

FLEX SPACE  
FOR LEASE!



# GREEN OAKS BUSINESS CENTER

280 PREMIER DR.

FLEX SPACE FOR LEASE  
HOLLY SPRINGS

**york**

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# PROPERTY DETAILS

280 Premier Drive

## LEASE RATE

\$17.00 PSF | NNN

## TICAM

\$3.36 PSF

## AVAILABILITY

**Bldg 280** | Suite 121/123 | ± 2,640 SF

Available July 1, 2026

## DETAILS

- Located off Hwy 55 in the newly developed Holly Springs Business Park with convenient access to US-1 and I-540
- Less than 1 mile from shopping and dining options at both Holly Springs Towne Center & South Park Village
- Ample parking available for employees and customers
- Customizable lease options to suite your business needs
- Mix of office/showroom and storage options available
- Glass storefront with roll-up door in rear



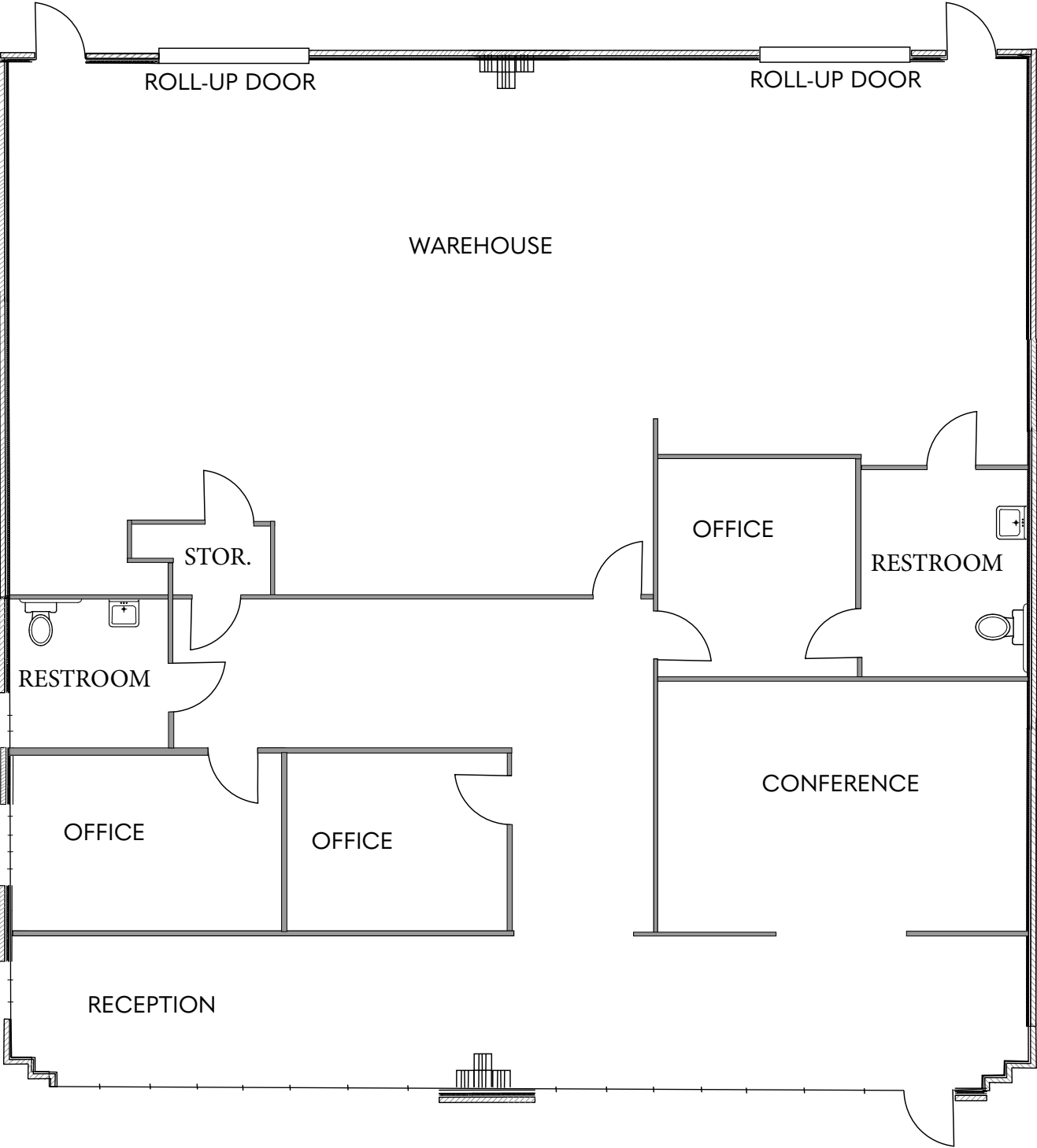
## 280 PREMIER DR.

- 2 end-cap combined spaces totaling ± 2,640 sf
- Fully conditioned
- Reception/Check-in area, offices and storage
- Optional roll-up drive-in door
- General parking available
- Building signage

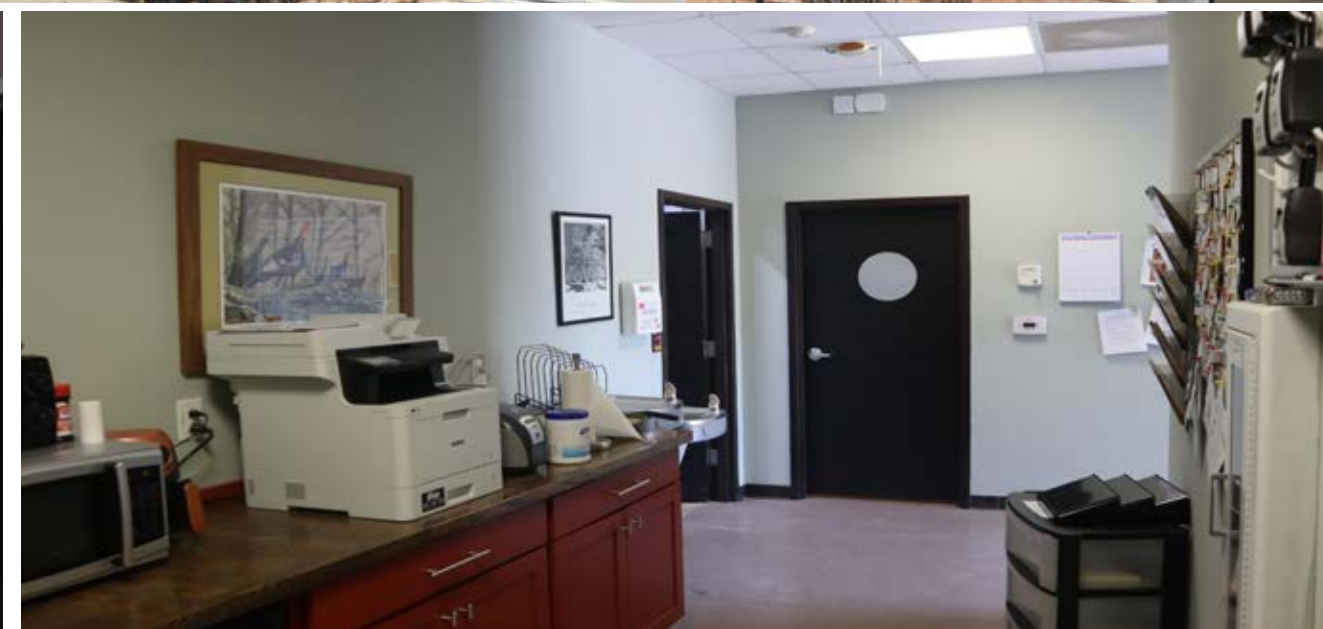
SUITES  
121/123

280 PREMIER DR.

SUITE 121/123  
± 2,640 SF



280 PREMIER DR - PHOTOS



**TING PARK**  
Home of the Holly Springs Salamanders

**JONES PARK**

**Bombshell Beer Company**

**DOWNTOWN HOLLY SPRINGS**

- HOLLY SPRINGS TOWNE CENTER**
- Marshall's
  - Dicks
  - Dressbarn
  - ULTA
  - PetCo
  - Michaels
  - Target
  - Starbucks
  - Wendy's
  - Crumbl
  - Massage Envy
  - Marco's Pizza
  - Buffalo Wild Wings
  - Olive Garden
  - Zaxby's
  - Chili's
  - Panera Bread
  - Texas Roadhouse
  - Dave's Hot Chicken
  - Nothing Bundt Cake

NEW HILL RD.

W. BALLENTINE ST.

N. MAIN STREET

W. HOLLY SPRINGS RD

AVENT FERRY ROAD

**Carolina Brewing Company**



**FUJIFILM**  
· 650 Full time employees  
1.5 MILES

**280 PREMIER DR.**



**SEQIRUS** · 550 Full time employees  
.25 MILE

55

- SOUTHPARK VILLAGE**
- ABC Liquor Store
  - Back in Action Physical Therapy
  - BB&T
  - Chick-fil-A
  - Carolina Family Vision
  - CVS Pharmacy
  - DairyQueen
  - Harris Teeter
  - SunTrust
- SHOPPES AT HOLLY SPRINGS**
- Walmart
  - Mathnasium
  - Mattress Firm
  - Fantastic Sam's

# HOLLY SPRINGS, NC | CITY PROFILE



POPULATION

41,239

PEOPLE  
PER  
SQUARE  
MILE



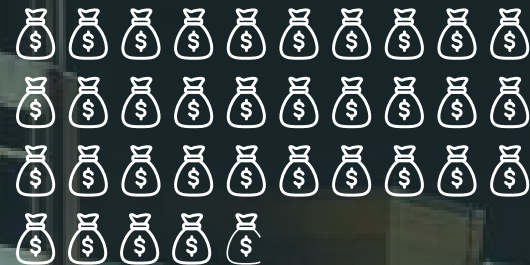
3,228.1



AVG. COMMUTE

23.6 MIN

MEDIAN  
HOUSEHOLD  
INCOME \$132,435



MEDIAN AGE

36.3



MEDIAN  
PROPERTY VALUE

\$612,000



## ACCOLADES

#1

Safest City in North Carolina - 2025  
*SafeWise*

#2

Best Farmers Market in the South-east - 2025  
*WalletHub*

#5

Best Place to Live in North Carolina  
*- HomeSnacks 2021*

## ABOUT HOLLY SPRINGS

Holly Springs, North Carolina, is a charming and rapidly growing town located in Wake County, just southwest of Raleigh. Known for its family-friendly atmosphere, excellent schools, and vibrant community, Holly Springs has become a sought-after place to live and work. Here are some key highlights about the town:

### Community and Lifestyle

- Offers a small-town feel with modern amenities, making it an ideal place for families and professionals
- The town is known for its safety, often ranking as one of the safest cities in North Carolina.
- It boasts a strong sense of community, with numerous events, festivals, and activities throughout the year.

### Parks and Recreation

- Home to beautiful parks, greenways, and recreational facilities, including Bass Lake Park and Womble Park
- The town offers a variety of outdoor activities, from hiking and fishing to sports leagues and playgrounds

### Economic Growth

- Holly Springs is home to a growing biotech and life sciences industry, with companies like FUJIFILM Diosynth Biotechnologies establishing a presence in the area

[hollyspringsnc.gov](http://hollyspringsnc.gov)

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**280 PREMIER DR.**

## LEASING

Judson McMillan  
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## MARKETING

Shelby Bouquin  
[shelbybouquin@yorkproperties.com](mailto:shelbybouquin@yorkproperties.com)

## YORK PROPERTIES

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

## ADDRESS

2108 Clark Avenue  
Raleigh, NC 27605

## ONLINE

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