



*RALEIGH, NC 27608*

**790 PERSHING RD**

**OFFICE FOR LEASE | ONLY TWO SUITES REMAINING**



## PROPERTY DESCRIPTION

790 Pershing Road is ideally positioned in the Wake Forest Road/ Atlantic Avenue/Capital Boulevard submarket near Five Points and Iron Works, centrally located between Downtown Raleigh and Midtown. The property features two independent 2,139 SF office suites with excellent glass lines, open work areas, break rooms, and exclusive restrooms.

## AVAILABILITY

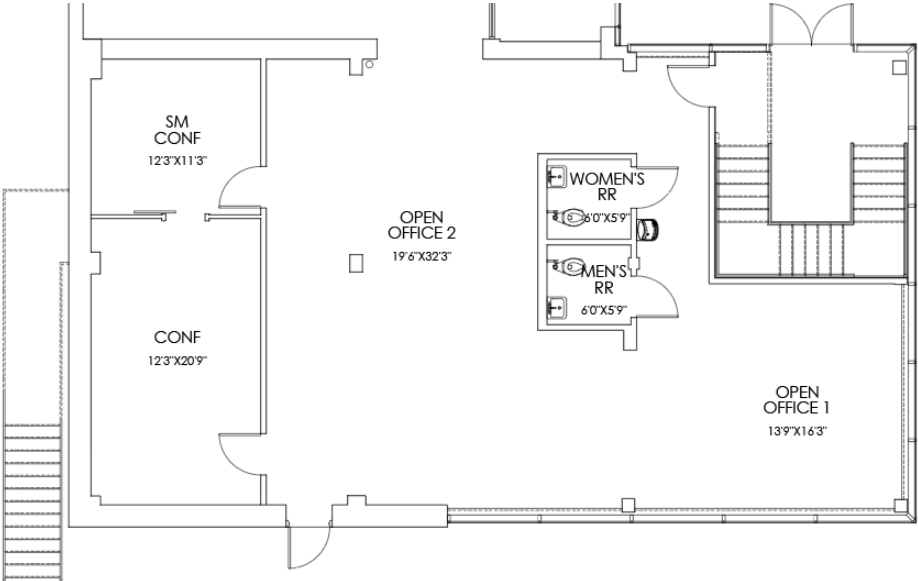
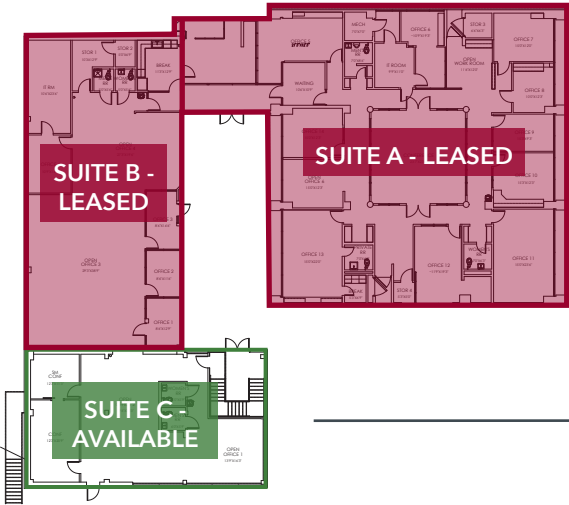
| SUITE         | SIZE     | LEASE TYPE   | LEASE RATE |
|---------------|----------|--------------|------------|
| 1st Floor - A | 3,600 SF | Full Service | LEASED     |
| 1st Floor - B | 5,000 SF | Full Service | LEASED     |
| 1st Floor - C | 2,139 SF | Full Service | \$25/yr/SF |
| 2nd Floor - D | 2,139 SF | Full Service | \$25/yr/SF |

## HIGHLIGHTS

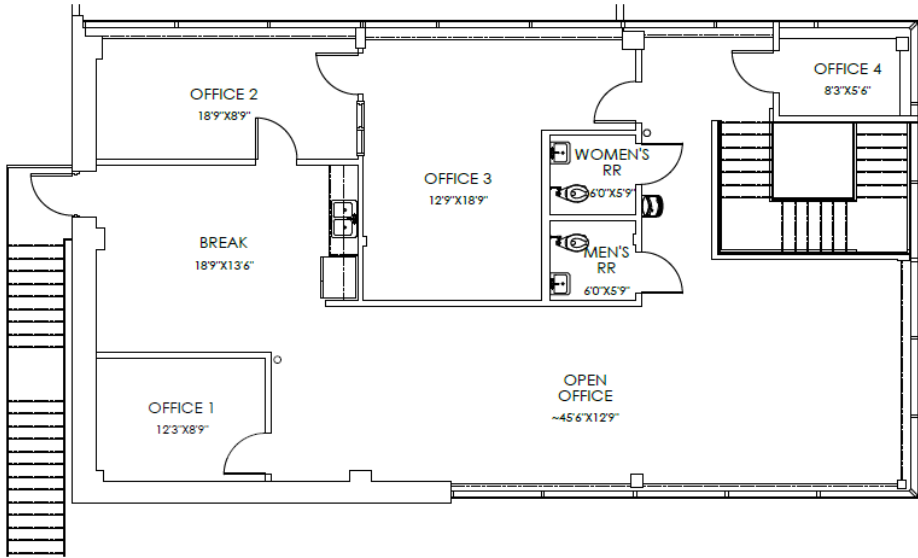
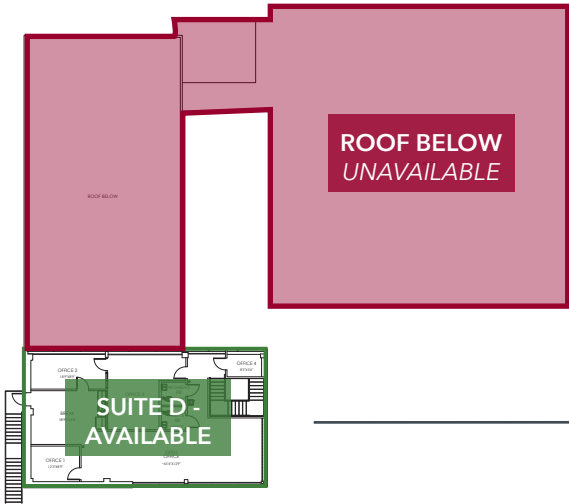
- **4,278 SF for lease - Tenant Allowance & Upfit Available**
- Zoned IX-3
- Open floor plan with flexible layout
- Private offices
- Kitchen and dedicated break room
- 44 on-site parking spaces
- Excellent central Raleigh location
- Near prominent mixed-use developments
- \$4,500 per month, Full Service (\$25/yr/SF)

# FLOOR PLAN

## 1ST FLOOR SUITE 2,139 SF



## 2ND FLOOR SUITE 2,139 SF



# PHOTOS - SPACE LEASED



# PHOTOS - SPACE AVAILABLE





# AREA OVERVIEW

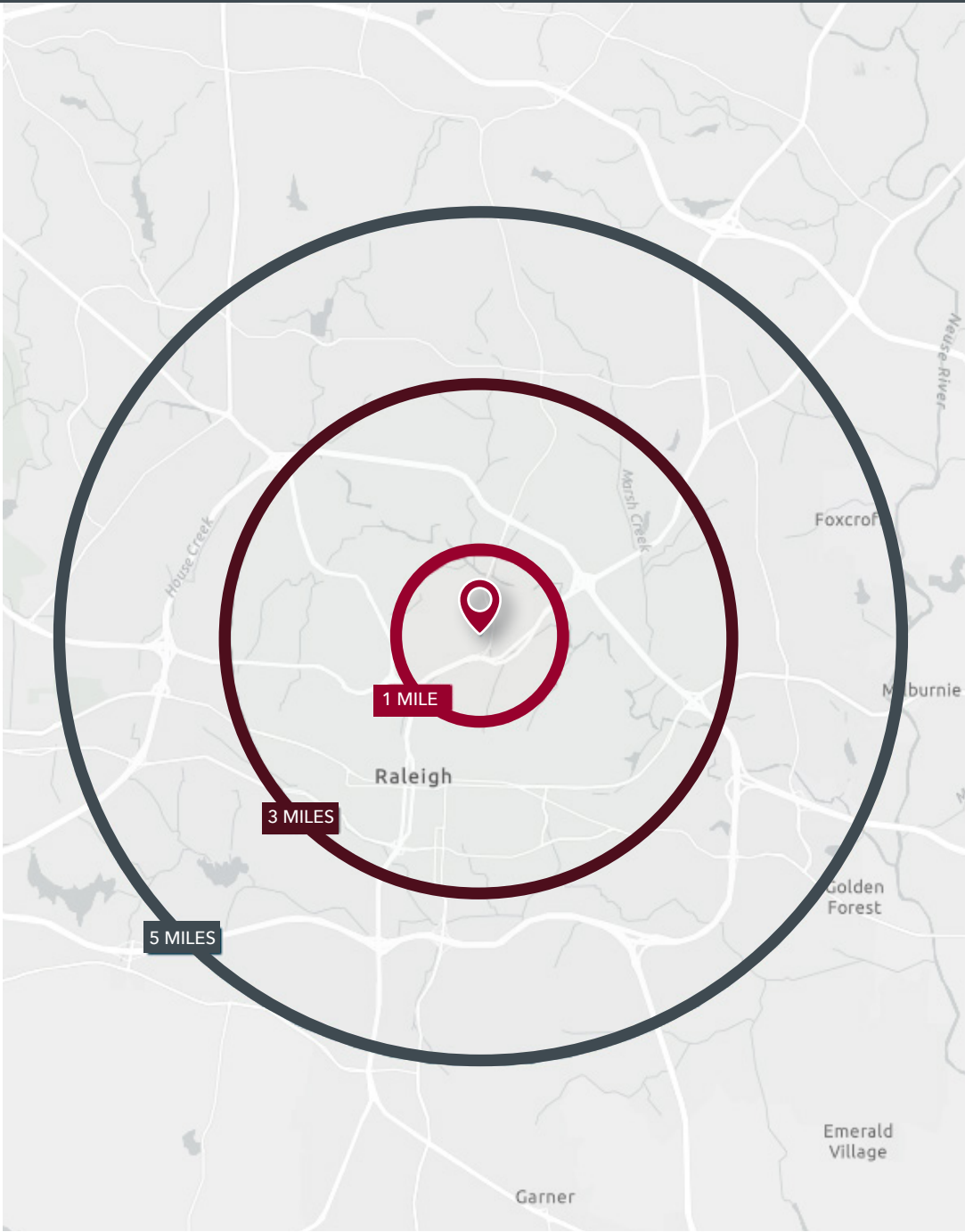


## DISTANCES

|                        |                  |
|------------------------|------------------|
| DOWNTOWN RALEIGH       | 2.3 Miles/ 7 Min |
| RDU AIRPORT            | 13 Miles/ 17 Min |
| RESEARCH TRIANGLE PARK | 16 Miles/ 21 Min |

# DEMOGRAPHICS

|                          | 1 MILE    | 3 MILES   | 5 MILES   |
|--------------------------|-----------|-----------|-----------|
| POPULATION (2026)        | 10,656    | 108,239   | 267,681   |
| DAYTIME POPULATION       | 14,804    | 206,370   | 395,899   |
| MEDIAN AGE               | 37.6      | 34.8      | 34.3      |
| AVERAGE HOUSEHOLD INCOME | \$189,951 | \$152,663 | \$130,207 |
| AVERAGE HOME VALUE       | \$748,422 | \$730,839 | \$581,417 |



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