

OFFICE **FOR** LEASE

PROPERTY

North Ridge Office Center

ADDRESS

1037 Bullard Court, Suite 208 | Raleigh NC 27615



1,024 SF



Reception



Conference



Prime Location

Leasing
Agent

Gardenia Buendia

Commercial Broker

(919) 645.2782

gardeniabuendia@yorkproperties.com



Lease Rate

\$1,600/mo

Suite 100

This suite includes a reception area, two 10' x 14' offices, a larger 10' x 17' conference room, private bath, storage and kitchenette.

■ **1,024 SF | \$1,600 per month***

*tenant responsible for electricity, water, and janitorial

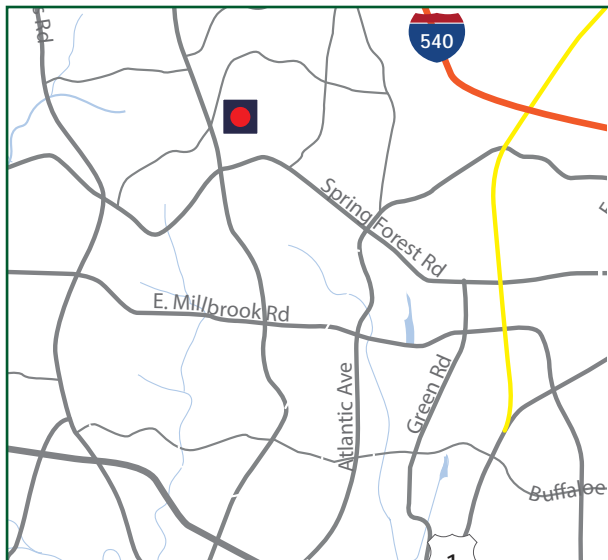
■ **Furnished with phone system included**

■ **Second floor end unit condominium with windows in every office**

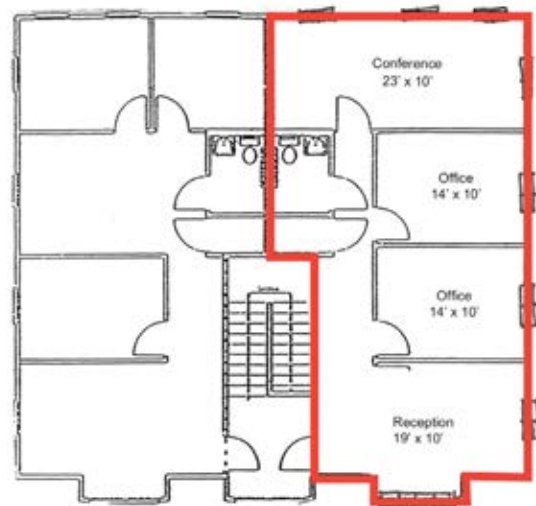
■ **Built in 1997, new carpet and paint**



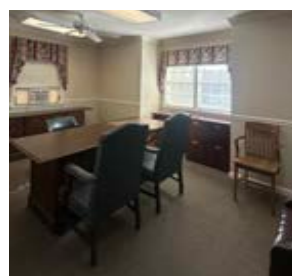
Location



Floorplan



Inside View



Area Amenities

The property sits in the North Ridge area of North Raleigh, a mixed residential and commercial neighborhood with convenient access to nearby shopping, dining, and major roads. The area is part of a walkable community with nearby parks and services, reflecting a balanced suburban setting with everyday amenities within a short drive.



Photos



City of Raleigh

Raleigh consistently ranks among the fastest-growing cities in the nation, fueled by a diverse economy and strong job market. Known as part of the renowned Research Triangle, it is home to a highly educated workforce, major universities, and numerous technology and life science companies. The city offers a vibrant quality of life, with award-winning dining, cultural attractions, and abundant green space. With its combination of business opportunity and lifestyle appeal, Raleigh continues to attract top talent, investment, and corporate growth.

Demographics

January 2026

[1037 Bullard Court] [Raleigh, NC]		1 mi radius	3 mi radius	5 mi radius
POPULATION	2025 Estimated Population	10,582	85,107	218,741
	2030 Projected Population	10,317	87,881	226,215
	2020 Census Population	10,875	83,532	213,906
	2010 Census Population	10,684	75,934	188,568
	Projected Annual Growth 2025 to 2030	-0.5%	0.7%	0.7%
	Historical Annual Growth 2010 to 2025	-	0.8%	1.1%
	2025 Median Age	41.9	38.9	38.9
HOUSEHOLDS	2025 Estimated Households	5,055	40,155	98,819
	2030 Projected Households	5,051	42,598	104,751
	2020 Census Households	5,035	37,107	91,780
	2010 Census Households	4,792	32,911	79,314
	Projected Annual Growth 2025 to 2030	-	1.2%	1.2%
	Historical Annual Growth 2010 to 2025	0.4%	1.5%	1.6%
EDUCATION	2025 Estimated Elementary (Grade Level 0 to 8)	0.8%	3.4%	3.3%
	2025 Estimated Some High School (Grade Level 9 to 11)	0.7%	3.1%	2.8%
	2025 Estimated High School Graduate	12.2%	13.5%	13.6%
	2025 Estimated Some College	14.8%	15.2%	14.6%
	2025 Estimated Associates Degree Only	8.7%	6.7%	6.6%
	2025 Estimated Bachelors Degree Only	42.1%	37.4%	37.0%
	2025 Estimated Graduate Degree	20.8%	20.7%	22.0%
INCOME	2025 Estimated Average Household Income	\$132,740	\$128,861	\$143,529
	2025 Estimated Median Household Income	\$96,116	\$99,920	\$108,398
	2025 Estimated Per Capita Income	\$63,434	\$60,835	\$64,886
BUSINESS	2025 Estimated Total Businesses	953	9,055	17,099
	2025 Estimated Total Employees	6,113	69,088	131,885
	2025 Estimated Employee Population per Business	6.4	7.6	7.7
	2025 Estimated Residential Population per Business	11.1	9.4	12.8