ST. JOHN PROPERTIES

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Wake Forest Exchange

921 Timberline View Drive | Wake Forest, NC 27587

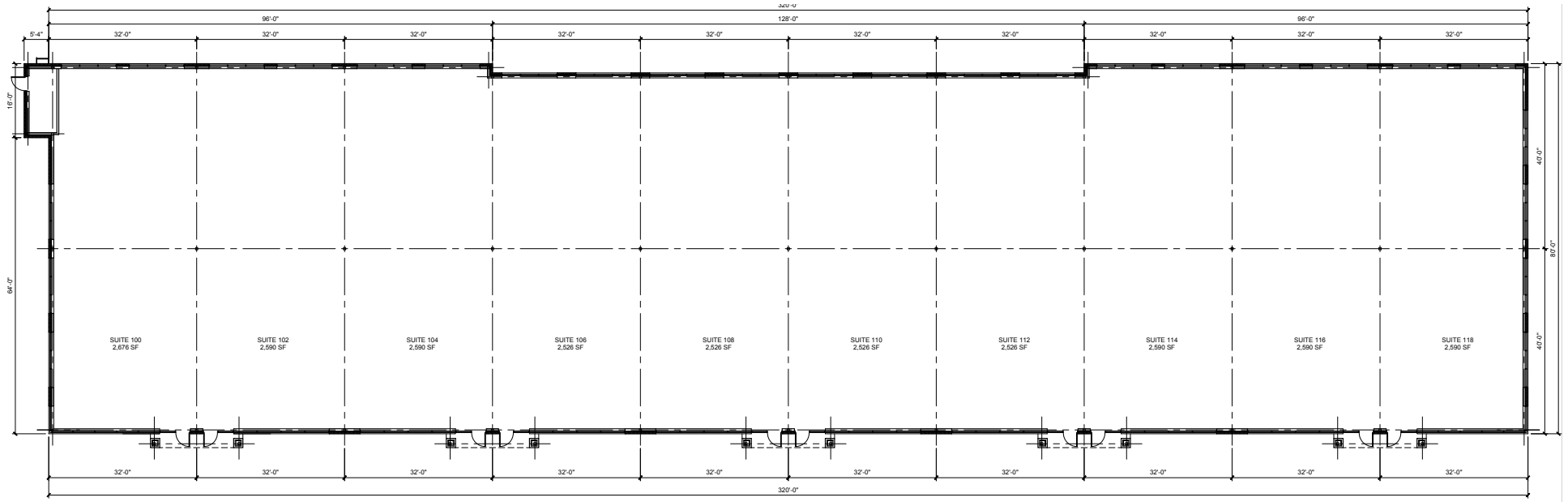
Suites 100-122

Total SF Available:
2,526 up to 25,730 SF

Coming soon! New medical flex building

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 (MDOT)

Star Road at Burlington Mills Road: 55,920 vehicles/day

Demographics

	1 Miles	3 Miles	5 Miles
Population	1,965	44,547	102,086
Avg. Household Income	$87,090	$110,608	$103,762

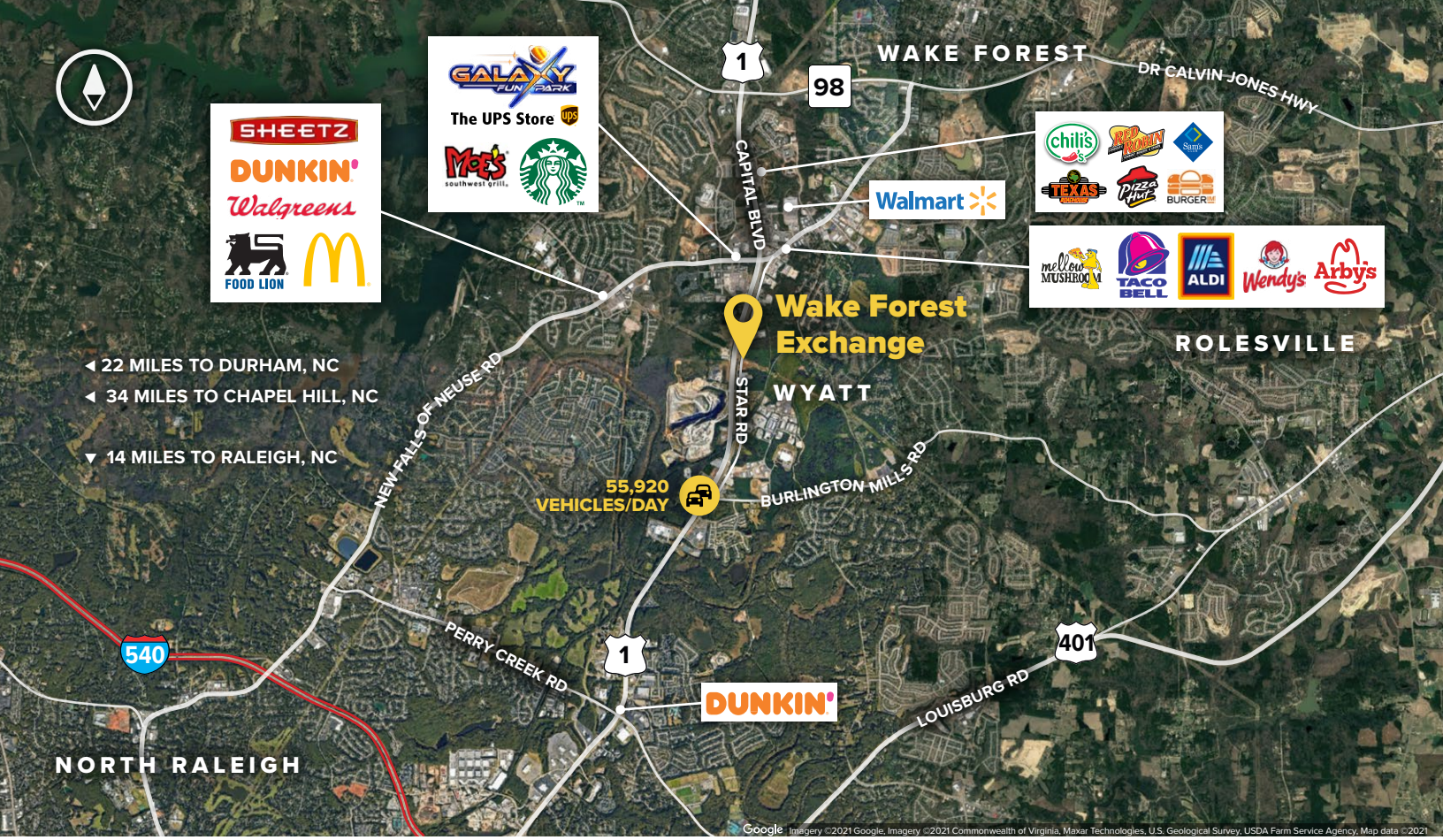
Example of Flex/R&D interior build-out

Flex/R&D Buildings		
920 Timberline View Drive	60,240 SF	
901 Timberline View Drive	29,280 SF	FUTURE
911 Timberline View Drive	35,640 SF	FUTURE
Flex/R&D Specifications		
Suite Sizes	2,550 up to 60,240 SF	
Ceiling Height		
920 & 911 Timberline View Drive	18 ft. clear height	
901 Timberline View Drive	16 ft. clear height	
Loading	Dock or drive-in	
Construction	Brick on block	
Parking	4 spaces per 1,000 SF	
Zoning	HB	

Medical Flex Building		
921 Timberline View Drive	25,730 SF	FUTURE
Medical Flex Specifications		
Suite Sizes	2,560 up to 25,730 SF	
Ceiling Height	14 ft. clear height	
Construction	Brick on block	
Parking	5 spaces per 1,000 SF	
Zoning	CD	

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

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

Contact Us

James Eagle
Leasing Representative
JEagle@sjpi.com
919.827.0600

Dustin Atkielski
Regional Partner
DAtkielski@sjpi.com
919.827.0600

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

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

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