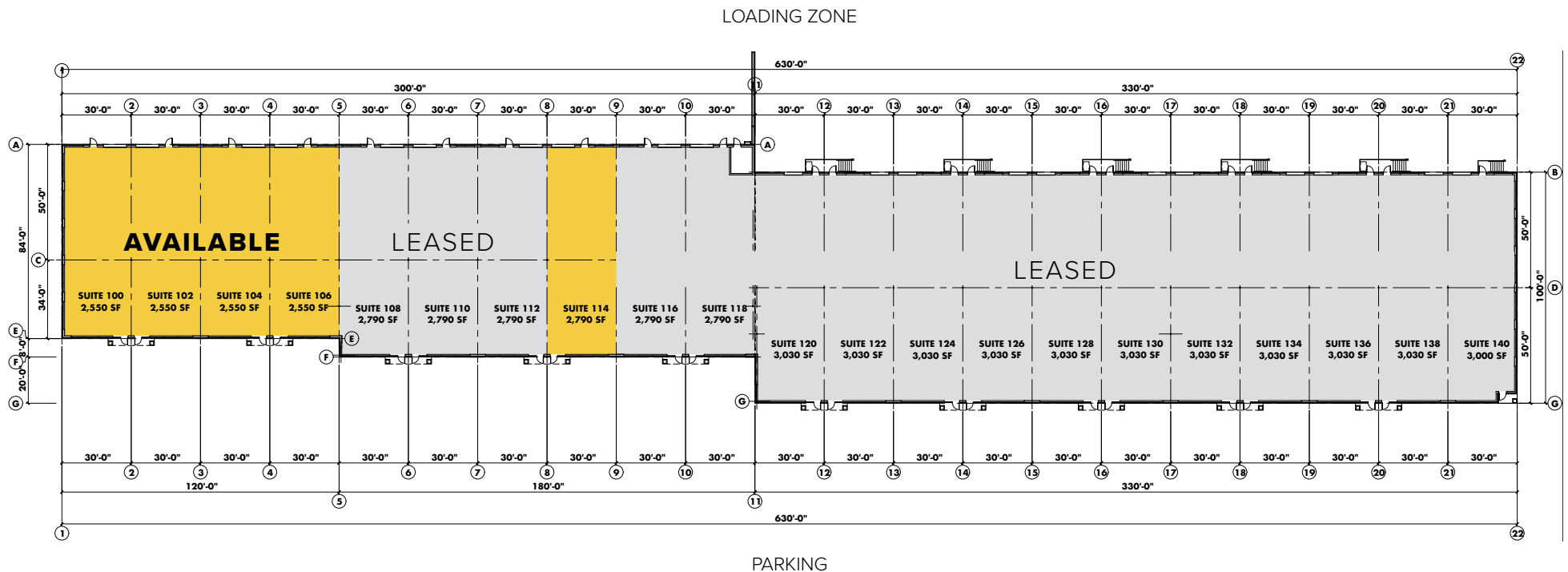




Total SF Available:
2,550 up to 10,200 SF

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

*Note: This space plan is subject to existing
field conditions. This drawing is proprietary and
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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



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
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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

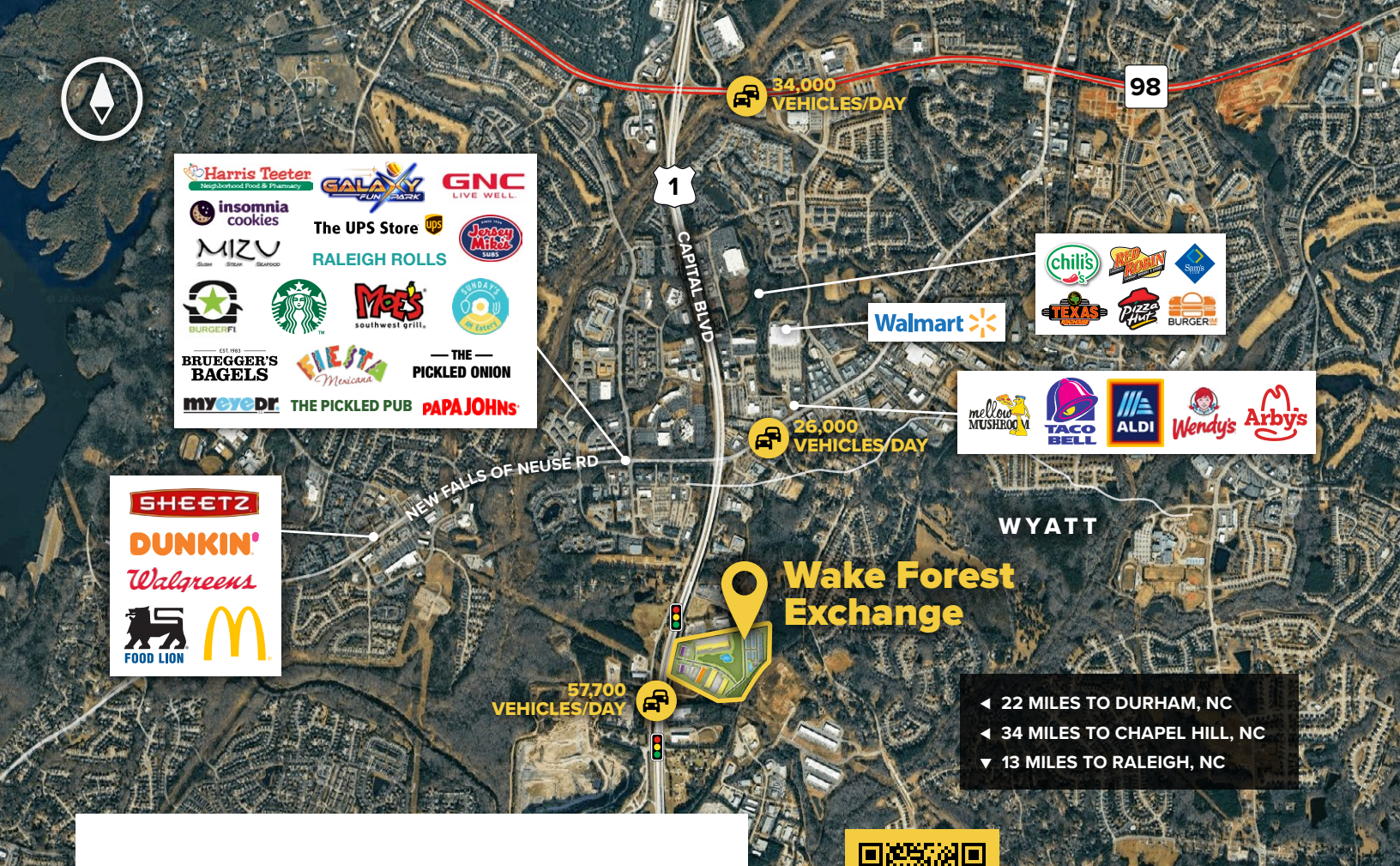
930 Timberline View Drive	11,090 SF	NOW AVAILABLE
931 Timberline View Drive	19,200 SF	COMING SOON

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

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



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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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