

OFFICE SPACE FOR LEASE

9204 FALLS OF NEUSE RD

RALEIGH, NC 27615



NAITRI PROPERTIES

PROPERTY OVERVIEW

Take advantage of a premier North Raleigh location with outstanding visibility along Falls of Neuse Road. This well-positioned office property offers convenient access to I-540, ensuring efficient travel throughout the Triangle while providing a strong corporate presence in a highly desirable business corridor.

ADDRESS

9204 Falls of Neuse Rd, Suite 100
Raleigh, NC 27615

BUILDING SIZE

Approximately 5,836 RSF

AVAILABLE SPACE

SUITE 100: 900 SF

RENTAL RATE

\$1,370.00 per month, plus utilities

YEAR BUILT

2002

ZONING

O-I [Office and Institutional District](#)

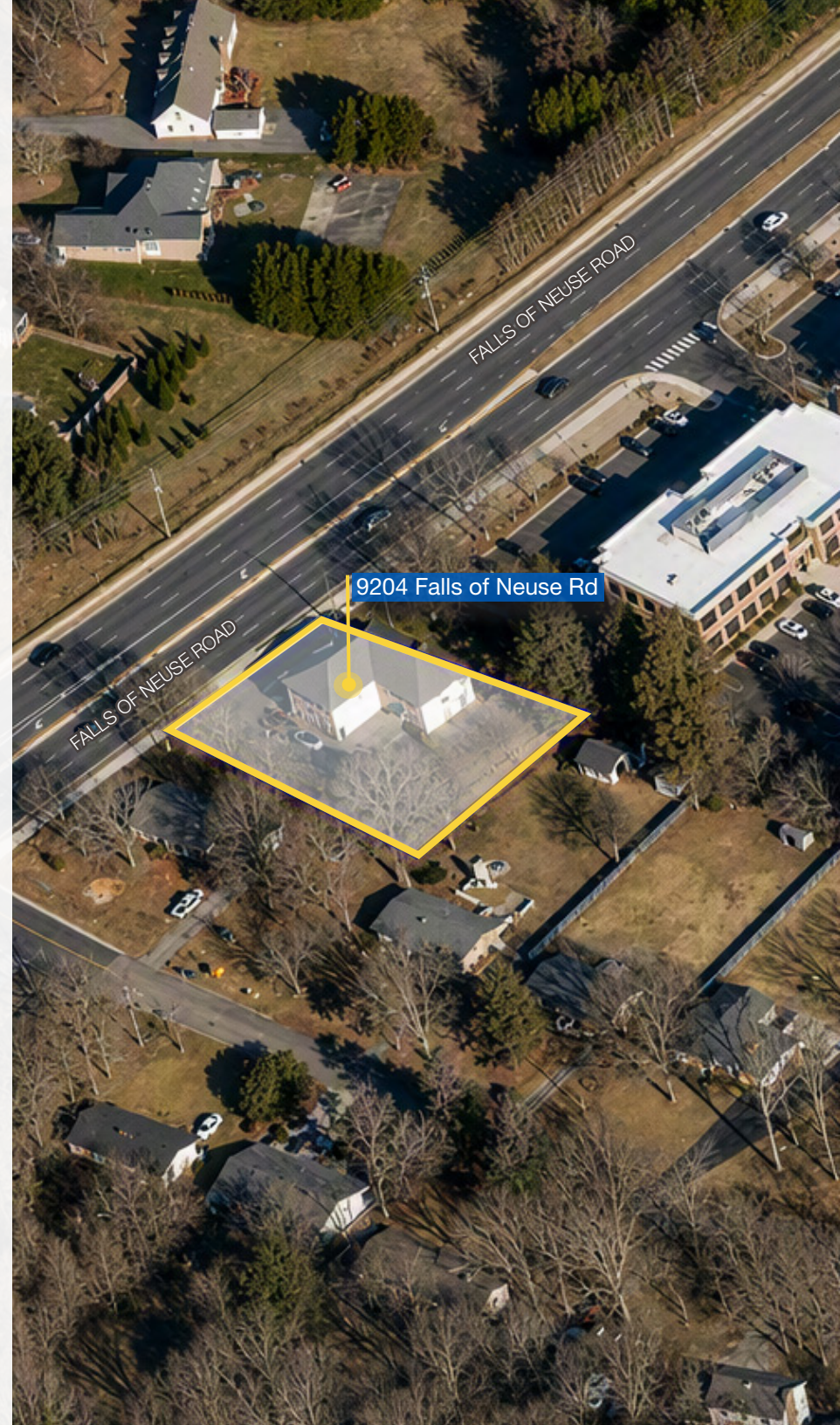
HIGHLIGHTS

- Excellent visibility on Falls of Neuse Road
- Quick access to I-540
- Signage opportunity
- Professional office setting

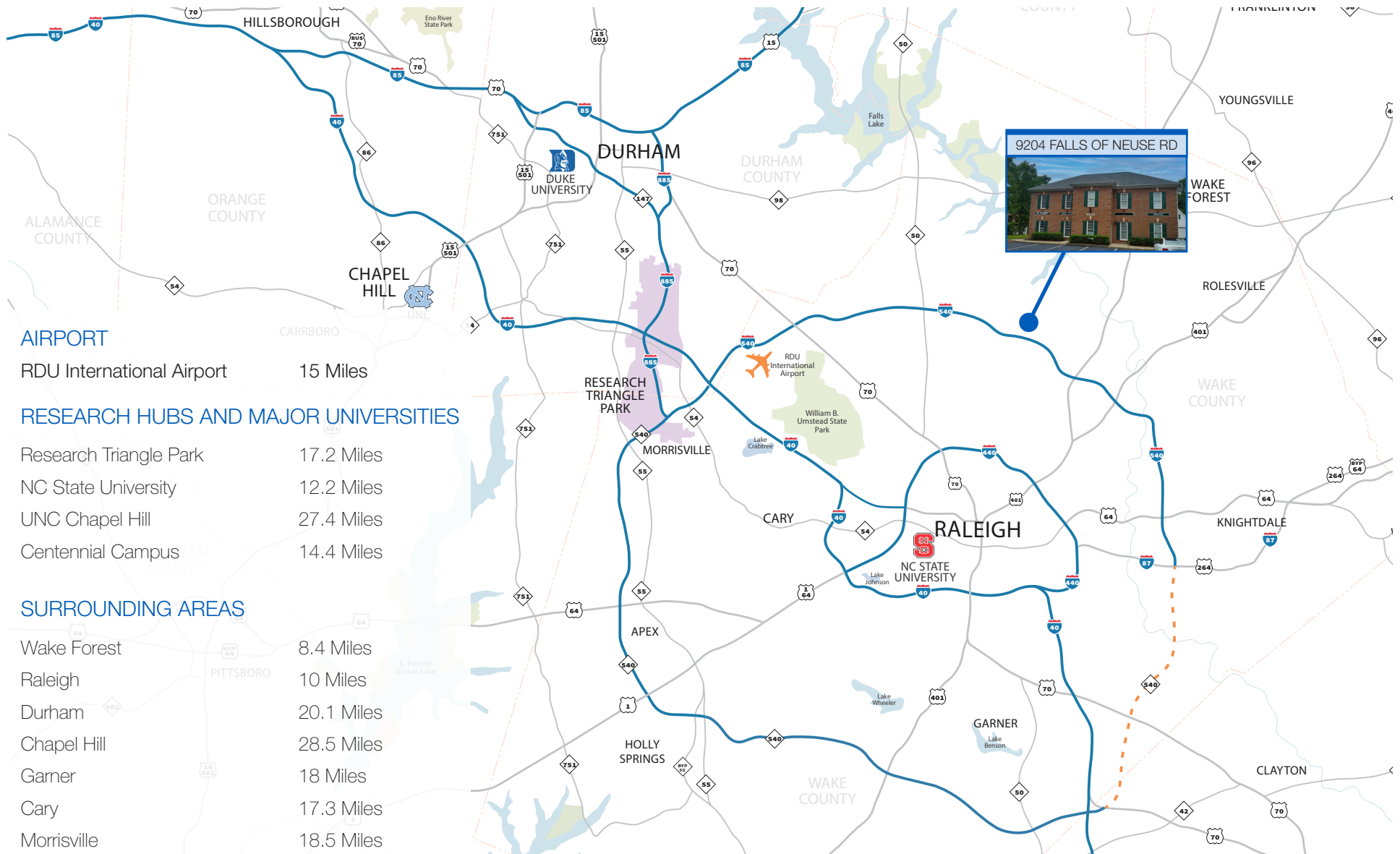
CONTACT

JOAQUIN CANALS | 919.714.7124 | jcanals@triprop.com

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TRIANGLE REGION



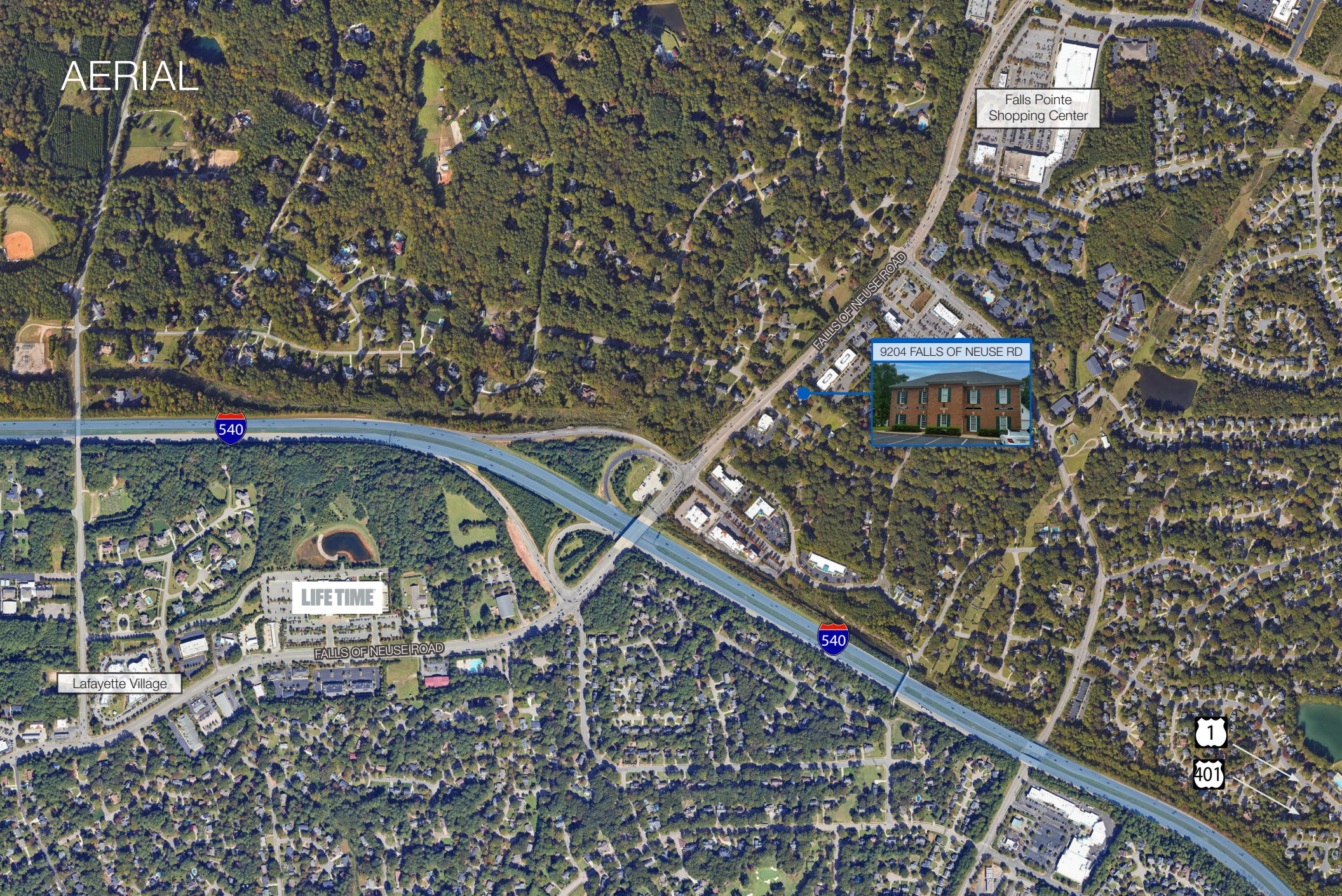
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AERIAL



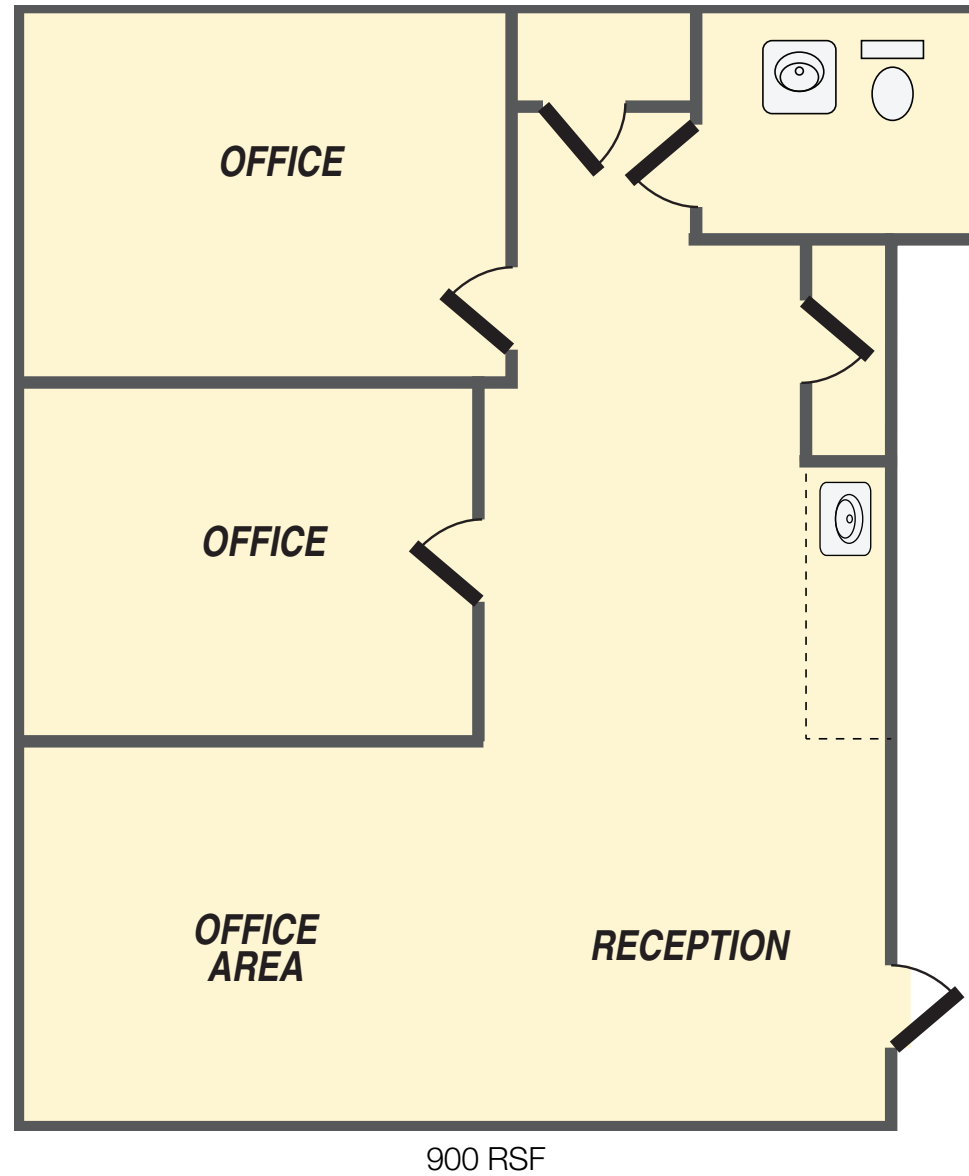
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FLOOR PLAN



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AMENITIES

Conveniently positioned near Interstate 540, providing efficient connectivity throughout the Raleigh metro area. The site allows for easy access to Downtown Raleigh, Wake Forest, and surrounding North Raleigh neighborhoods, and is situated near a variety of retail, dining, and service amenities.

RETAIL

Bombay Central Raleigh
Dollar General
Food Lion
Harris Teeter
Hollywood Feed
Kohl's
Massage Envy
Oak City Fibers Yarn Store
Sprout's Farmers Market
Salon Lofts
Sports Clips
T.J.Maxx
Walgreens
Westlake Ace Hardware
Valvoline Instant Oil Change

HEALTHCARE

Adam and Cheek Dentistry
Allergy, Asthma & Sinus Center, PA
Audrey Echt Dermatology
Capital Primary Care
Durant Road Pediatrics
Falls River Court Memory Care
Falls River Pharmacy
Legacy Healthcare Services
Raleigh Hearing & Tinnitus Center

Raleigh Pediatric Associates
Raleigh Periodontics and Implant
Dentistry
North Raleigh Dental Studio
North Ridge Dental
Nu Image Surgical & Dental Implant
Okam Healthcare Services

DINING

Bad Daddy's Burger Bar
Bella Italia Raleigh
Biryani Maxx Raleigh
Bojangles
Bruster's Real Ice Cream
Cape Fear Seafood Company
CAVA
Chick-fil-A
City Barbecue
Cook Out
Crafty Beer Shop
Eggs Up Grill
Falls River Cafe
Farina Neighborhood Italian
Franko's Prime
Guasaca
Hibernian Irish Pub
Hoppy Endings

Jersey Mike's Subs
Jubala Coffee
Juicekeys
Lemongrass Thai Restaurant
Los Tres Vaqueros
Marco's Pizza
McDonald's
Metro Diner
Moe's
Nantucket Grill
New York Bagels & Deli
Oh Mochi Raleigh
Pizza Hut
Taza Grill
The Hop Yard
The Picked Onion Restaurant
The Piper's Restaurant
Tookie's Grill
River Pub
Southern Craft Sandwiches
Sake House
Starbucks Coffee
Sushi One
Yaba Mediterranean Grill
Vinos Finos Tapas and Wine Bar
Winston's Grille

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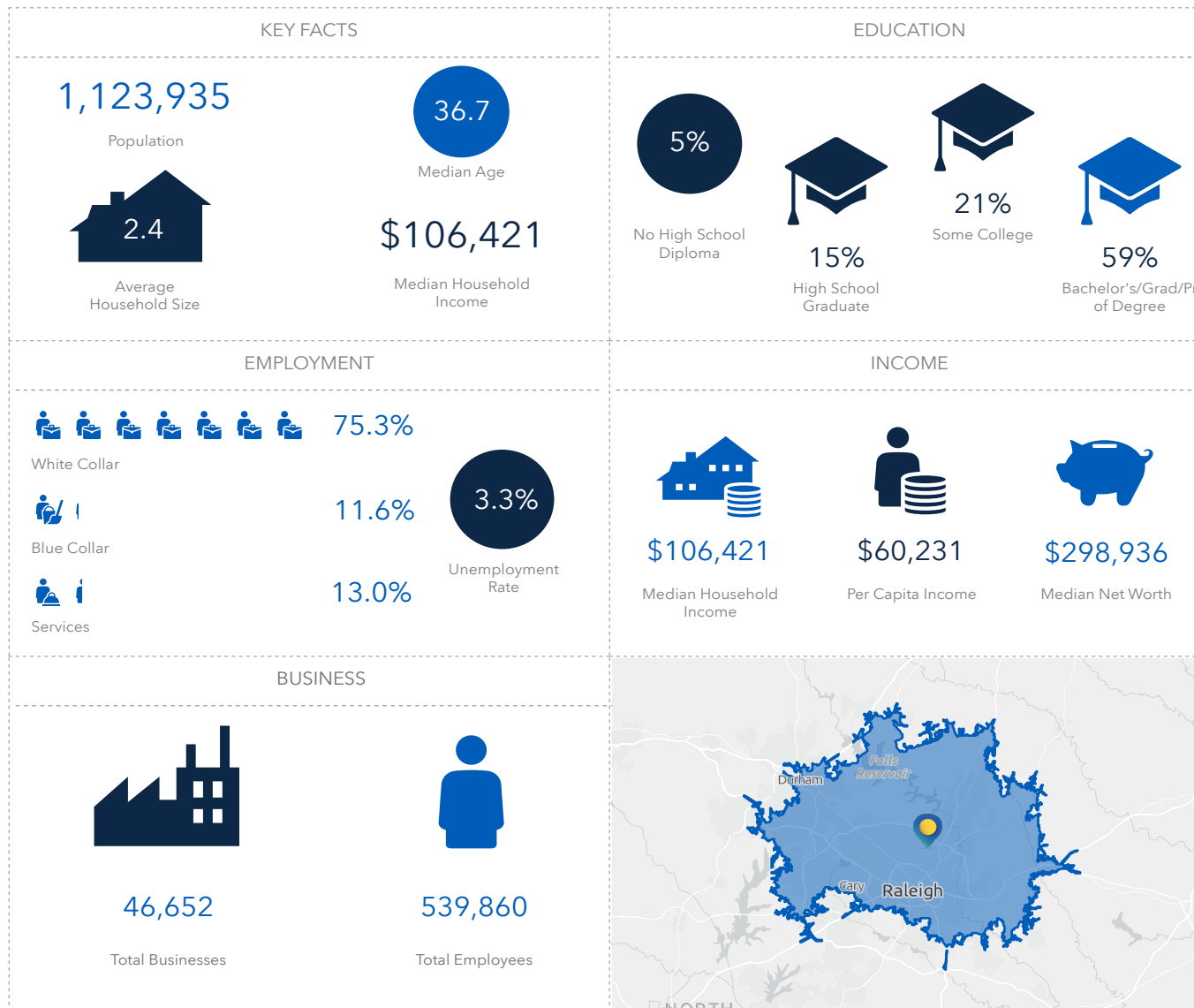
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DEMOGRAPHICS

27 MINUTE AVERAGE COMMUTE DRIVE TIME



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