

OFFICE FOR LEASE
3200 WAKE FOREST ROAD
RALEIGH, NC 27609

Hodge &
Kittrell

Sotheby's
INTERNATIONAL REALTY

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ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES
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PROPERTY SUMMARY

AVAILABILITY

1,685 SF
1,180 SF

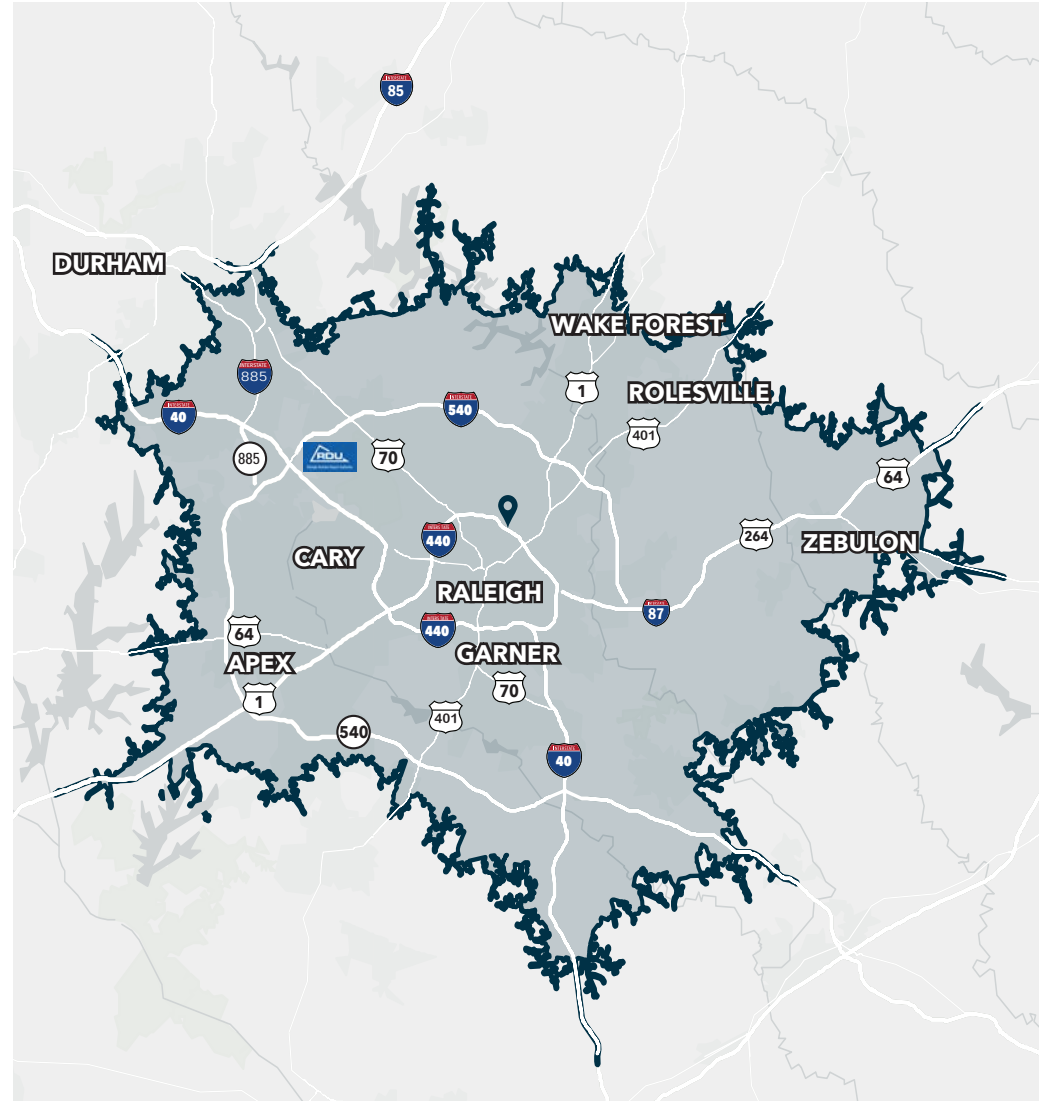
LEASE RATE
\$25/SF, MG

LOCATION DESCRIPTION

Located in Raleigh's Midtown submarket, 3200 Wake Forest Road combines accessibility with a premier address. The property is just minutes from North Hills and benefits from convenient access to I-440, Atlantic Avenue, and Capital Boulevard. Less than half a mile from Duke Raleigh Hospital, the site is ideally suited for office and professional users seeking proximity to one of the region's leading healthcare providers. The area is surrounded by restaurants, retailers, and business services, ensuring both visibility and convenience.

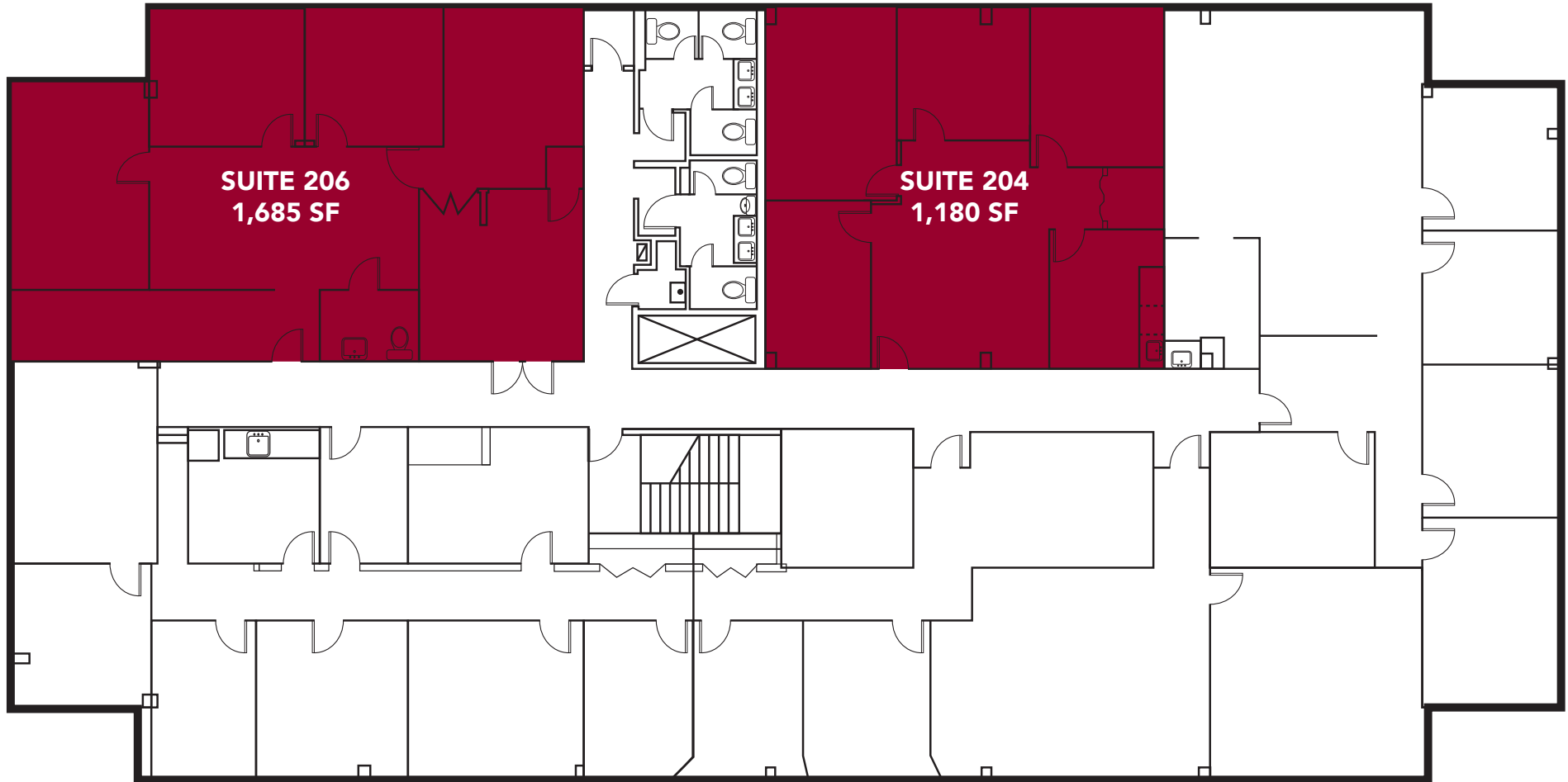
PROPERTY HIGHLIGHTS

- » Suite 204: 1,180 SF, Furniture available
- » Suite 206: 1,685 SF, Available now
- » Building size: 17,856 SF
- » Zoning: OX-5-PL (Office Mixed Use)
- » Year Built: 1974
- » TI Allowance / Delivery: Negotiable
- » Signage: Available for long-term tenant with visibility facing I-440/Beltline
- » Nearby: Duke Raleigh Hospital (<0.5 miles), North Hills, I-440, Atlantic Ave, Capital Blvd
- » Traffic Counts: Wake Forest Rd - 54,500 VPD
I-440 - 136,000 VPD



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FLOOR PLAN



The floor plan provided herewith is intended for illustrative purposes only and may not be entirely accurate or to scale.

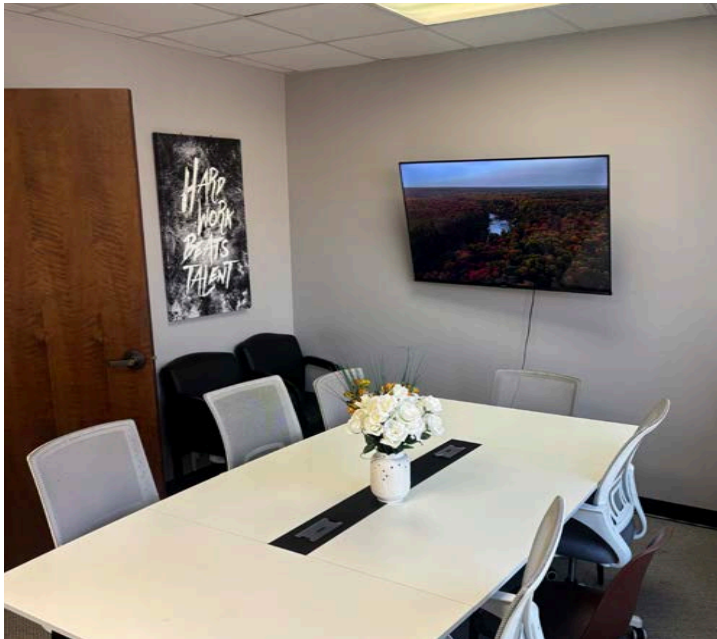
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PHOTOS - SUITE 204



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PHOTOS - SUITE 206



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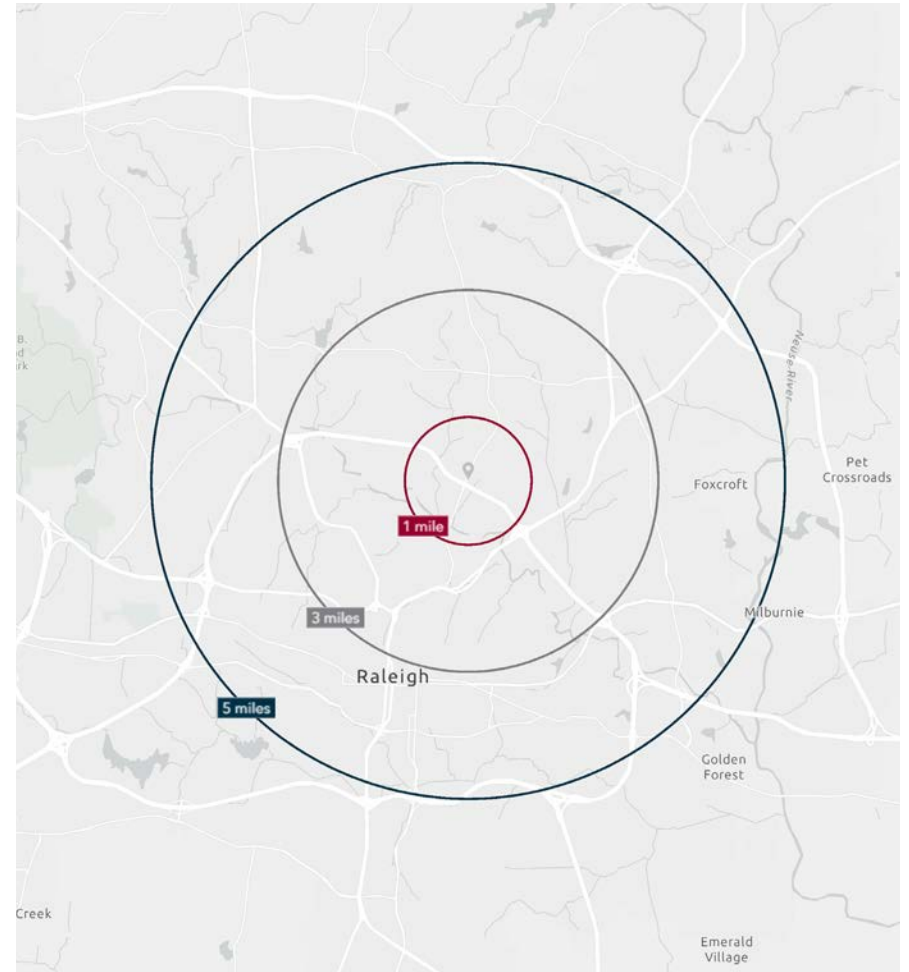
AREA OVERVIEW



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DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Population (2025)	7,931	93,142	254,311
Daytime Population	29,723	149,552	392,439
Average Home Value	\$578,367	\$642,187	\$586,453
Average Household Income	\$113,041	\$141,036	\$131,516
Median Age	34.7	37.4	35.9
Bachelor's Degree or Higher	55.2%	61.0%	57.0%
Total Businesses	1,592	7,864	18,199
Total Employees	22,630	112,865	252,258



#1 BEST
Performing Large City
(Raleigh)
 Milken Institute, 2025

#1 HEALTHIEST
County in NC (Wake)
 Microsoft Start, 2024

#3 BEST STATE
Capital to Live in (Raleigh)
 WalletHub, 2025

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FOR LEASING INQUIRIES, CONTACT:

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