

BEACON POINT



OFFICE AND RETAIL OPPORTUNITIES IN SOUTHEAST RALEIGH

1425 PROMISE BEACON CIRCLE, RALEIGH, NC

AVAILABLE SUITES FOR LEASE

We are seeking one or more tenants for the below available suite(s) to join the community-serving tenants at Beacon Point:

- **4,775 USF / 5,646 RSF first floor retail/office suite.**
This space is currently configured as a large open room with a retail counter, a storage room, a conference room, and a kitchenette. This could be split into two smaller suites if need be.
- **Lease rate is \$22/SF/YR, Full Service.** Landlord will provide a **Tenant Improvement Allowance of \$54/USF** towards suite modifications to meet your needs.

PROJECT OVERVIEW

Beacon Point is the commercial center at the Beacon Site, a 32-acre Purpose Built Community in Southeast Raleigh located on Rock Quarry Road right off I-40. The Beacon Site is a collaborative vision of the YMCA of the Triangle, Southeast Raleigh Promise, and the Southeast Raleigh community. The first of its kind in the area, this intentional development brings together **affordable housing, education, health & community wellbeing, and economic vitality** to enhance the quality of life of Southeast Raleigh residents.

Completed in 2025, Beacon Point is a 43,000 square foot development across two buildings which includes the following community-serving organizations:

- UNC Health
- Advance Community Health
- Southeast Raleigh Promise
- Legal Aid of North Carolina
- Self-Help Credit Union
- Café Orleans
- additional nonprofits and small businesses

Built to rigorous sustainability standards, the project includes a rooftop 128kW solar photovoltaic system, covered bicycle parking, and six electric vehicle (EV) parking spaces. The project has received a Community Enhancement award from Triangle CREW and a Top Sustainable Project award from the Triangle Business Journal.

CONTACT

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MARKET DATA

- The adjacent WCPSS Southeast Raleigh Elementary School serves 400+ students in grades preK-5.
- The Southeast Raleigh YMCA seeks to serve 2,500 children in Y programs and 8,000 members and program participants.¹
- Beacon Ridge, the 120 affordable apartment community (1, 2, and 3-bedroom) has over 250 residents.
- The site is served by GoRaleigh bus routes 5 and 17 and is steps from the Walnut Creek Trail.
- In 2024, average annual vehicle daily traffic counts on Rock Quarry Road near Beacon Point was 29,000 vehicles.