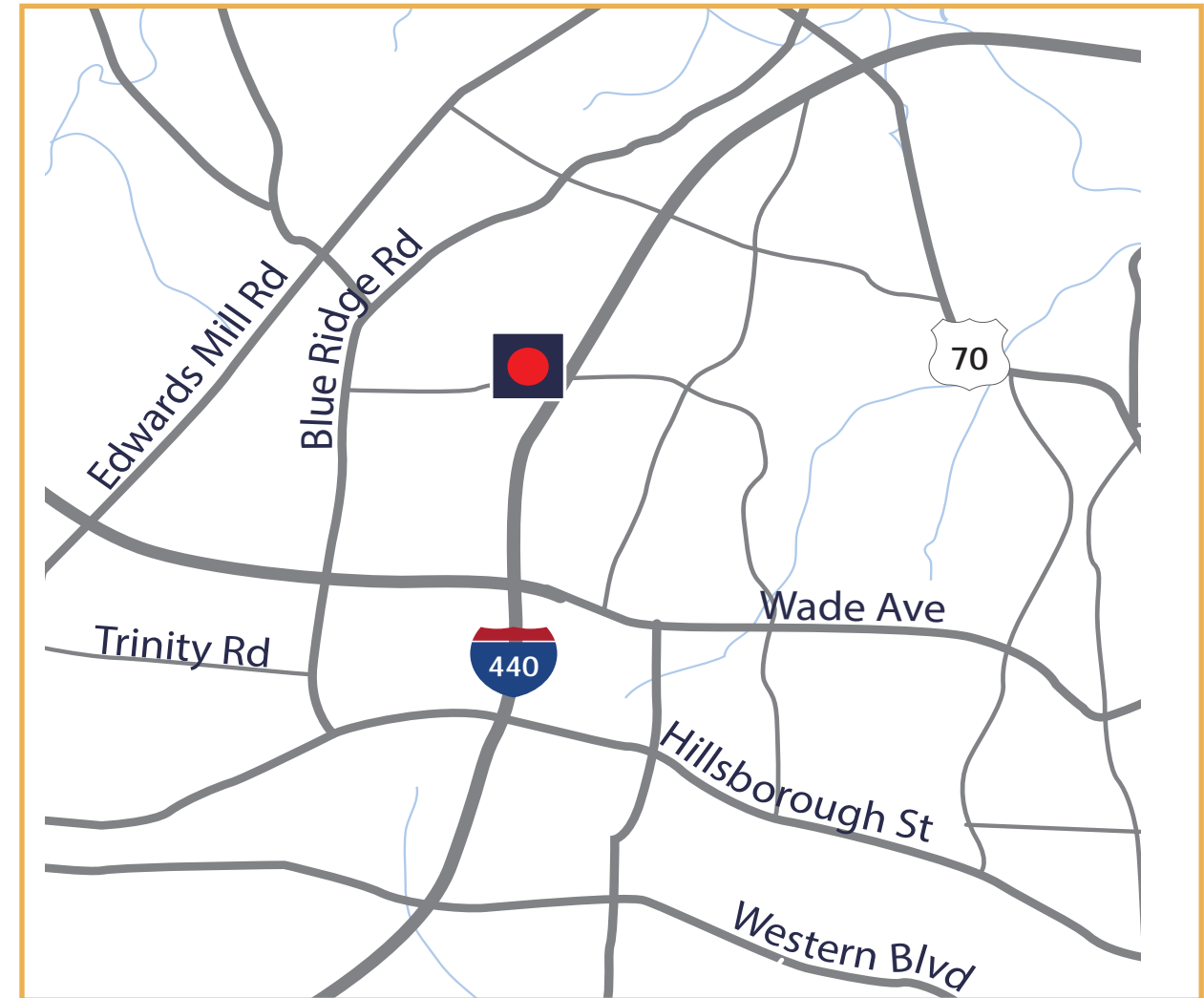


1 Mile	3 Miles	5 Miles
\$122,142	\$110,900	\$106,219

Employees



1 Mile	3 Miles	5 Miles
6,890	58,131	175,129



RALEIGH, NC | CITY PROFILE



PEOPLE
PER
SQUARE
MILE

3,228.1



POPULATION
482,425



MEDIAN
PROPERTY VALUE
\$445,500

MEDIAN AGE
34.9



AVG. COMMUTE
23.6 MIN

AVERAGE
HOUSEHOLD
INCOME \$86,309



ACCOLADES

#1 Best Performing City for Economic Growth - 2025 Milken Institute

#3 Best State Capital to Live In 2025 WalletHub

#1 Most Livable City 2024 Far & Wide

#3 Fastest Growing City for Construction - 2025 CoreLogic

#1 Best Performing Large Metro Area 2025 Milken Institute

#7 Fastest Growing Cities in the US 2025 U-Haul Annual Growth Report

LAKE BOONE TOWER

LEASING

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MARKETING

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YORK PROPERTIES

Brokerage · Property Management · Security
Maintenance · Association Management · Construction
Landscaping · Accounting

ADDRESS

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