



# SIX FORKS CENTER III

4800 Six Forks Road | Raleigh, NC





# THE PROPERTY



Less than a 10-minute walk to North Hills, a mixed-use development that offers shopping, dining, fitness, entertainment, and residential living.



On-site property management and maintenance



Amenitized with a 28-person conference / training center



Bank access with ATM



Monument Signage Opportunity



Just one mile north of I-440



FedEx / UPS Drop Off Location

Total SF	61,100 SF
No. of Floors	3
Typical Floor Square Footage	20,366 SF
Total Parking	4/1,000



**Ginny Hager | Leasing Representative**  
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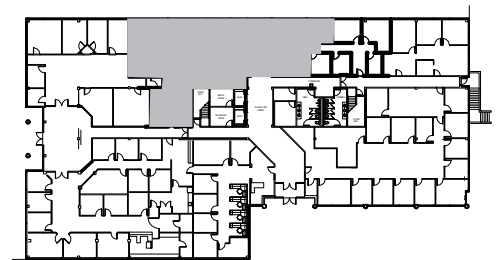
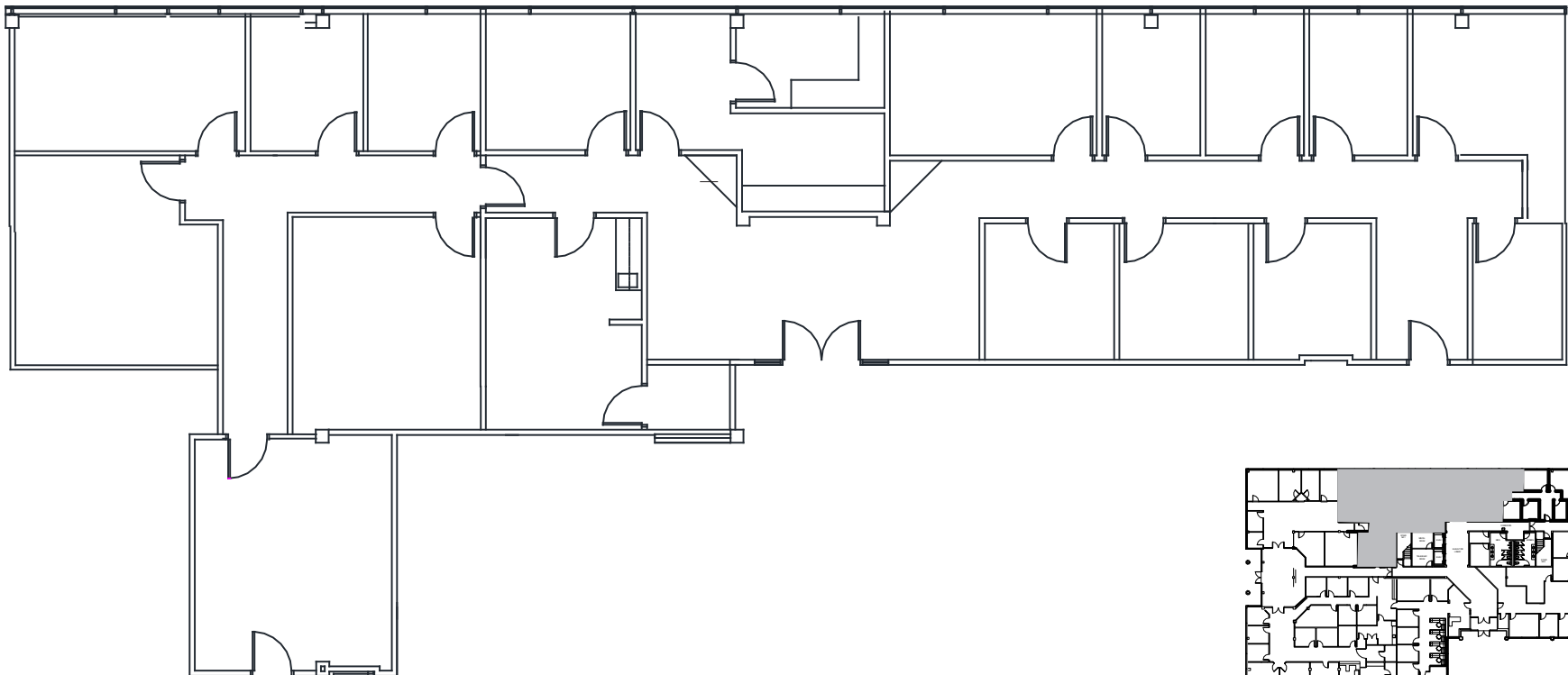


# FLOOR PLAN

Six Forks Center III | Raleigh, NC

## First Floor Suite Available

Suite 100  
4,172 RSF



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Explore Midtown's hub where all good things come together. With North Hills located two blocks away, your biggest challenge for dining options will be deciding where to go. This vibrant district boasts over 40 restaurants, 80 retailers, 16 wellness facilities, several hotels and a bustling night life.

I-440	2 minute
North Hills	1 minute
Downtown Raleigh	12 minutes
RDU International Airport	20 minutes



## MIDTOWN

Six Forks Center sits in the heart of Midtown and is surrounded by a high concentration of established residential and business communities. This area of Raleigh features a highly educated workforce, with 64% of residents holding a bachelor's degree or higher. Already recognized as one of the region's premier business locations with over 100 acres of walkable amenities, this submarket boasts a strong development pipeline.

This highly visible location along Six Forks Road provides proximity to a number of primary transportation corridors, offering outstanding access to the entire Triangle region.



Less than a 10 minute walk from the office, North Hills is a mixed-use development that offers shopping, dining, fitness, entertainment, commercial offices, residential living and a continuing care retirement community.

# 170,200

POPULATION  
within a five-mile radius

# 80,200

HOUSEHOLDS  
within a five-mile radius

*Source: U.S. Census Bureau*





## LEASING INFORMATION

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