

OFFICE FOR LEASE

4901 GLENWOOD AVENUE

RALEIGH, NC 27612



NAITRI PROPERTIES

PROPERTY OVERVIEW

ADDRESS 4901 Glenwood Avenue, Raleigh, NC 27612

BUILDING SIZE 39,901 RSF (Three Stories)

AVAILABLE SPACE Suite 201 - 3,371 RSF
Suite 300 - 11,163 RSF

RENTAL RATE \$27.25/SF, Full Service

PARKING 139 spaces - 3.85 per 1,000 SF

FEATURES

- Numerous walkable amenities
- Crabtree Creek Trail access
- Both AT&T and Spectrum services to the building
- Excellent glassline with full height glass
- Security access via fob
- High visibility on Glenwood Avenue, average 40,500 VPD
- Adjacent to Crabtree Valley Mall

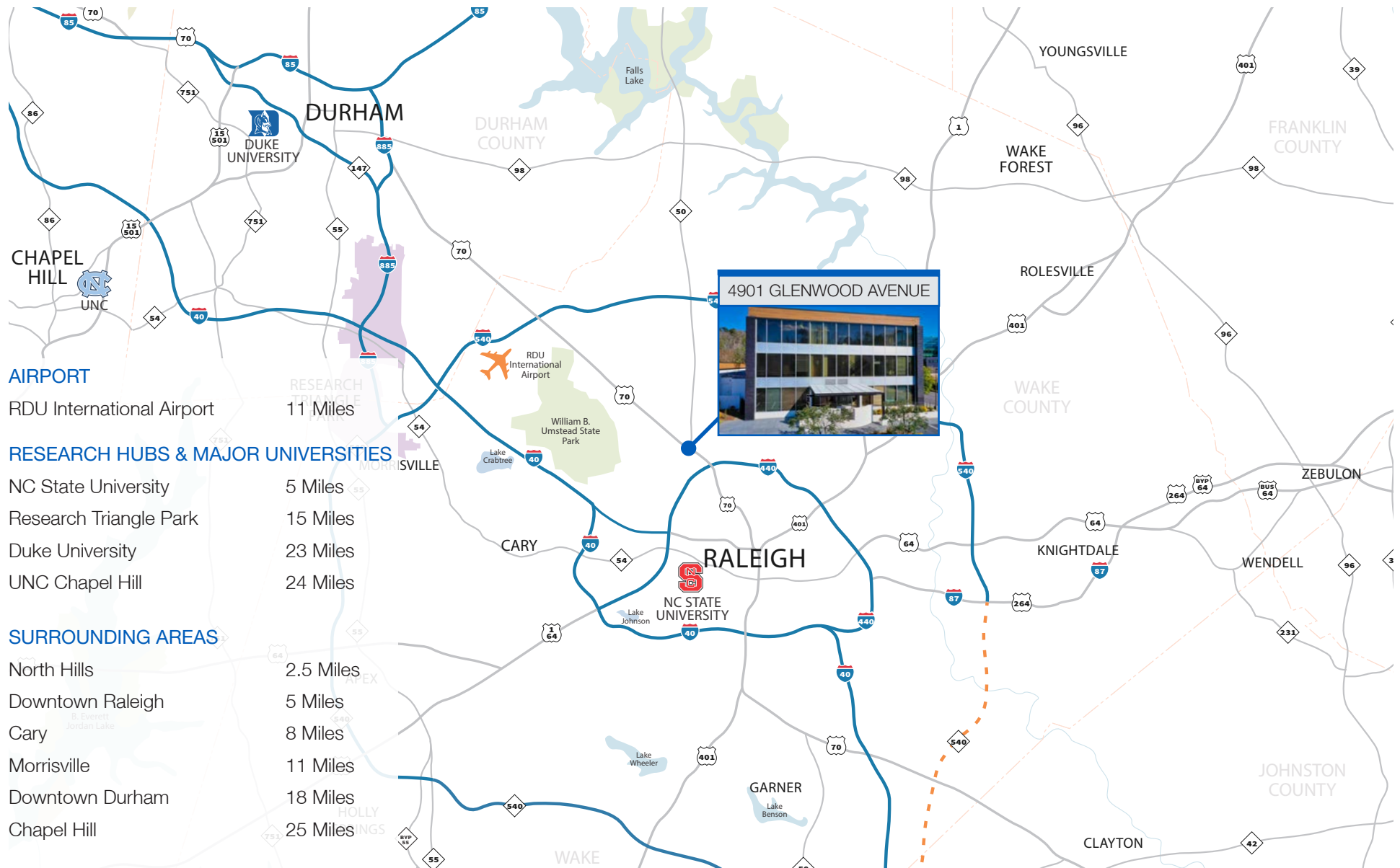
CONTACT

LEE BISHOP | 919.609.6331 | lbishop@triprop.com

THOMAS FLYNN | 704.999.8504 | tflynn@triprop.com

NAITRI PROPERTIES

TRIANGLE REGION



AIRPORT

RDU International Airport 11 Miles

RESEARCH HUBS & MAJOR UNIVERSITIES

NC State University 5 Miles
 Research Triangle Park 15 Miles
 Duke University 23 Miles
 UNC Chapel Hill 24 Miles

SURROUNDING AREAS

North Hills 2.5 Miles
 Downtown Raleigh 5 Miles
 Cary 8 Miles
 Morrisville 11 Miles
 Downtown Durham 18 Miles
 Chapel Hill 25 Miles

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AERIAL



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NAI TRI PROPERTIES

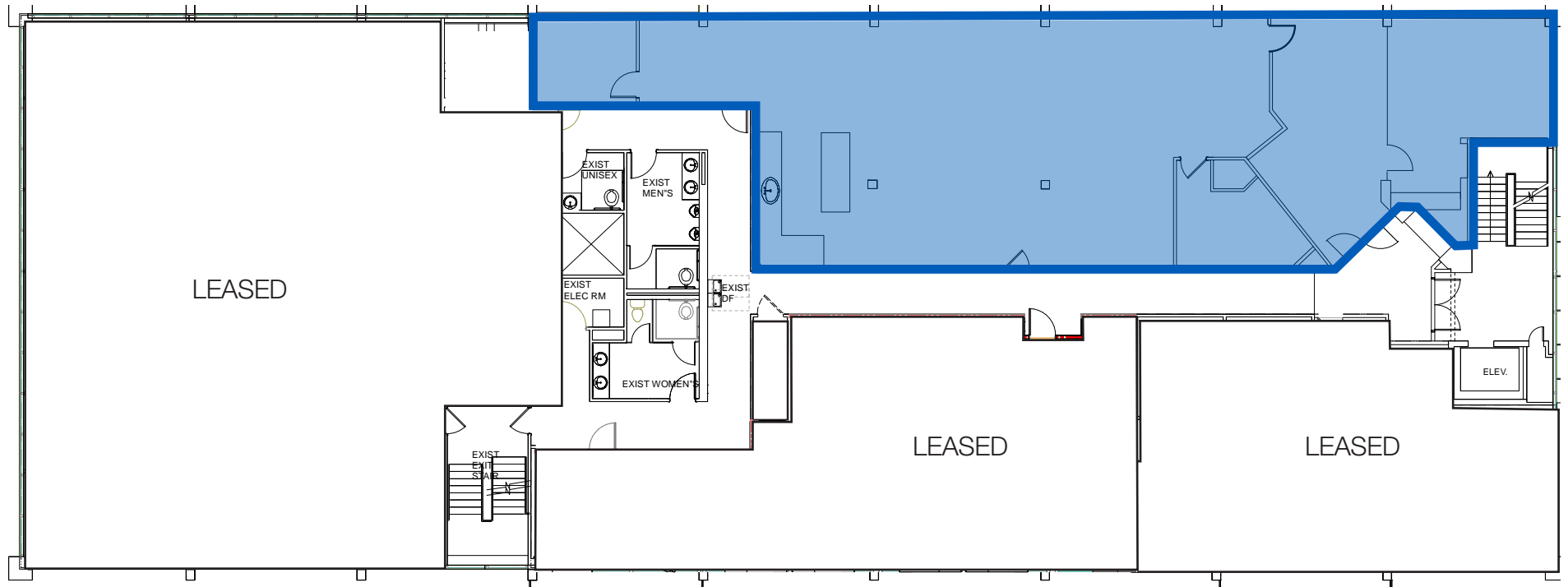
FLOOR PLAN

Second Floor

SUITE 201
3,371 RSF



CLICK OR
SCAN FOR
VIRTUAL
TOUR



CONTACT

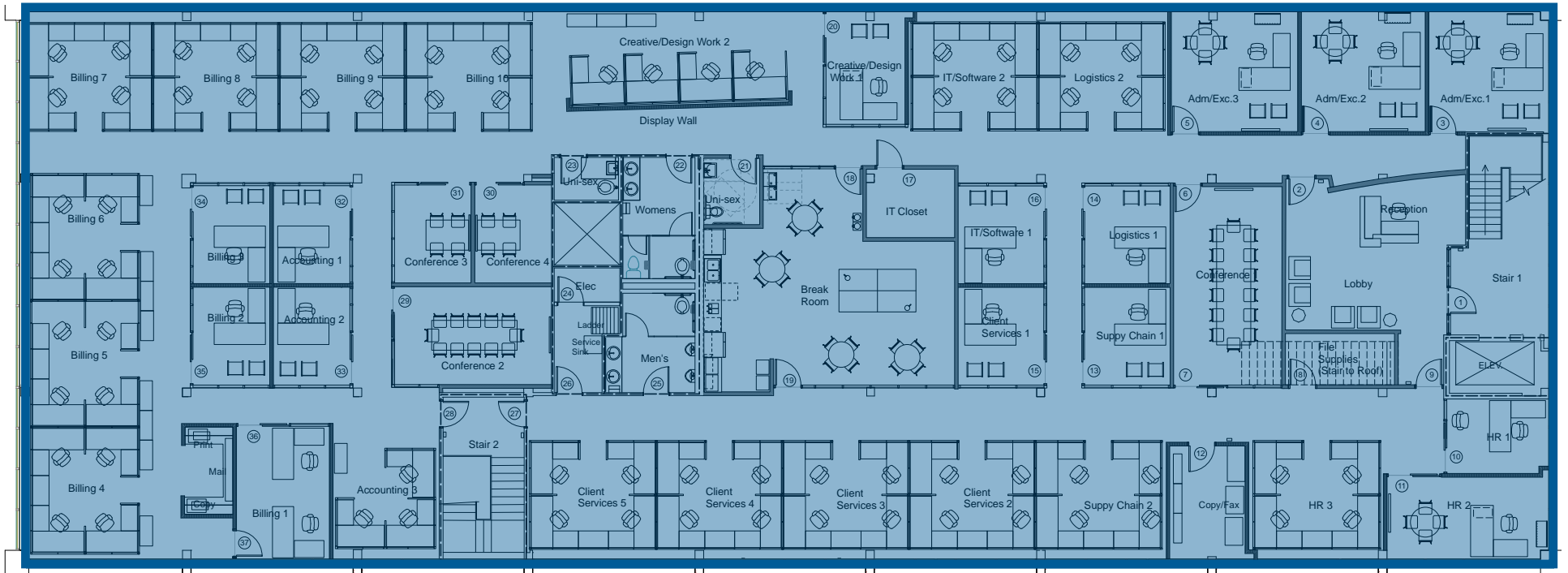
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NAI TRI PROPERTIES

FLOOR PLAN

Third Floor



SUITE 300
11,163 RSF

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NAI TRI PROPERTIES

AMENITIES

4901 Glenwood is located one mile from I-440 with frontage along Glenwood Avenue/US 70 in Crabtree Valley. All amenities below are under one mile, with many of them just a short walk away. A quick 3 mile drive to the east, one can reach North Hills known for its upscale restaurants and shopping, entertainment, fitness options, and hotels. And in under 3 miles to the west, one can easily reach the UNC REX Hospital Campus and other convenient options.

FOOD

Axis Bar & Restaurant
Bapu teahouse
Braise Contemporary Southern
Brio Italian Grille
Chick-Fil-A
Crabtree Ale House
Fleming's Prime Steakhouse
Glenlake Cafe
Greek Cuisine
J. Alexanders
Kabobi
Kanki
La Rancherita
Luciano
McDonald's
Moe's Southwest Grill
P.F. Changs

PandyaNad

Perrys Steakhouse & Grille
Sarku Japan
San Marcos Mexican Restaurant
Seasons 52
Southern Sugar Bakery
Steak Escape
Thai Bistro
The Cheesecake Factory
The Optimist

BANKING

Bank of America
Coastal Credit Union
Fifth-Third Bank
First Citizens ATM
PNC Bank
South State Bank

HOTELS

Candlewood
DoubleTree
Embassy Suites
Fairfield Inn and Suites
Hampton Inn & Suites
Hilton Garden Inn
Homewood Suites
La Quinta Inn & Suites
Marriott
Residence Inn

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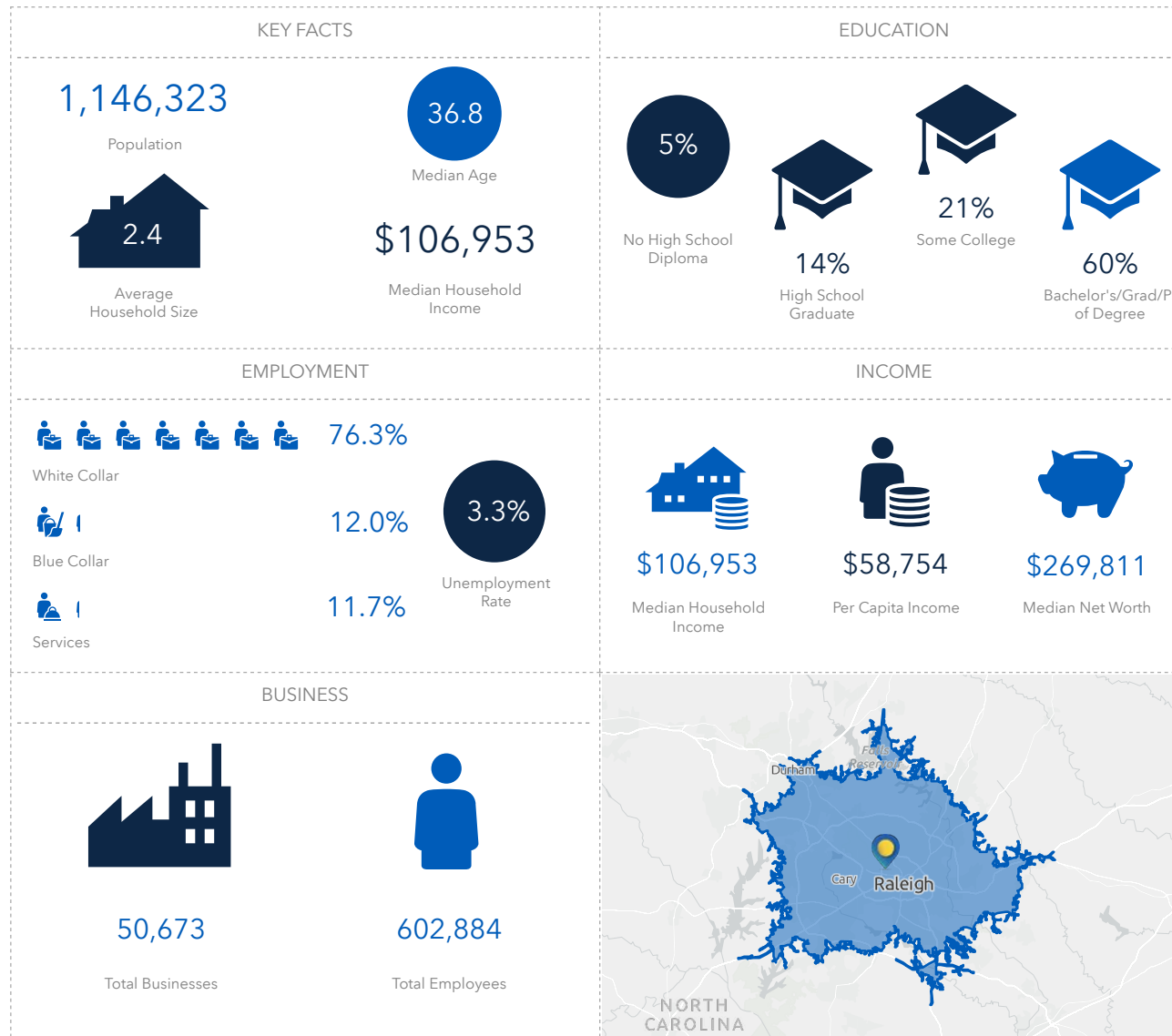
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DEMOGRAPHICS

27 MINUTE AVERAGE COMMUTE DRIVE TIME



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