

OFFICE FOR LEASE

KINGDOM WAY CENTRE

5121 KINGDOM WAY, RALEIGH, NC 27607

SPEC
SUITE
COMING
SOON



NAITRI PROPERTIES

PROPERTY OVERVIEW

Conveniently located off Wade Avenue between I-40 and I-440, Kingdom Way Centre is a Class A Office building. Easy to access in a well-known West Raleigh location adjacent to Lenovo Center, Carter-Finley Stadium, and the NC State Fairgrounds.

ADDRESS Kingdom Way Centre
5121 Kingdom Way, Raleigh, NC 27607

BUILDING SIZE 44,561 RSF

AVAILABLE Spec Suite 302* - 5,561 RSF, Available 7/1/2026
Suite 305* - 2,754 RSF, Available 9/1/2026
**Contiguous - 8,315 RSF*

RENTAL RATE \$29.50/SF, Full Service

PARKING 4 spaces per 1,000 SF

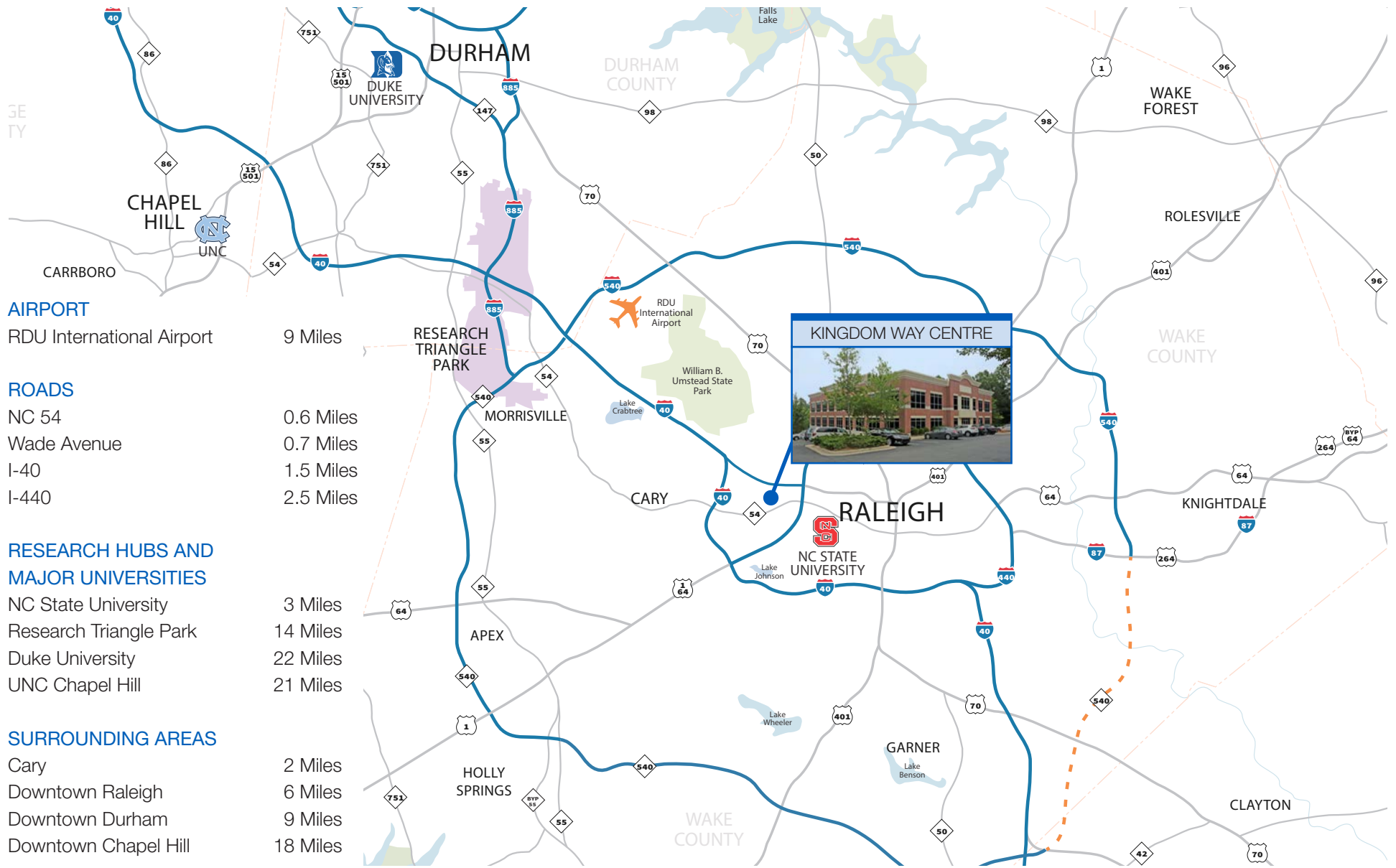
- FEATURES**
- Class A office building in prominent West Raleigh
 - 0.6 Miles to NC 54
 - 0.7 Miles to Wade Avenue
 - 1.5 Miles to I-40
 - 2.5 Miles to I-440
 - Abundant natural light to the interior
 - Two (2) passenger elevators
 - Close proximity to numerous restaurants, banks, and hotels
 - On-site ownership

CONTACT
ROBIN ROSEBERRY ANDERS, SIOR | 919.369.6713 | randers@triprop.com

NAITRI PROPERTIES



TRIANGLE REGION



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AERIAL

BANDWIDTH HQ

DOWNTOWN RALEIGH

DOWNTOWN DURHAM



1.5 Miles

WADE AVENUE



2.4 Miles

LENOVO CENTER

CARTER-FINLEY STADIUM

CARDINAL GIBBONS HIGH SCHOOL

TRINITY ROAD

KINGDOM WAY CENTRE



EDWARDS MILL ROAD

FLOOR PLAN

Third (3rd) Floor
 *Contiguous: 8,315 RSF



Suite 305*
 2,754 RSF
 Available 9/1/2026



CLICK OR
 SCAN FOR
 VIRTUAL TOUR

Spec Suite 302*
 5,561 RSF
 Available 7/1/2026



CLICK OR
 SCAN FOR
 VIRTUAL TOUR

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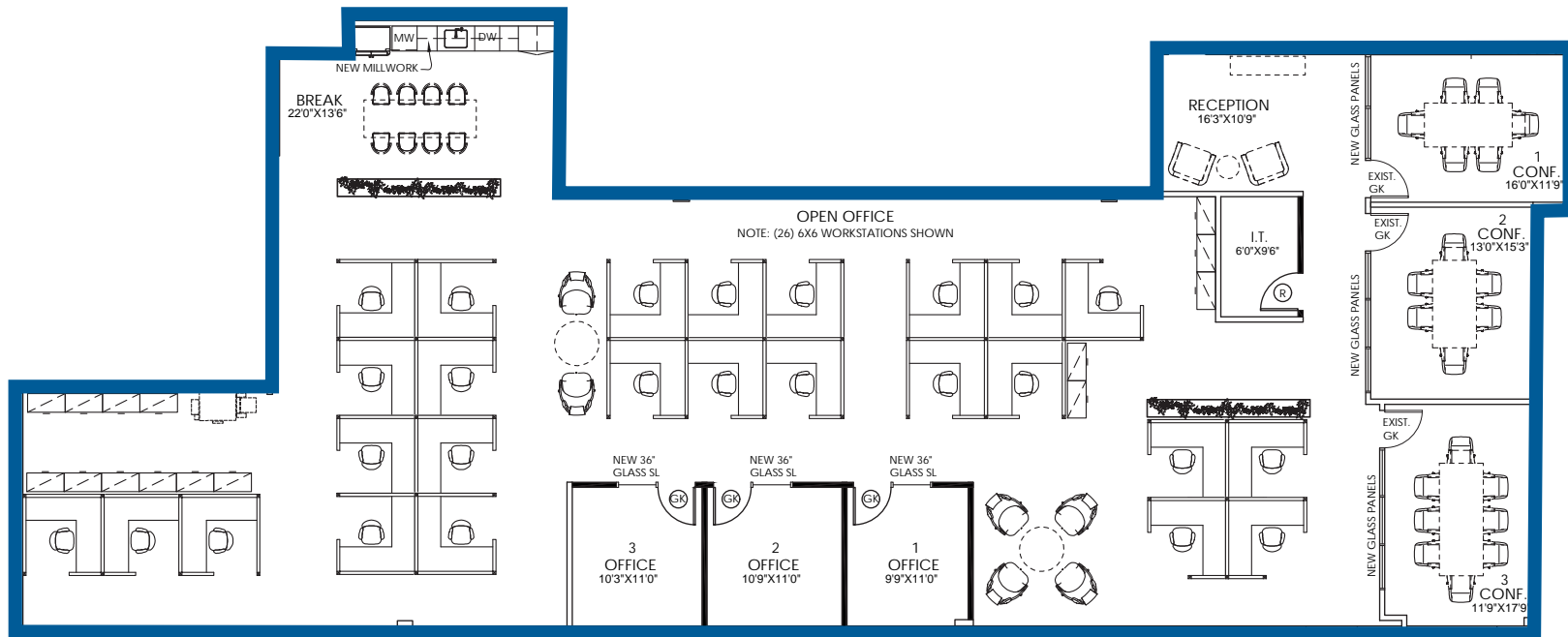
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FLOOR PLAN

Spec Suite 302
5,561 RSF
Available 7/1/2026
Furniture Not Included

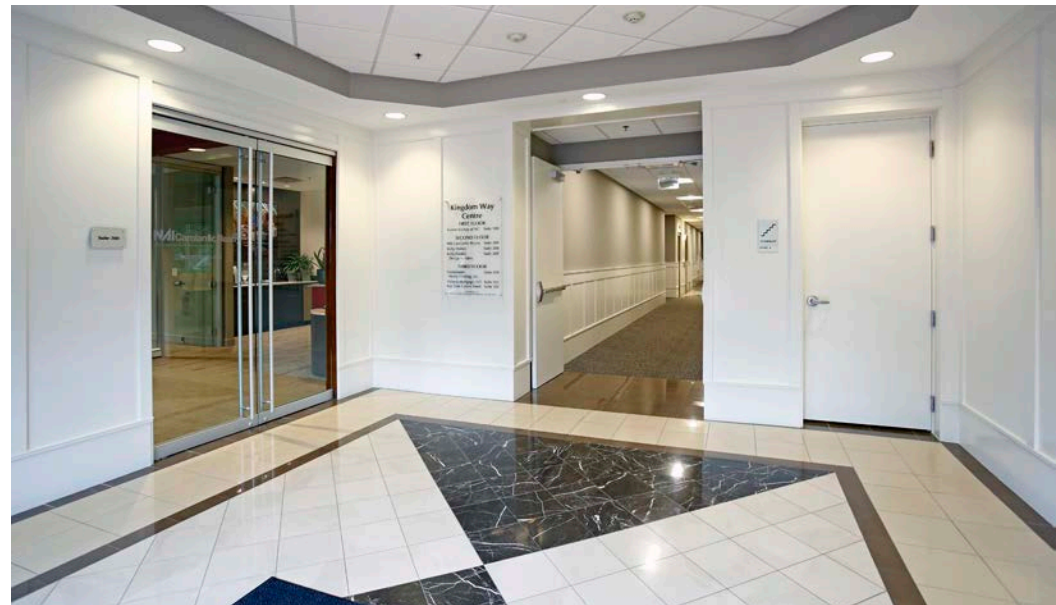


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NAI TRI PROPERTIES

AMENITIES

Located next to Lenovo Center and Carter-Finley Stadium in the West Raleigh submarket, Kingdom Way boasts many nearby amenities including entertainment and nightlife, food, and parks and recreation activities. It is convenient to Drive Shack, Wade Park restaurants, Crabtree Valley Mall amenities, UNC Rex Hospital, The Marketplace at Lake Boone, Umstead Park, and more. Below are some amenities within a 5 mile radius.



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RALEIGH ACCOLADES & RESEARCH HUBS

Three Tier One Universities (Duke, UNC-CH, NCSU), ten colleges and universities and 7 nationally renowned community colleges attract 176,000 students and produce 42,000 graduates each year. More than \$2.72 billion in R&D Research is conducted at the Tier One Universities alone.



THE UNIVERSITY
of NORTH CAROLINA
at CHAPEL HILL

- \$1.14 billion in research annually
- #5 ranked public university nationally (US News and World Report)
- #5 for federal research among universities
- 12th largest US research university in volume and annual expenditures

Duke UNIVERSITY

- #8 ranked university nationally (US News and World Report)
- \$1 billion+ annually invested in research and development

NC STATE UNIVERSITY

- Largest four-year institution in NC
- 8th largest recipient of industry-sponsored research among public universities without a medical school
- Centennial Campus - 1,000+ acre campus with 60 corporate, nonprofit and government partners and over 2,500 employees

RTP RESEARCH TRIANGLE PARK

- 60,000+ Employees
- 300+ Companies
- \$300 million invested annually

#2
BEST PERFORMING CITY IN U.S.: RALEIGH
Milkin Institute
2025

#1
BEST PLACES TO START A BUSINESS: RALEIGH
Lending Tree
2023

#3
HAPPIEST CITY IN AMERICA: RALEIGH
Men's Health
2021

#2
BEST PLACE TO LIVE RALEIGH/DURHAM
U.S. News & World Report
2025

#1
LEAST RISKY CITY FOR SMALL BUSINESS: RALEIGH/CARY
Forbes
2024

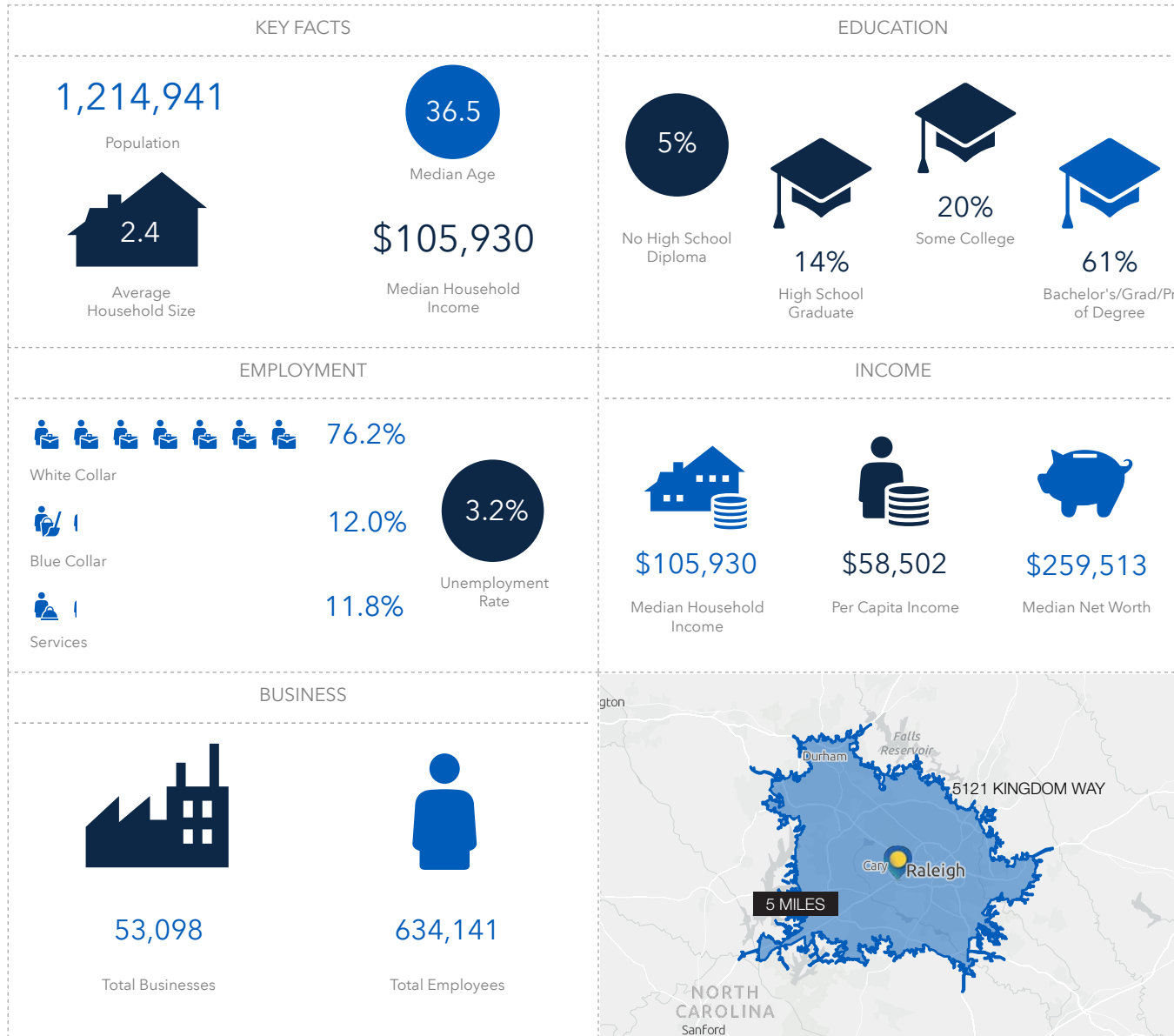
#2
BEST CITIES TO MOVE TO: RALEIGH-DURHAM
Forbes
2024

#4
BEST WORK/LIFE BALANCE IN THE U.S.: RALEIGH
Wake County Economic Development | 2025

#1
ECONOMIC RESILIENCE FUELING JOB GROWTH & HIGH EARNINGS: RALEIGH
Globe Street
2025

DEMOGRAPHICS

27 MINUTE AVERAGE COMMUTE DRIVE TIME



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