

Wake Forest Exchange

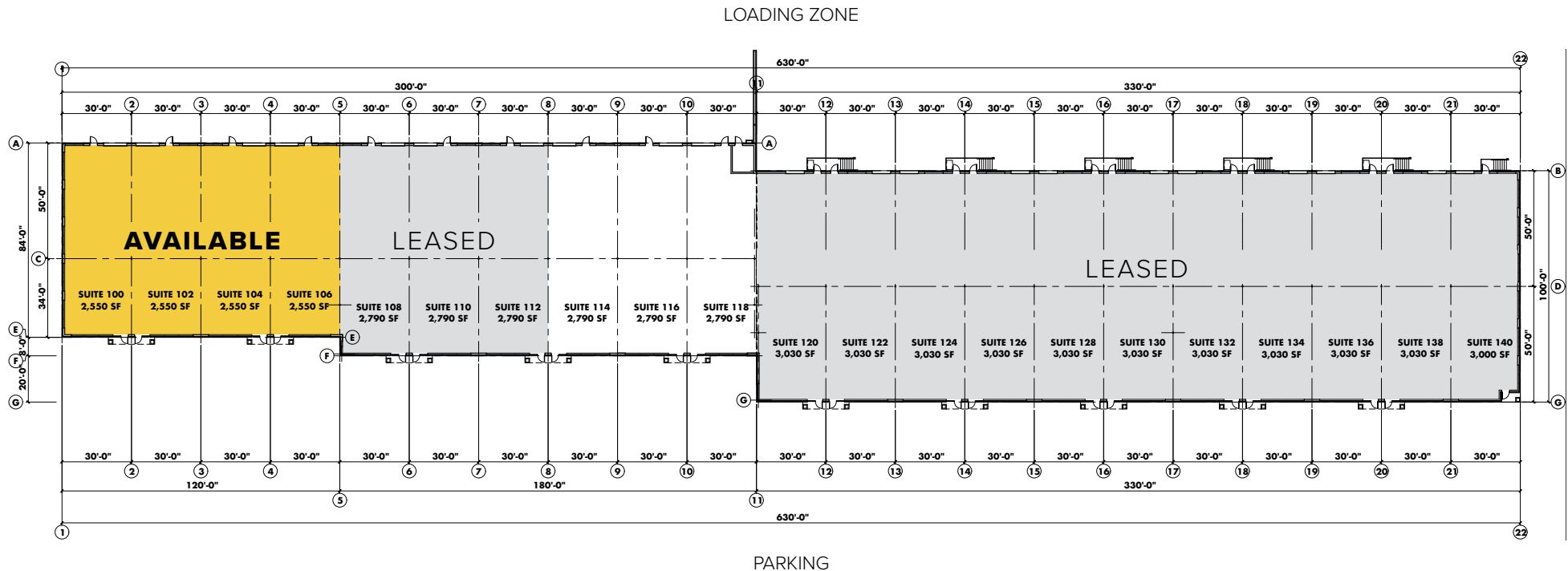
920 Timberline View Drive | Wake Forest, NC 27587
Suites 100-106



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

*New flex/R&D with 18' clear
height and drive-in doors (4)*

*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 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

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
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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	
931 Timberline View Drive	19,200 SF	FUTURE

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:

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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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