



**5510  
SIX  
FORKS**

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OFFICE SPACE FOR LEASE

5510 Six Forks Road, Raleigh NC 27609

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# york

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## LEASING AGENT

### JUDSON MCMILLAN

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919.645.2769

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## YORK PROPERTIES

2108 Clark Avenue  
Raleigh, NC 27605  
919.821.1350

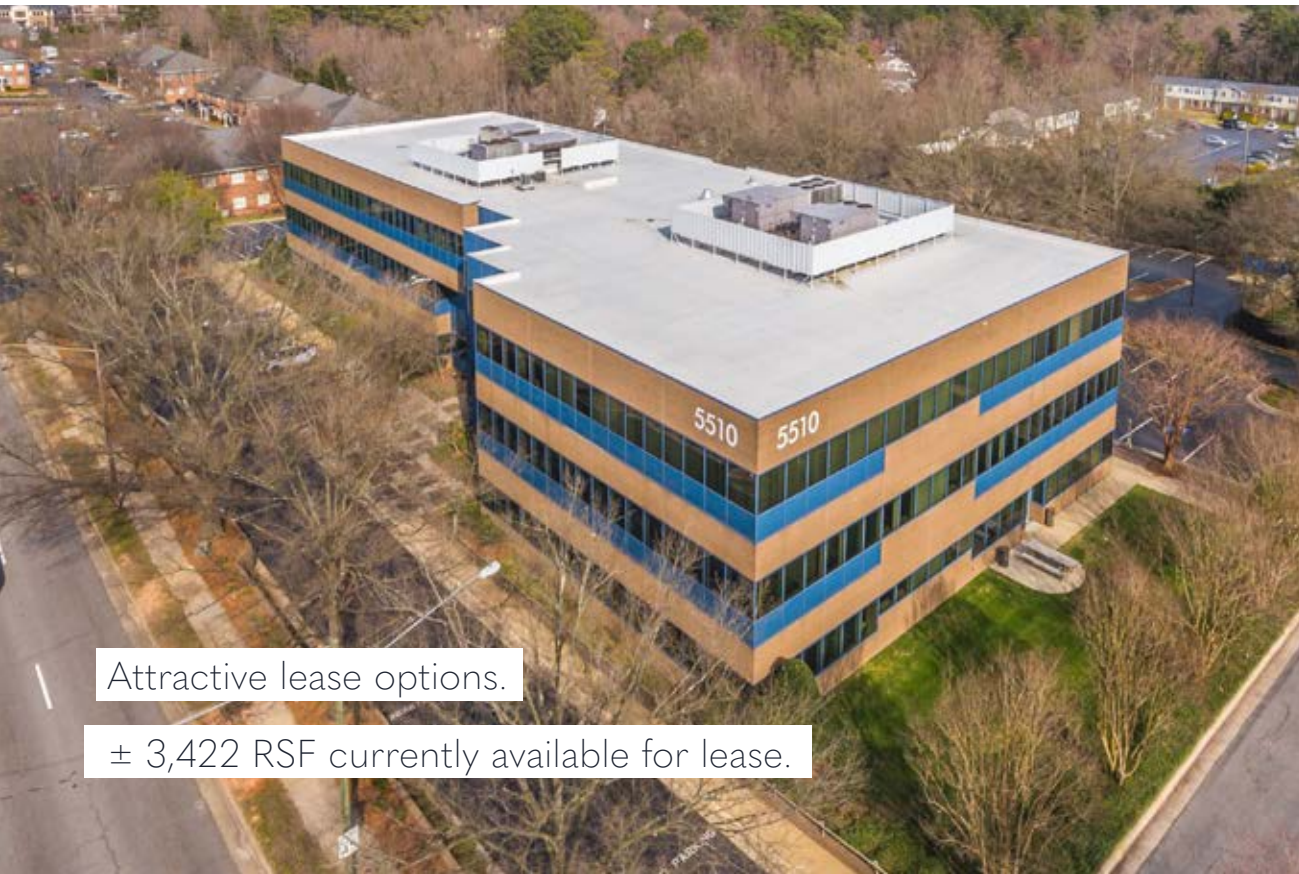
yorkproperties.com  
@yorkproperties1



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# 5510 SIX FORKS

Prominently located on Six Forks Road in the heart of popular Midtown Raleigh with quick access to restaurants, retail, banks, and more.



Attractive lease options.

± 3,422 RSF currently available for lease.



## DETAILS

### AVAILABLE SPACE

#### BUILDING SPECIFICATIONS

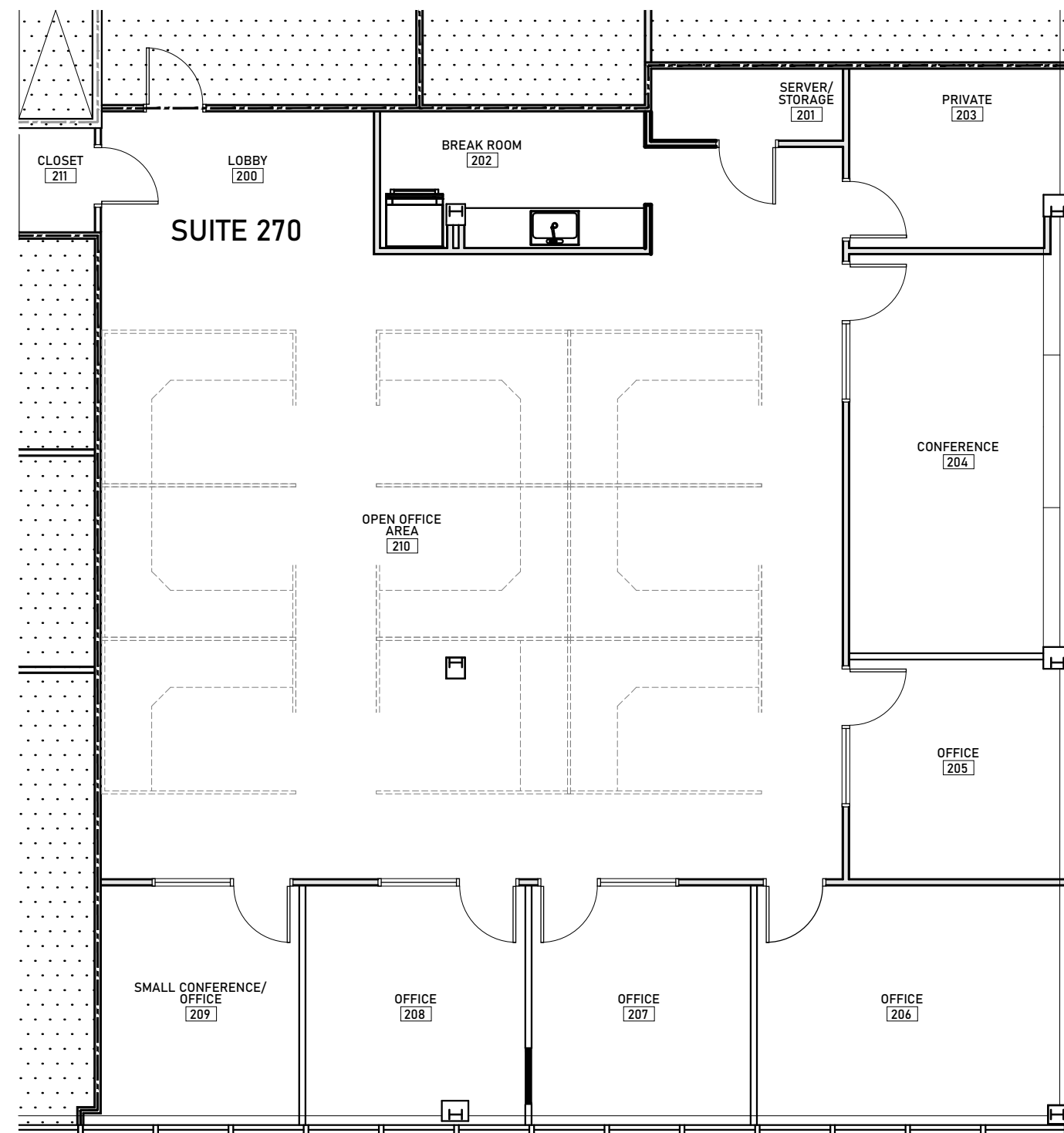
- Attractive lease options
- Move-in ready and customizable options
- Ample parking
- Attractive renovated glass lobby
- Convenient location

#### RATE

\$23.50 PSF Full Service

#### SUITE 270

- ±3,422 RSF
- 5 Offices, Conference room, Break room, Open work area, Server room, Call room, Reception Area

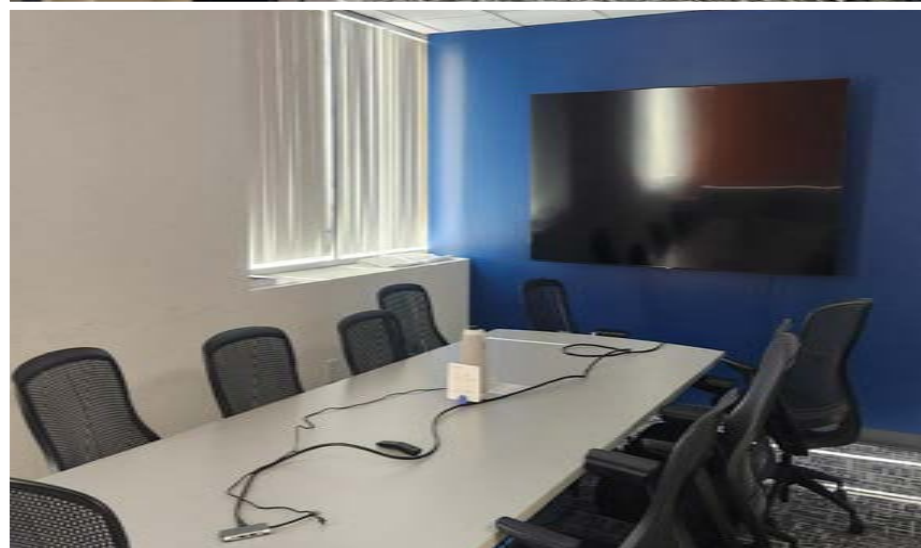
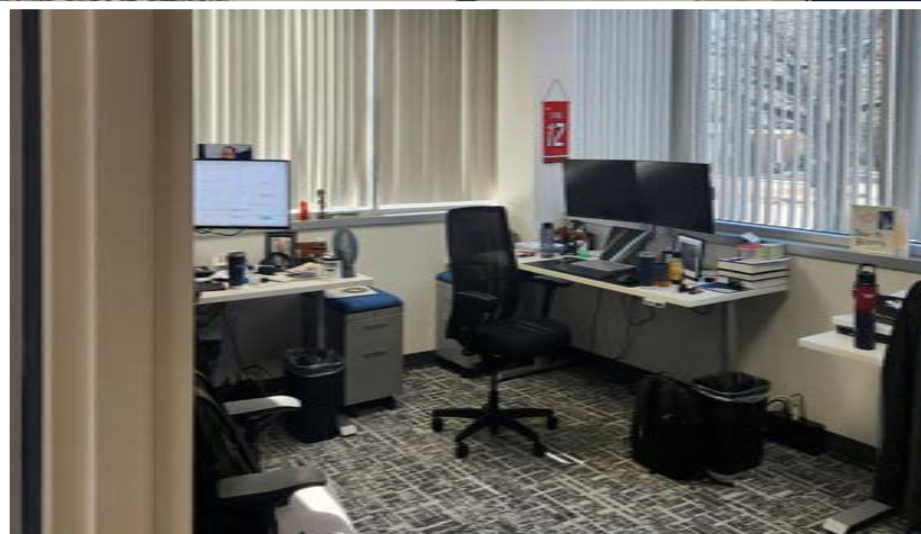




5510 SIX FORKS ROAD

PHOTOS · PAGE 5

**SUITE 270**  
INTERIOR PHOTOS



**DOWNTOWN RALEIGH**

**NORTH HILLS WEST NEIGHBORHOOD**  
Homes from \$400,000 - \$1,000,000 +

**NORTH HILLS EAST SC**  
190,661 SF

**THE COWFISH**  
SUSHI • BURGER • BAR

**NORTH HILLS EAST NEIGHBORHOOD**  
Homes from \$400,000 - \$900,000

**NORTH HILLS**  
714,602 SF

**MIDTOWN PARK**  
60 units

**COLONY SC**  
75,000 SF  
anchored by

**GREEN ELEMENTARY SCHOOL**

**COLONY TOWN HOMES**  
59 units

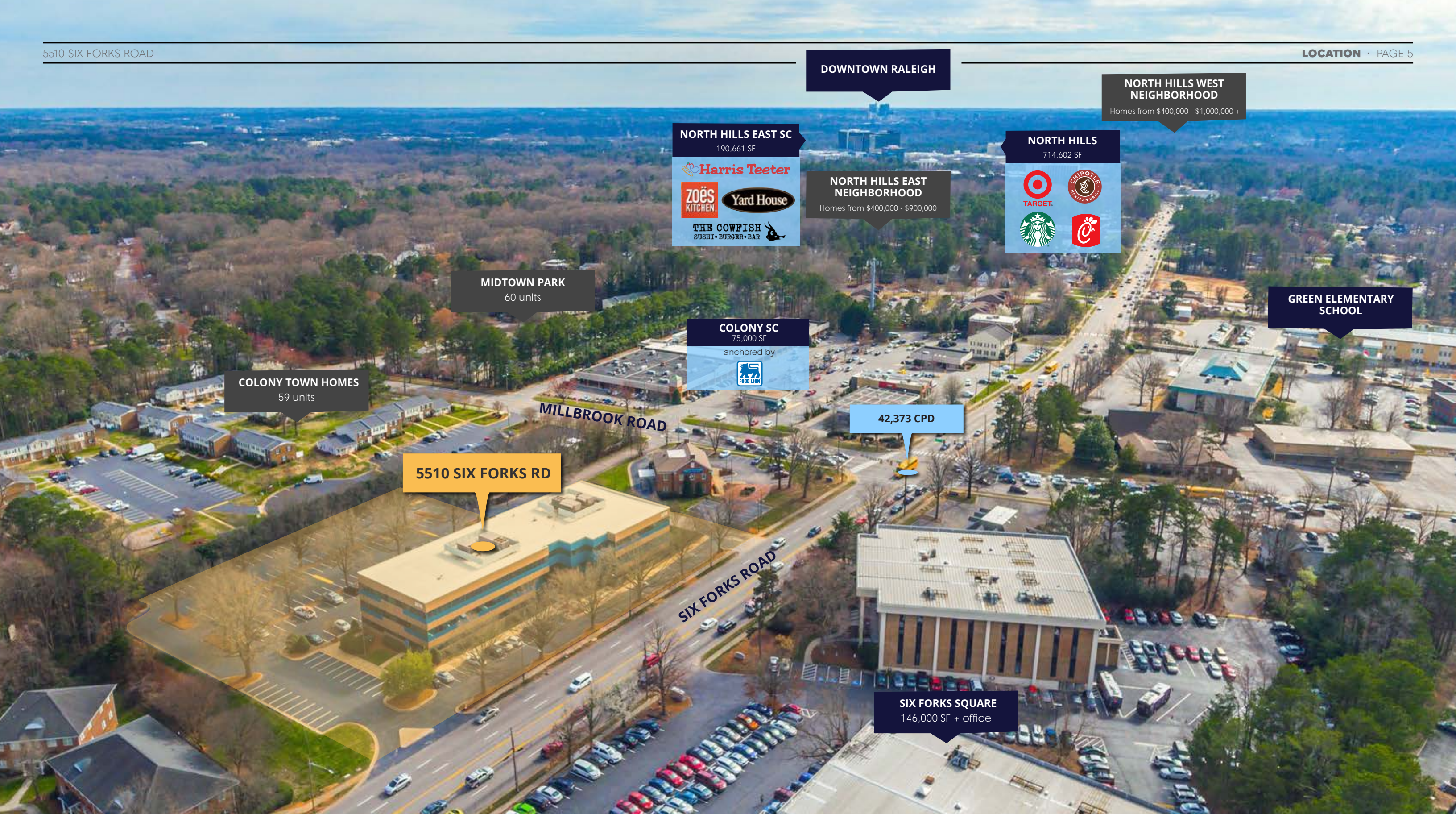
**MILLBROOK ROAD**

42,373 CPD

**5510 SIX FORKS RD**

**SIX FORKS ROAD**

**SIX FORKS SQUARE**  
146,000 SF + office



## 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

## 5510 SIX FORKS DEMOGRAPHICS (2025)

MILE RADIUS	POPULATION	HOUSEHOLDS	HOUSEHOLD INCOME	DAYTIME POPULATION
1	10,780	5,445	\$102,190	6,766
2	93,408	45,771	\$106,573	78,892
3	244,425	115,683	\$108,505	154,955

# 5510 SIX FORKS

## LEASING

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The logo for York Properties, featuring the word "york" in a bold, lowercase, sans-serif font.

### YORK PROPERTIES

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

### ADDRESS

2108 Clark Avenue  
Raleigh, NC 27605

### ONLINE

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www.yorkproperties.com