

# 3515 GLENWOOD AVE.

RALEIGH, NC 27612

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CLASS A OFFICE BUILDING FOR  
LEASE INSIDE THE BELTLINE



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**york**



# BUILDING HIGHLIGHTS

- 74,000 SF Class A Office Building located inside the belt line on Glenwood Ave
- Built in 2017
- LEED Silver Certified
- Energy Efficient state of the art construction includes LED lighting throughout the interior and exterior and highly efficient HVAC system
- 24-hour video surveillance
- Excellent visibility (building faces Glenwood Avenue)
- Dedicated stoplight on Glenwood Avenue for easy access

# AVAILABILITY

- 24,878 RSF in shell condition located on the 3rd (top) floor. Divisible
- 9,247 RSF in shell condition located on the 2nd floor
- Spaces can be customized to suit your specific needs
- Negotiable Tenant Improvement Allowance

# SIGNAGE

- Building signage negotiable for a full floor lease
- Monument signage negotiable

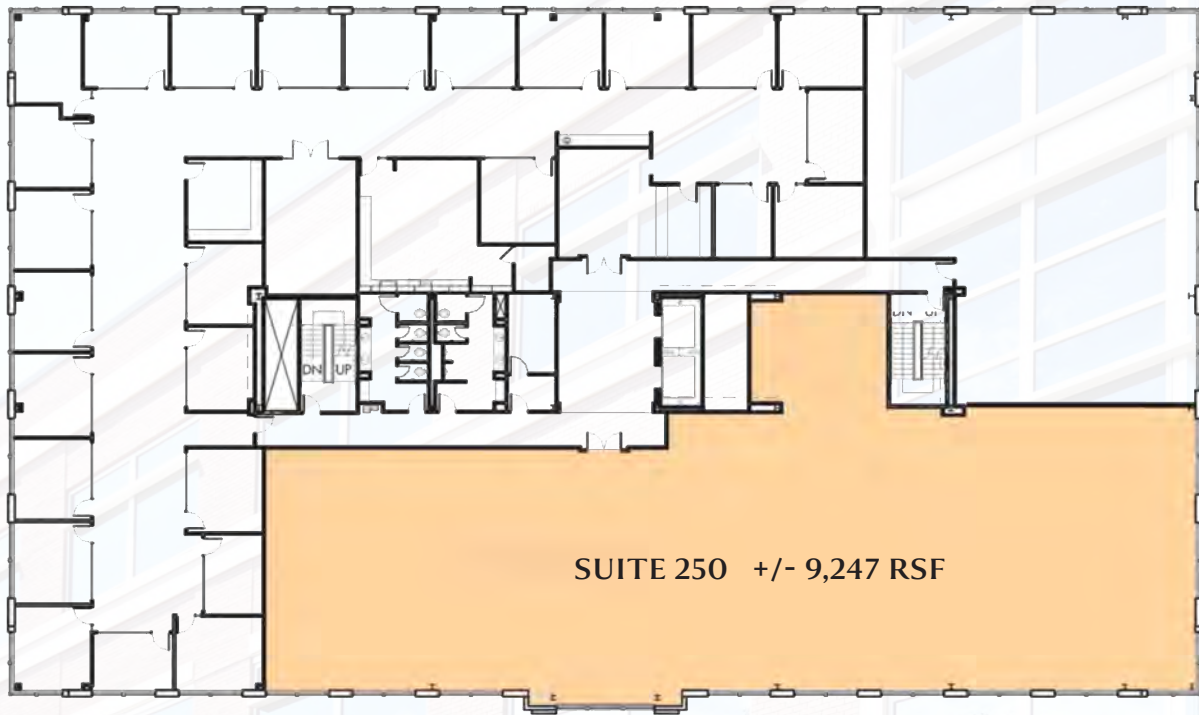
# PARKING

- 4:1000 parking ratio
- Parking ratio includes unreserved surface parking, visitor spaces, handicap spaces and covered and secure parking spaces in the building garage (proportionately allocated by total square footage rented)

# RATE

\$30.50/RSF Full Service



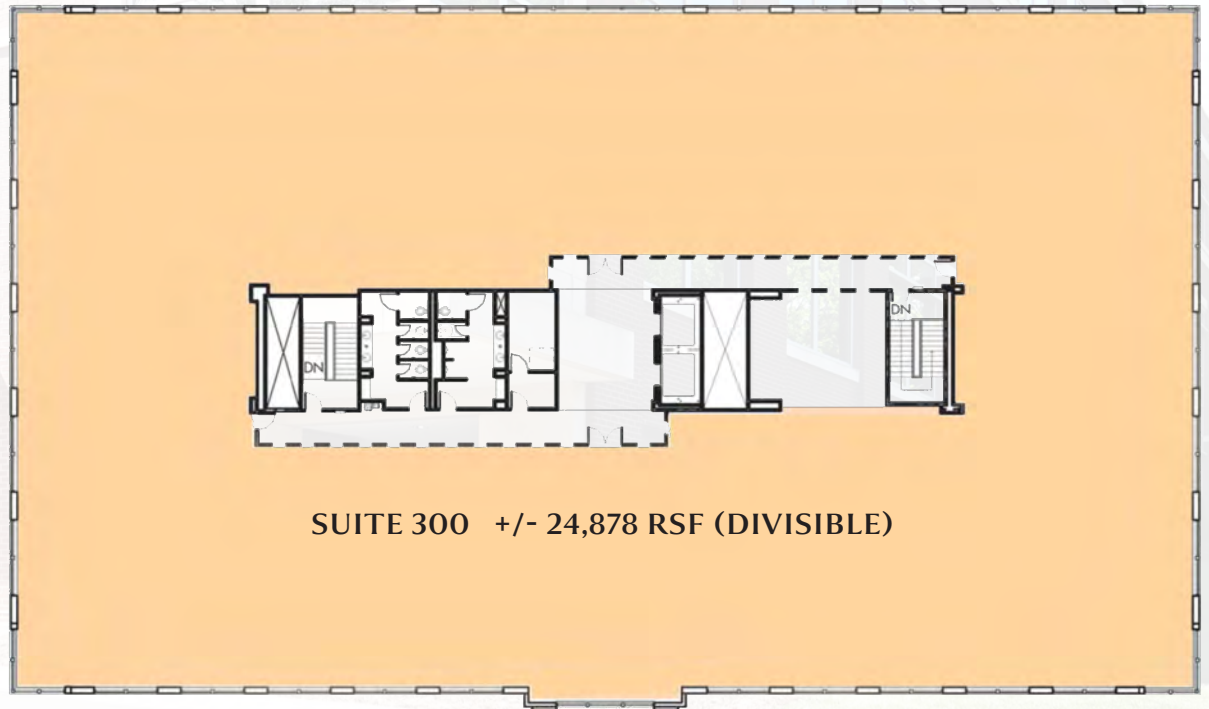


## 2ND FLOOR

Suite 250 +/- 9,247 RSF

## 3RD FLOOR

Suite 300 +/- 24,878 RSF  
(divisible)



SUITE 300 +/- 24,878 RSF (DIVISIBLE)









Harris  
Teeter  
Your Neighborhood Food Market

Domino's

GLENWOOD  
GRILL

synergy  
spa & aesthetics

HAKO | Japanese Restaurant

*Hereafter*  
heavenly delicious

GLENWOOD VILLAGE  
SHOPPING CENTER

CAROLINA COUNTRY CLUB

Glenwood Ave

Granville Dr

Pasquotank Dr

3515 GLENWOOD

Glenwood Ave





CRABTREE  
VALLEY MALL

3515 GLENWOOD

MEREDITH  
COLLEGE

Carolina Country Club

North Hills  
Shopping Center

NORTH HILLS

NC State University

cameron village

Midtown East  
Shopping Center

DOWNTOWN

**PROXIMITY TO:**

- Glenwood/I-440 Interchange • 0.7 miles
- Crabtree Valley Mall • 1 mile
- North Hills Shopping Center • 2.9 miles
- Cameron Village • 3.2 miles
- Wade Ave/I-440 Interchange • 3.3 miles
- NC State University • 5.2 miles
- Downtown • 5.3 miles
- RDU Airport • 14.3 miles



# RALEIGH ACCOLADES

## | 2020

2nd Best in Quality of Life

- NUMBEO

## | 2019

Most Educated City Award for the  
State of North Carolina

- Insurify

## | 2019

11th Best Big Cities to Live In

- wallethub.com

## | 2019

14th Among America's Top 150 Most  
Dynamic Urban Centers

- Point2Homes

## | 2019

The Best Weekend Getaways Near  
Atlanta: Best Food Getaway

- Thrillist

## | 2019

4th Among 6 Incredible U.S. Cities  
Hiding in Plain Sight

- Matador Network

## ABOUT THE AREA

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“Raleigh was founded in 1792 as N.C.’s capital city. It was named for Sir Walter Raleigh, who attempted to establish the first English colony on the shores of the new world in the 1580s. It is the only state capital to have been planned and established by a state as the seat of state government, and it is the largest city in a combined statistical area known as Raleigh-Durham-Chapel Hill (the Research Triangle Region). The city’s founding fathers called Raleigh the “City of Oaks” and dedicated themselves to maintaining the area’s wooded tracts and grassy parks. Home of the N.C. State Fair, N.C.’s largest annual event.”

- visitraleigh.com

