



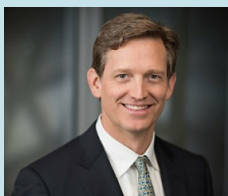
Forum 2

8521 SIX FORKS ROAD

Market: Raleigh

5 AVAILABLE SPACES

Part of a five-building office park in North Raleigh, Forum 2 combines a highly convenient location with first-rate amenities onsite and within walking distance. The 96,000-square-foot property on 3.5 acres along Six Forks Road offers prime exposure, a short drive to I-540, and walkability to Market at Colonnade, an upscale shopping center featuring a Whole Foods Market. Inside, a newly "Highwoodtized" lobby encourages collaboration. Onsite amenities include a new *Spark by Highwoods Properties* conference center, café, patio and *Velocity by Highwoods Properties* fitness center.



Alban Barrus

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Building Information

General

- SUBMARKET: Six Forks Road • BUILDING TYPE: Office • BUILDING PARK: Forum Office Park • BUILDING SF: 96,407
- LEASE TYPE: Full-Service • FLOORS: 6 • TELECOM AND FIBER PROVIDER(S): Spectrum, Verizon Cellular, CenturyLink/Level 3, AT&T Fiber
- PARKING: 4/1,000

Amenities

- Bike Storage • Carwash Service • Collaborative Common Space • Conference Center • Public Transit
- SPARK by Highwoods Properties Conference Center • TAKE 5 CAFÉ by Highwoods Properties
- VELOCITY by Highwoods Properties Fitness Center • I-540 • Yes

Specifications

- Concrete Encased Telecom • Covered Parking • On-Site Maintenance • Security - 24 Hour Card Key Access
- Security - After Hours Guard • Security - Patrol • Security - Patrol Weekends • Security – After Hours Key Card Access
- Signage Opportunities • Telecom - Fiber Providers Available • ADA Compliant • 4/1,000 • 2 Passenger Elevators

Green Features

- 50% parking under cover • Convenient to Shopping • Energy Management System • Energy Sub Metering • Green Cleaning
- Hands Free Restroom Fixtures • High Efficiency HVAC Chiller • High Efficiency Lighting • Low Water Irrigation • Monitored Ventilations
- Occupancy Sensors: Customer Space • Occupancy Sensors: Lavatory • Public Transit Access • Recycling Program • Showers
- Structured Parking • Water Conserving Fixtures • White roof (SRI > 78)

Available Space Listing

Floor 1 *2 Suites Available*

Suite 110	CURRENT 5,517 SF	MIN 5,517 SF	MAX 5,517 SF
Suite 105	CURRENT 4,314 SF	MIN 4,314 SF	MAX 4,314 SF

Floor 2 *1 Suites Available*

Suite 250	CURRENT 8,047 SF	MIN 8,047 SF	MAX 8,047 SF
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Floor 3 *1 Suites Available*

Suite 300	CURRENT 10,175 SF	MIN 10,175 SF	MAX 10,175 SF
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Floor 4 *1 Suites Available*

Suite 450

CURRENT 8,104 SF

MIN 8,104 SF

MAX 8,104 SF

