

**5510
SIX
FORKS**

OFFICE SPACE FOR LEASE

5510 Six Forks Road, Raleigh NC 27609



LEASING AGENT

JUDSON MCMILLAN

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919.645.2764

YORK PROPERTIES

2108 Clark Avenue
Raleigh, NC 27605
919.821.1350

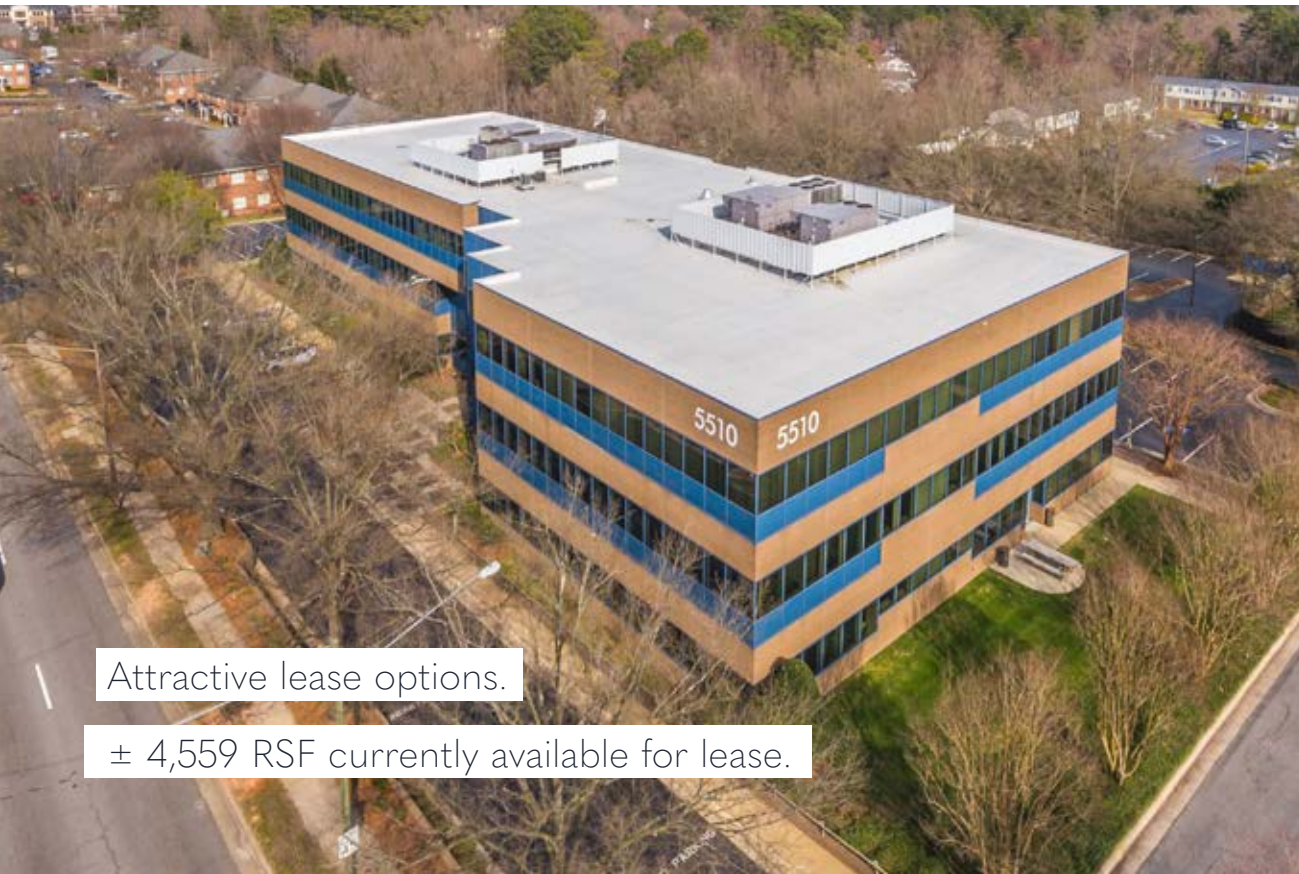
yorkproperties.com
@yorkproperties1



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5510 SIX FORKS

Prominently located on Six Forks Road in the heart of popular Midtown Raleigh with quick access to restaurants, retail, banks, and more.



Attractive lease options.

± 4,559 RSF currently available for lease.



DETAILS

AVAILABLE SPACE

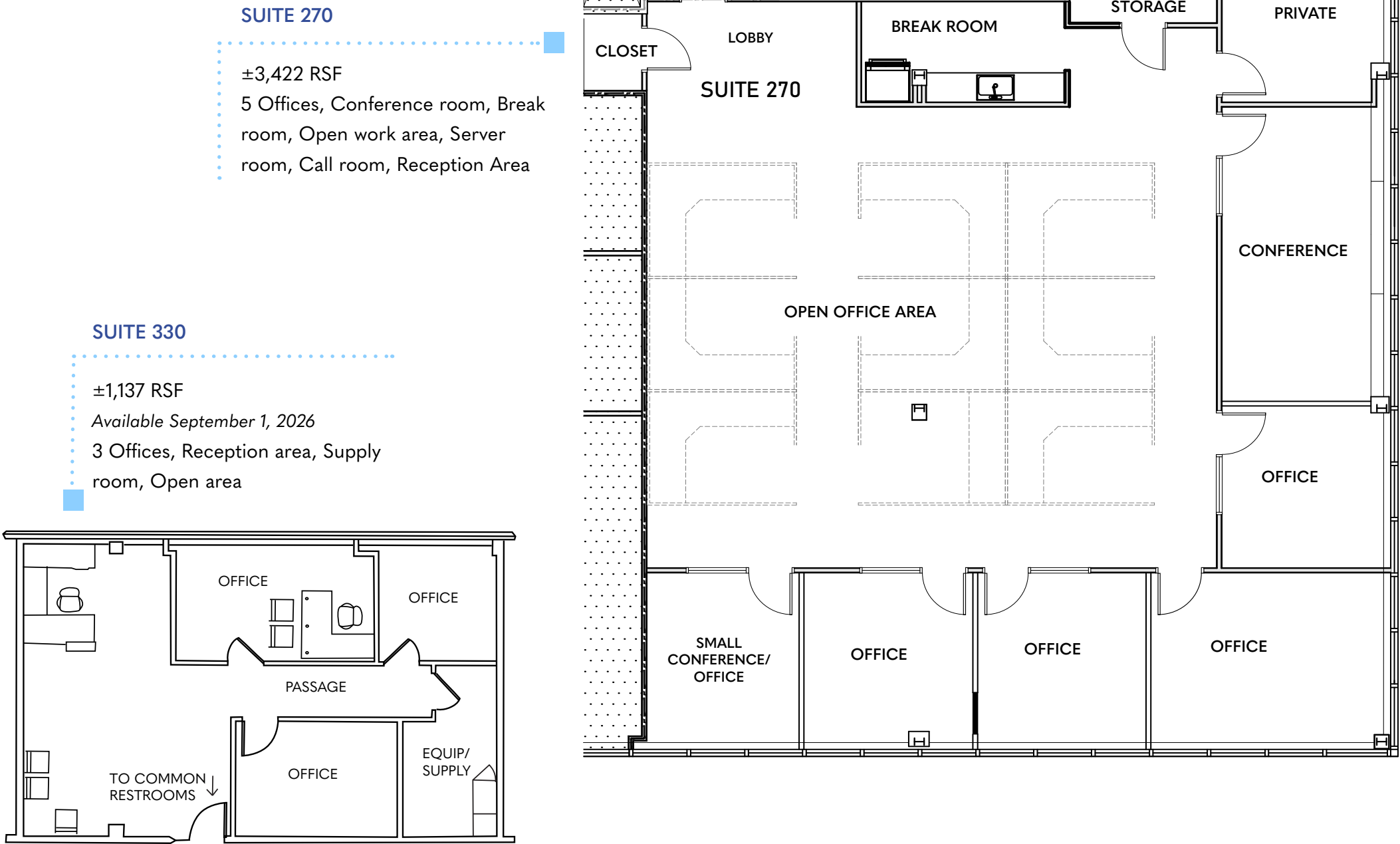
BUILDING SPECIFICATIONS

- Attractive lease options
- Move-in ready and customizable options
- Ample parking
- Attractive renovated glass lobby
- Convenient location

AVAILABILITY RATE

Suite 270 | ± 3,422 RSF | \$23.50 PSF Full Service

Suite 330 | ± 1,137 RSF | \$25.00 PSF Full Service

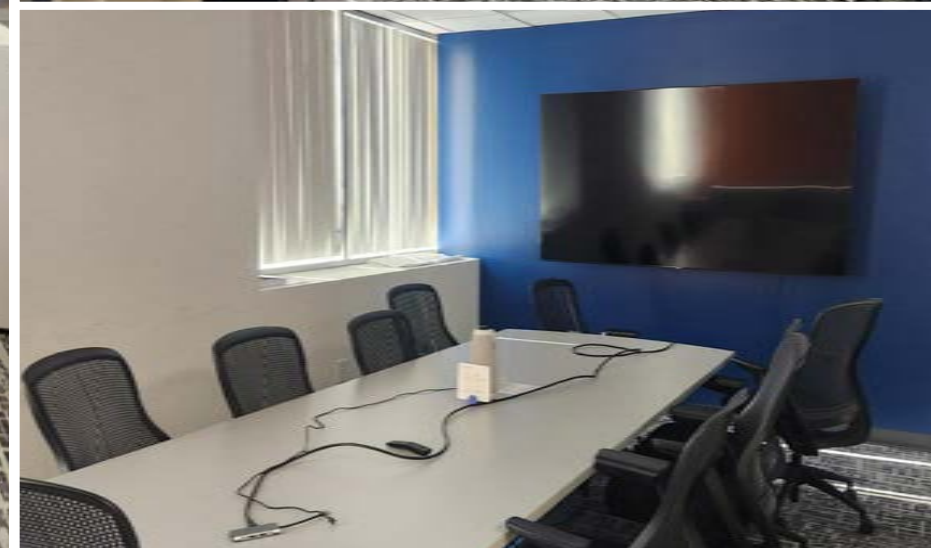
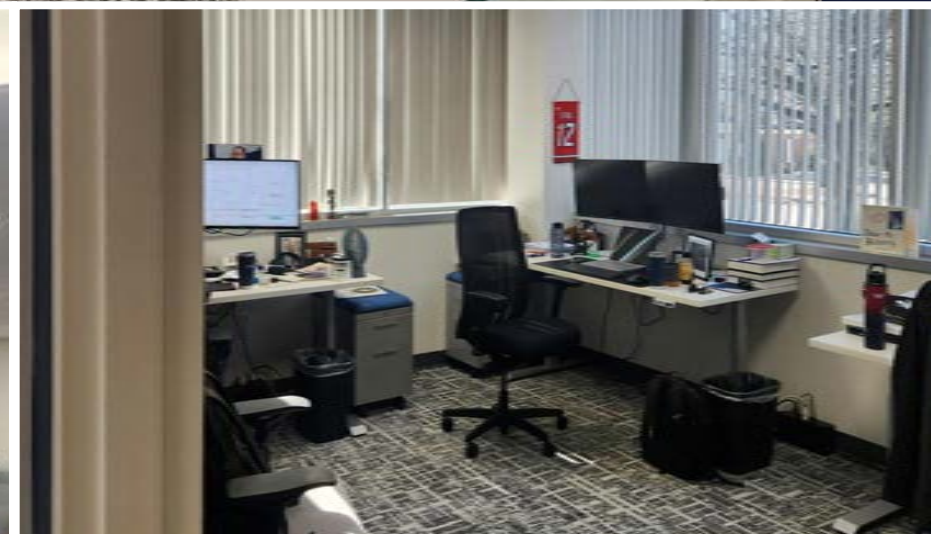




5510 SIX FORKS ROAD

PHOTOS · PAGE 5

SUITE 270
INTERIOR PHOTOS



DOWNTOWN RALEIGH

NORTH HILLS WEST NEIGHBORHOOD
Homes from \$400,000 - \$1,000,000 +

NORTH HILLS EAST SC
190,661 SF



THE COWFISH
SUSHI • BURGER • BAR

NORTH HILLS EAST NEIGHBORHOOD
Homes from \$400,000 - \$900,000

NORTH HILLS
714,602 SF



MIDTOWN PARK
60 units

COLONY TOWN HOMES
59 units

COLONY SC
75,000 SF
anchored by



GREEN ELEMENTARY SCHOOL

42,373 CPD

5510 SIX FORKS RD

MILLBROOK ROAD

SIX FORKS ROAD

SIX FORKS SQUARE
146,000 SF + office

RALEIGH ACCOLADES

#4 BEST LARGE METROS FOR SMALL BUSINESSES

Coworking Cafe · April 2026

#2 BEST STATE CAPITAL TO LIVE IN

WalletHub · February 2026

#4 MOST ECONOMICALLY RESILIENT METRO

CardRates · January 2026

MAJOR GROWTH ON THE HORIZON

DICKERSONBAKKER MAKES THE MOVE · FEBRUARY 2025

“Site plans for DickersonBakker’s office building show it will be 17,542 square feet. DickersonBakker will occupy the top two floors. The ground-floor will be leased out, most likely as medical office space. Bakker said there will be some space on the second floor that the firm won’t occupy. Instead, it will rent out the space or turn it into coworking space.”

<https://www.bizjournals.com/triangle/news/2025/02/21/dickersonbakker-raleigh-office-building-hq-plans.html>

REVITALIZATION NEAR WESTERN BLVD · JANUARY 2025

Raleigh developers have now earmarked the 12.08-acre site for a \$500 million mixed-used “live-work-play” complex...Cityplat recently purchased the 118,000 square-foot property at 4500 Western Blvd for \$14 million.”

<https://www.newsobserver.com/news/business/article250013204.html>

RALLIANT HEADQUARTERS · MARCH 2025

“Raleigh is getting a new headquarters as part of a 180-job, \$2.1 million expansion. Ralliant, a planned spin-off of Fortive Corporation (NYSE: FTV), selected the city for its headquarters after a competitive site search.

Kyle Touchstone, director of Raleigh Economic Development, said...‘To come to a new location and basically start from scratch, to build an entire team, to bring in corporate leadership ... all of the support functions ... it’s a huge undertaking for a company’”

<https://www.bizjournals.com/triangle/news/2025/03/11/fortive-ralliant-raleigh-headquarters-jobs-hiring.html>

RALEIGH PROFILE

54% Bachelor’s Degree or Higher, Ages 25+	50.7% Owner-Occupied Housing Unit Rate	543,103 Number of Housing Units. Wake County	\$85,395 Median Household Income
203K Number of Households	2.27 Number of Persons Per Household	23 min. Mean Time Travel to Work	19.2% Moved Since Previous Year
35 Median Age	\$415,800 Median Home Price	5.7% Veteran Status	481,031 Total Population

5510 SIX FORKS DEMOGRAPHICS (2026)

 MILE RADIUS	 POPULATION	 HOUSEHOLDS	 HOUSEHOLD INCOME	 DAYTIME POPULATION
1	9,954	5,119	\$102,998	3,644
3	90,137	44,558	\$109,233	69,603
5	237,442	113,362	\$112,251	147,505

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LEASING

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york

YORK PROPERTIES

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

ADDRESS

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