



# 4800 FALLS

**4800 FALLS OF NEUSE**

PREMIER OFFICE SPACE FOR LEASE  
IN NORTH RALEIGH

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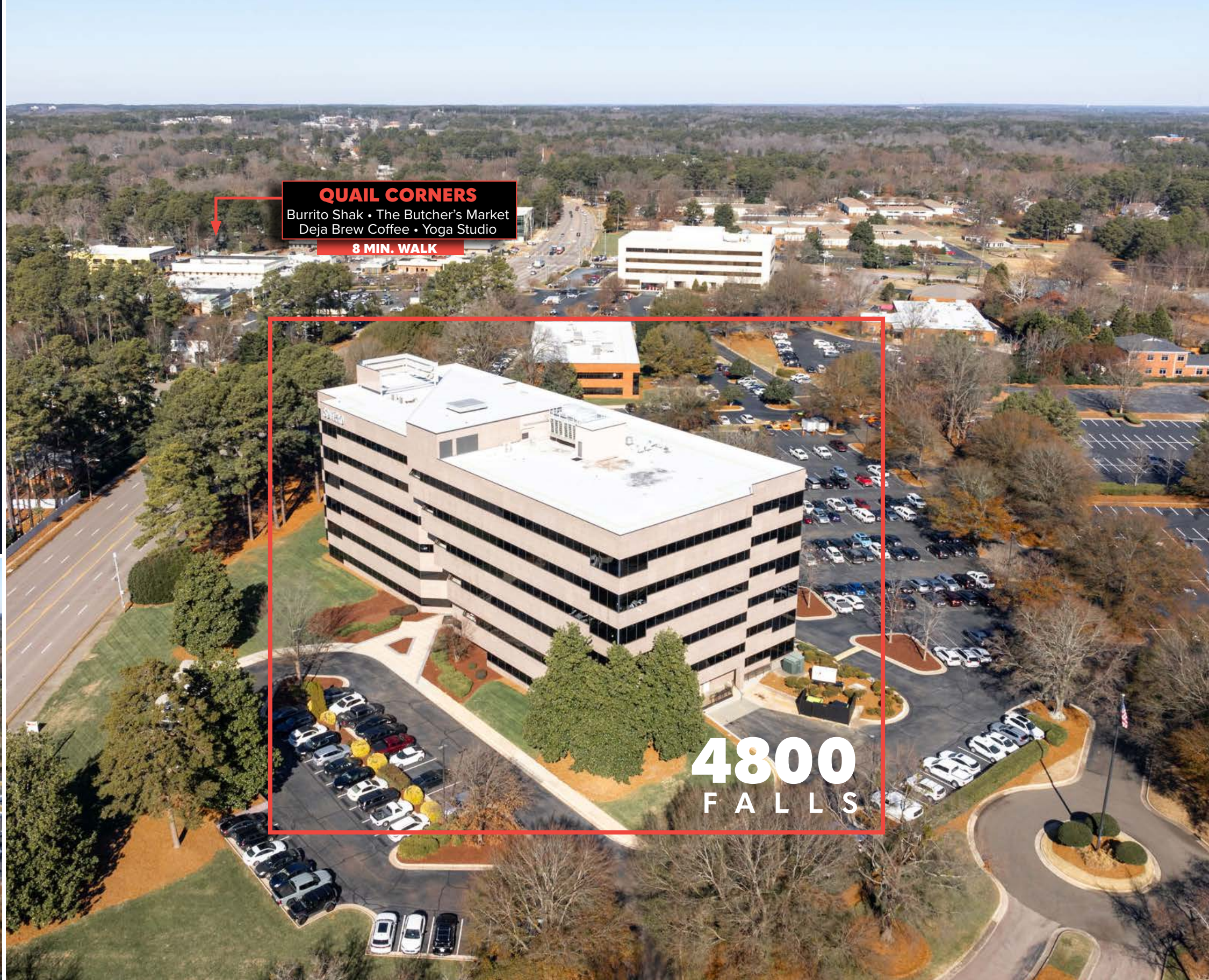
**york**

# 4800 FALLS

4800 Falls of Neuse is located within the Six Forks/  
Falls of Neuse Submarket. The location is min-  
utes from numerous retail centers, dining options,  
emerging residential and provides convenient ac-  
cess to I-440, I-540 and Capital Boulevard.



**NORTH HILLS**



**QUAIL CORNERS**

Burrito Shak • The Butcher's Market  
Deja Brew Coffee • Yoga Studio

**8 MIN. WALK**

**4800  
FALLS**

# PROPERTY DETAILS

## 4800 Falls of Neuse

### LEASE RATE

\$25.50 RSF Full Service

### AVAILABILITY

Suite 110\* | ± 9,452 RSF

Suite 120 | ± 4,601 RSF

Suite 140 | ± 2,058 RSF

Suite 500\* | ± 21,935 RSF

Suite 550\* | ± 7,163 RSF

\*Suite 110 can be demised to ± 6,003 RSF & ± 3,340 RSF

\*Suites 500 and 550 can be combined for ± 29,098 RSF

### DETAILS

- Situated in the premier Falls of Neuse submarket with convenient access to I-440, I-540, and Capital Boulevard
- Within walking distance of Deja Brew, Big Ed's Restaurant, The Butcher's Market, and Burrito Shak
- 170,192 SF Building — 6 Floors
- Excellent parking ratio at 5 per 1,000 SF
- Below market average Core Factor
- Building dock high dock and loading area
- Building generator
- Excellent value in a convenient north Raleigh location
- Close to \$2 Million of recently completed and on-going capital enhancement projects since 2017 including: renovated lobbies, restrooms, corridors, and elevator modernizations. Most notably, ownership recently converted a former management office into a Take 5 Cafe, providing tenants a quick and convenient lunch option onsite.

### FIRST FLOOR

SUITE 110  
±9,452 RSF

Can be subdivided to  
6,003 RSF & 3,340 RSF

SUITE 120  
±4,601 RSF

SUITE 140  
±2,058 RSF

### FIFTH FLOOR

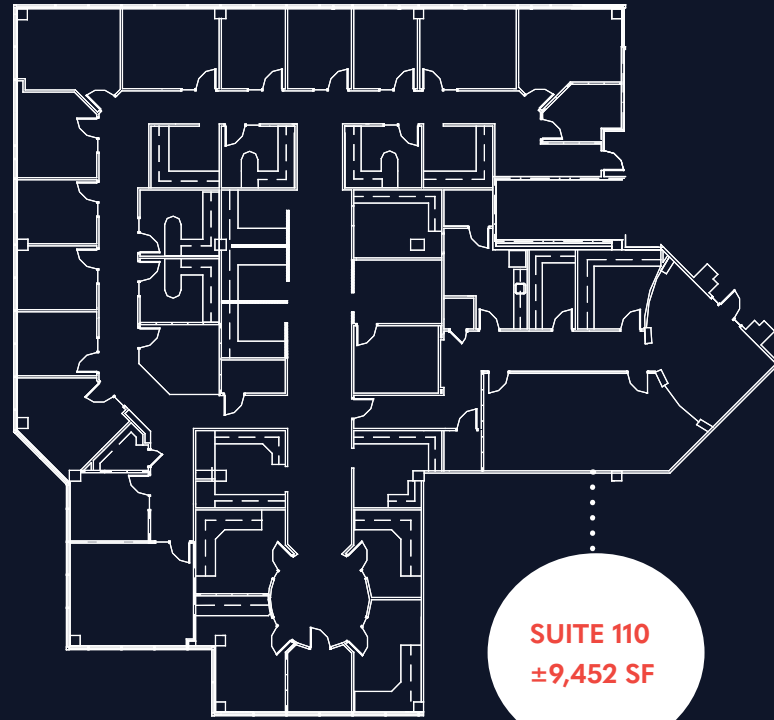
SUITE 500  
±21,935 RSF

Can be combined with  
Suite 550 for ±26,849 RSF

SUITE 550  
±7,163 RSF

Can be combined with  
Suite 500 for ±26,849 RSF



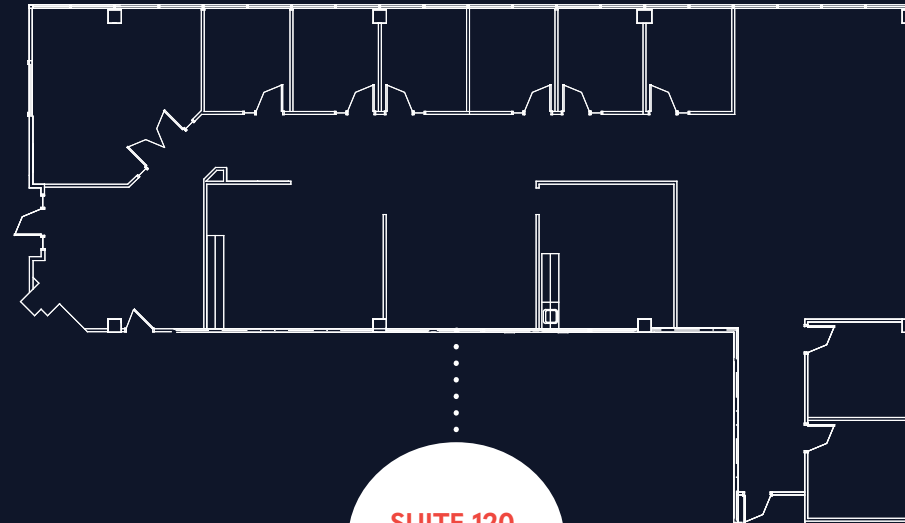
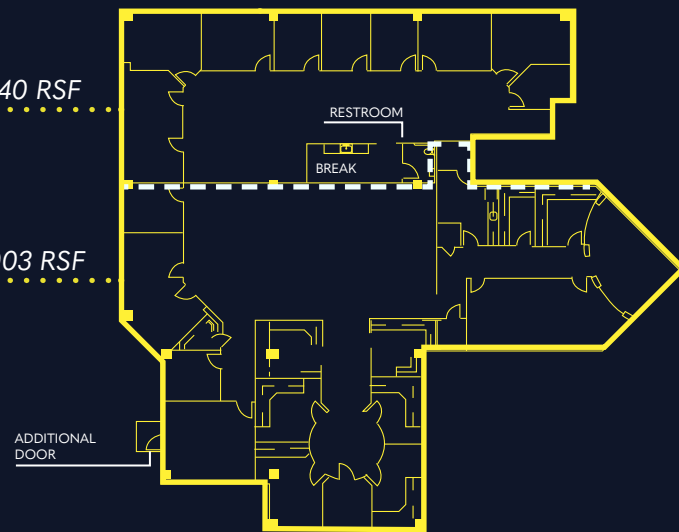


**SUITE 110**  
±9,452 SF

Potential Revised Layout

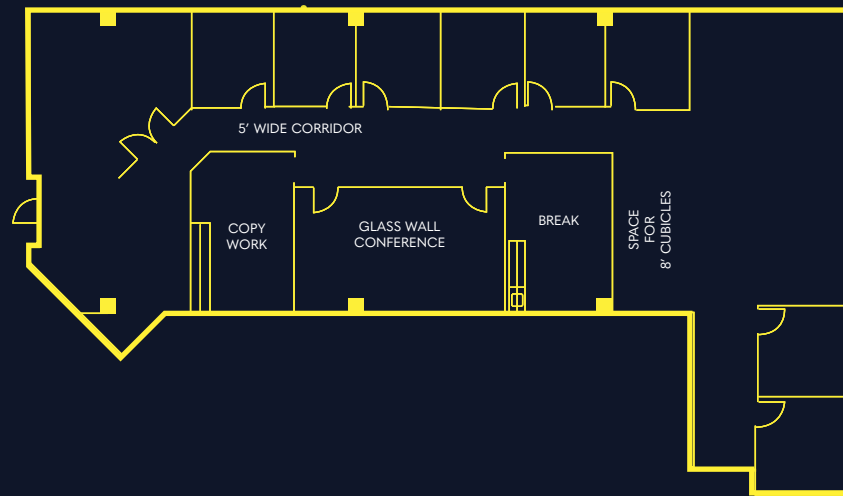
110-B: ± 3,340 RSF

110-A: ± 6,003 RSF

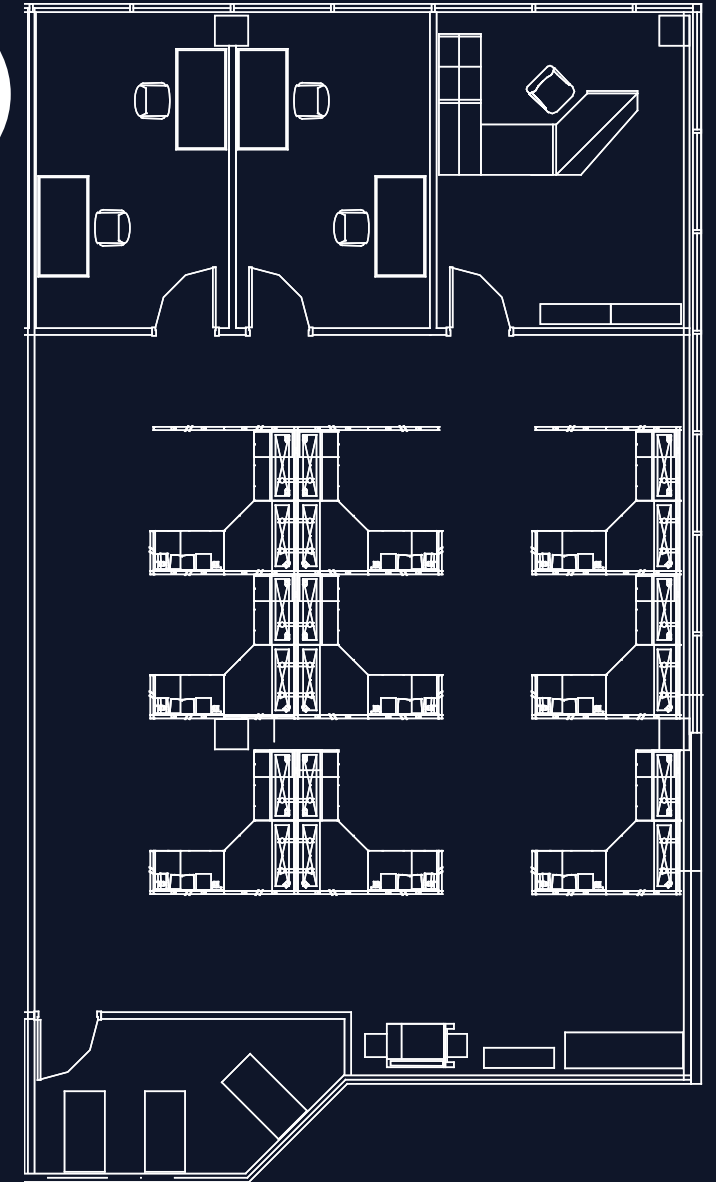


**SUITE 120**  
±4,601 SF

Potential Revised Layout

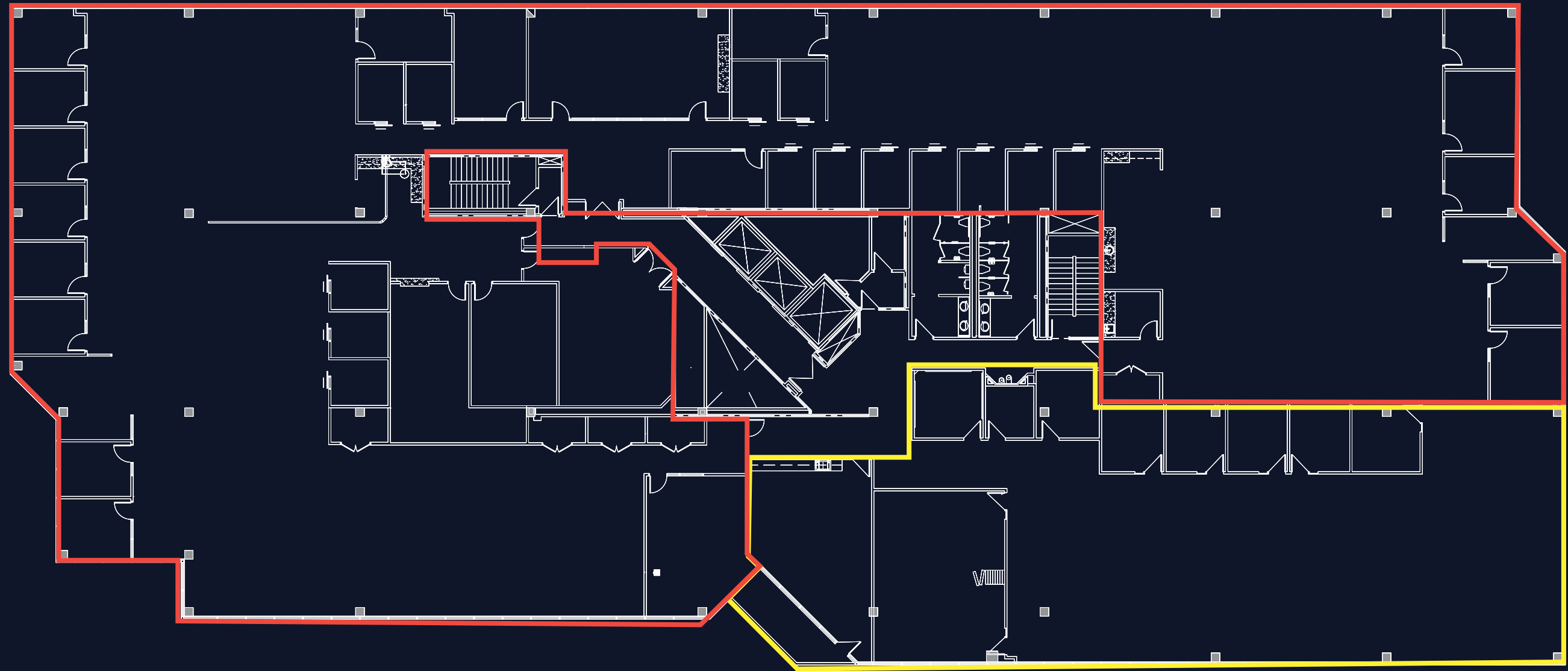


**SUITE 140**  
±2,058 SF



\*Suites 500 and 550 can be combined for ± 29,098 RSF

SUITE 500  
±21,935 SF

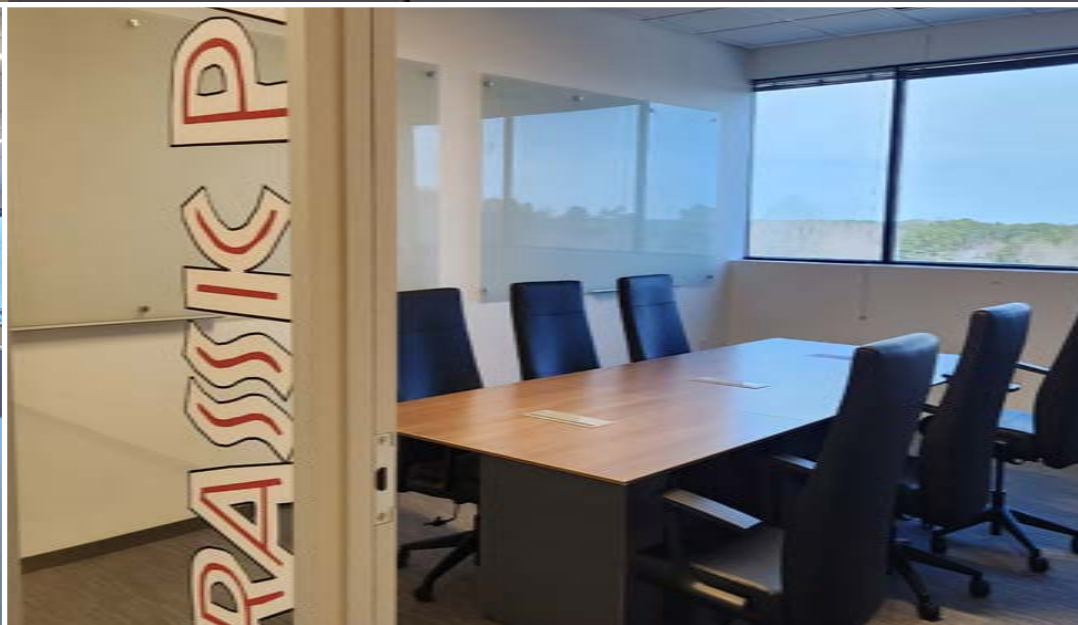


SUITE 550  
±7,163 SF



SUITE 500 INTERIOR

7





**4800**  
FALLS OF NEUSE

36,783 VPD

16,652 VPD

24,122 VPD

**DRIVE TIMES** from 4800 Falls of Neuse

Research Triangle Park.....	20 Min
RDU Airport.....	19 Min
Downtown Raleigh.....	10 Min
I-540.....	7 Min
I-440.....	4 Min

FALLS VILLAGE

NORTH RIDGE COUNTRY CLUB

NORTH RIDGE

TRIANGLE TOWN CENTER

QUAIL CORNERS

CAPITAL CROSSING

CRABTREE VALLEY MALL

NORTH HILLS

CAROLINA COUNTRY CLUB

HOLLY PARK

MIDTOWN EAST

DOWNTOWN RALEIGH

## RALEIGH ACCOLADES

### #1 BEST-PERFORMING LARGE METRO AREA

Milken Institute · January 2025

### #1 BEST CITIES TO DRIVE

Wallet Hub · October 2024

### #3 FASTEST GROWING U.S. CITY FOR CONSTRUCTION

CoreLogic · January 2025

### #7 FASTEST GROWING CITIES IN THE U.S.

U-Haul · January 2025

### #5 FASTEST GROWING HOUSING MARKET

Storage Cafe · August 2024

### #4 BEST CITIES FOR HEADQUARTERS

Triangle Business Journal · January 2025

## 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/article299023900.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>

## 4800 FALLS OF NEUSE DEMOGRAPHICS (2024)

 MILE RADIUS	 POPULATION	 HOUSEHOLDS	 HOUSEHOLD INCOME	 DAYTIME POPULATION
1	10,766	4,973	\$90,065	11037
2	94,181	44,310	\$95,887	74,907
3	243,784	113,162	\$103,268	167,005

# 4800 FALLS

## 4800 FALLS OF NEUSE

### LEASING

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### YORK PROPERTIES

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