



PILOT MILL

OFFICE SUITE FOR LEASE

1101 Haynes Street, Raleigh, NC 27604

AGENT

Peter Pace, SIOR · peterpace@yorkproperties.com
919.645.2770



PROPERTY DESCRIPTION

OFFICE FOR LEASE

AVAILABILITY

Suite 105

± 1,015 RSF

\$34.50 PSF

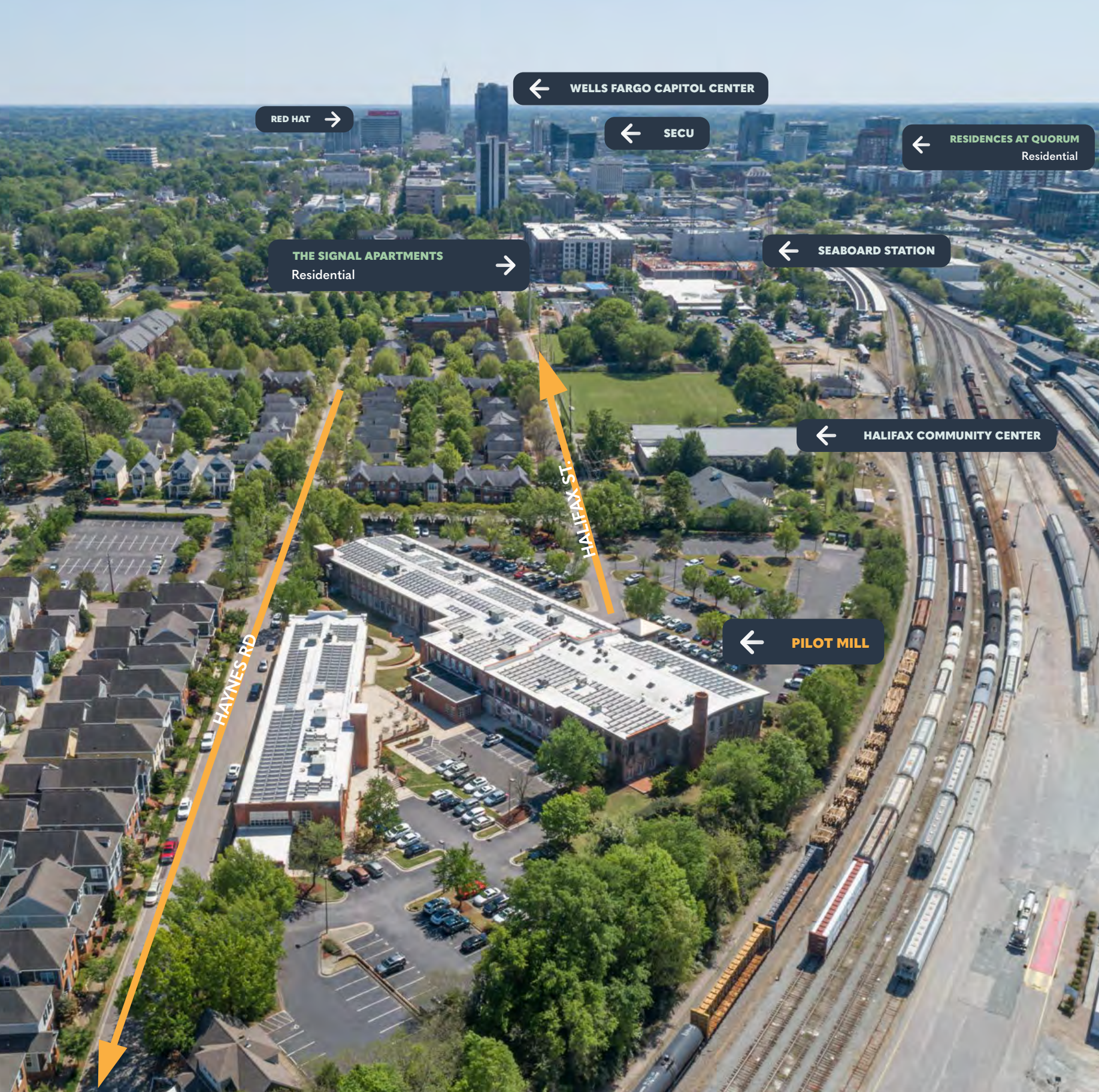
LEASE RATE

DETAILS

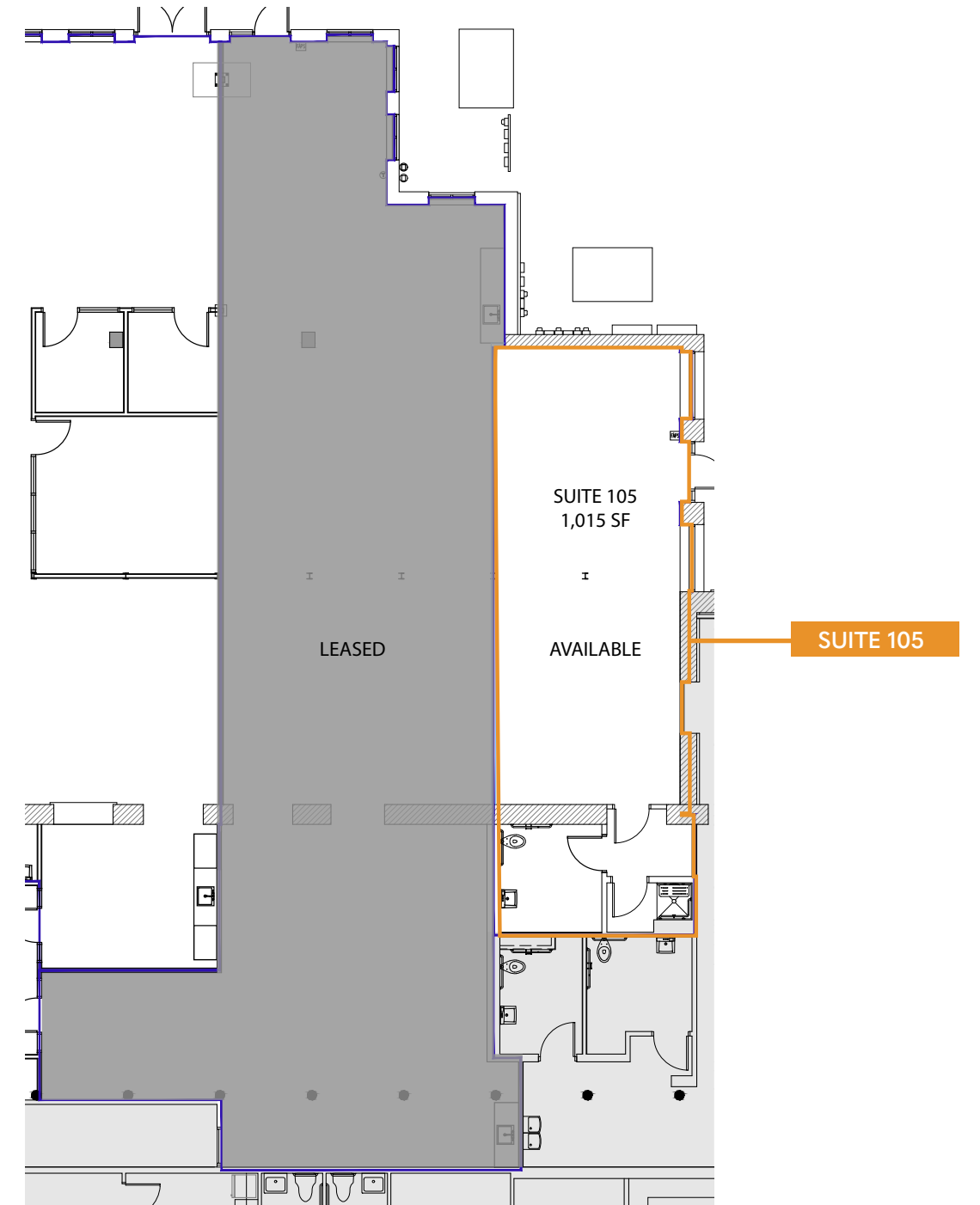
- Located just north of Downtown Raleigh within walking distance to shops and restaurants of Seaboard Station
- On-site parking and common area patios
- Space is mainly open and the Landlord can build to suit the interior to the Tenant's needs
- 14' Ceilings
- Available Now



york



± 1,015 RSF
SUITE 105



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/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>

RALEIGH PROFILE

53.9%

Batchelor’s Degree or Higher

53%

Owner Occupied Housing Unit Rate

217,866

Number of Housing Units

\$74,612

Median Household Income

194,917

Number of Households

2.3

Number of Persons Per Household

21.6 min.

Mean Time Travel to Work

20.6%

Moved since previous year

35

Median Age

\$340,000

Median Home Price

5.4%

Veteran Status

474,069

Total Population

PILOT MILL 2025 DEMOGRAPHICS

| MILE RADIUS | POPULATION | HOUSEHOLDS | HOUSEHOLD INCOME | DAYTIME POPULATION |
|-------------|------------|------------|------------------|--------------------|
| 1 | 15,664 | 8,922 | \$134,198 | 16,127 |
| 3 | 106,450 | 46,577 | \$109,069 | 103,526 |
| 5 | 256,211 | 111,490 | \$93,316 | 178,511 |

PILOT MILL

LEASING

Peter Pace, SIOR
919.645.2770 • peterpace@yorkproperties.com

MARKETING

Victoria Eaton
victoriaeaton@yorkproperties.com

YORK PROPERTIES

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

ADDRESS

2108 Clark Avenue
Raleigh, NC 27605

ONLINE

[@yorkproperties1](https://www.yorkproperties.com)
www.yorkproperties.com