



319 CHAPANOKE RD

RALEIGH, NC 27603

OFFICE/FLEX FOR LEASE

york



LEASING AGENT

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YORK PROPERTIES

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Flexible Office Space Available: Located on ± 6.24 acres, this $\pm 86,848$ SF building offers suites from $\pm 3,660$ to $\pm 7,812$ RSF. Tenants benefit from ample parking, direct first floor access, and full-service lease terms, making it an excellent fit for a variety of office and institutional uses.



DETAILS
AVAILABLE SPACE

BUILDING SPECIFICATIONS

Lot Size: ±6.24
Pin: 1702521740
Building Size: ± 86,848 rsf
Year Built: 1992
Parking: 335 Surface Parks or 5 per 1,000 SF

AVAILABILITY

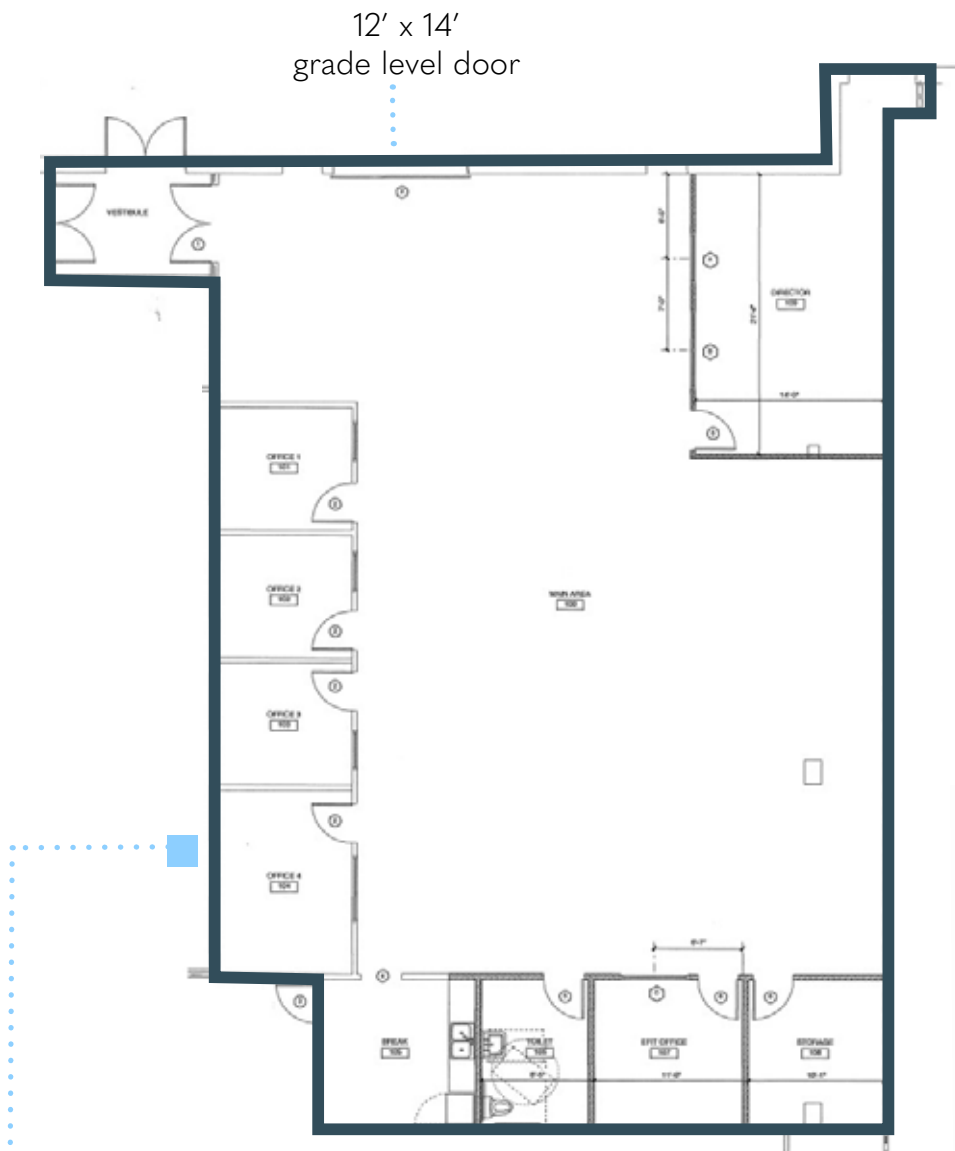
Suite 116: ± 3,660 RSF - Fully Conditioned Flex
Suite 118: ± 7,812 RSF

RATE

\$21.00 PSF Full Service

LOCATION

Located along Raleigh’s thriving South Saunders corridor, this ±86,848 SF office property offers a prominent presence with convenient access to downtown Raleigh and major regional transportation routes

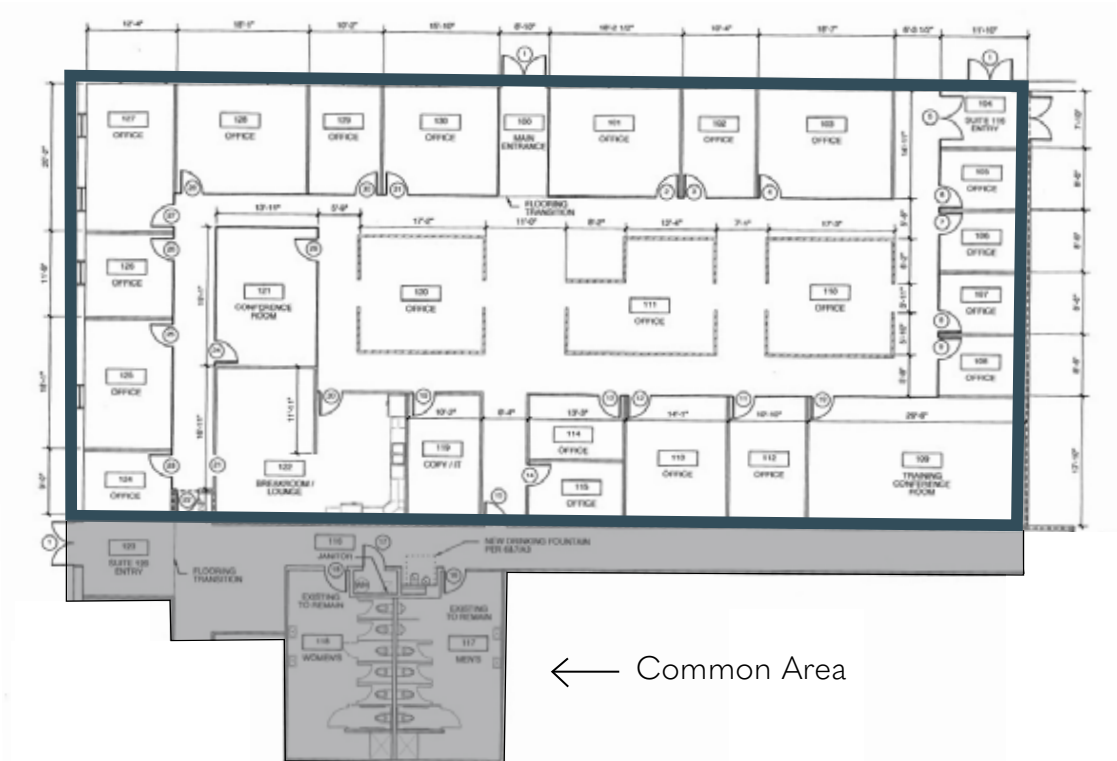


SUITE 116

± 3,660 RSF
Fully conditioned flex space with open storage area, private offices, restroom and kitchenette. Loading 12’ x 14’ grade level roll-up door.

SUITE 118

± 7,812 RSF
Office space with an open bull-pen area, lots of glass, large training room, large break area, and private windowed-offices.





SUITE 116
INTERIOR PHOTOS



319 CHAPANOKE ROAD

PHOTOS · PAGE 5





SUITE 118
INTERIOR PHOTOS



LOCATION

LOCATION



STATE FARMERS
MARKET

DIX PARK



DOWNTOWN
RALEIGH



TRYON RD

319 CHAPANOKE RD







HAMMOND RD

GARNER





FOUNDED BY FIREMEN



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

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/article250013204.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>

RALEIGH PROFILE

52.4% Bachelor’s Degree or Higher, Ages 25+	51.2% Owner-Occupied Housing Unit Rate	476,870 Number of Housing Units. Wake County	\$82,424 Median Household Income
197K Number of Households	2.37 Number of Persons Per Household	23.4 min. Mean Time Travel to Work	20.6% Moved Since Previous Year
34 Median Age	\$377,800 Median Home Price	5.4% Veteran Status	482,295 Total Population

319 CHAPANOKE RD DEMOGRAPHICS (2026)

 MILE RADIUS	 POPULATION	 HOUSEHOLDS	 HOUSEHOLD INCOME	 DAYTIME POPULATION
1	7,427	2,772	\$99,394	4,408
3	65,866	25,715	\$81,521	37,598
5	189,987	77,783	\$91,609	99,491

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

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