

Class A Office For Lease

12316 HAMPTON WAY
WAKE FOREST, NC



EXCLUSIVELY LISTED BY:

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PROPERTY HIGHLIGHTS

12316 HAMPTON WAY | WAKE FOREST, NC

12316 Hampton Way Drive offers flexible leasing for one tenant or multiple tenants, with the opportunity to lease half of the first floor and/or the entire second floor. The first-floor space is ideal for a small-to-mid-size office user needing a professional setting with easy access for clients and staff, or it can function as an additional “department” suite for a larger company occupying both levels. The second floor delivers a modern, full-floor workspace designed for collaboration and client-facing use, featuring glass offices, an open-ceiling feel, a large conference room, and a full kitchen/breakroom. With elevator access, strong curb appeal, and ample on-site parking, the property supports a wide range of office users.

ADDRESS	12316 Hampton Way Drive, Wake Forest, NC 27587
AVAILABLE SPACES	First Floor: Ste 101: ±4,286 SF Entire Second Floor :±8,000 SF
PARKING	56 Surface Spaces (3.4/1,000)
ZONING	Highway Business (HB) - Town of Wake Forest
POWER	3-Phase power available
LEASE RATE	First Floor: Ste 101: \$25.00/SF NNN Second Floor: \$28.00/SF NNN
TICAM	First Floor: Ste 101: ±\$5.00/SF Second Floor: Ste 200: ±\$5.00/SF



FLOORPLAN | FIRST FLOOR

12316 HAMPTON WAY | WAKE FOREST, NC



SUITE 101:
±4,286 RSF

FEATURES

12

PRIVATE
OFFICES ON
THE GLASS

01

LARGE
WAITING/RECEPTION
AREA

02

COPY/PRINT
AREAS

02

ENSUITE
RESTROOMS

- Clear glass main entry opens to tiled foyer and shared lobby.
- Ideal for professional services, medical, or creative office users.

FLOORPLAN | SECOND FLOOR

12316 HAMPTON WAY | WAKE FOREST, NC



① SECOND FLOOR REFERENCE PLAN
1/8" = 1'-0"

SUITE 200:
±8,000 RSF

10

PRIVATE OFFICES ON THE GLASS

02

SMALL CONFERENCE ROOMS

01

HIGH-TECH LARGE CONFERENCE ROOM

16

SPACES FOR CUBICLES & OPEN COLLABORATION

01

BREAK ROOM WITH FULL KITCHEN

03

ENSUITE RESTROOMS

PROPERTY PHOTOS | FIRST FLOOR

12316 HAMPTON WAY | WAKE FOREST, NC



PROPERTY PHOTOS | SECOND FLOOR

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PROPERTY PHOTOS | SECOND FLOOR

12316 HAMPTON WAY | WAKE FOREST, NC



LOCATION

12316 HAMPTON WAY | WAKE FOREST, NC



12316 Hampton Way Drive is positioned in **Wake Forest**, one of the Triangle's most dynamic suburban markets, in a **growing professional corridor** that's attractive to office users who want strong accessibility without the downtown commute. The property is **just minutes from US-1 and NC-98**, providing easy connectivity throughout the region—including Research Triangle Park, RDU Airport, and Downtown Raleigh. With nearby retail and services supporting day-to-day convenience, the location offers an ideal blend of visibility, convenience, and regional access for businesses seeking a polished, client-friendly office setting.

DEMOGRAPHICS

12316 HAMPTON WAY | WAKE FOREST, NC

Wake Forest's office and service corridor is supported by a highly educated, affluent, and fast-growing population base. Within the 3-mile radius, the area includes 46,735 residents and 17,743 households, with an average household income of \$125,725 and a daytime population of 25,100. Within 5 miles, demographics deepen to 98,940 residents and 36,244 households, with an average household income of \$137,213 and a median home value of \$401,784. The area's growth outlook remains strong, with projected annual population growth of 1.9%–2.0% from 2024–2029, reinforcing long-term momentum for employers and tenants. Overall, these demographics point to a stable, high-income market with deep household density and strong daytime activity—ideal for professional office users seeking both employee convenience and client accessibility. With continued population growth projected, the area should remain well-positioned to support long-term tenant demand and business expansion.

POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	3,675	46,735	98,940
AVERAGE AGE	40.3	40.5	41.3
ANNUAL GROWTH 2024-2029	1.9%	2.0%	2.0%

HOUSEHOLD & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	1,324	17,743	36,244
AVG HH INCOME	\$135,715	\$125,725	\$137,213
MEDIAN HOME VALUE	\$417,540	\$389,189	\$401,784
MEDIAN YEAR BUILT	2005	2004	2004



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