For Sale or For Lease

800 Springfield Commons Drive

Raleigh, NC 27609

Potential Building Rendering



RCR
RALEIGH · WILMINGTON

Standalone Medical Building
Single or Multi-tenant Occupancy

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Executive Summary

800 Springfield Commons Drive presents a unique opportunity for medical practices to lease or acquire a standalone building in Raleigh, NC—one of the most desirable and rapidly growing healthcare markets in the Southeast. Located in the heart of the North Raleigh, the property offers providers the ability to establish or expand their practice within a region consistently recognized for its quality of life, economic strength, and highly educated workforce. The Triangle is anchored by several of the region's leading healthcare systems, including Duke Health, UNC Health, and WakeMed Health & Hospitals, creating a dense and collaborative medical ecosystem that continues to drive patient demand, physician recruitment, and specialty care growth throughout the market.The property is well-suited for medical users, featuring an existing layout that supports efficient clinical operations, patient flow, and strong practice visibility. The configuration provides a functional mix of exam rooms, clinical areas, and administrative space, allowing users to efficiently transition into the space or customize it to meet specialty-specific requirements. Strategically positioned with convenient access to major roadways, residential communities, and surrounding amenities, the property offers excellent accessibility for patients, staff, and referring providers. The surrounding area benefits from strong population growth, high household incomes, and a growing base of healthcare demand drivers, all of which support long-term practice stability and expansion potential.

Property Details

Address	800 Springfield Commons Drive Raleigh, NC 27609
Sale Price	$3,975,000
Lease Rate	$29.50 NNN
Square Feet	3,130 – 10,855 SF*
Acres	1.27
Year Built	1995
Parking	5.6:1000
Signage	Building
Zoning	CX-3
Availability	Feb. 1, 2027

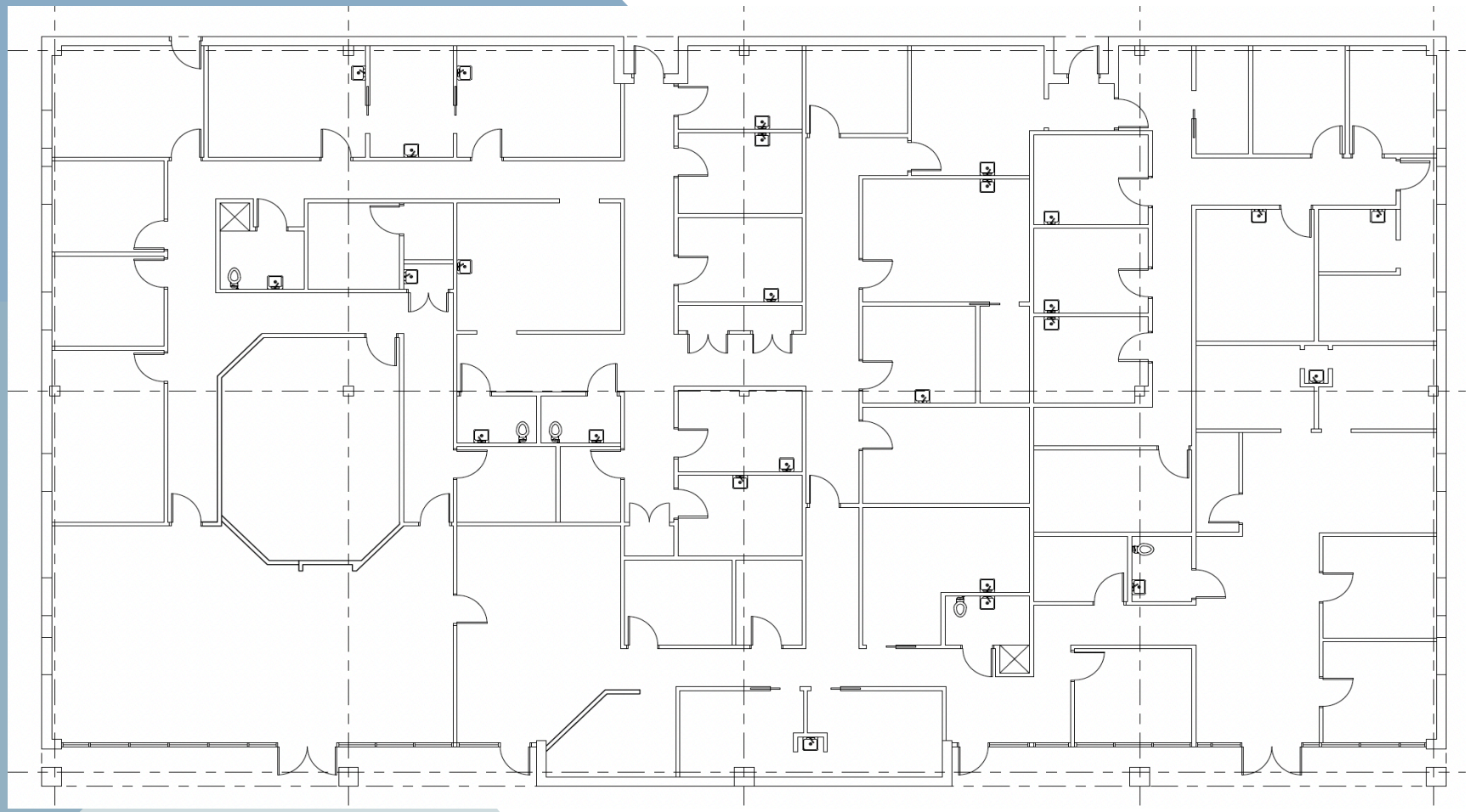
* Ability to demise

Highlights

- Prominent building signage opportunities
- Strong visibility and branding exposure
- Opportunity for single or multi-tenant occupancy with ability to demise
- Ample On site parking
- Convenient and stress free access for patients, staff and visitors



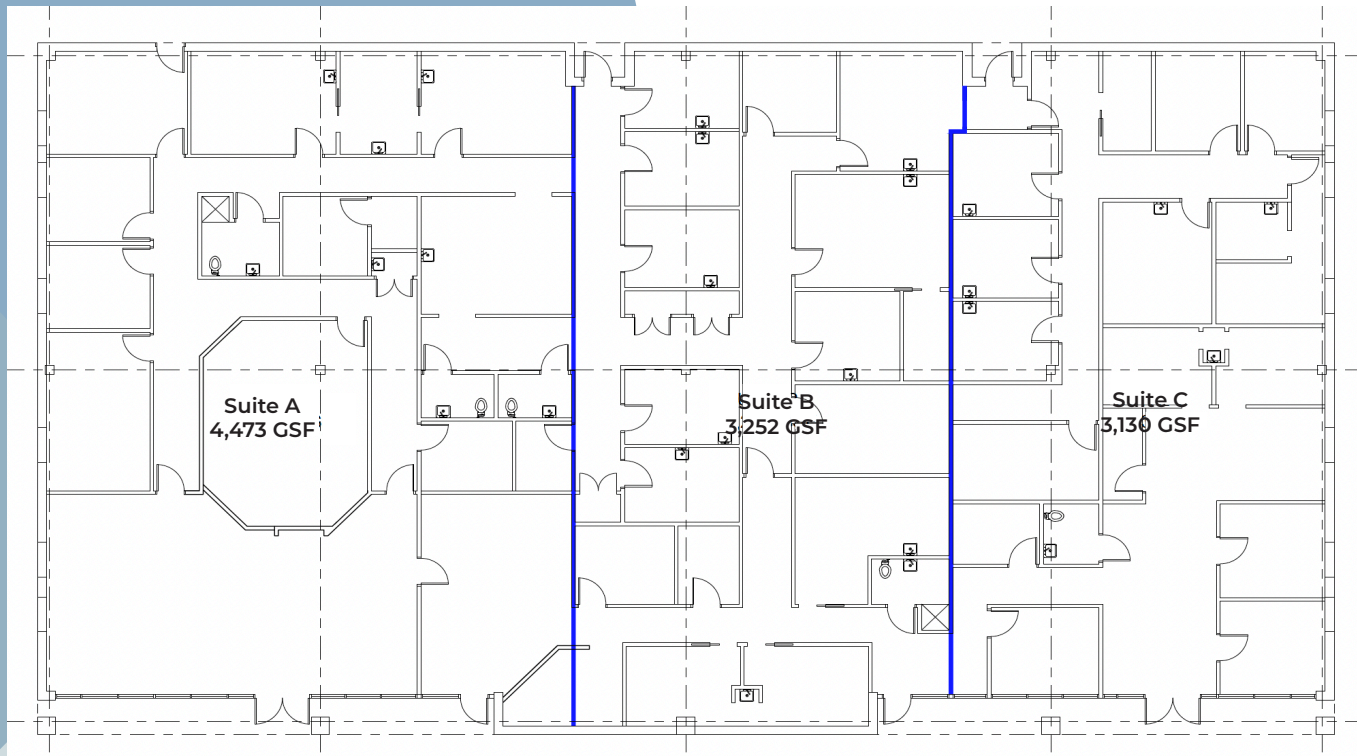
Floor Plan



Full Building
10,855 SF

Disclaimer: The above floor plan is not to scale. The available space shown is believed to be correct but is subject to change.

Potential Demising Layout



Suite A: 4,473 SF | **Suite B:** 3,252 SF | **Suite C:** 3,130 SF | **Suite C+B:** 6,382 SF

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Property Photos













Amenities Map



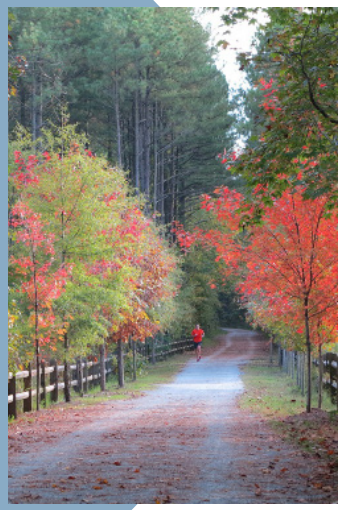
Market Overview

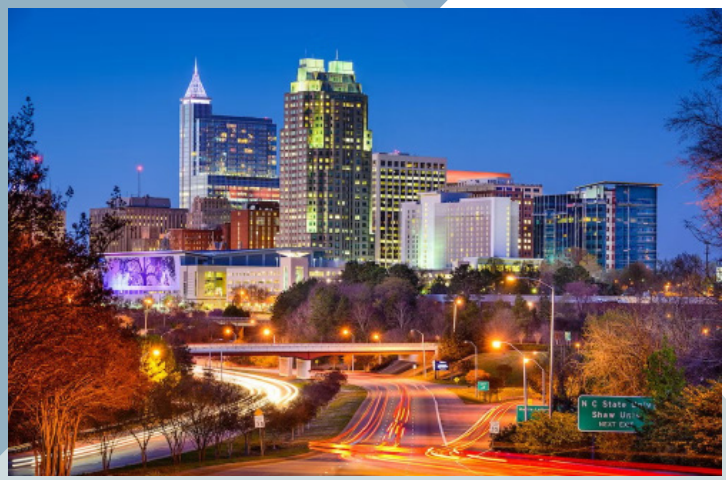
11,426
Total Businesses
3 Mile Radius

81,451
Total Employees
3 Mile Radius

Raleigh Submarket

Raleigh, North Carolina — the "City of Oaks" and proud state capital — is one of America's fastest-growing metros. Located at the heart of the Research Triangle, Raleigh sits within close reach of major interstates and RDU International Airport, the fastest-growing Top 50 airport in the country. RDU served a record 15.6 million passengers in 2025 and offers service to 85 nonstop destinations across the U.S. and internationally, generating $24.1 billion in annual economic impact for the region.





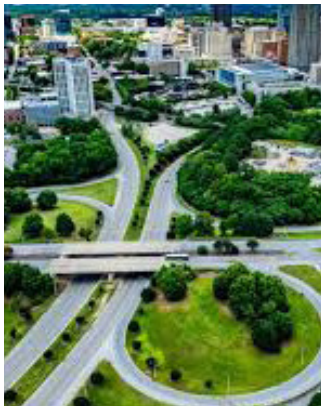
Retail

Raleigh's retail market remains one of the region's strongest sectors, with vacancy holding near historic lows at approximately 2.4% through year-end 2025 — among the tightest in the Southeast. Construction activity nearly doubled mid-year to over 625,000 SF as developers race to meet demand, while rents continue to climb.

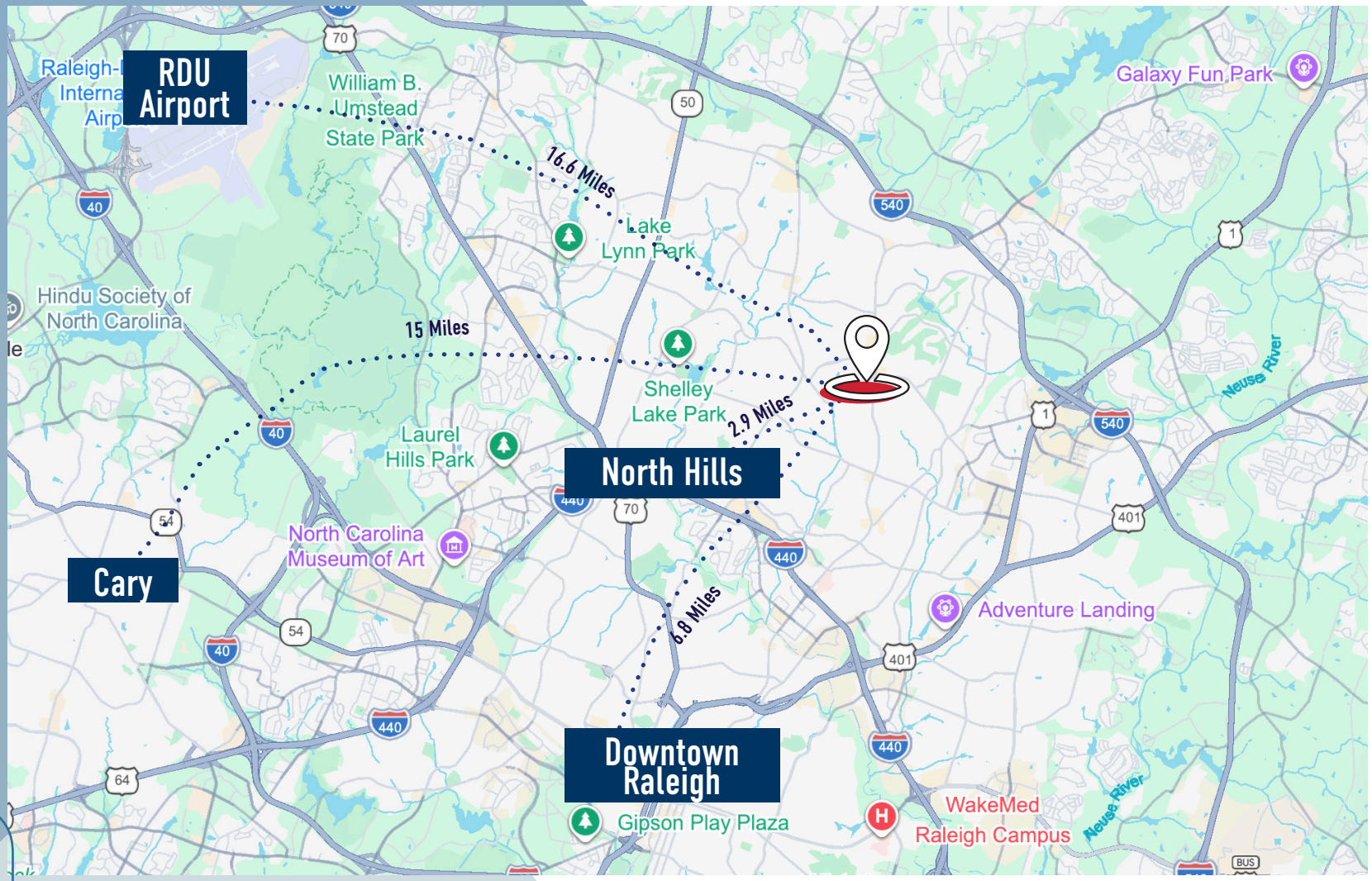
At the heart of Raleigh's retail landscape sits Crabtree Valley Mall, the largest enclosed mall in the Research Triangle and a premier shopping destination since 1972. The 1.3-million-SF property features over 200 stores — including Apple, Coach, H&M, Macy's, and Michael Kors — alongside top dining destinations like The Cheesecake Factory, P.F. Chang's, and Fleming's Prime Steakhouse.

Expansion

Just minutes from 800 Springfield Commons Drive, Kane Realty's North Hills district has defined Midtown Raleigh as the region's premier mixed-use destination since 2004. In January 2026, Raleigh City Council approved a landmark rezoning allowing towers up to 37 stories, paving the way for a new generation of vertical growth. Kane has already filed plans for a new 15-story mixed-use tower with 246 residences and 18,000 SF of retail, while the recently opened One North Hills office tower reached 100% leased in 2025 — one of the top-performing new office assets in the region.



Location Map



Highlights & Demographics

- The Property offers outstanding connectivity in North Raleigh / Midtown, located just minutes from Six Forks Road, Falls of Neuse Road, and the I-440 Beltline, with fast access to I-540, Capital Boulevard (US-1), RDU International Airport, Crabtree Valley Mall, North Hills, and Downtown Raleigh.
- The Property is positioned along Springfield Commons Drive in an established North Raleigh office and service corridor, surrounded by medical, professional, and institutional users — including a Walgreens anchor immediately adjacent — that drive consistent daytime traffic to the Property.
- North Raleigh and Midtown have experienced sustained growth, anchored by Kane Realty's expanding North Hills district just south of the Property — recently rezoned to allow buildings up to 37 stories — alongside significant single-family and multifamily residential development that continues to deepen and diversify the surrounding housing base.
- The surrounding trade area includes WakeMed North Healthplex, Duke Health and UNC Health facilities, and Class A office campuses along Six Forks Road and Spring Forest Road — giving tenants convenient access to healthcare providers, corporate offices, retail, and dining within a short drive.



39%
Bachelors/Grad /Prof Degree

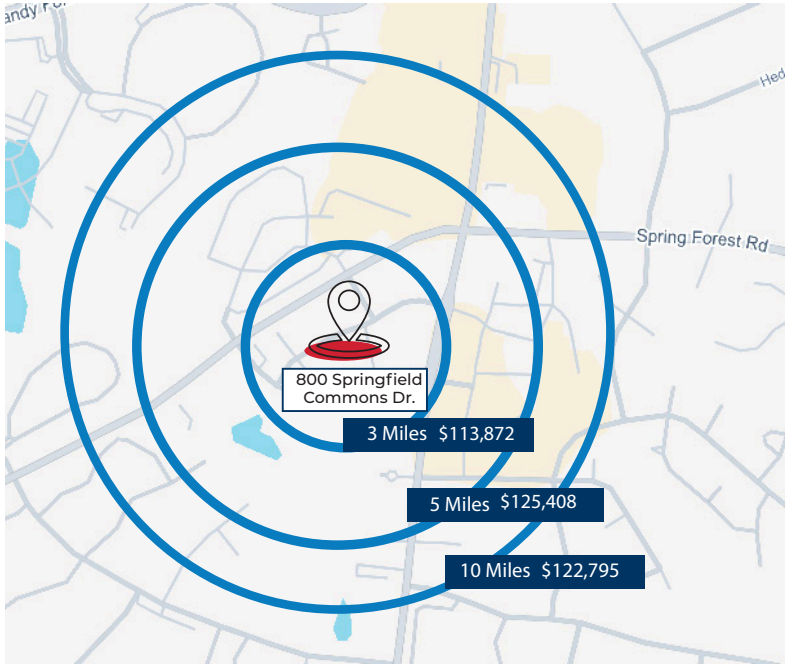


36,000+
Vehicles Per Day



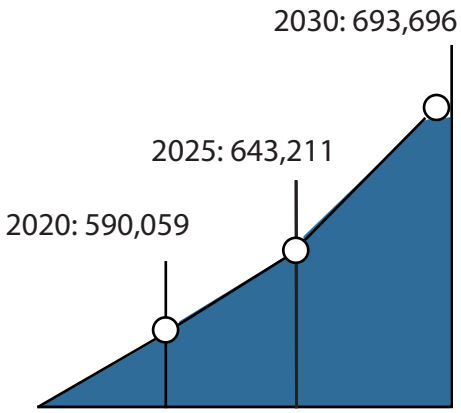
89,684
People Within 3 Miles

Average Household Income



Large, Rapidly Growing Population

5 Mile Radius





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