



313 CHAPANOKE RD

RALEIGH, NC 27603

OFFICE FOR LEASE

york



LEASING AGENT

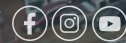
THOMAS GOODWIN

thomasgoodwin@yorkproperties.com
919.645.2772

YORK PROPERTIES

2108 Clark Avenue
Raleigh, NC 27605
919.821.1350

yorkproperties.com
@yorkproperties1



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313 CHAPANOKE RD

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Flexible Office Space Available: Located on ± 4.98 acres, this $\pm 85,000$ SF building offers suites from $\pm 6,000$ to $\pm 21,505$ RSF. Tenants benefit from ample parking, elevator service, and full-service lease terms, making it an excellent fit for a variety of office and institutional uses.



Strategic South Raleigh Location



DETAILS

AVAILABLE SPACE

BUILDING SPECIFICATIONS

Lot Size: ±4.98

Pin: 1702524656

Zoning: IX-3 (no churches)

Building Size: ± 85,000 rsf

Year Built: 1998

Parking: 365 Surface Parks or 4.3 per 1,000 SF

AVAILABILITY

Lower Level: ± 15,505 RSF

2nd Floor: ± 6,000 RSF

RATE

\$18.50 PSF Full Service

LOCATION

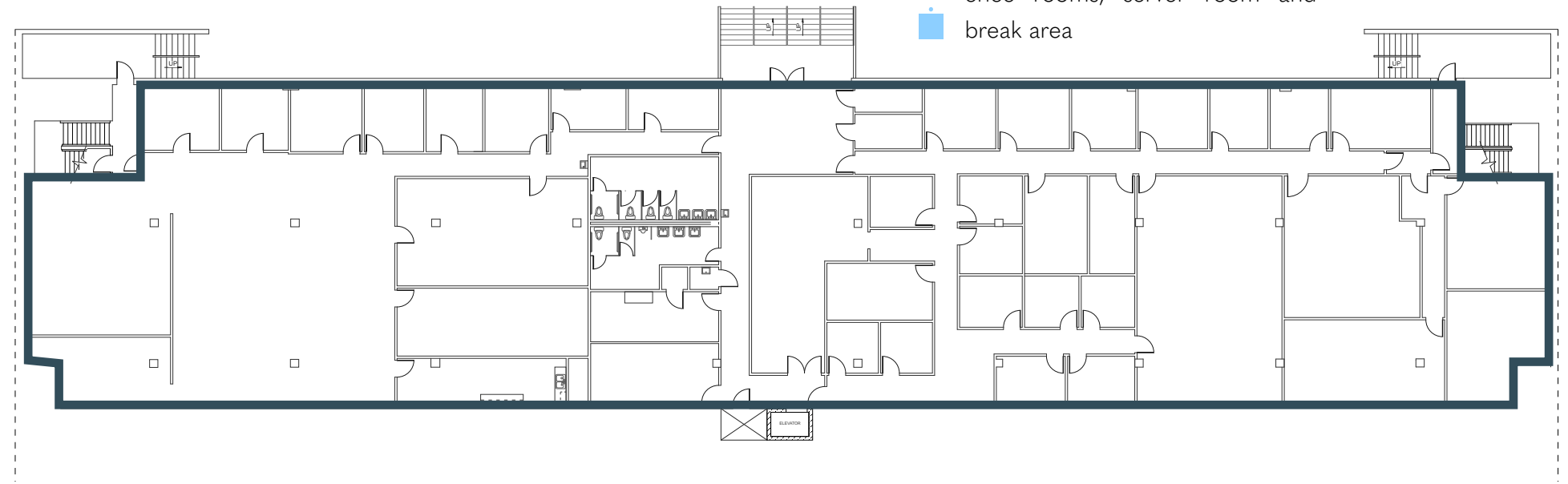
Located along Raleigh's thriving South Saunders corridor, this ±85,000 SF office property offers a prominent presence with convenient access to downtown Raleigh and major regional transportation routes



LOWER LEVEL

± 15,505 RSF

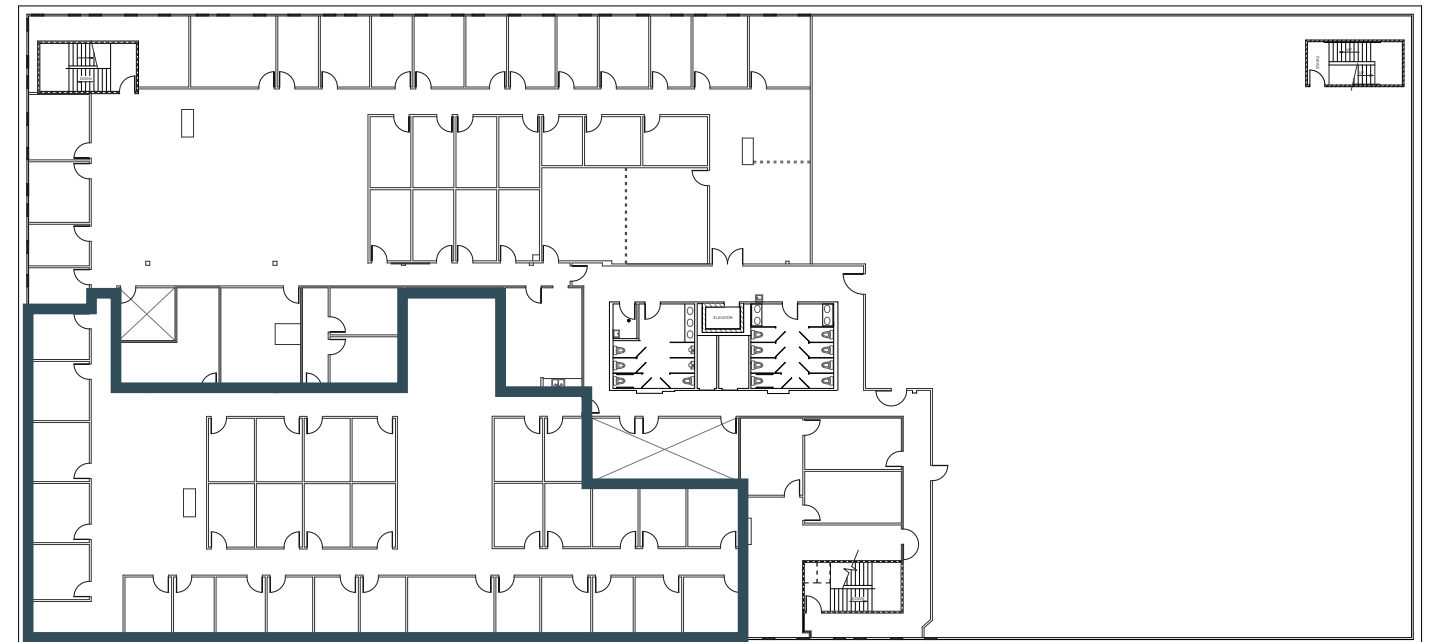
Multiple private offices, conference rooms, server room and break area



2ND FLOOR

± 6,000 RSF

Multiple private offices, conference rooms, server room and break area



LOCATION

SCAFFOLD



STATE FARMERS MARKET

DIX PARK



DOWNTOWN RALEIGH



TRYON RD

313 CHAPANOKE RD

belk Denny's SUBWAY Auto Zone Walmart SUPERCENTER

golden corral Buffet & Grill



HAMMOND RD

Lowe's Home Improvement Warehouse McDonald's KFC FIREHOUSE SUBS FOUNDED BY FIREMEN

IHOP RESTAURANT

GARNER

RALEIGH ACCOLADES

#1 BEST-PERFORMING LARGE METRO AREA

Milken Institute · January 2025

#3 BEST STATE CAPITAL TO LIVE IN

WalletHub · February 2025

#3 FASTEST GROWING U.S. CITY FOR CONSTRUCTION

CoreLogic · February 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/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

52.4%

Bachelor's Degree or Higher, Ages 25+

51.2%

Owner-Occupied Housing Unit Rate

476,870

Number of Housing Units. Wake County

\$82,424

Median Household Income

197K

Number of Households

2.37

Number of Persons Per Household

23.4 min.

Mean Time Travel to Work

20.6%

Moved Since Previous Year

34

Median Age

\$377,800

Median Home Price

5.4%

Veteran Status

482,295

Total Population

313 CHAPANOKE RD DEMOGRAPHICS (2026)

| MILE RADIUS | POPULATION | HOUSEHOLDS | HOUSEHOLD INCOME | DAYTIME POPULATION |
|-------------|------------|------------|------------------|--------------------|
| 1 | 7,200 | 2,592 | \$111,256 | 4,524 |
| 3 | 66,342 | 25,962 | \$102,469 | 37,744 |
| 5 | 190,847 | 78,116 | \$118,561 | 99,075 |

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

ADDRESS

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