FOR LEASE > OFFICE

One Springfield Center

Raleigh, NC 27609



PROPERTY DETAILS

LOCATION
6131 Falls of Neuse Road
Raleigh, NC 27609

BUILDING
Class A
± 57,420 SF - 3 Floors

AVAILABLE
Suite 102 - 3,013 SF
Suite 104 - 2,680 SF
* Suite 102 and 104 can be combined - 5,693 SF
Suite 101 - 2,551 SF
Suite 200 - 3,932 SF
* Available April 1, 2018

PARKING RATIO
3.76 per 1,000 SF

LEASE RATE
$21.00

AMENITIES
- Lavish Landscaping
- Rich Mahogany Woods
- Granite Floors
- Walking Distance to three Shopping Centers, Banks and Restaurants.
- The windows in the building consist of double pane mirrored glass which allow ample natural light into the space.
- Signage opportunities potentially available

TRAFFIC COUNT
- Fall of Neuse Rd. ±29,730 AADT
- Spring Forest Rd. ±19,420 AADT

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COLLIERS INTERNATIONAL
702 Oberlin Road, Suite 400
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Location Details

One Springfield Center is located at the intersection of Falls of Neuse Road and Ridgefield Drive, in close proximity to major thoroughfares: I-540, I-440, US-1, and Highway 50.

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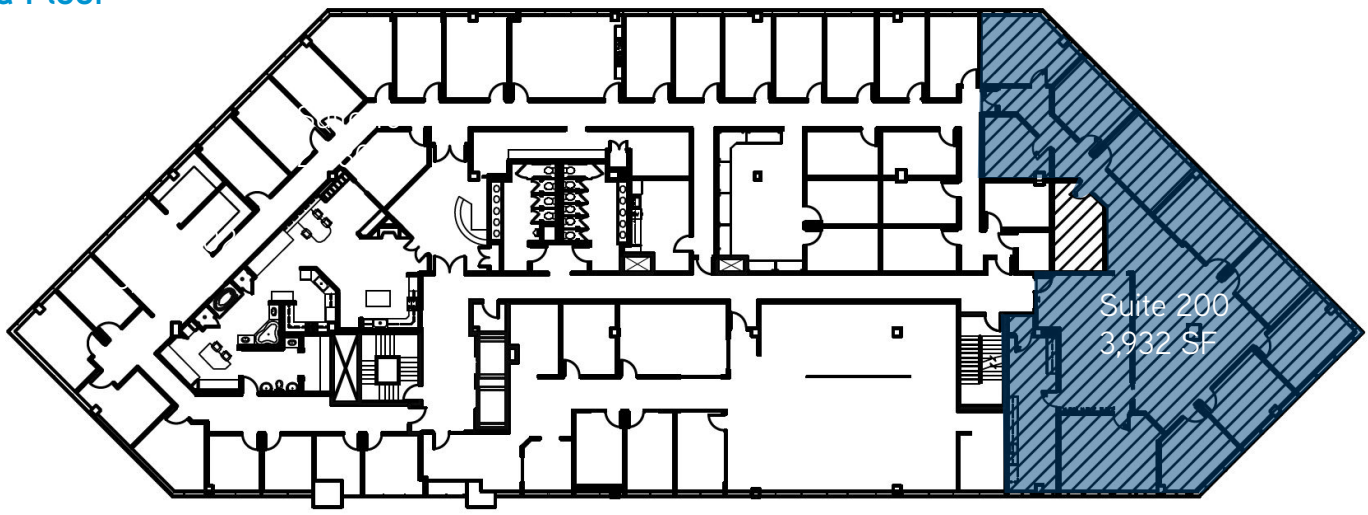




First Floor



Second Floor



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Exterior









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