

OFFICE FOR LEASE

2413 BLUE RIDGE ROAD
RALEIGH, NC 27607



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COMMERCIAL REAL ESTATE SERVICES
RALEIGH • DURHAM • WILMINGTON

Property Summary

OFFICE FOR LEASE
2413 Blue Ridge Road
Raleigh, NC 27607

±6,881 RSF of second-floor office space for lease in a high profile, multi-tenant office building located in one of Raleigh's most convenient submarkets. The space can be subdivided to accommodate a variety of tenant sizes. Co-tenants include North State Bank, Guardian Wealth Advisors, and Travers Lasik.

LOCATION DESCRIPTION

Conveniently located on Blue Ridge Road near the intersection with Lake Boone Trail, this office building is ideally located near UNC Rex Hospital and less than one mile from Wade Avenue and I-440. The property is within 10 minutes of RDU International Airport and in close proximity to an abundance of amenities and destinations, including the Lenovo Center, Carter-Finley Stadium, the NC State Fairgrounds, and the North Carolina Museum of Art.

HIGHLIGHTS

- » **±6,881 RSF** available on the second floor (divisible)
- » Multi-tenant building for lease with established tenants
- » Walking distance to UNC Rex Hospital
- » Less than 1 mile to Wade Avenue and I-440
- » 10 minutes to RDU International Airport
- » Blue Ridge Rd: 20,500 VPD; I-440: 119,000 VPD
- » Surrounded by dining, retail, and hospitality options
- » Close to major regional attractions, including the NC Museum of Art, Carter-Finley Stadium, NC State Fairgrounds and Lenovo Center
- » Prominent Blue Ridge Road address near Lake Boone Trail



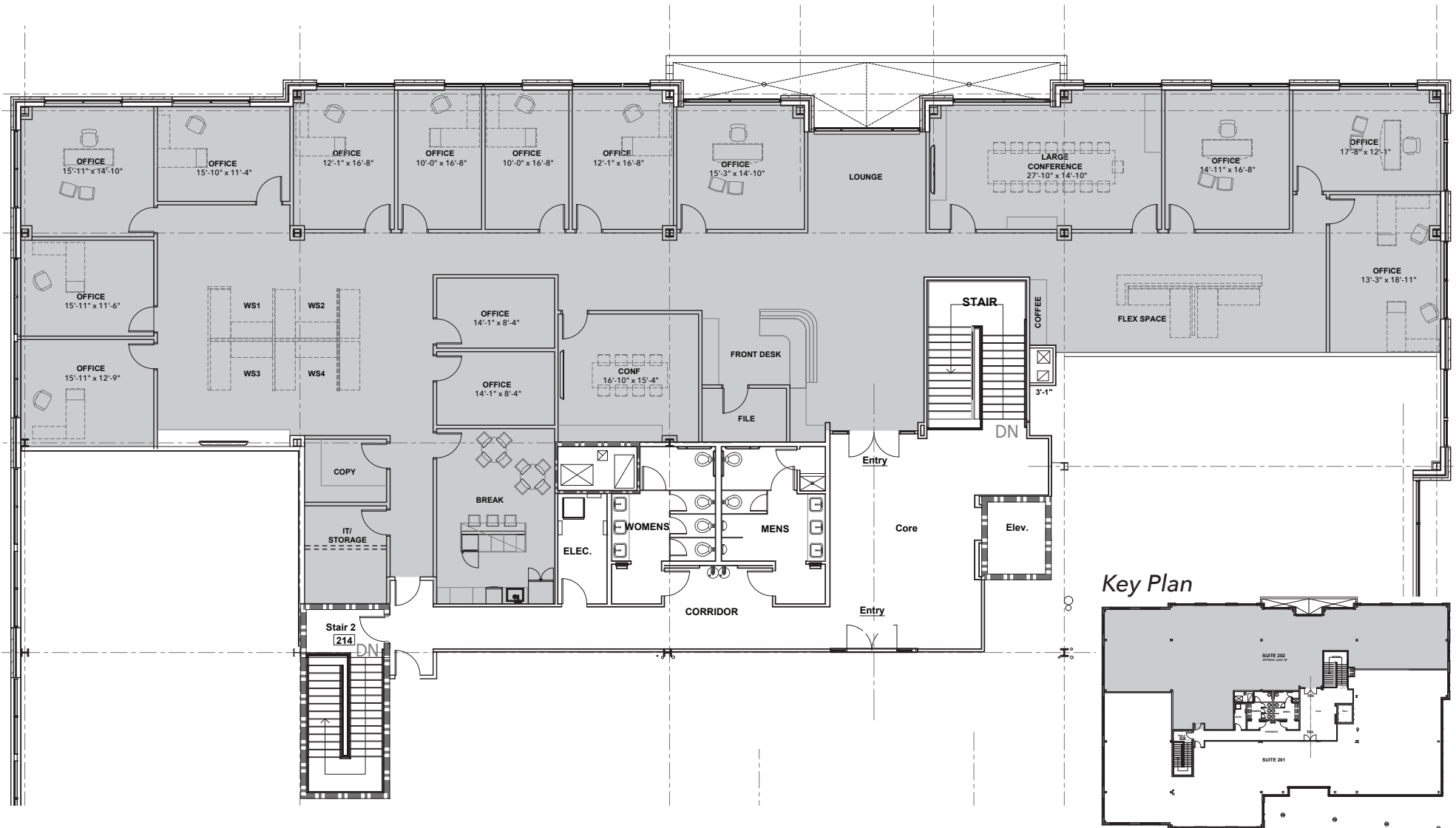
SPACE DETAILS

| | |
|---------------|---|
| Address | 2413 Blue Ridge Road Raleigh, NC 27607 |
| Building Size | 30,288 SF |
| Year Built | 2022 |
| Zoning | OX-5-UL (Office Mixed Use) |
| Space Size | 6,881 SF |
| Lease Rate | \$39/SF/YR |

Floor Plan

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Suite 202 - Test Fit Option A

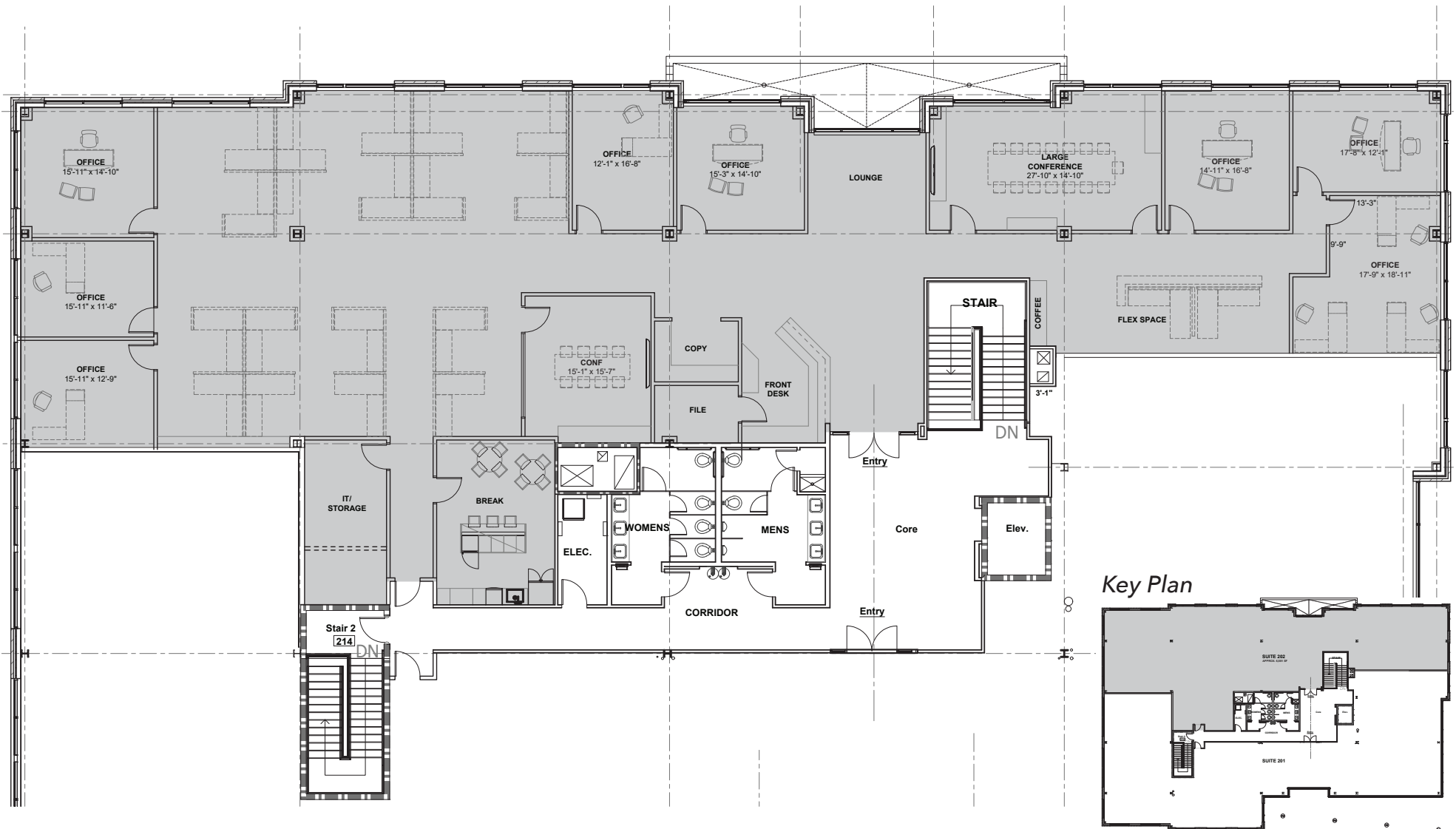


The floor plan provided herewith is intended for illustrative purposes only and may not be entirely accurate or to scale.

Floor Plan

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Suite 202 - Test Fit Option B



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Photos

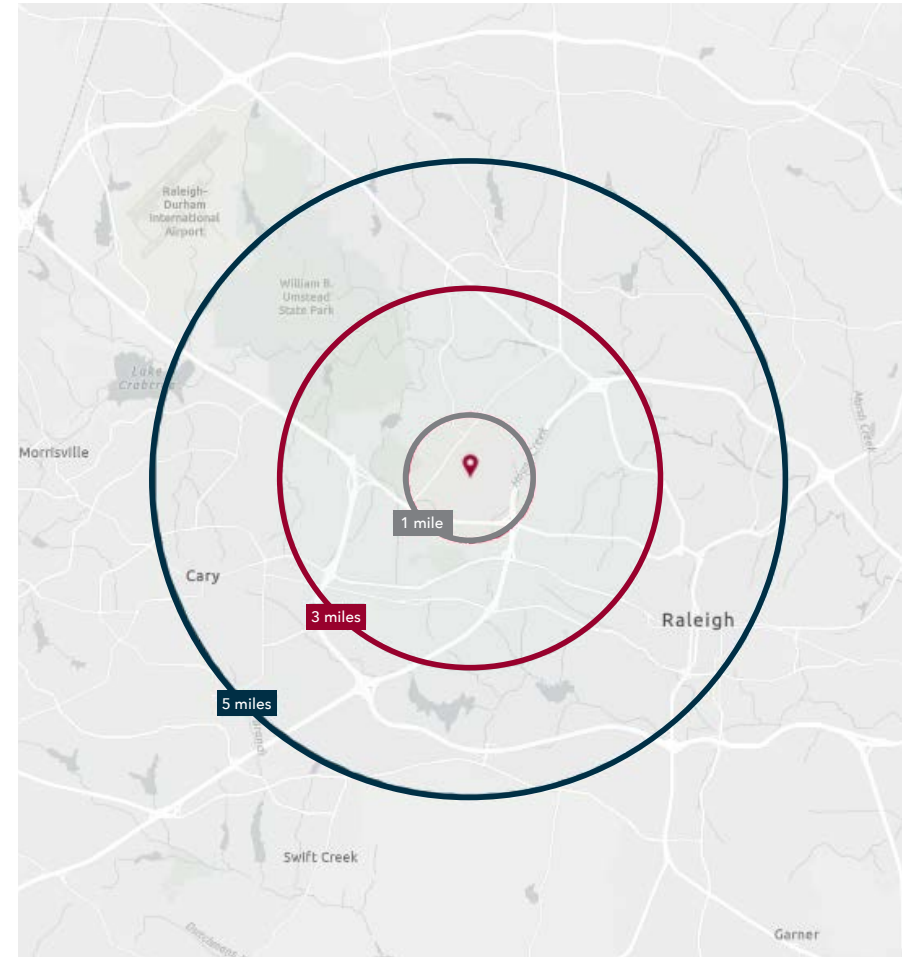
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Demographics

OFFICE FOR LEASE
2413 Blue Ridge Road
Raleigh, NC 27607

| | 1 MILE | 3 MILES | 5 MILES |
|-----------------------------|-----------|-----------|-----------|
| Population (2024) | 5,945 | 77,673 | 229,587 |
| Daytime Population | 27,503 | 112,850 | 320,622 |
| Average Home Value | \$694,509 | \$714,371 | \$635,543 |
| Average Household Income | \$146,670 | \$132,953 | \$131,150 |
| Median Age | 37.2 | 30.5 | 32.9 |
| Bachelor's Degree or Higher | 71.2% | 68.5% | 65.7% |
| Total Businesses | 907 | 4,774 | 14,585 |
| Total Employees | 22,900 | 66,870 | 186,357 |



#1 BEST
Performing Large City
(Raleigh)
Milken Institute, 2025

#1 HEALTHIEST
County in NC (Wake)
Microsoft Start, 2024

#3 BEST STATE
Capital to Live in (Raleigh)
WalletHub, 2025



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