ST. JOHN PROPERTIES

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Wake Forest Exchange

911 Timberline View Drive | Wake Forest, NC 27587

Suites 100-122

WHAT IS FLEX?

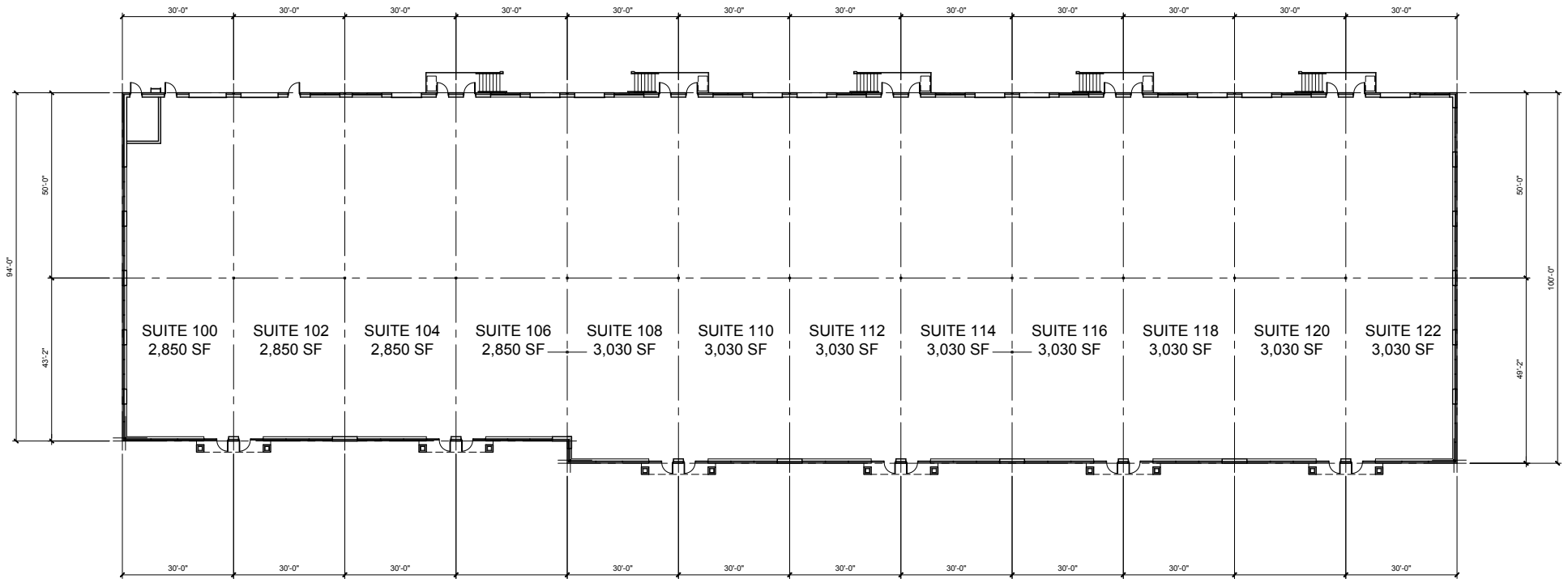
Total SF Available:

2,850 up to 35,640 SF

Under construction! New flex/R&D with 18' clear height, dock, and drive-in loading

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.*

LOADING ZONE



PARKING

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 Count (NCDOT)

Capital Blvd at Timberline View Dr: 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
Projected Population	32,120	159,260	438,770
Avg. Household Income	$140,880	$141,660	$131,410

Example of Flex/R&D interior build-out

Flex/R&D Buildings		
920 Timberline View Drive	60,240 SF	
901 Timberline View Drive	29,280 SF	COMING SOON
911 Timberline View Drive	35,640 SF	UNDER CONSTRUCTION

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
Construction	Brick on block
Parking	5 spaces per 1,000 SF
Zoning	CD
Power	200-Amp 120/208 3-Phase

Retail Buildings		
930 Timberline View Drive	11,090 SF	
931 Timberline View Drive	19,200 SF	COMING SOON

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

Distances to:

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!

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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.

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