ST. JOHN PROPERTIES

919.827.0600 | SJPI.COM/RALEIGH

Wake Forest Exchange

901 Timberline View Drive | Wake Forest, NC 27587

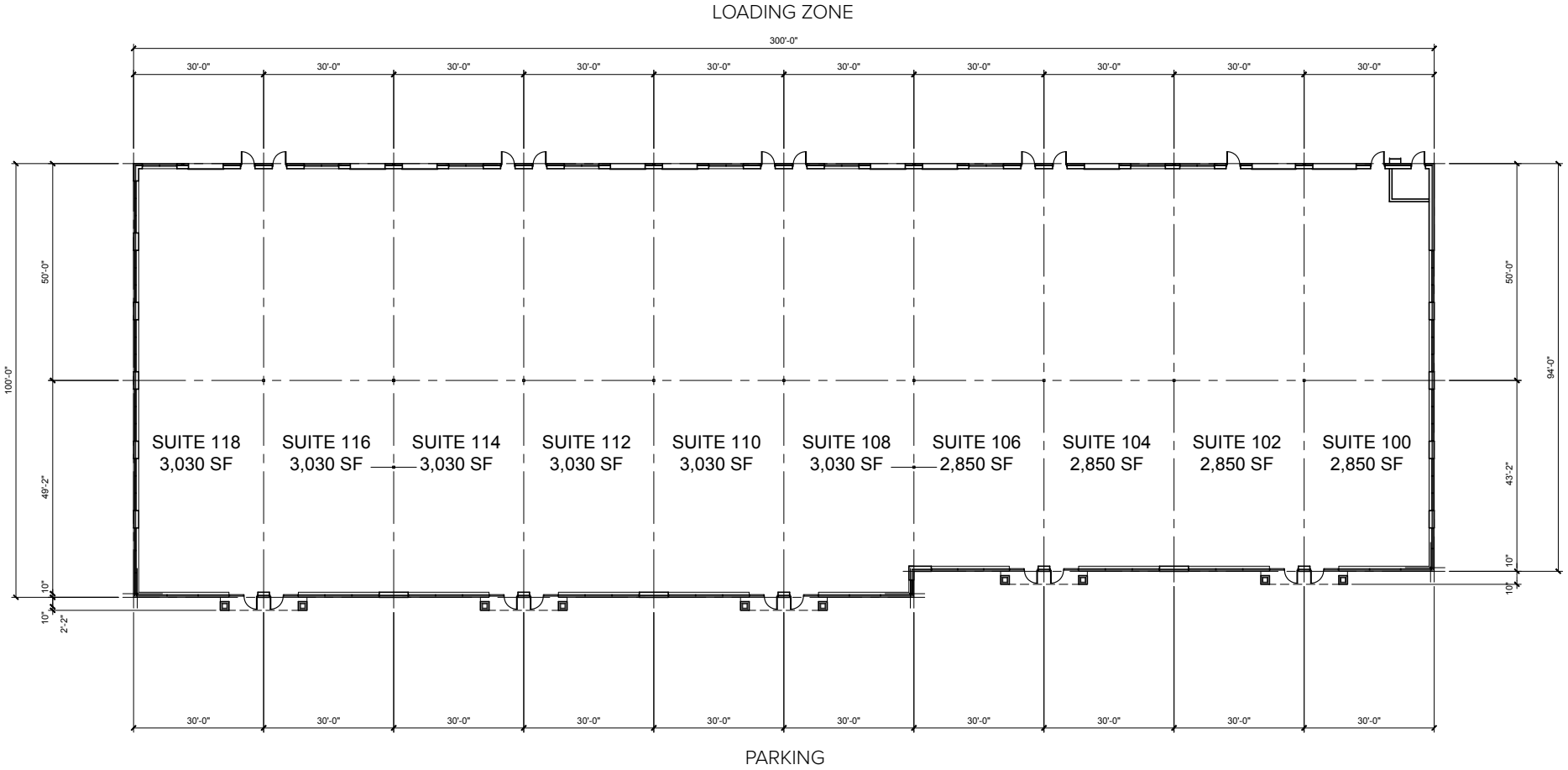
Suites 100-118

WHAT IS FLEX?

Total SF Available:
2,850 up to 29,580 SF

Coming soon! New flex/R&D with 16' clear height and drive-in doors

Note: *This space plan is subject to existing field conditions. This drawing is proprietary and the exclusive property of St. John Properties, Inc. Any duplications, distribution, or other unauthorized use is strictly prohibited.*



About Wake Forest Exchange

- New 30-acre business community located along Star Road (US 1) near South Main Street (New Falls of Neuse Road)
- Flexible suite sizes ranging from 2,550 square feet up to 60,240 square-feet with full-building opportunities
- Conveniently located near a variety of business amenities, shopping, entertainment and restaurants, as well as a diverse residential area featuring both mature and new communities
- Just 13 miles north of downtown Raleigh with quick convenient connections to surrounding communities
- Access top talent from North Carolina's Research Triangle — located less than 30 minutes from North Carolina's Tier 1 universities

Traffic Counts (NCDOT)

Capital Boulevard at Timberline View Drive: 57,700 vehicles/day
Projected to reach 104,000 vehicles/day by 2040

Demographics

	2 Miles	5 Miles	10 Miles
Population	29,940	147,140	405,190
2030 Projected Population	32,120	159,260	438,770
Avg. Household Income	$140,880	$141,660	$131,410
Med. Home Value	$492,280	$473,550	$464,740

Example of Flex/R&D interior build-out

Flex/R&D Buildings		
901 Timberline View Drive	29,580 SF	COMING SOON
911 Timberline View Drive	35,640 SF	AVAILABLE JAN 2027
920 Timberline View Drive	60,240 SF	NOW AVAILABLE
Flex/R&D Specifications		
Suite Sizes	2,550 up to 60,240 SF	
Ceiling Height	18 ft. clear height	
Loading	Dock or drive-in	
Construction	Brick on block	
Parking	5 spaces per 1,000 SF	
Zoning	HB	

Medical Office/R&D Building		
921 Timberline View Drive	25,730 SF	COMING SOON
Medical Flex Specifications		
Suite Sizes	2,560 up to 25,730 SF	
Ceiling Height	14–16 ft. clear height	
Power	4,000-Amp 3-Phase	
Construction	Structural steel	
Parking	5 spaces per 1,000 SF	
Zoning	HB	

Retail Buildings		
930 Timberline View Drive	11,090 SF	
931 Timberline View Drive	19,200 SF	COMING SOON
Retail Specifications		
Suite Sizes	1,310 up to 19,200 SF	
Ceiling Height	12 ft. clear height	
Grease Trap	2,500-Gallon shared	
Construction	Structural steel	
Parking	8.3 spaces per 1,000 SF	
Zoning	HB	

For more information on Wake Forest Exchange, visit: ***sjpi.com/wakeforestexchange***

Distances to:

Highway 98	3 miles
Interstate 540	5 miles
Raleigh, NC	13 miles
Raleigh-Durham International Airport	20 miles
Durham, NC	22 miles
Chapel Hill, NC	34 miles

Scan with your mobile device to take a virtual tour, download floor plans and more!

Contact Us

James Eagle
Leasing Representative
JEagle@sjpi.com
919.746.5011

Dustin Atkielski
Regional Partner
DAtkielski@sjpi.com
919.827.0600

Raleigh Regional Office:
1752 Heritage Center Drive | Suite 203
Wake Forest, NC 27587

919.827.0600 | SJPI.COM/RALEIGH

ST. JOHN PROPERTIES

NAIOP COMMERCIAL REAL ESTATE DEVELOPMENT ASSOCIATION NATIONAL DEVELOPER OF THE YEAR 2018

About St. John Properties
St. John Properties, Inc. is one of the nation's largest and most successful privately held commercial real estate firms. Founded in 1971, the vertically-integrated company develops, owns and manages office, flex/research and development, warehouse, retail and multifamily space nationwide.

Connect with us **@stjohnprop**

USGBC MEMBER

This information contained in this publication has been obtained from sources believed to be reliable. St. John Properties makes no guarantee, warranty or representation about this information. Any projections, opinions, assumptions or estimates used here are for example only and do not represent the current or future performance of the property. Interested parties should conduct an independent investigation to determine whether the property suits their needs. REV 08/26