

OFFICE SPACES FOR LEASE

9204 FALLS OF NEUSE ROAD

SUITE 110 — 2 STORY UNIT | RALEIGH, NC 27615



NATRI PROPERTIES

PROPERTY OVERVIEW

Highly visible office building along Falls of Neuse Road in North Raleigh. The property provides flexible layouts, ample parking, and convenient access to I-540.

ADDRESS 9204 Falls of Neuse Road, Suite 110
Raleigh, NC 27615

BUILDING SIZE 5,836 RSF

AVAILABLE SPACE 2,250 SF across two (2) stories

First Floor:

- Key-man Office
- One (1) Office
- Conference Room
- Kitchen
- Bathroom

Second Floor:

- Four (4) Offices
- Bathroom
- Break Counter

RENTAL RATE \$2,650.00 per month, plus utilities

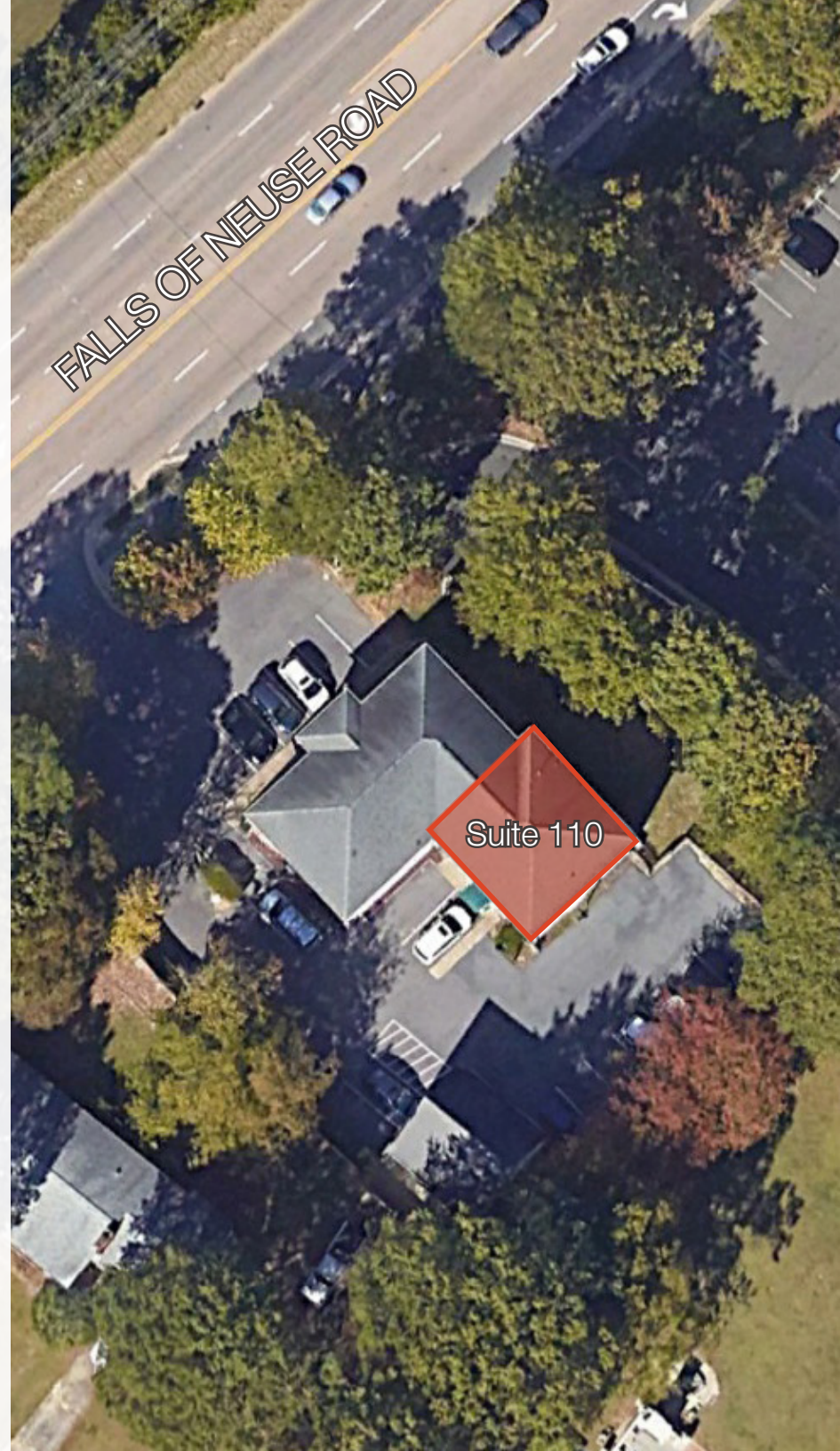
HIGHLIGHTS

- Zoned O-I
- Ample parking
- Nicely appointed with windows
- Easy access to North Raleigh and I-540

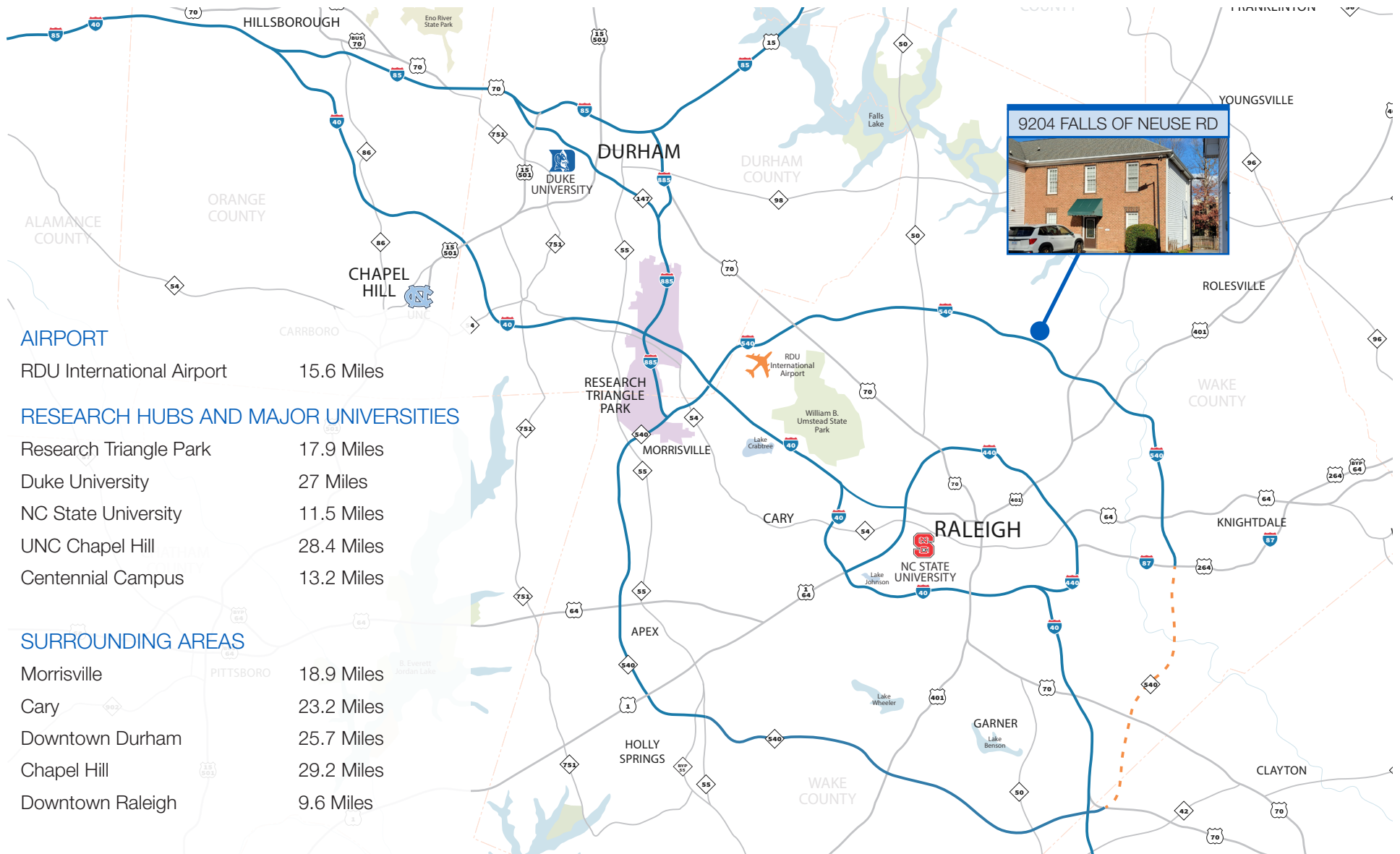
CONTACT

JOAQUIN CANALS | 919.714.7124 | jcanals@triprop.com

NAITRI PROPERTIES



TRIANGLE REGION



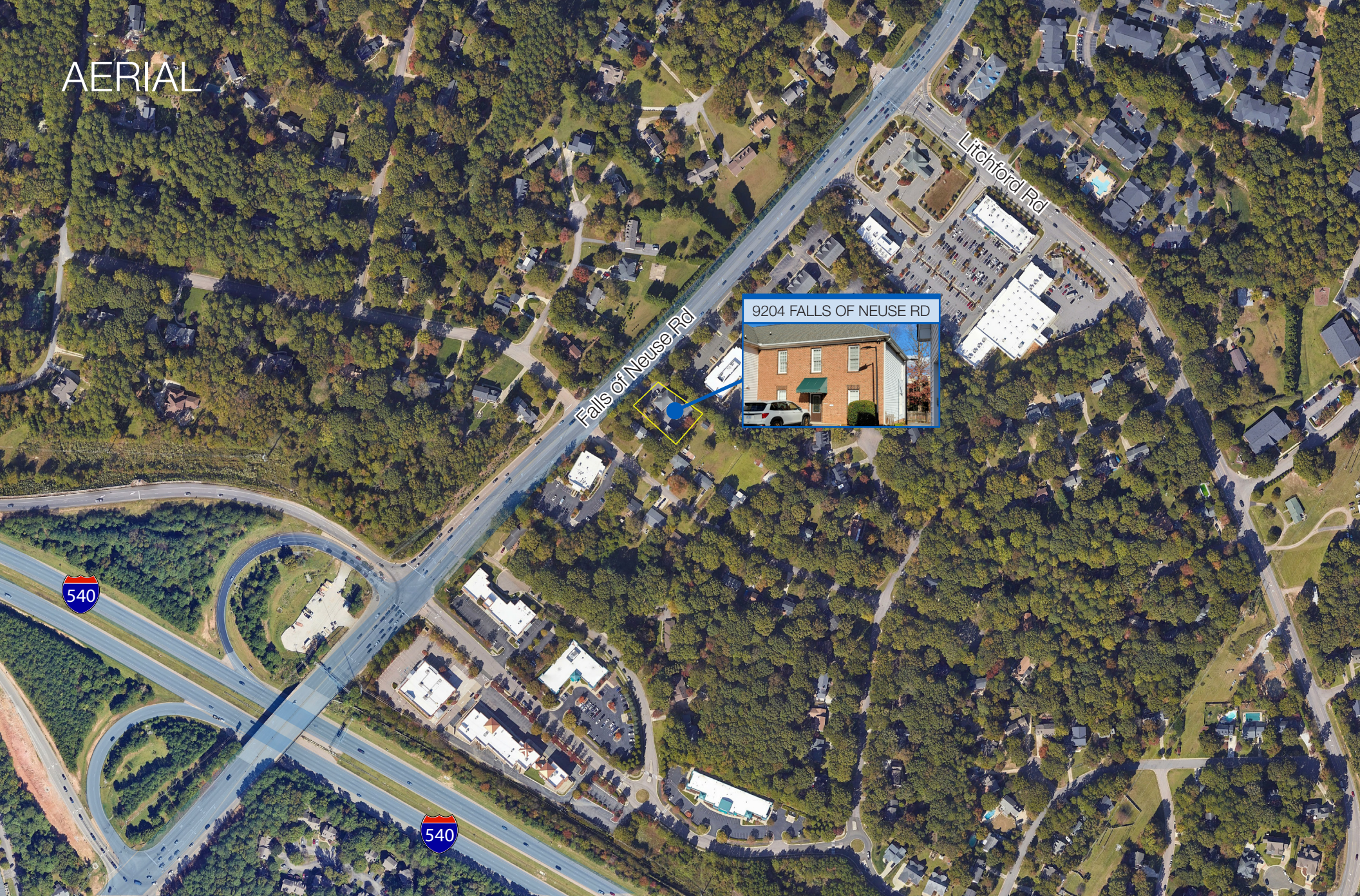
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AERIAL



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NAITRI PROPERTIES

AMENITIES

The property benefits from direct frontage on Falls of Neuse Road with strong daily traffic counts and is conveniently positioned near Interstate 540, providing efficient connectivity throughout the Raleigh metro area. The site allows for easy access to Downtown Raleigh, Wake Forest, and surrounding North Raleigh neighborhoods, and is situated near a variety of retail, dining, and service amenities.

SHOPPING

Bombay Central Raleigh
Dollar General
Harris Teeter
Hollywood Feed
Kohl's
Massage Envy
Oak City Fibers Yarn Store
Sprout's Farmers Market
Salon Lofts
Sports Clips
Food Lion
Walgreens
Westlake Ace Hardware
Valvoline Instant Oil Change

DINING

Bad Daddy's Burger Bar
Bella Italia Raleigh
Biryani Maxx Raleigh
Bojangles
Bruster's Real Ice Cream
City Barbecue
Crafty Beer Shop
Eggs Up Grill
Falls River Cafe
Farina Neighborhood Italian

Franco's Prime
Hibernian Irish Pub
Jersey Mike's Subs
Jubala Coffee
Juicekeys
Lemongrass Thai Restaurant
Los Tres Vaqueros
Marco's Pizza
McDonald's
Moe's
Nantucket Grill
New York Bagels & Deli
Oh Mochi Raleigh
Pizza Hut
Taza Grill
The Hop Yard
The Picked Onion Restaurant
The Piper's Restaurant
Tookie's Grill
River Pub
Southern Craft Sandwiches
Sake House
Starbucks Coffee
Sushi One
Yaba Mediterranean Grill
Vinos Finos Tapas and Wine Bar

HEALTHCARE

Adam and Cheek Dentistry
Allergy, Asthma & Sinus Center, PA
Audrey Echt Dermatology
Capital Primary Care
Durant Road Pediatrics
Falls River Court Memory Care
Falls River Pharmacy
Legacy Healthcare Services
Raleigh Hearing and Tinnitus Center
Raleigh Pediatric Associates
North Raleigh Dental Studio
North Ridge Dental
Nu Image Surgical & Dental Implant
Okam Healthcare Services
WakeMed North Hospital
Wake Orthopedics Urgent Care

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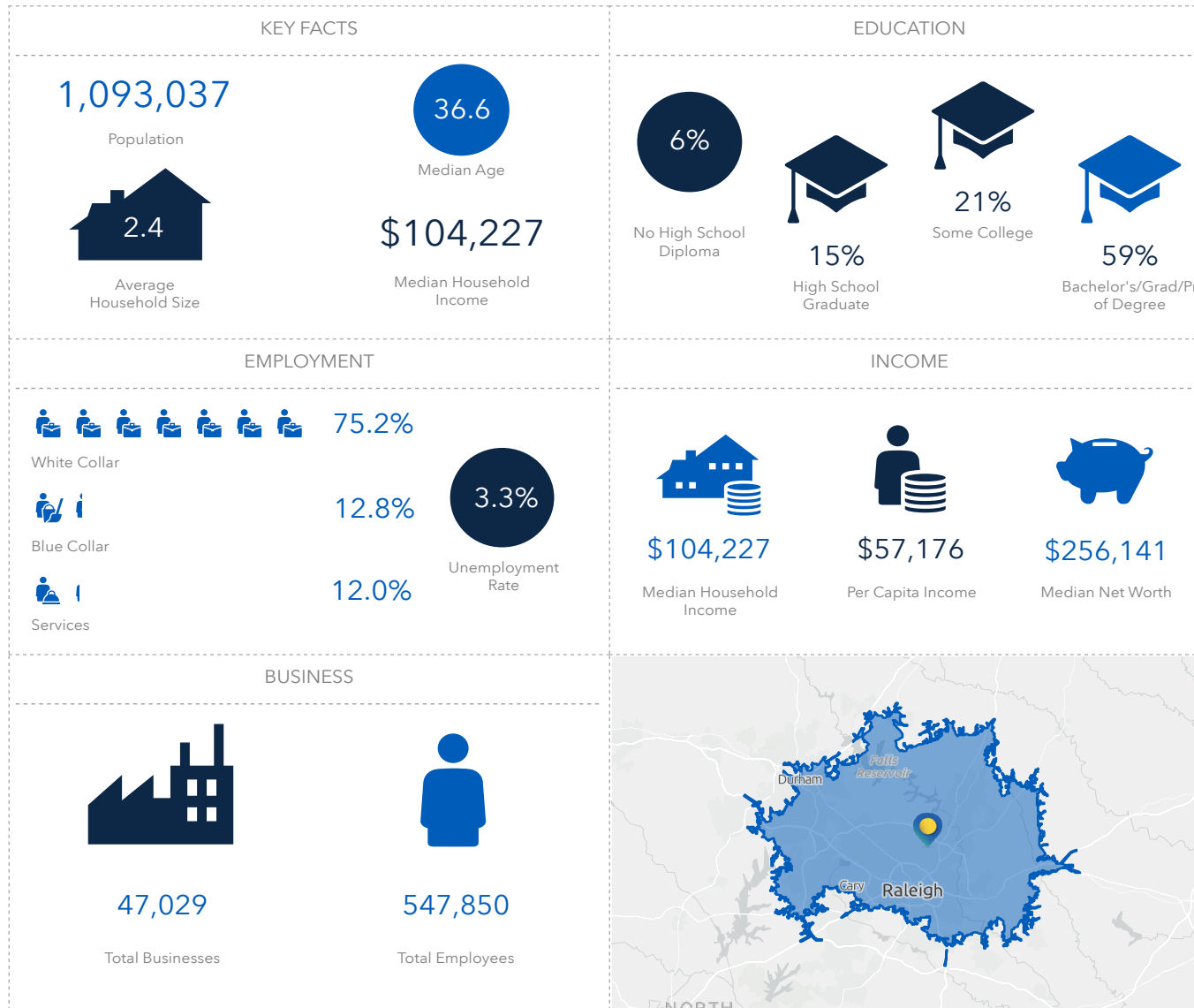
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DEMOGRAPHICS

27 MINUTE DRIVE TIME



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