

Wake Forest Exchange

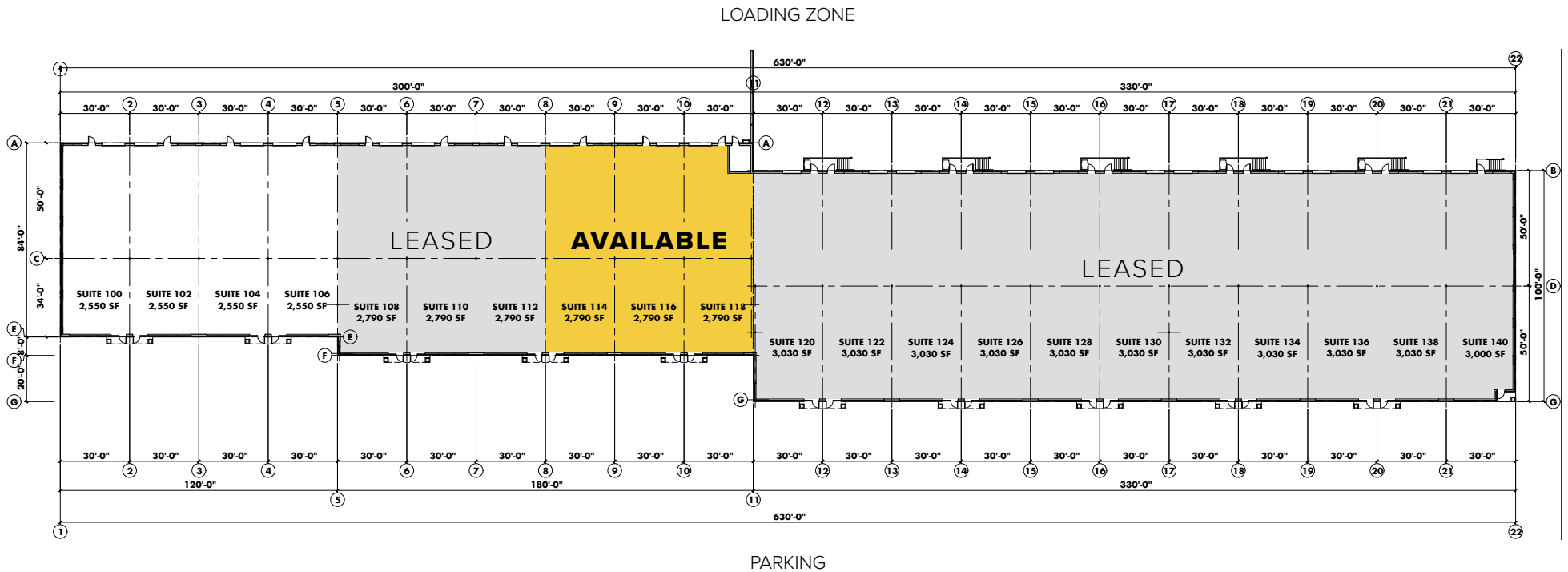
920 Timberline View Drive | Wake Forest, NC 27587
Suites 114-118



Total SF Available:
2,790 up to 8,370 SF

New flex/R&D with 18' clear height and drive-in doors (3)

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 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

Flex/R&D Buildings

901 Timberline View Drive	29,280 SF	FUTURE
911 Timberline View Drive	35,640 SF	FUTURE
920 Timberline View Drive	60,240 SF	FUTURE

Flex/R&D Specifications

Suite Sizes	2,550 up to 60,240 SF
Ceiling Height	
Buildings A & B	18 ft. clear height
Building C	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
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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	FUTURE
931 Timberline View Drive	19,200 SF	FUTURE



Example of Flex/R&D interior build-out



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



- ◀ 22 MILES TO DURHAM, NC
- ◀ 34 MILES TO CHAPEL HILL, NC
- ▼ 14 MILES TO RALEIGH, NC

Distances to:

- Raleigh, NC 13 miles
- Raleigh-Durham International Airport 20 miles
- Durham, NC 22 miles
- Chapel Hill, NC 34 miles

Contact Us

For additional leasing information or to schedule a tour, contact:

Dustin Atkielski
 Regional Partner
 DAtkielski@sjpi.com | 919.827.0600

Raleigh Regional Office:
 1756 Heritage Center Drive | Suite 202
 Wake Forest, NC 27587

919.827.0600 | SJPI.COM/RALEIGH

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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