



**FOR
LEASE**

ONE SPRINGFIELD CENTER
6131 FALLS OF NEUSE ROAD | RALEIGH, NC 27609

SUITE 112 | ±3,932 SF

LISTING BROKER:

JIM HARRIS, CCIM

919.782.5552 (O) | 919.649.6114 (M)

JHARRIS@TRADEMARKPROPERTIES.COM

6131 FALLS OF NEUSE ROAD
RALEIGH, NC 27609

PROPERTY HIGHLIGHTS

- › ±57,500 SF, three-story, Class A, office building, offering an abundance of natural light and a modernized lobby
- › Availability
 - › Suite 112: ±3,932 SF
- › 3.76:1,000 SF parking ratio (six EV charging stations)
- › Premier North Raleigh location offering prime frontage and visibility on Falls of Neuse Road (35,400 AADT)
- › Adjacent to Sutton Square and North Ridge Shopping Centers, placing you in the heart of a bustling commercial hub
- › One mile: North Ridge Country Club
- › Two miles: Ravenscroft School
- › Three miles: North Hills Shopping Center, I-440, and I-540



6131 FALLS OF NEUSE ROAD
RALEIGH, NC 27609

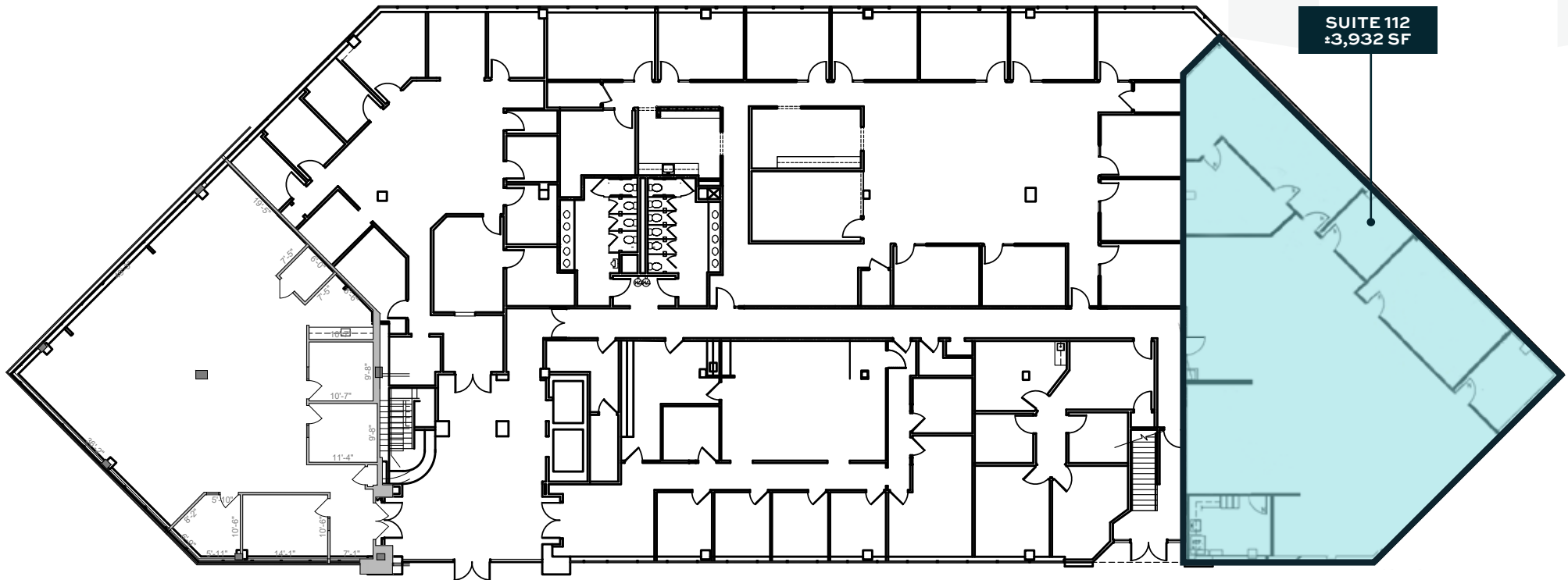
PROPERTY PHOTOS



JIM HARRIS, CCIM
919.782.5552 (D) | 919.649.6114 (M)
JHARRIS@TRADEMARKPROPERTIES.COM

6131 FALLS OF NEUSE ROAD
RALEIGH, NC 27609

FIRST FLOOR PLAN

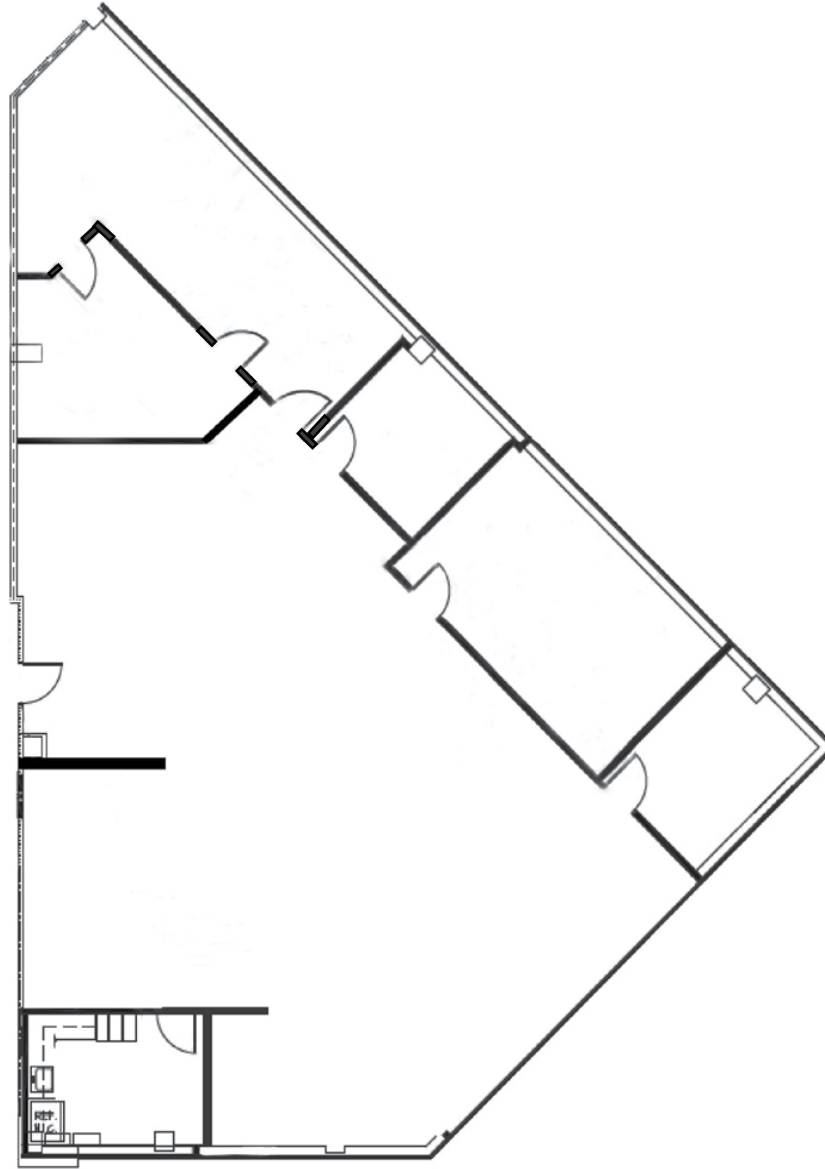


SUITE 112
±3,932 SF

JIM HARRIS, CCIM
919.782.5552 (D) | 919.649.6114 (M)
JHARRIS@TRADEMARKPROPERTIES.COM

6131 FALLS OF NEUSE ROAD
RALEIGH, NC 27609

SUITE 112: ±3,932 SF



JIM HARRIS, CCIM
919.782.5552 (D) | 919.649.6114 (M)
JHARRIS@TRADEMARKPROPERTIES.COM

6131 FALLS OF NEUSE ROAD
RALEIGH, NC 27609

RETAIL MAP



LISTING BROKER:

JIM HARRIS, CCIM

919.782.5552 DIRECT | 919.649.6114 MOBILE
JHARRIS@TRADEMARKPROPERTIES.COM



**TRADEMARK
PROPERTIES**

THIS IS OUR TRADEMARK

THE INFORMATION CONTAINED HEREIN WAS OBTAINED FROM SOURCES BELIEVED RELIABLE; HOWEVER, TRADEMARK PROPERTIES MAKES NO GUARANTEES, WARRANTIES, OR REPRESENTATIONS AS TO THE COMPLETENESS OR ACCURACY THEREOF. THE PRESENTATION OF THIS PROPERTY IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGES OF PRICE OR CONDITIONS PRIOR TO SALE OR LEASE, OR WITHDRAWAL WITHOUT NOTICE.