

AVISON
YOUNG

1700
Glenwood Avenue

MODERN GROUND FLOOR FOR LEASE

Bill Aucoin | 919 630 5660

**If you would like more information,
please get in touch.**

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01

Executive summary



Mixed-use building in the heart of Raleigh Five Points.

1700 Glenwood

Executive summary

Avison Young is pleased to present a rare opportunity in the Raleigh Five Points neighborhood. We are offering 1700 Glenwood Avenue at 2,604 square feet for lease. Please contact Bill Aucoin with further interest at 919-630-5660.

PROMINENT LOCATION

1700 Glenwood sits prominently at Raleigh's Five Points intersection, on the corner of Fairview Road and Whitaker Mill Road. The building has high-visibility from Glenwood Avenue and surrounded by an amenity rich and residential neighborhood

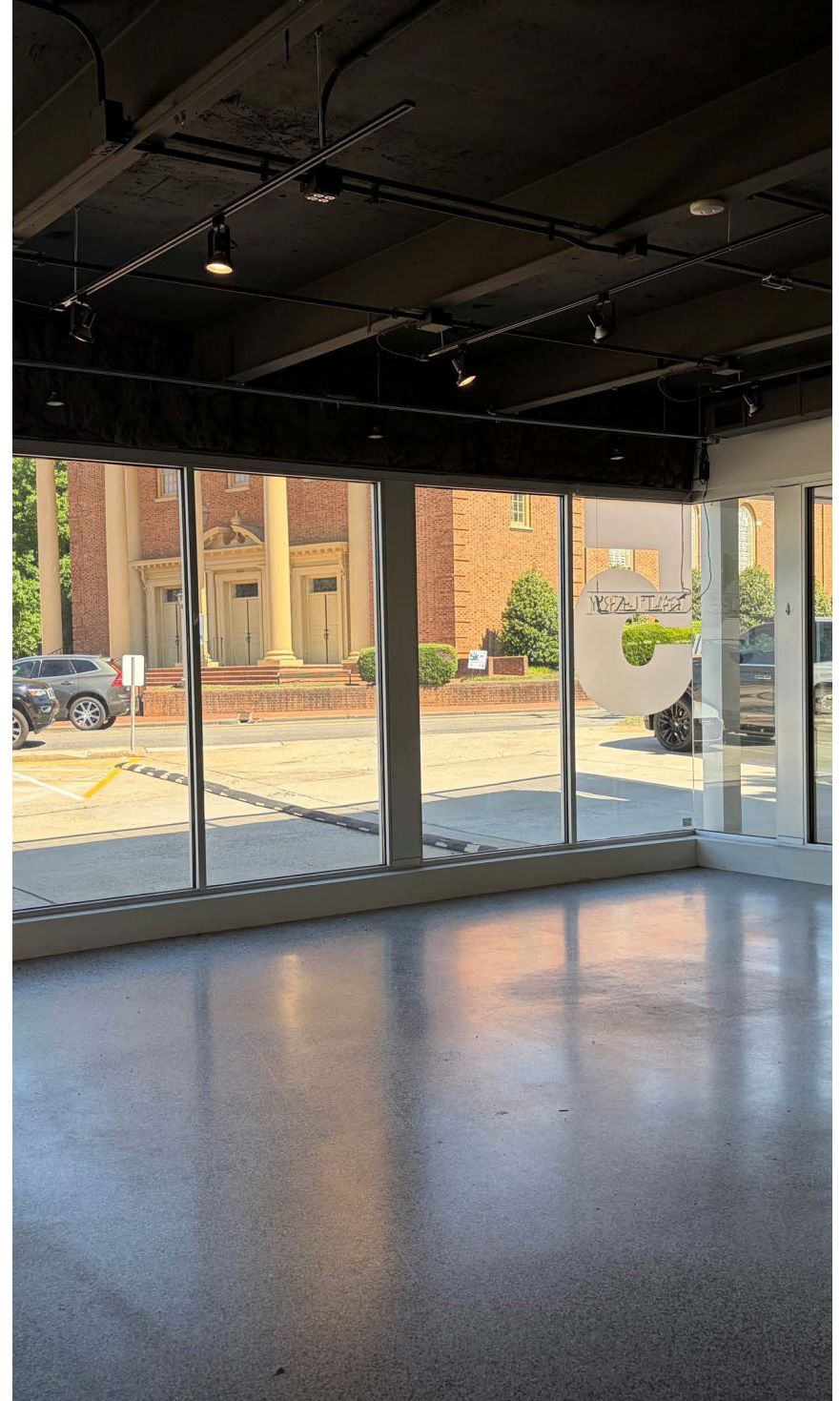
HISTORICAL

It was built in 1964 for a progressive mechanized dry cleaner, designed to display the machinery and cleaning process in its large, elevated glass expanses. Audio Buys purchased the building in 1979 and launched a new and quickly evolving business, which sold and repaired audio video and computer equipment. In 2007, the shop closed and with it, left a high-profile vacancy at a bustling intersection.

After sitting vacant for a number of years, the owners decided to undertake a renovation, with a specific commitment towards sustainability and an energy-efficient future. A proactive architectural solution was employed, using new insulated glazing, long-lasting zinc siding and a custom shade system to increase energy efficiency. The building now shades its interior space from glare and reduces summer heat gain by more than 70%. Through this transformation, the building is not only far more energy efficient but is a highly desirable space.

FLEXIBLE USES

The space is available for immediate lease. The design and quality of construction facilitates versatile uses. There are two front door entries into the building enabling multi-tenant use with independent access.





Specifications



Address

1700 Glenwood Avenue
Raleigh, North Carolina



Building size

6,654 square feet



Submarket

Six Forks/Falls of Neuse



Asset type

Mixed-use



About this location

76
walk score

VERY WALKABLE
Most errands can be accomplished on foot.

42
transit score

SOME TRANSIT
A few nearby public transportation options.

76
bike score

VERY BIKEABLE
Biking is convenient for most trips.



Significant capital improvements

In re-developing 1700 Glenwood Avenue in 2016, Katherine Hogan Architects and Riley Lewis Construction fully renovated the interior and exterior of the property and added a third-story terrace overlooking the Five Points intersection.



High visibility

Located in the intersection of Five Points



Mixed-use

Retail/office building



Terrace

third-story outdoor terrace



Energy efficient

energy efficient windows throughout



New features

Insulated glazing, long-lasting zinc siding and a custom shade system



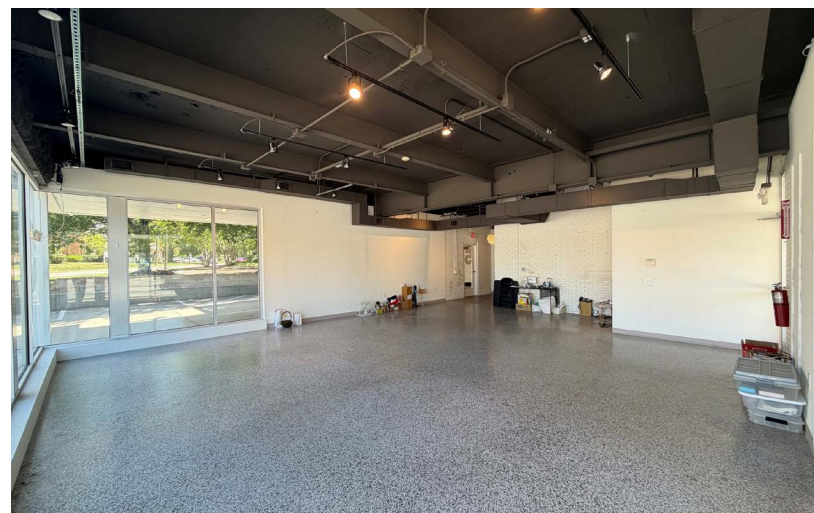
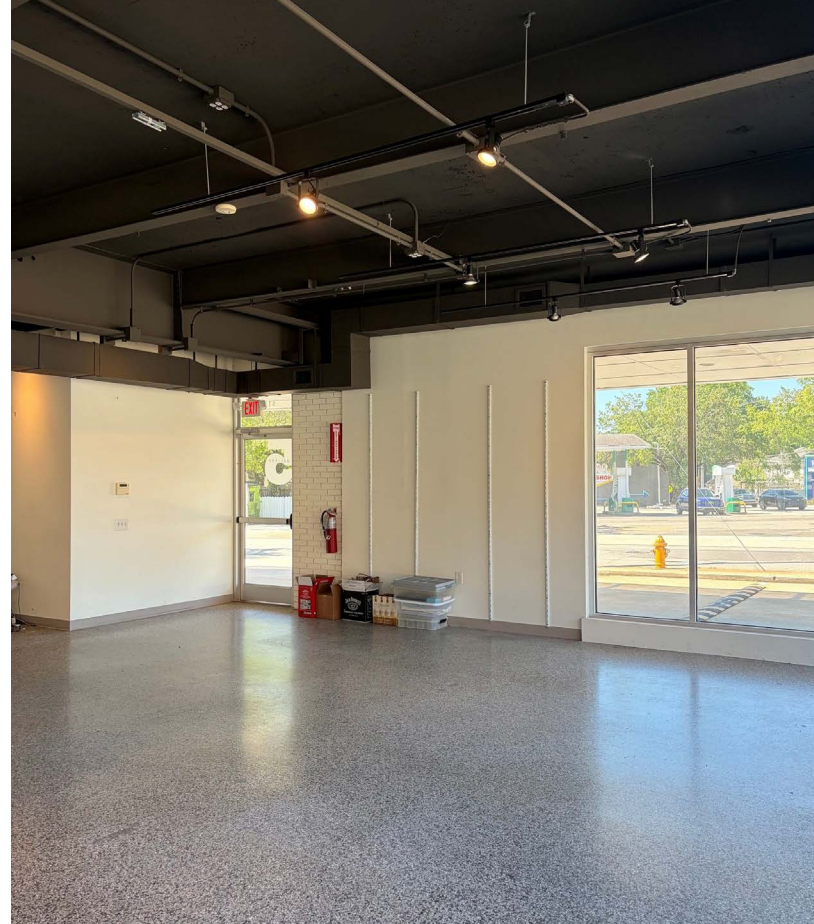
02

Property summary

Property summary

Building and site overview

Address	1700 Glenwood Avenue
Lease rate	\$40.00/sf NNN, plus \$5.78/sf TICAM
Year built/renovation	1964/2016
Total building size	6,654 sf
First floor size	2,604 sf <i>(Available)</i>
Second floor size	4,050 sf <i>(Leased)</i>
Site acreage	0.24 acres
Number of floors	Two
Frontage	70' on Fairview Road 66' on Whitaker Mill Road
Zoning	NX-3-UG
PIN	1704571733
Real estate ID	0056704
Parking	13 surface spaces



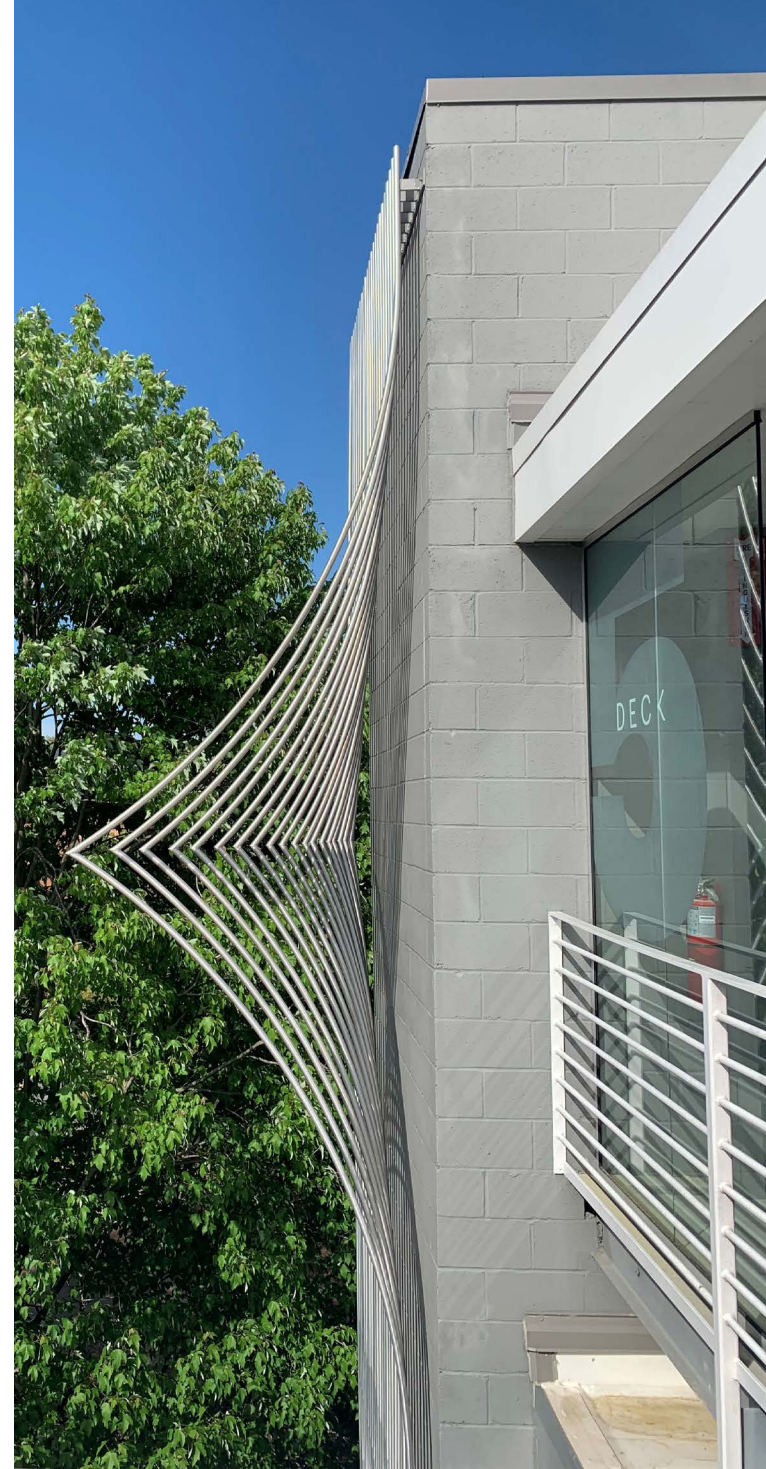
Design and construction

Property summary



Design/construction and building systems

Foundation	Slab
Roof	Firestone TPO
Floor to ceiling height	13'
Exterior walls	Glass and brick
Exterior glass	Insulated tempered glass
Interior walls	Stone front on sheet rock
Floor coverings	Carpet and concrete
Ceilings	Exposed
Stairwells	Two
Lighting	Track LED
Restrooms per floor	One
HVAC systems	Forced air carrier
Elevators	TK Elevator (three floors)
Plumbing	Copper and cast iron



Building systems

Property summary

Systems

Building automation security	✓
Life safety & fire protection	✓
Access & security	✓
Emergency power	✓

Utilities

Electricity	Duke Energy
Natural gas	Dominion Energy (PSNC)
Water & sewer	City of Raleigh
Trash & recycling	City of Raleigh
Internet	AT&T



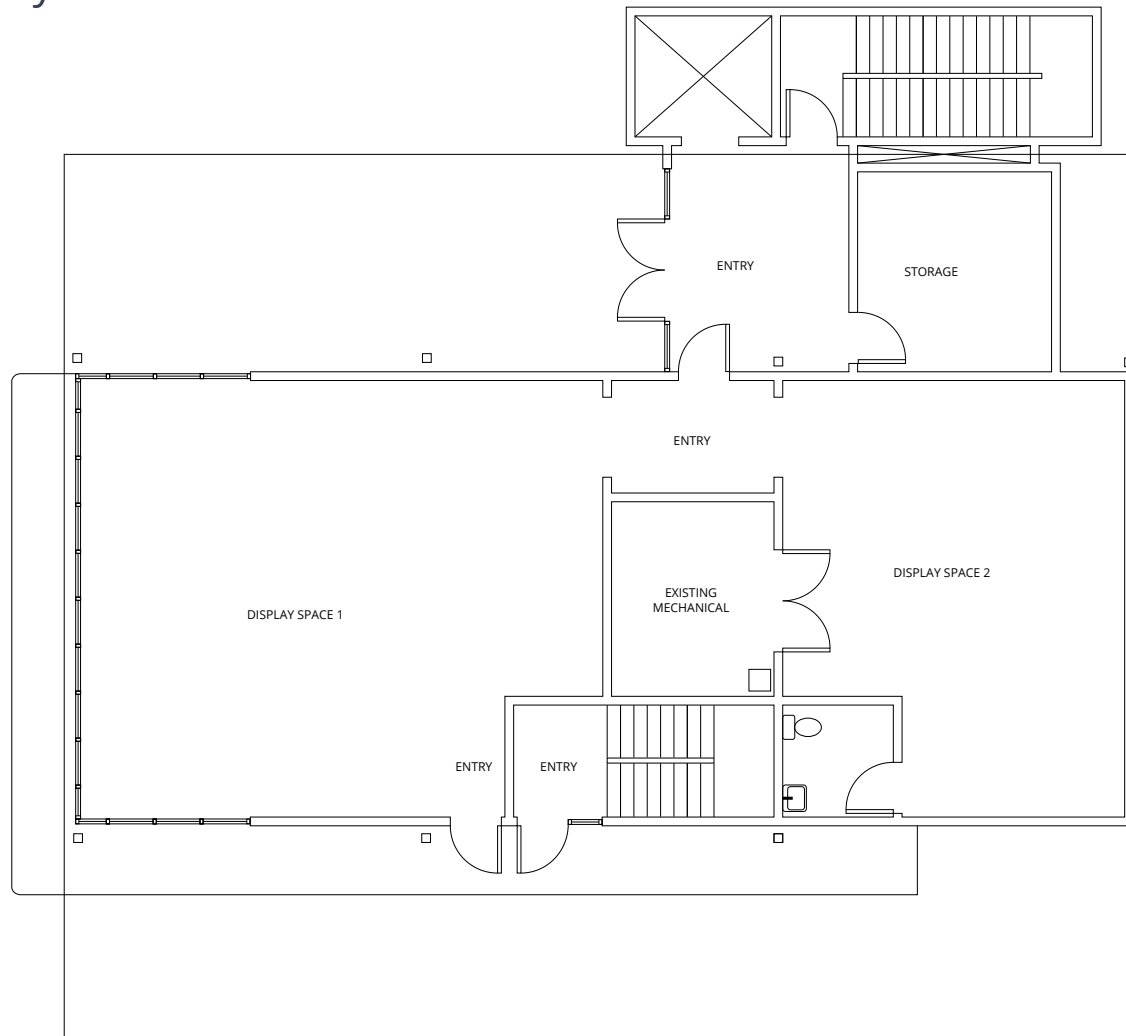


Service providers

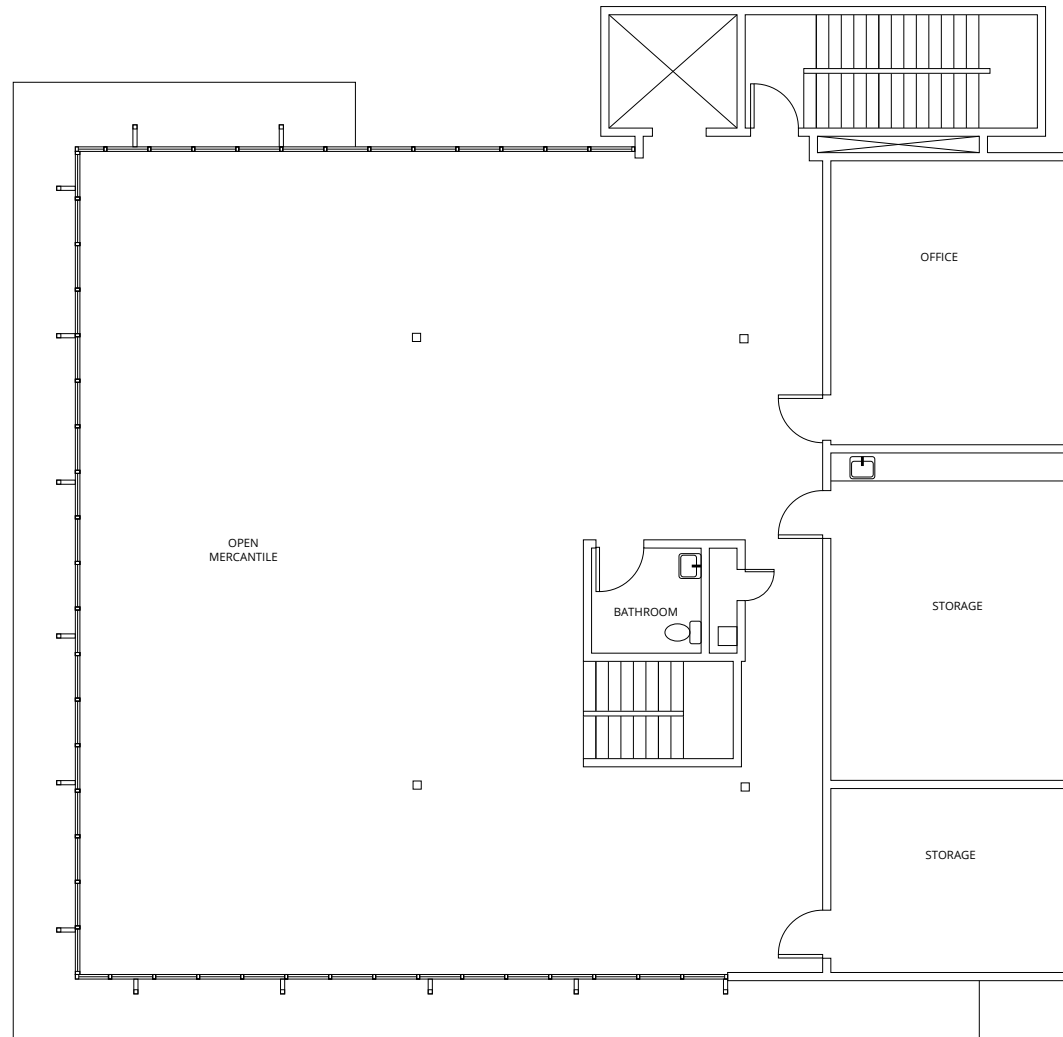
Janitorial	Jani-King of Raleigh
Security	Consolidated Security Technologies, Inc.
HVAC	Carolina Commercial Systems

Floor plans

Property summary



First floor - 2,604 sf (*Available*)



Second floor - 4,050 sf (*Leased*)



03

Area overview



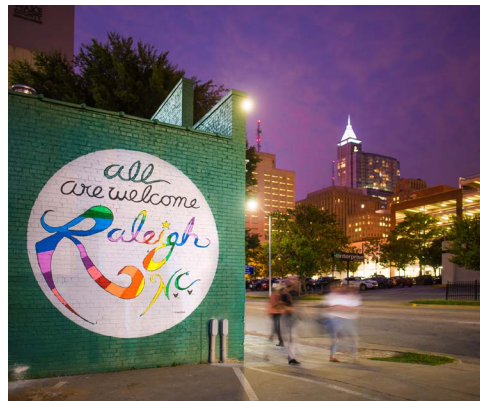
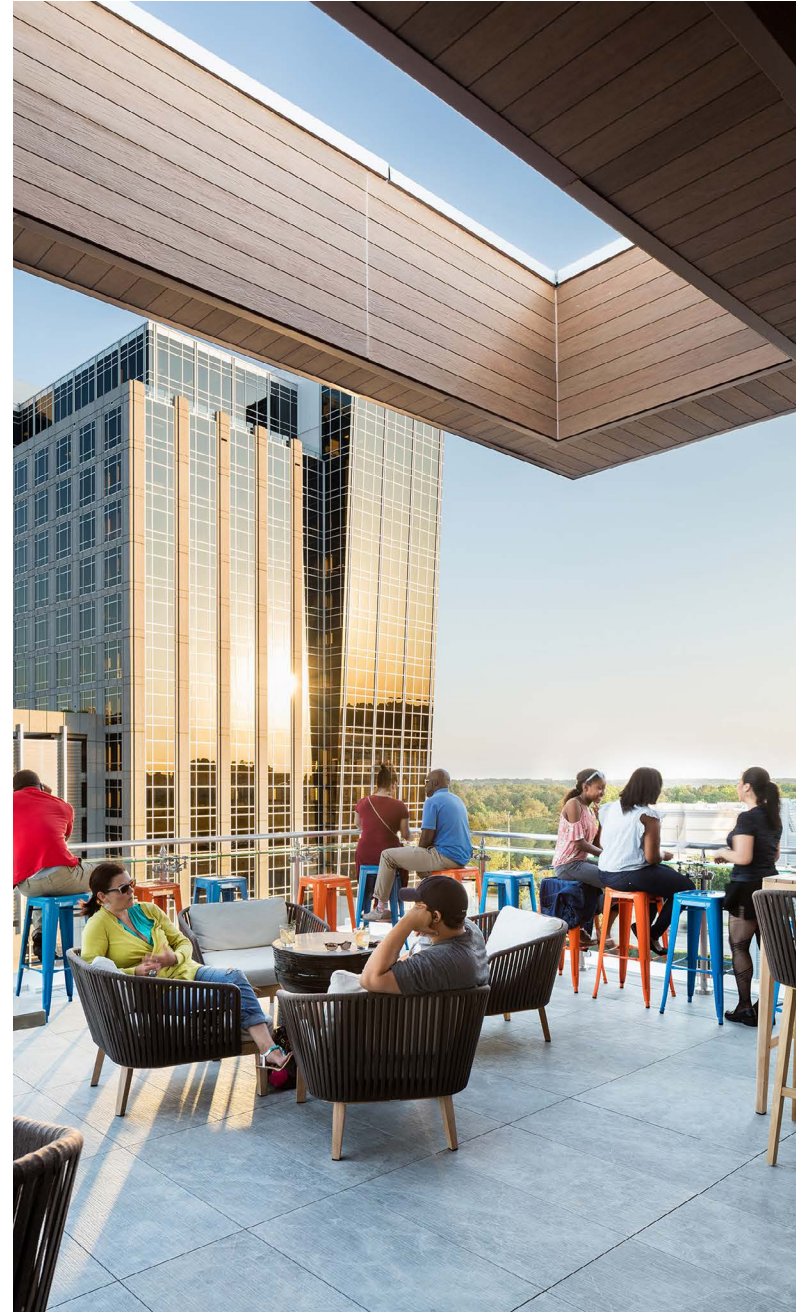
The Triangle Region

Area overview

The Raleigh-Durham region, more commonly known as the Triangle, is one of the fastest-growing and most economically dynamic regions in the United States. The region spans multiple counties and is anchored by two major metropolitan areas—the Raleigh-Cary MSA and the Durham-Chapel Hill MSA. At its core are three world-class research universities: the University of North Carolina at Chapel Hill, North Carolina State University in Raleigh, and Duke University in Durham. Together, these institutions drive innovation, research, and talent development across the region.

Located between these universities, Research Triangle Park (RTP) remains the largest research park in the United States and one of the most prominent innovation hubs in the world. Founded in 1959, RTP is home to more than 385 companies and approximately 55,000 employees, serving as a major economic engine for the region.

From vibrant urban centers to growing suburban communities, the Triangle offers a diverse range of living and working environments. Today, the broader Raleigh-Durham-Cary Combined Statistical Area is home to approximately 2.5 million residents, making it one of the largest and fastest-growing regions in the Southeast. Continued domestic and international migration, combined with a highly educated workforce and strong job creation, fuels the region's sustained growth.



Home to leading technology, life sciences, healthcare, advanced manufacturing, and research organizations, the Triangle consistently earns national recognition for its business climate, talent pool, quality of life, and economic opportunity. The region benefits from a robust higher education network that includes 12 colleges and universities, more than 176,000 students, and approximately 42,000 bachelor's degree recipients annually. This steady pipeline of talent continues to attract employers from around the world.

The Triangle combines economic vitality with abundant recreational and cultural amenities. Residents enjoy access to award-winning restaurants, museums, theaters, music venues, and professional and collegiate sporting events, while North Carolina's beaches and Blue Ridge Mountains remain just a short drive away.

QUALITY OF LIFE

The Triangle offers an exceptional quality of life that continues to attract new residents from across the country. The region is nationally recognized for its strong healthcare system, anchored by Duke Health and UNC Health, two of the nation's leading academic medical centers.

Residents have access to a rich mix of arts, culture, entertainment, and outdoor recreation. Hundreds of parks, lakes, greenways, and nature preserves provide opportunities for hiking, biking, boating, running, and camping. The region's extensive greenway systems connect communities throughout Wake, Durham, and Orange counties.

For sports enthusiasts, the Triangle is home to the NHL's Carolina Hurricanes, minor league baseball, professional soccer, and renowned collegiate athletics, including the storied Duke-UNC rivalry. Combined with a moderate climate and strong sense of community, these amenities contribute to the region's reputation as one of the best places in the country to live and work.





Raleigh ranked #1 best place to live in North Carolina

Niche, 2026

LANE & ASSOCIATES
OFFICIAL TEAM DENTIST

Harris Teeter
YOUR NEIGHBORHOOD MARKET

Groundworks

UNC HEALTH

LYNNWOOD
BREWING CONCERN

RALEIGH ORTHOPAEDIC
OFFICIAL TEAM DOCTORS

Lottery

Verizon

Honda

Disc Golf

Verizon

Honda

Disc Golf

Verizon

Honda

COST OF LIVING

While the Triangle remains more affordable than many major innovation and technology markets, rapid population growth has increased housing costs in recent years. Even so, the region continues to offer a competitive cost structure relative to peer markets such as Boston, Washington, D.C., New York, San Francisco, and Seattle.

A wide variety of housing options—from urban apartments and townhomes to suburban single-family neighborhoods—help support affordability for residents across different income levels.

ACCESSIBILITY

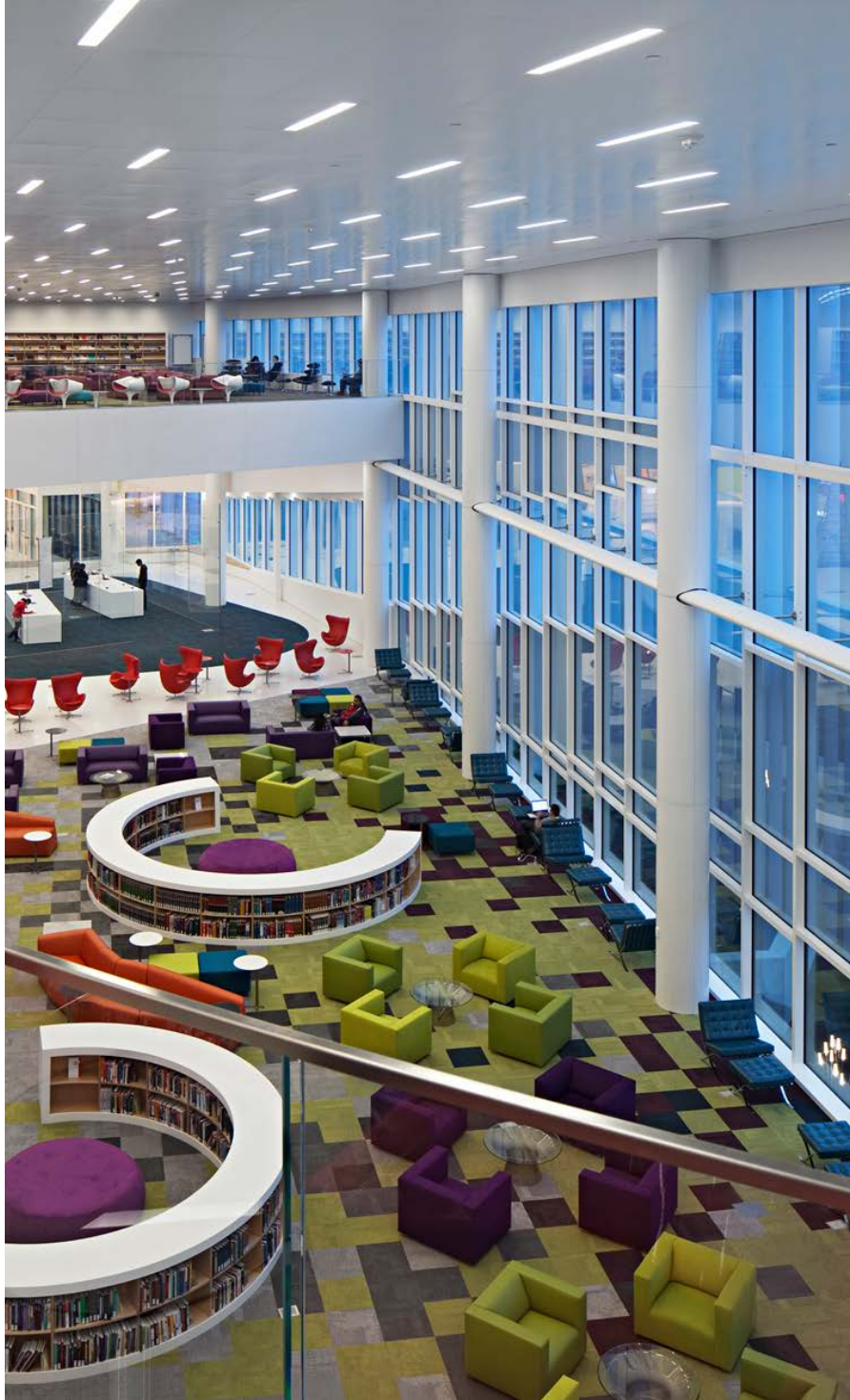
The Triangle's strategic East Coast location places more than half of the U.S. population within a one-day drive. Supported by Interstates 40, 85, 87, and 540, the region offers exceptional connectivity. Raleigh-Durham International Airport (RDU) provides nonstop service to major domestic and international destinations, while North Carolina's extensive highway and rail networks support efficient movement of people and goods throughout the Southeast.

EDUCATION

The Triangle's workforce advantage begins with its exceptional educational institutions. Duke University, UNC-Chapel Hill, and NC State University collectively attract nearly \$3 billion in annual federal research funding and have generated hundreds of startup companies and breakthrough innovations.

Beyond the region's flagship research universities, the Triangle is home to dozens of additional colleges, universities, and community colleges that work closely with employers to develop programs aligned with industry demands. These partnerships help ensure a steady pipeline of skilled workers for high-growth sectors including life sciences, technology, engineering, healthcare, and advanced manufacturing.

The result is one of the most educated workforces in the nation, with approximately 47% of residents age 25 and older holding a bachelor's degree or higher. The Triangle also ranks among the nation's leading regions for concentrations of advanced degree holders and Ph.D. talent, reinforcing its reputation as a top destination for business investment and innovation.



NC State University

Overview

NC State is in Raleigh, NC and since 1887, they've strived to offer world-class teaching and research. Today, they're ranked in the top 1% of universities. Being a land-grant institution, they have a duty to open the doors of education for everyone. NC State is a Research 1 university, recognized worldwide for their big ideas and bigger impact. They're also a public university — one that believes in community, equity, sharing what we learn and serving the greater good.



37,800+
student population



2,009
acre campus



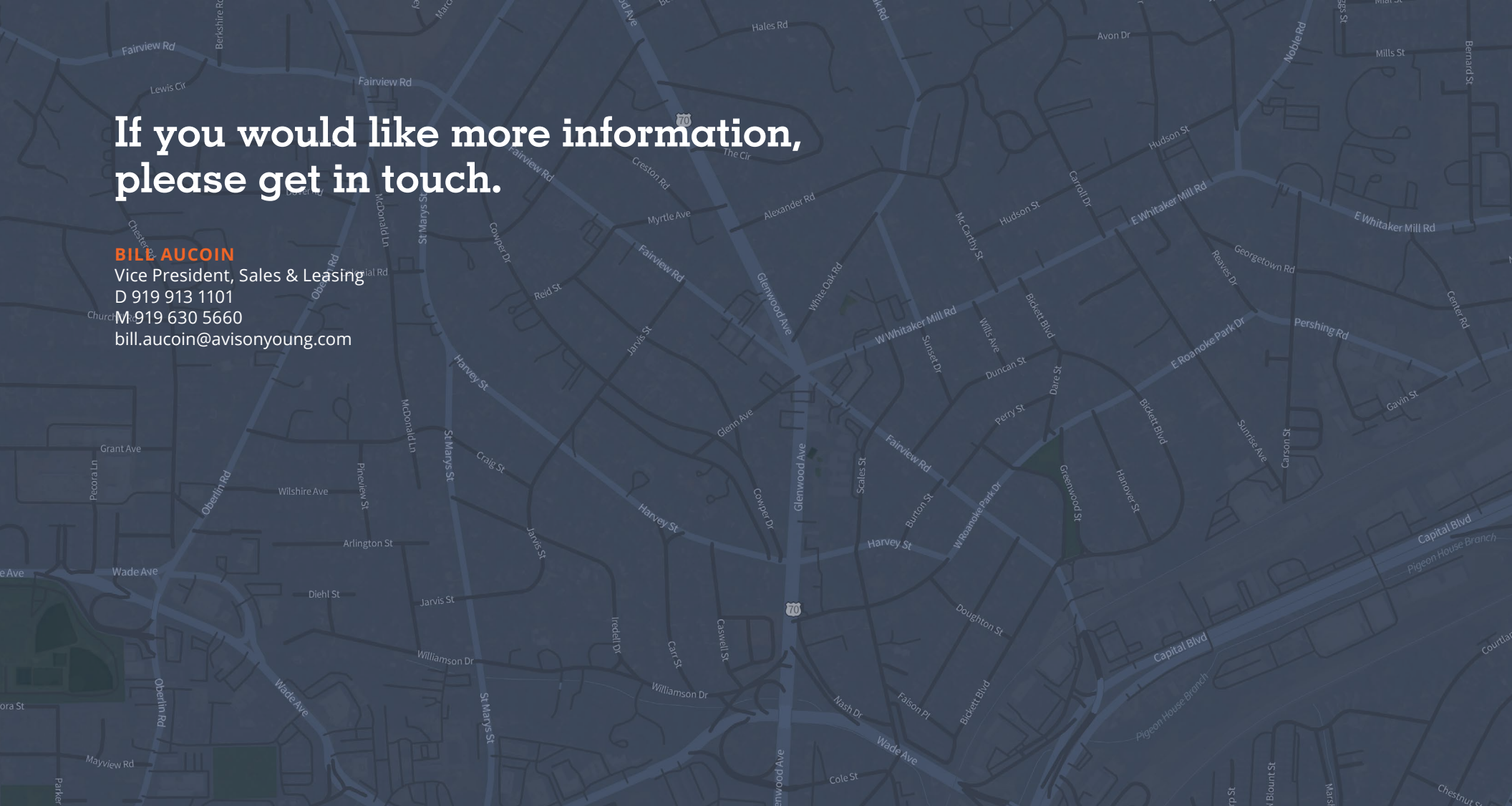
15:1
student/faculty ratio



\$2.02b
endowment



Top 1%
top 1% of universities worldwide
Center for World University Rankings



If you would like more information,
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