

WADE V

A LEED® GOLD CERTIFIED HEALTHY BUILDING

134,664 RSF AVAILABLE

Click here for
Virtual Tour



THE OFFICES AT

WADE

— LEASING BY —

**AVISON
YOUNG**

BUILDING SUMMARY

Address	5438 Wade Park Boulevard Raleigh, NC 27607
Building Class	A
Stories	Six (6)
Building Size	Approximately 209,783 sf
Available Space	First Floor - 18,925 sf Second Floor - 6,605 sf Third Floor - 36,378 sf Fourth Floor- 36,378 sf Fifth Floor - 36,378 sf Sixth Floor - Fully Leased
Lease Rate	\$34.00 per rsf, Full Service

LEASING CONTACTS

Arnold Siegmund

Principal
919 420 1573
arnold.siegmund@avisonyoung.com

Carlo DiGiorgio

Senior Vice President
919 420 1569
carlo.digiorgio@avisonyoung.com





BUILDING HIGHLIGHTS

- LEED Gold Certified with energy and resource-efficient features designed to reduce stress on the environment
- Healthy indoor space with state-of-art air filtration systems using MERV13 and MERV15 filters, the same filters used in hospitals and clean rooms
- Hands-free entry doors and restrooms
- Efficient floor plates with full-floor opportunities
- Abundant surface and covered parking with a 4/1,000 parking ratio
- Eight (8) Electric Vehicle (EV) charging stations
- Common area conference room
- Building signage available
- Central plaza with seating and tables perfect for outdoor meetings and gatherings
- On-site cafés, eateries, salons and fitness center
- On-site management
- Easy access to all parts of the Triangle

WHY LEED?

The LEED certification program assesses building design and construction in terms of energy efficiency, water usage, air quality, and choice of building materials as well as environmental factors. Occupants in LEED-certified buildings can be assured that their business environment is designed to reduce waste and use less resources.

WADE V | 5438 WADE PARK BOULEVARD



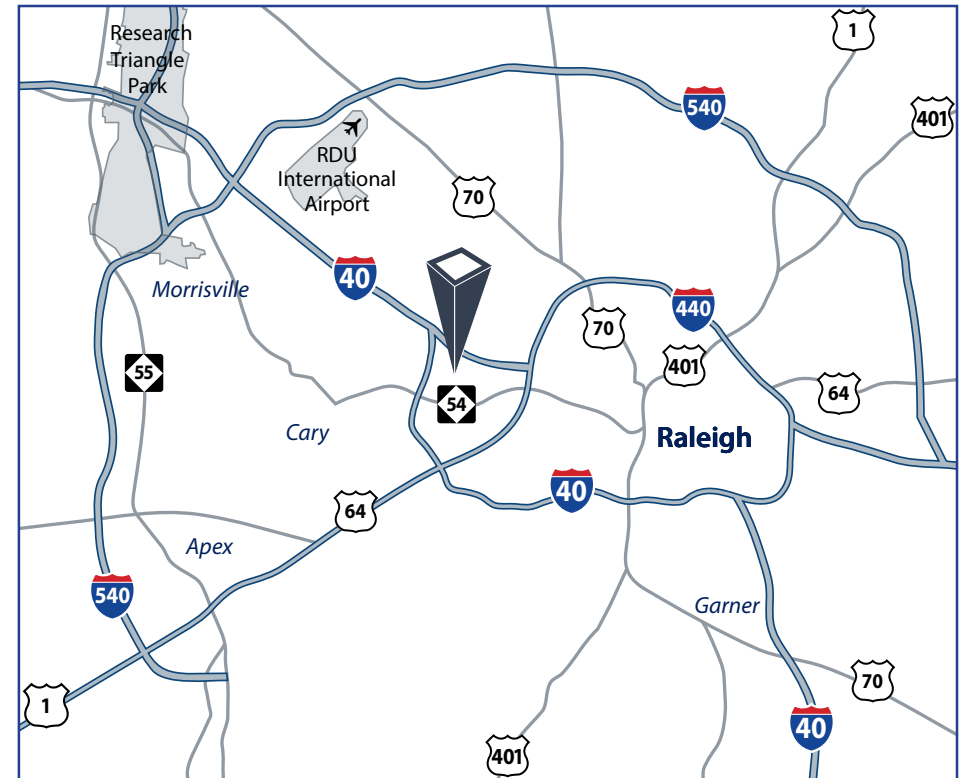
COMMUNITY AND LOCATION

The Offices at Wade is a signature mixed-use, master-planned development featuring a unique central courtyard with extensive landscaping. It's conveniently located off of Wade Avenue, adjacent to the PNC Arena, with unparalleled access to I-40, I-440, US-1 and US-70, minutes to downtown Raleigh and approximately seven miles to Raleigh-Durham International Airport.

SITE PLAN



REGIONAL MAP



DRIVE TIMES

- I-40: One minute
- I-440: Three minutes
- US-70: Six minutes
- RDU International Airport: 10 minutes
- Downtown Raleigh: 10 minutes
- Durham: 20 minutes
- Chapel Hill: 20 minutes

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RETAIL AMENITIES



- 1) Edwards Mill Road and Trinity Road
 - Backyard Bistro
 - Comfort Inn & Suites
 - Wendy's
- 2) Ridgewood Shopping Center
 - Bruegger's Bagels
 - First Citizens Bank
 - Medlin Davis Cleaners
 - Walgreens
 - Whole Foods Market
- 3) Lake Boone Shopping Center & Marketplace at Lake Boone Trail
 - Buffalo Brothers
 - Chick-fil-A
 - Chubby's Tacos
 - Food Lion
 - Guasaca
 - McDonald's
 - Randy's Pizza
 - Starbucks
 - Sushi-Thai
 - The Oak
 - Village Deli
 - Walgreens
- 4) Olde Raleigh Village
 - Bella Monica
 - Caribou Coffee
 - Char-Grill
 - China Star Café
 - Edwards Mill Bar & Grill
 - Harris Teeter
 - Jersey Mike's
 - Rudino's Sports Corner
 - Starbucks
- 5) Wade Park
 - Spring Rolls
 - Wade Park Cafe
 - Honest Abe's
 - Resistance Studios
 - Future Hilton Garden Inn

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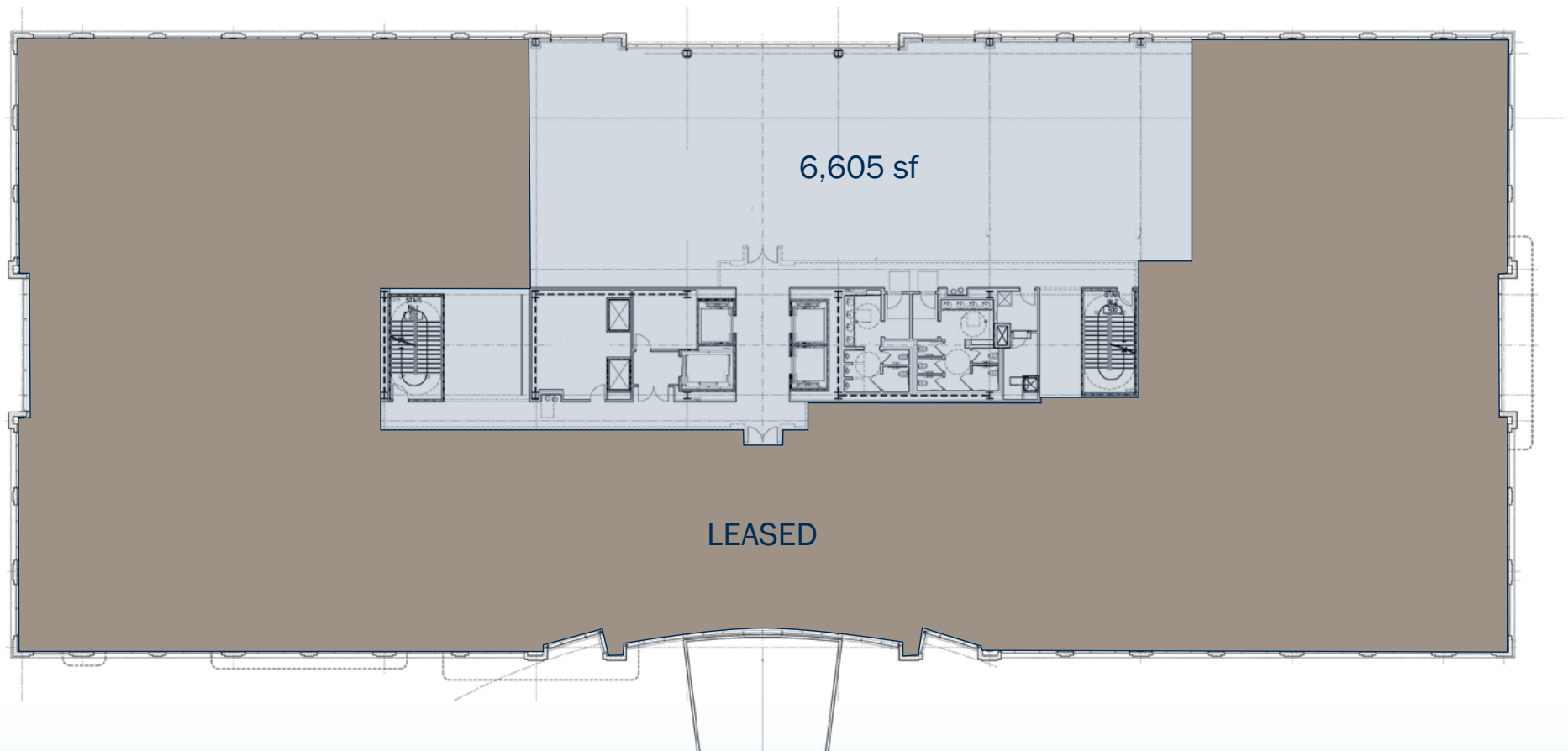
FIRST FLOOR | 18,925 sf available



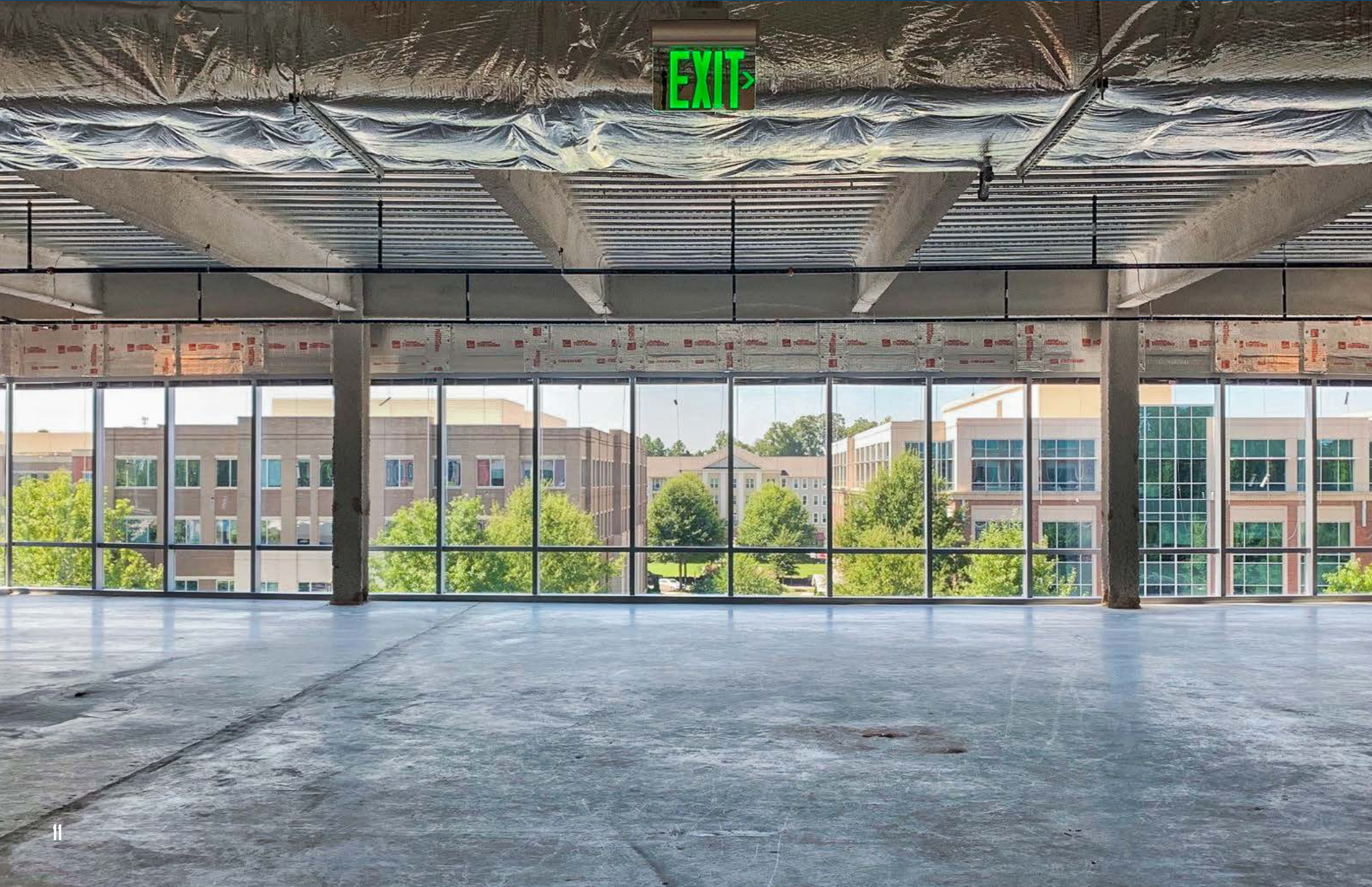
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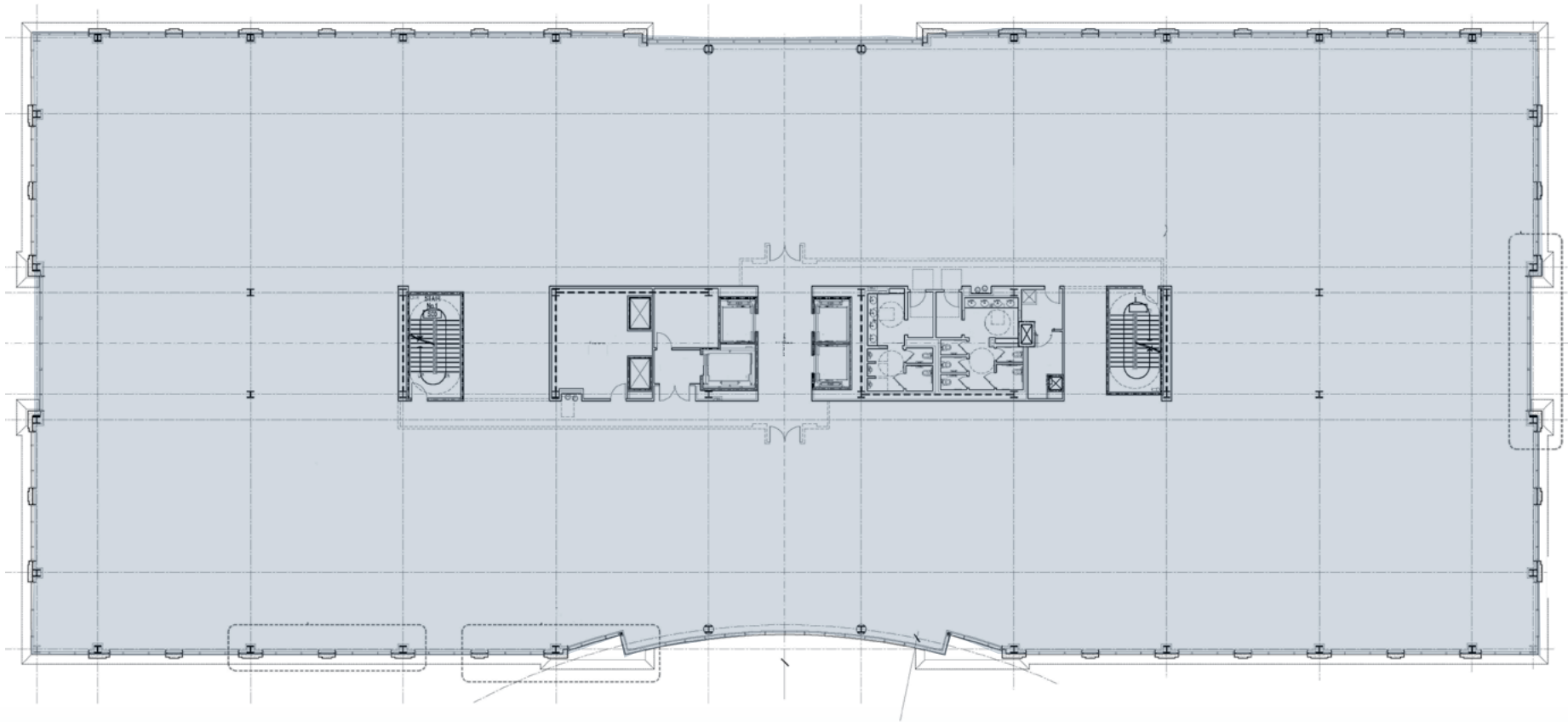
SECOND FLOOR | 6,605 sf



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THIRD - FIFTH FLOOR | 36,378 sf



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SIXTH FLOOR | FULLY LEASED

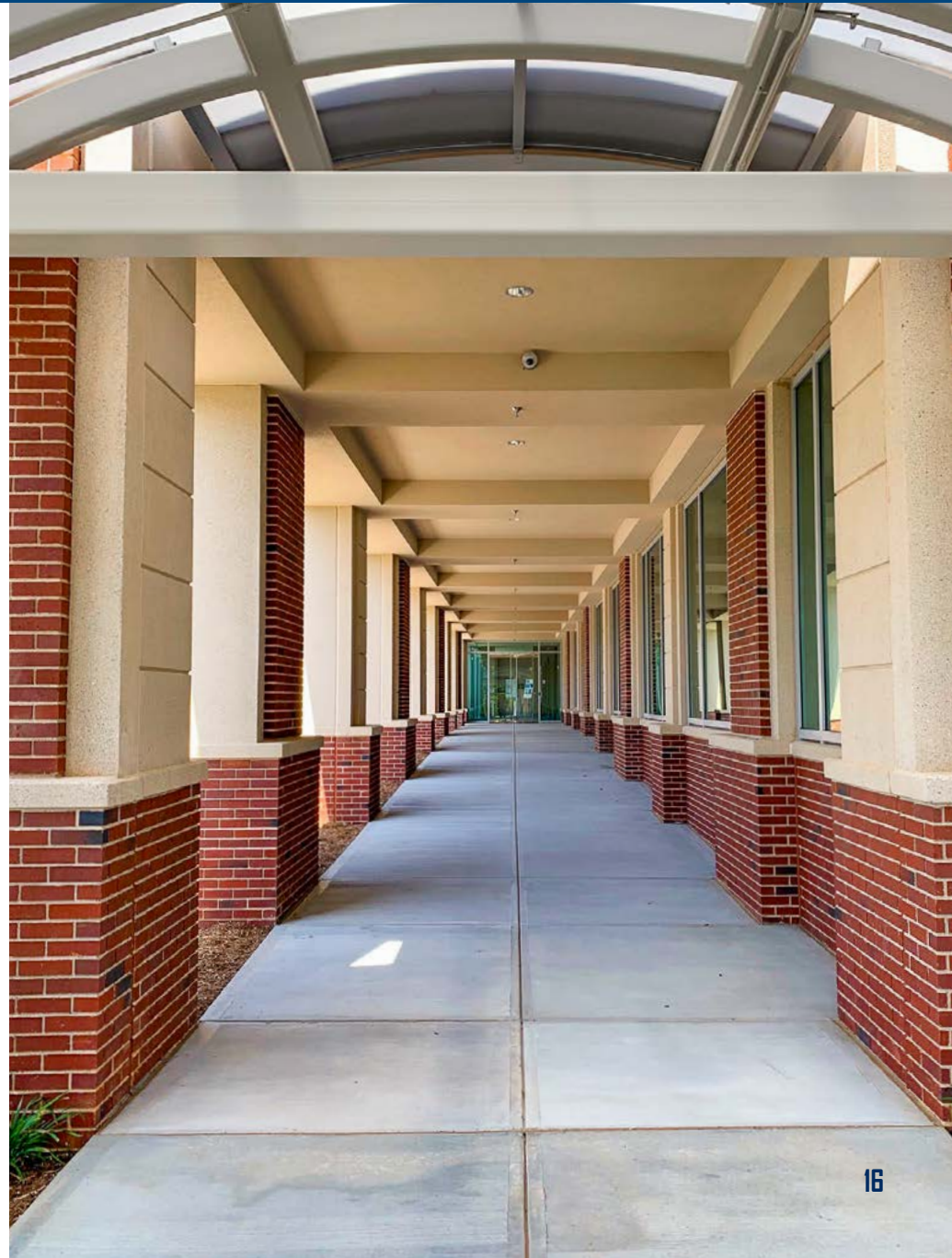


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Common Conference Room







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