

NORTHCHASE II

6601 SIX FORKS ROAD, RALEIGH, NC 27615



619-855-2960
DEBNAMPROPERTIES.COM

**AVAILABLE: SUITE 350: 9,265 SF & SUITE 340: 5,084 SF
CAN BE LEASED AS CONTIGUOUS 14,349 SF SUITE**

**LEASE RATE:
\$28.50 SQ FT**

Northchase II

Northchase II is a class A office building located 2.2 miles from the thriving North hills/Midtown District.

Amenities Include

- Weekly food trucks
- Beautiful outdoor seating area with WIFI
- Cornhole
- Fountain views
- On-site property management and maintenance team
- Close proximity to North Hills and all it has to offer.
- Management hosts quarterly tenant events



Building Features

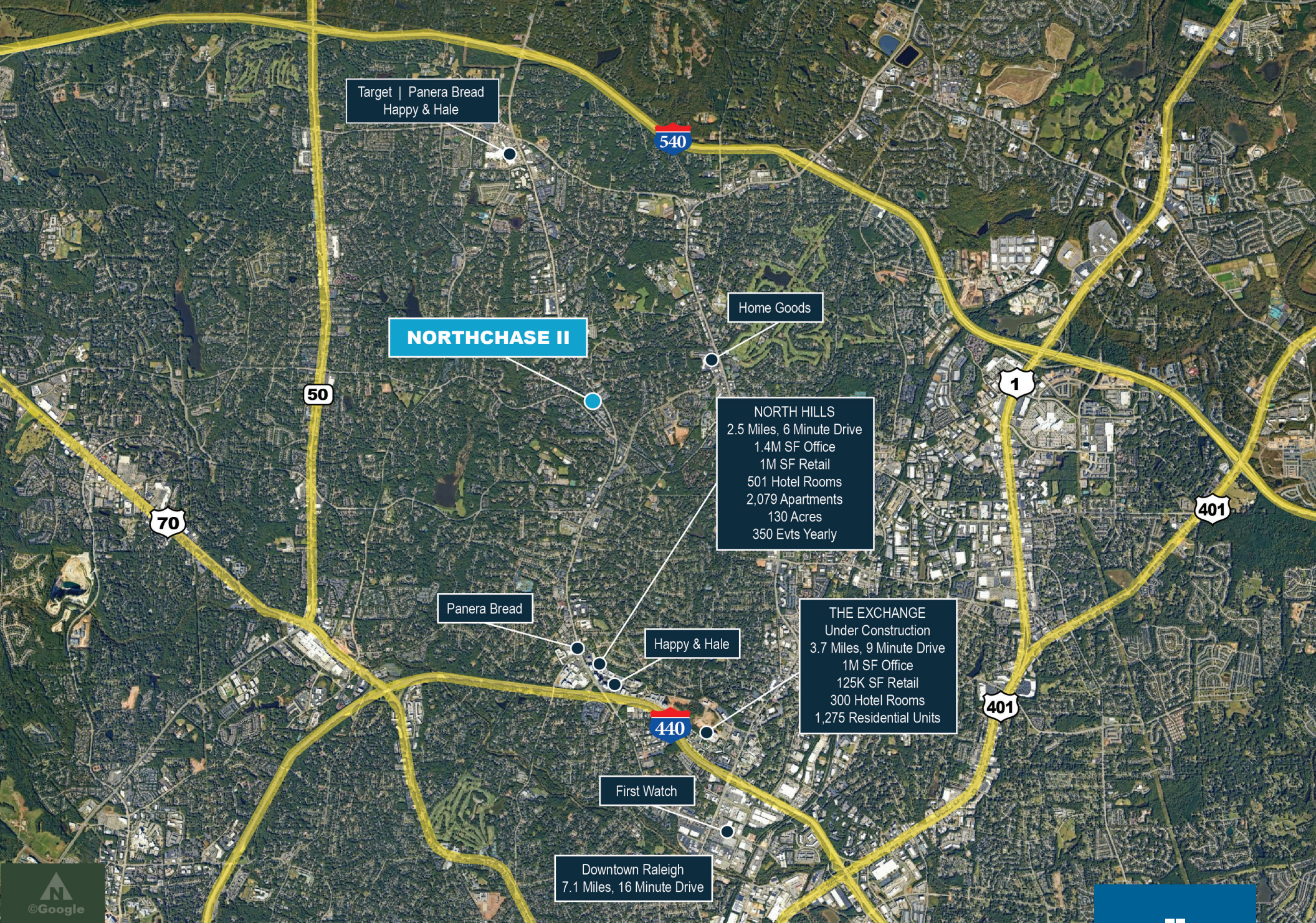
- Natural gas fired generator located at the southwestern exterior of the building.
- Separate 2,500 lb service elevator in-place.
- Fire alarm systems that include pull stations and horn/strobes mounted throughout. Fully sprinkled.
- Approximately 631 surface spaces and 11 handicap spaces; 3.74 spaces per 1,000 SF.
- Monitored access control



Floor Plan



Disclaimer: The above floor plan is not to scale.



Target | Panera Bread
Happy & Hale

NORTHCHASE II

Home Goods

NORTH HILLS
2.5 Miles, 6 Minute Drive
1.4M SF Office
1M SF Retail
501 Hotel Rooms
2,079 Apartments
130 Acres
350 Evt's Yearly

Panera Bread

THE EXCHANGE
Under Construction
3.7 Miles, 9 Minute Drive
1M SF Office
125K SF Retail
300 Hotel Rooms
1,275 Residential Units

Happy & Hale

First Watch

Downtown Raleigh
7.1 Miles, 16 Minute Drive

AREA OVERVIEW

North Carolina is on track...
to have **0% Corporate Income Tax Rate by 2030.**

The state's new **\$25.9 billion budget** includes several provisions, including pay raises for teachers and state employees, funding for broadband expansion, and increases to individual income tax deductions.

A key provision of the budget is the gradual **reduction of state corporate income tax rates** from 2.5% (already the lowest in the nation) **to 0% by 2030.**

In 2022, **CNBC ranked North Carolina as #1 in America's Top States for business**, with the nation's strongest economy.

State Features:

- **Ranked #2** in America's Top States for Business (CNBC 2024) and Best State for Business (Forbes 2019)
- **Apple Inc.'s** newest headquarters (2021)
- **VinFast** Electric Vehicle Factory (Pending 2021)
- **Tech-ready workforce**
- State ranks **#12 overall for workforce**
- **World-Class Universities**
- Highly regarded **quality of Life**
- **Amicable** business regulatory environment



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