



CLASS A MULTI-TENANT OFFICE/RETAIL BUILDING

FOR LEASE

4109 WAKE FOREST RD, RALEIGH, NC 27609



WSG
CRE
SKOGMAN
COMMERCIAL



PROPERTY OVERVIEW

Property Details

Address	4109 Wake Forest Rd Raleigh, NC 27609
Building Size	32,844 SF
Space Available	Suite 110 (3,466 SF)
Property Type	Office/Retail
Year Built / Rennovated	1975 / 2021
Lot Size	1.53 Acres
Zoning	CX-4
Lease Rate	\$38.50 / SF NNN
TICAM	\$6.50



Highlights

- Newly renovated (down to beams) building
- High exposure building with 44,000 VPD
- Attractive TI & building signage available
- Within walking distance to restaurants/retail and one mile to Duke Raleigh Hospital & 1.5 miles to North Hills
- Spanning window lines with amazing views from the upper floors

4109 Wake Forest Rd, Raleigh, NC

PROPERTY PHOTOS

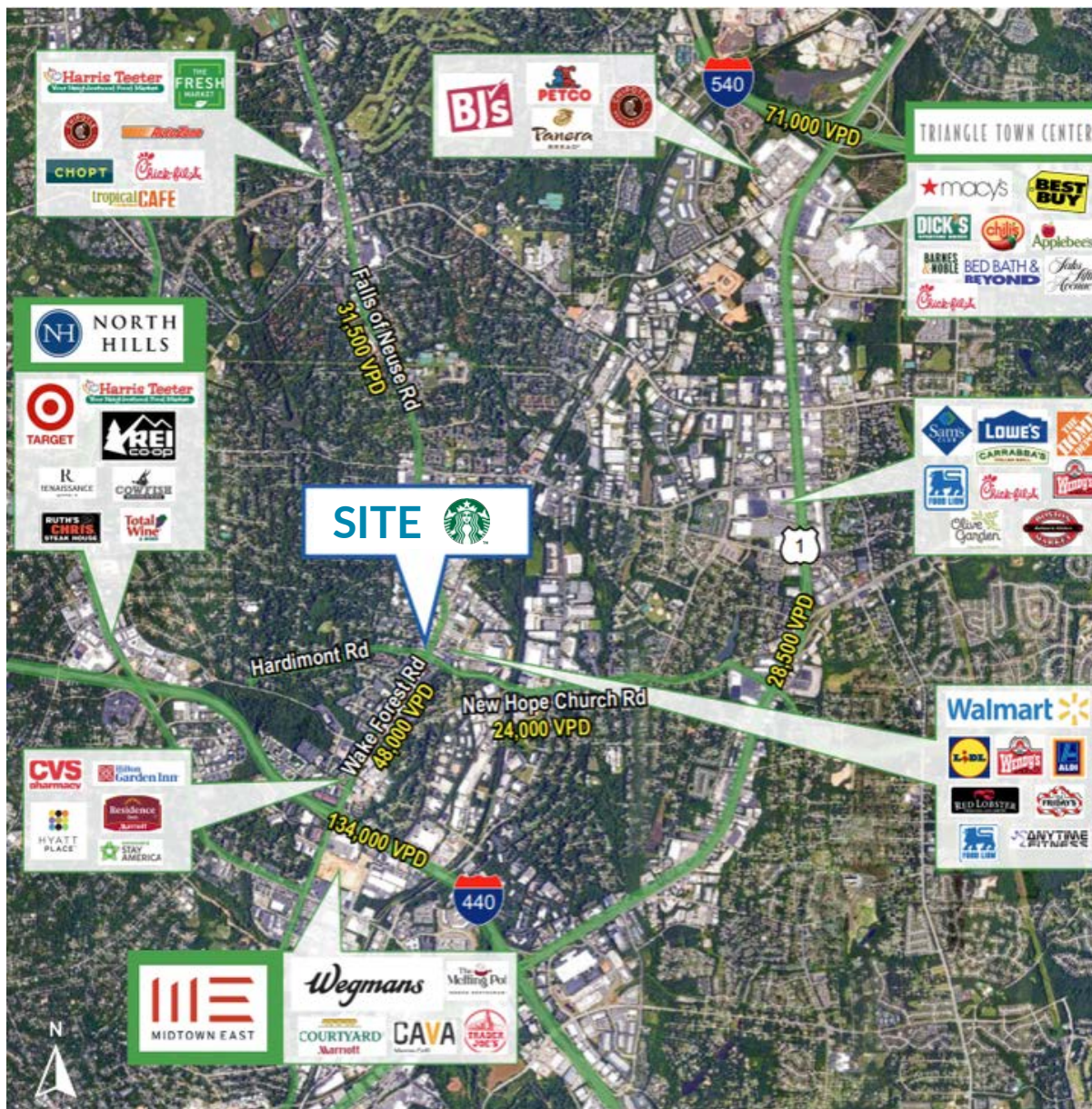


150 1st Ave NE, Suite 100 | Cedar Rapids, IA 52401

wsgcre.com



AERIAL MAP & DEMOGRAPHICS



DEMOGRAPHICS

1 Mile

2025 Population	9,968
Annual Pop. Growth	1.95%
2025 Households	3,736
2020 Average HH Income	\$90,904

3 Miles

2025 Population	104,732
Annual Pop. Growth	1.87%
2025 Households	44,224
2020 Average HH Income	\$96,421

5 Miles

2025 Population	278,694
Annual Pop. Growth	1.95%
2025 Households	116,280
2020 Average HH Income	\$100,396



FLOOR PLAN

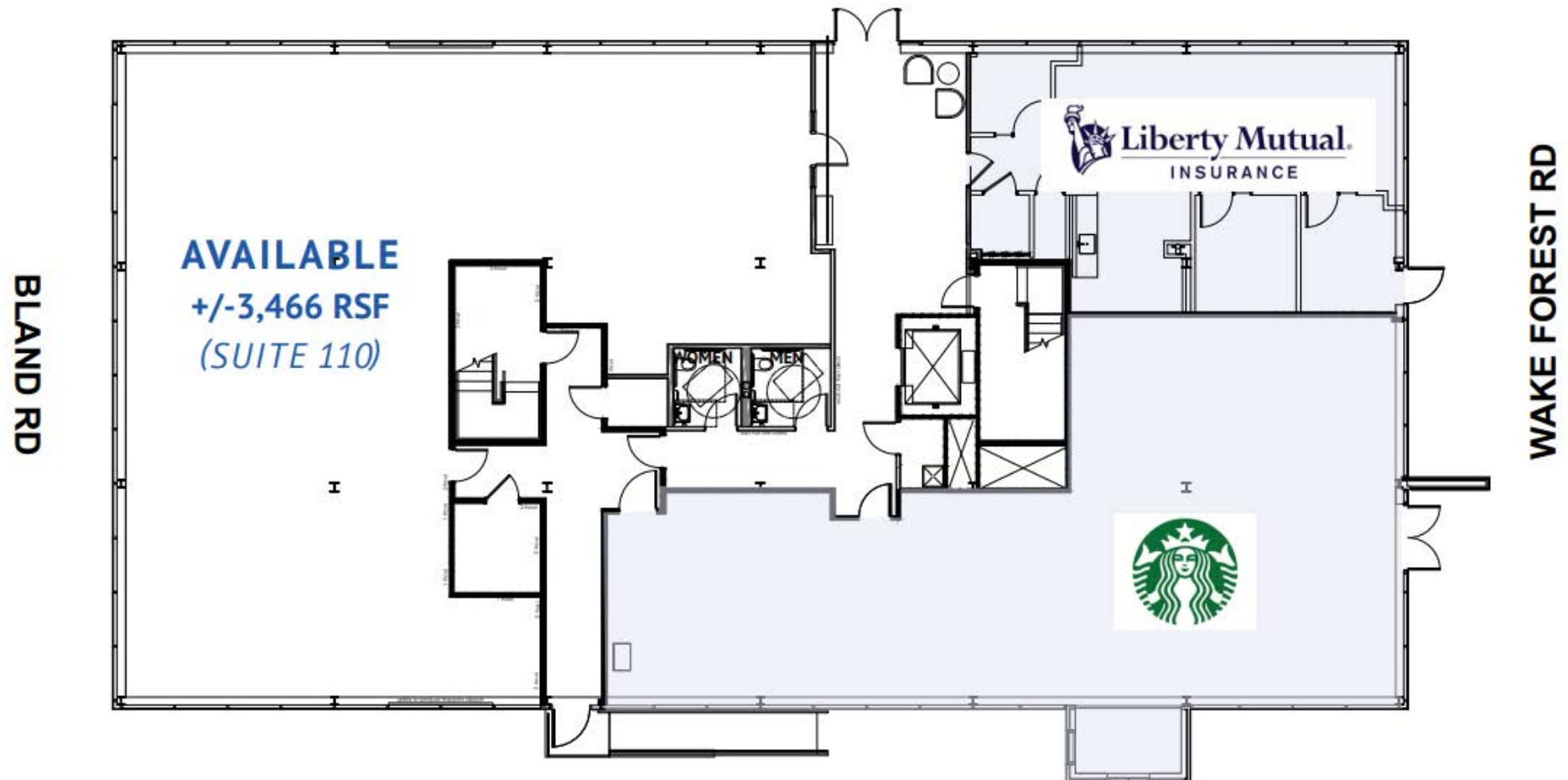
GARDEN VIEW LEVEL





FLOOR PLAN

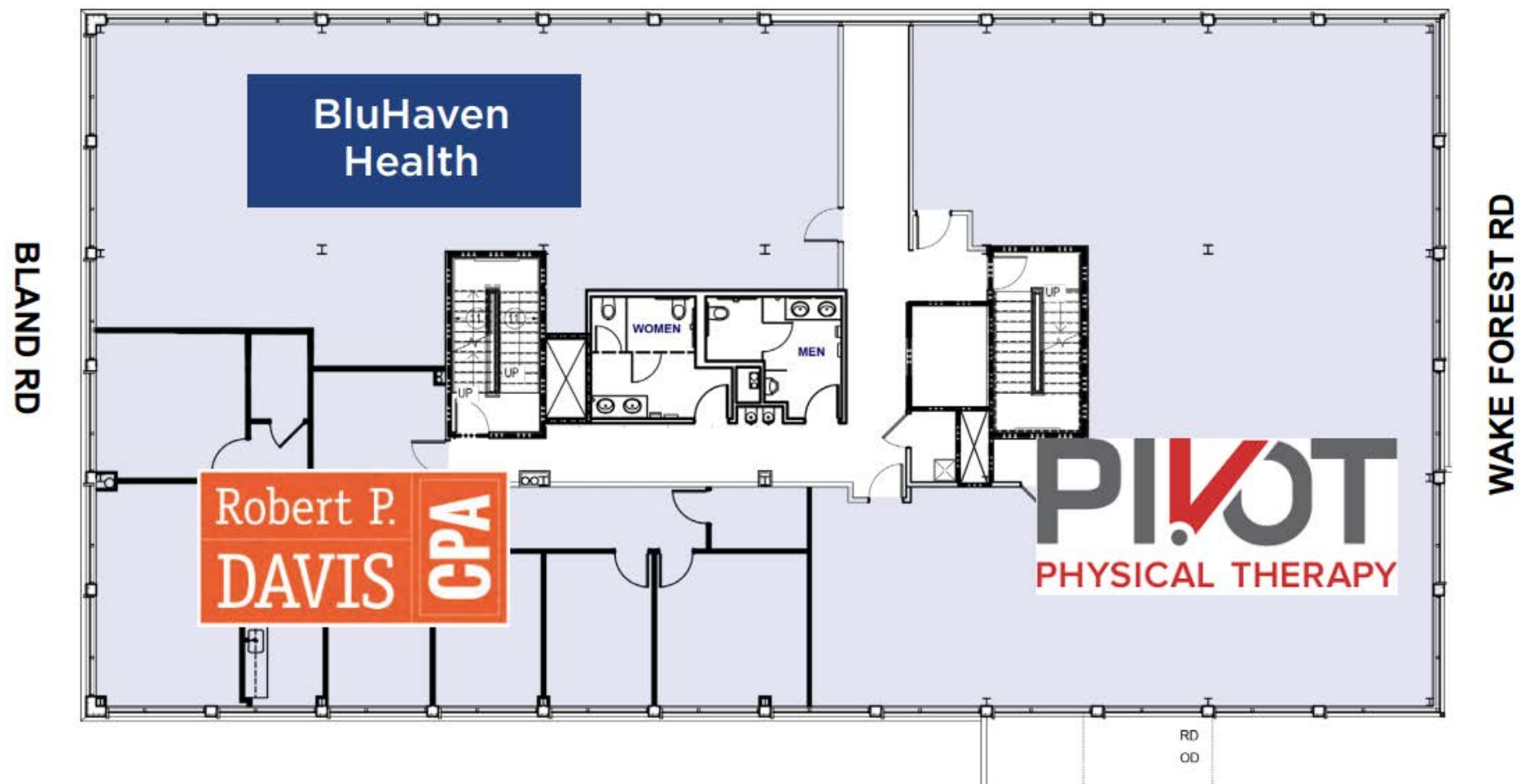
LEVEL 1





FLOOR PLAN

LEVEL 2





FLOOR PLAN

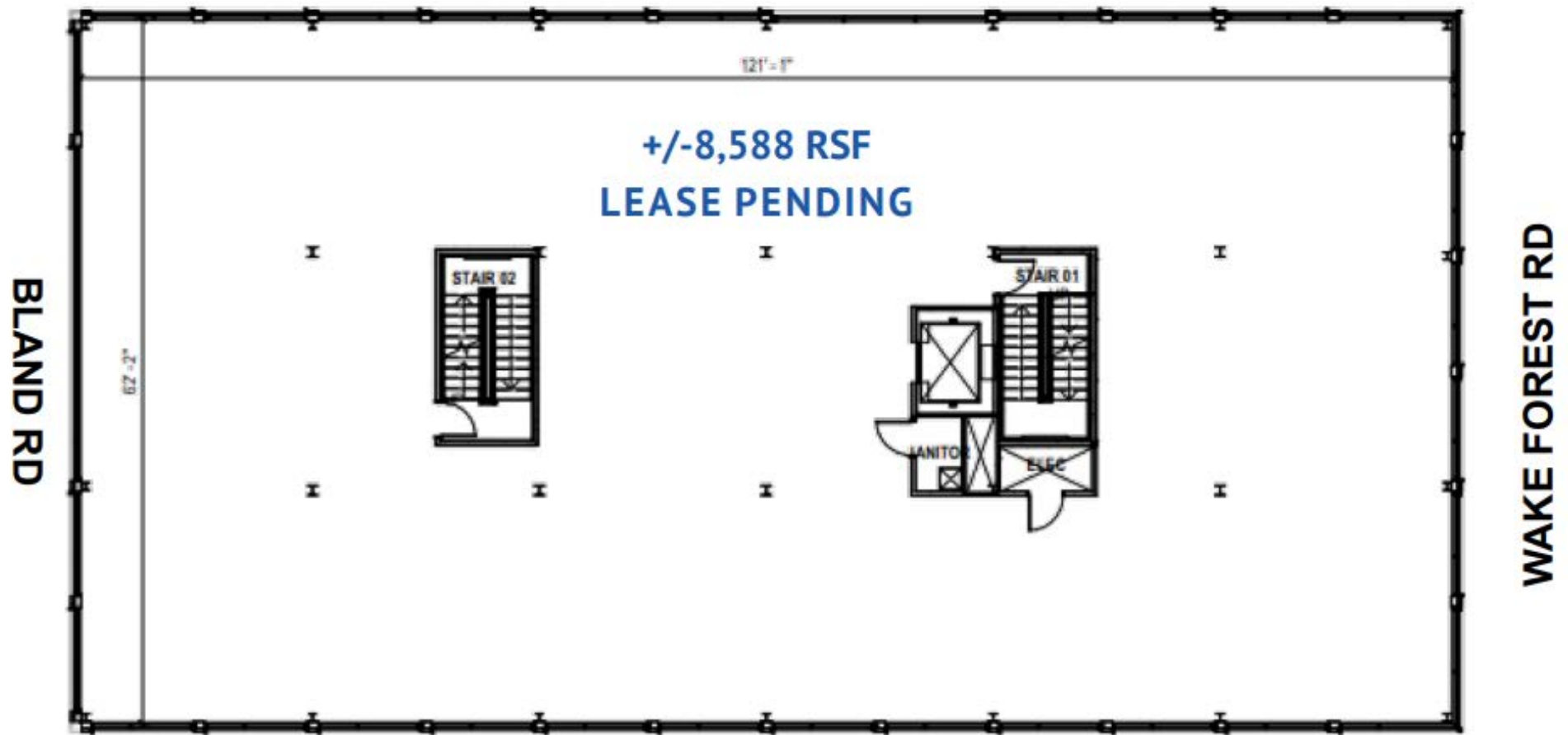
LEVEL 3





FLOOR PLAN

LEVEL 4





RALEIGH OVERVIEW

Raleigh, at the center of the Research Triangle alongside Durham and Chapel Hill, anchors a fast-growing metro of over 1.5 million people. The region offers businesses access to a highly educated workforce supported by leading institutions like North Carolina State University, Duke University, and University of North Carolina at Chapel Hill, along with strong employment growth and a diverse, innovation-driven economy. Anchored by Research Triangle Park, a global hub for technology and life sciences, Raleigh provides a business-friendly, cost-effective environment with a high quality of life, making it an attractive place to live, work, and grow a business.

#1 Best U.S. City for Job Opportunities and Earning Potential- New York Post (Aug. 2025)

#2 Best State Capitals to Live in- WalletHub (2026)

#4 Most Economically Resilient Metro- CardRates (2026)

Raleigh MSA

Metro Population	1.69 M
Jobs	756,000
Companies	50,000+
Counties	3
Cities	30+
School Districts	3
Colleges & Universities	10+

Top Employers

	Total employees (in Raleigh arera)
Duke University and Health System	43,000
State of North Carolina	24,000
Wake County Public Schools	17,000
University of North Carolina at Chapel Hill	12,000
WakeMed Health & Hospitals	10,000



CONTACTS



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