



# PILOT MILL

## OFFICE SUITE FOR LEASE

1101 Haynes Street, Raleigh, NC 27604

### AGENT

Peter Pace, SIOR · [peterpace@yorkproperties.com](mailto:peterpace@yorkproperties.com)  
919.645.2770





# PROPERTY DESCRIPTION

## OFFICE FOR LEASE

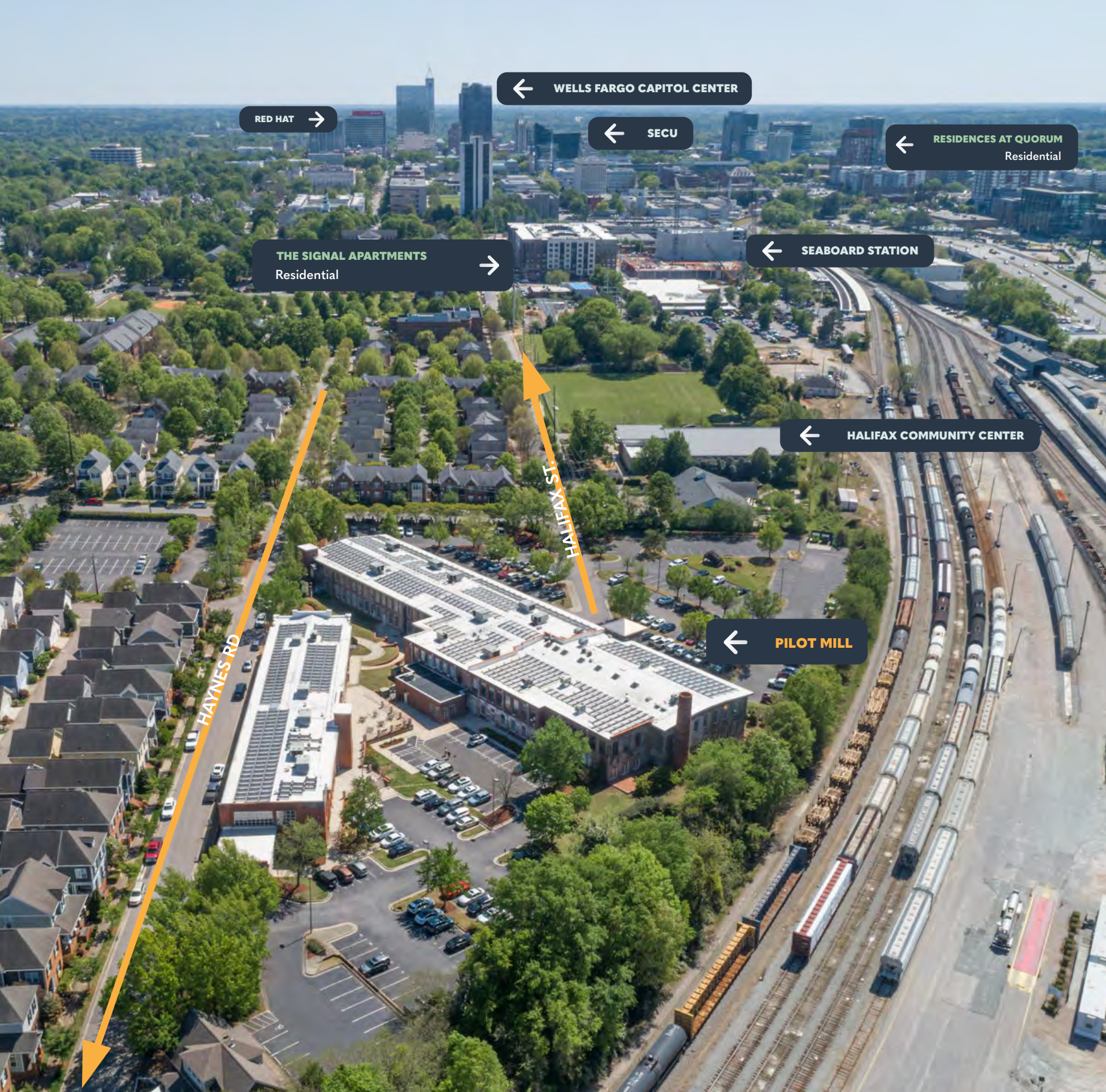
AVAILABILITY: Suite 218  
LEASE RATE: \$34.50 PSF  
SRF: ± 14,573

### DETAILS

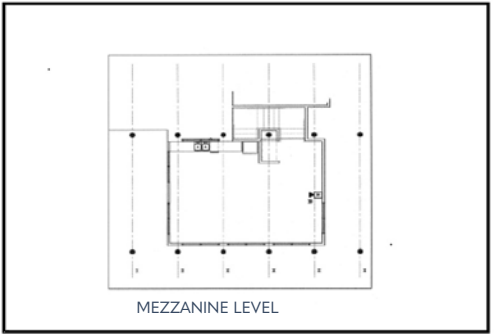
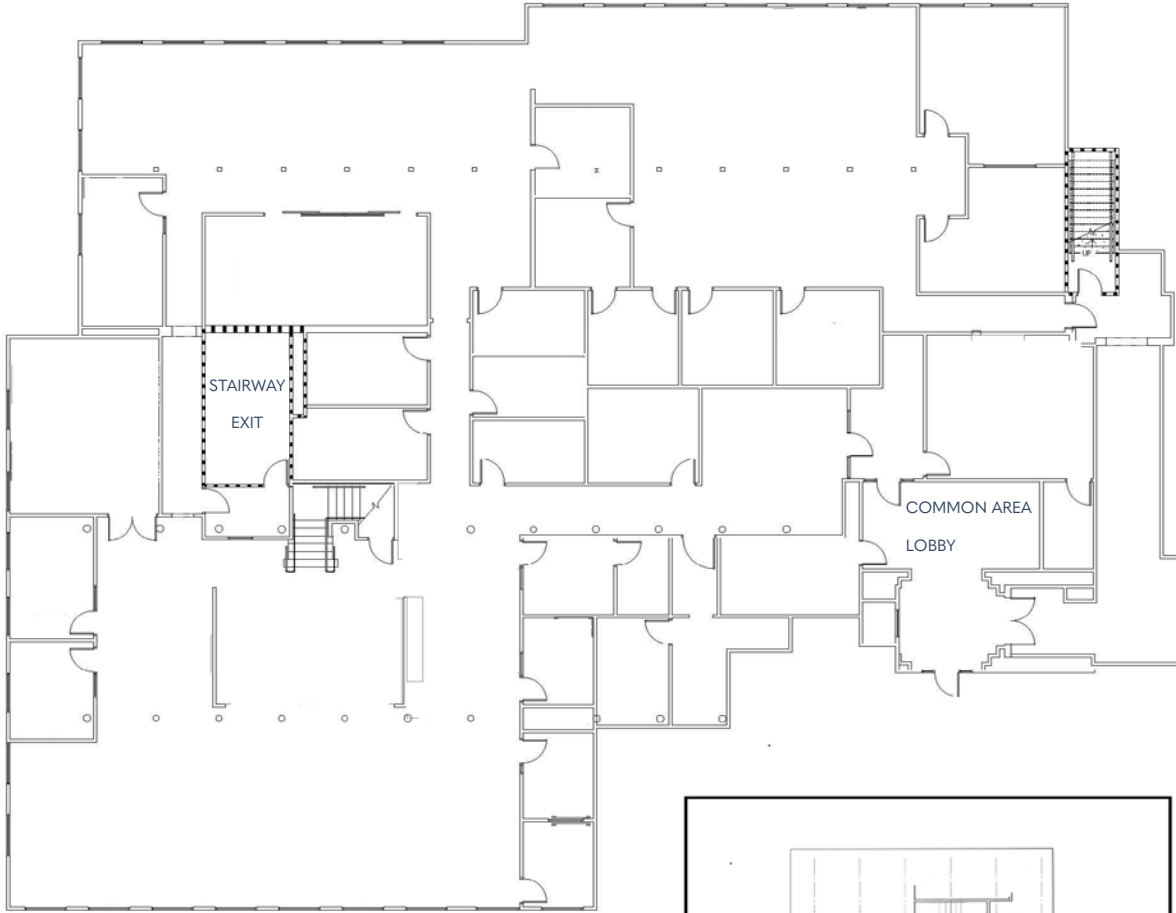
- Incredible space with open areas, private offices, conference rooms, a mezzanine and a large break room
- Located just north of Downtown Raleigh within walking distance to shops and restaurants of Seaboard Station
- On-site parking and common area patios
- 17' ceilings and 8' windows
- Can be subdivided
- Available February 1, 2027







± 14,573 RSF  
SUITE 218





## RALEIGH ACCOLADES

### #1 BEST-PERFORMING LARGE METRO AREA

Milken Institute · January 2025

### #3 BEST STATE CAPITAL TO LIVE IN

WalletHub · February 2025

### #3 FASTEST GROWING U.S. CITY FOR CONSTRUCTION

CoreLogic · February 2025

## RALEIGH PROFILE

|                              |                                  |                          |                           |
|------------------------------|----------------------------------|--------------------------|---------------------------|
| 53.9%                        | 53%                              | 217,866                  | \$74,612                  |
| Batchelor’s Degree or Higher | Owner Occupied Housing Unit Rate | Number of Housing Units  | Median Household Income   |
| 194,917                      | 2.3                              | 21.6 min.                | 20.6%                     |
| Number of Households         | Number of Persons Per Household  | Mean Time Travel to Work | Moved since previous year |
| 35                           | \$340,000                        | 5.4%                     | 474,069                   |
| Median Age                   | Median Home Price                | Veteran Status           | Total Population          |

## MAJOR GROWTH ON THE HORIZON

#### DICKERSONBAKKER MAKES THE MOVE · FEBRUARY 2025

“Site plans for DickersonBakker’s office building show it will be 17,542 square feet. DickersonBakker will occupy the top two floors. The ground-floor will be leased out, most likely as medical office space. Bakker said there will be some space on the second floor that the firm won’t occupy. Instead, it will rent out the space or turn it into coworking space.”

<https://www.bizjournals.com/triangle/news/2025/02/21/dickersonbakker-raleigh-office-building-hq-plans.html>

#### REVITALIZATION NEAR WESTERN BLVD · JANUARY 2025

Raleigh developers have now earmarked the 12.08-acre site for a \$500 million mixed-used “live-work-play” complex...Cityplat recently purchased the 118,000 square-foot property at 4500 Western Blvd for \$14 million.”

<https://www.newsobserver.com/news/business/article299023900.html>

#### RALLIANT HEADQUARTERS · MARCH 2025

“Raleigh is getting a new headquarters as part of a 180-job, \$2.1 million expansion. Ralliant, a planned spin-off of Fortive Corporation (NYSE: FTV), selected the city for its headquarters after a competitive site search.

Kyle Touchstone, director of Raleigh Economic Development, said...‘To come to a new location and basically start from scratch, to build an entire team, to bring in corporate leadership ... all of the support functions ... it’s a huge undertaking for a company’”

<https://www.bizjournals.com/triangle/news/2025/03/11/fortive-ralliant-raleigh-headquarters-jobs-hiring.html>

## PILOT MILL 2025 DEMOGRAPHICS

|  MILE RADIUS |  POPULATION |  HOUSEHOLDS |  HOUSEHOLD INCOME |  DAYTIME POPULATION |
|---------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------|
| 1                                                                                                 | 15,664                                                                                           | 8,922                                                                                            | \$134,198                                                                                              | 16,127                                                                                                   |
| 3                                                                                                 | 106,450                                                                                          | 46,577                                                                                           | \$109,069                                                                                              | 103,526                                                                                                  |
| 5                                                                                                 | 256,211                                                                                          | 111,490                                                                                          | \$93,316                                                                                               | 178,511                                                                                                  |



# PILOT MILL

## LEASING

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## MARKETING

Victoria Eaton  
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## YORK PROPERTIES

Brokerage • Property Management • Security  
Maintenance • Association Management • Construction  
Landscaping • Accounting

## ADDRESS

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