

OFFICE FOR LEASE

# KINGDOM WAY CENTRE

5121 KINGDOM WAY, RALEIGH, NC 27607

SPEC  
SUITE  
COMING  
SOON



NAI TRI 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.

<b>ADDRESS</b>	Kingdom Way Centre 5121 Kingdom Way, Raleigh, NC 27607
<b>BUILDING SIZE</b>	44,561 RSF
<b>AVAILABLE</b>	Spec Suite 302* - 5,561 RSF, Available 7/1/2026 Suite 305* - 2,754 RSF, Available 9/1/2026 <i>*Contiguous - 8,315 RSF</i>
<b>RENTAL RATE</b>	\$29.50/SF, Full Service
<b>PARKING</b>	4 spaces per 1,000 SF
<b>FEATURES</b>	<ul style="list-style-type: none"><li>• Class A office building in prominent West Raleigh</li><li>• 0.6 Miles to NC 54</li><li>• 0.7 Miles to Wade Avenue</li><li>• 1.5 Miles to I-40</li><li>• 2.5 Miles to I-440</li><li>• Abundant natural light to the interior</li><li>• Two (2) passenger elevators</li><li>• Close proximity to numerous restaurants, banks, and hotels</li><li>• On-site ownership</li></ul>

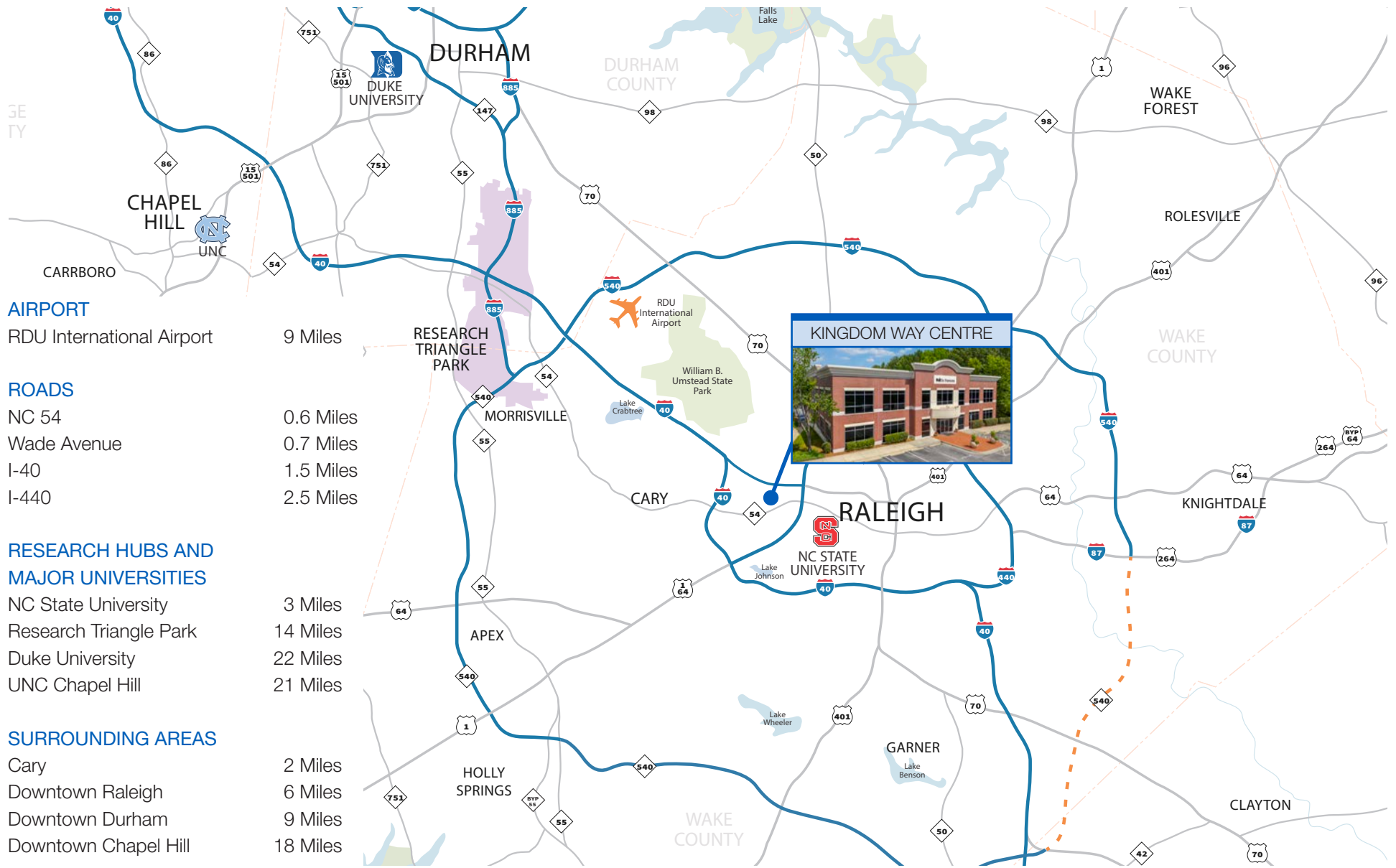
## CONTACT

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

**NAITRI** PROPERTIES



# TRIANGLE REGION



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# AERIAL

BANDWIDTH HQ

WADE AVENUE



1.5 Miles



2.4 Miles

DOWNTOWN RALEIGH

DOWNTOWN DURHAM

LENOVO CENTER

CARTER-FINLEY STADIUM

CARDINAL GIBBONS HIGH SCHOOL

TRINITY ROAD

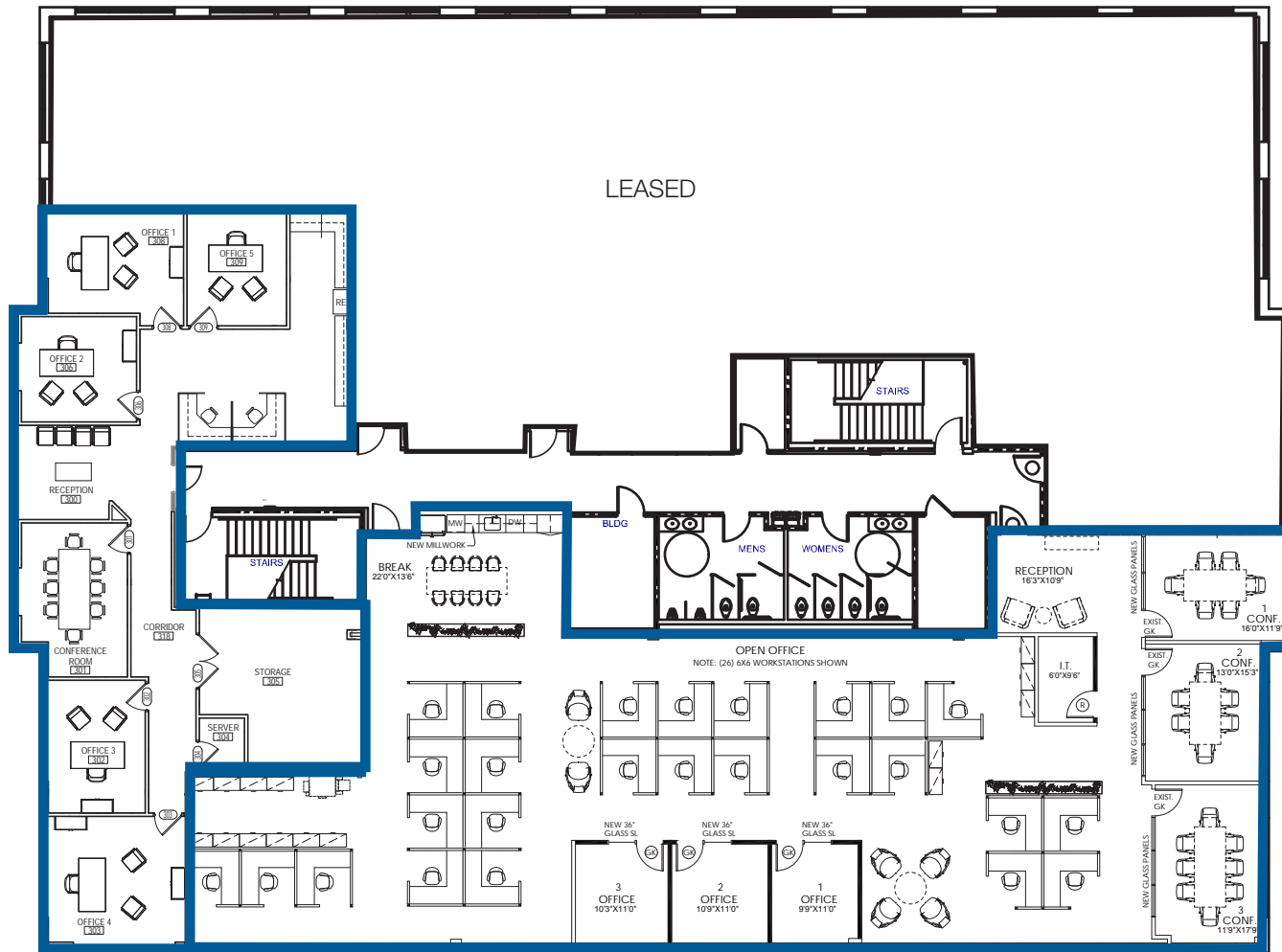
KINGDOM WAY CENTRE



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

## CONTACT

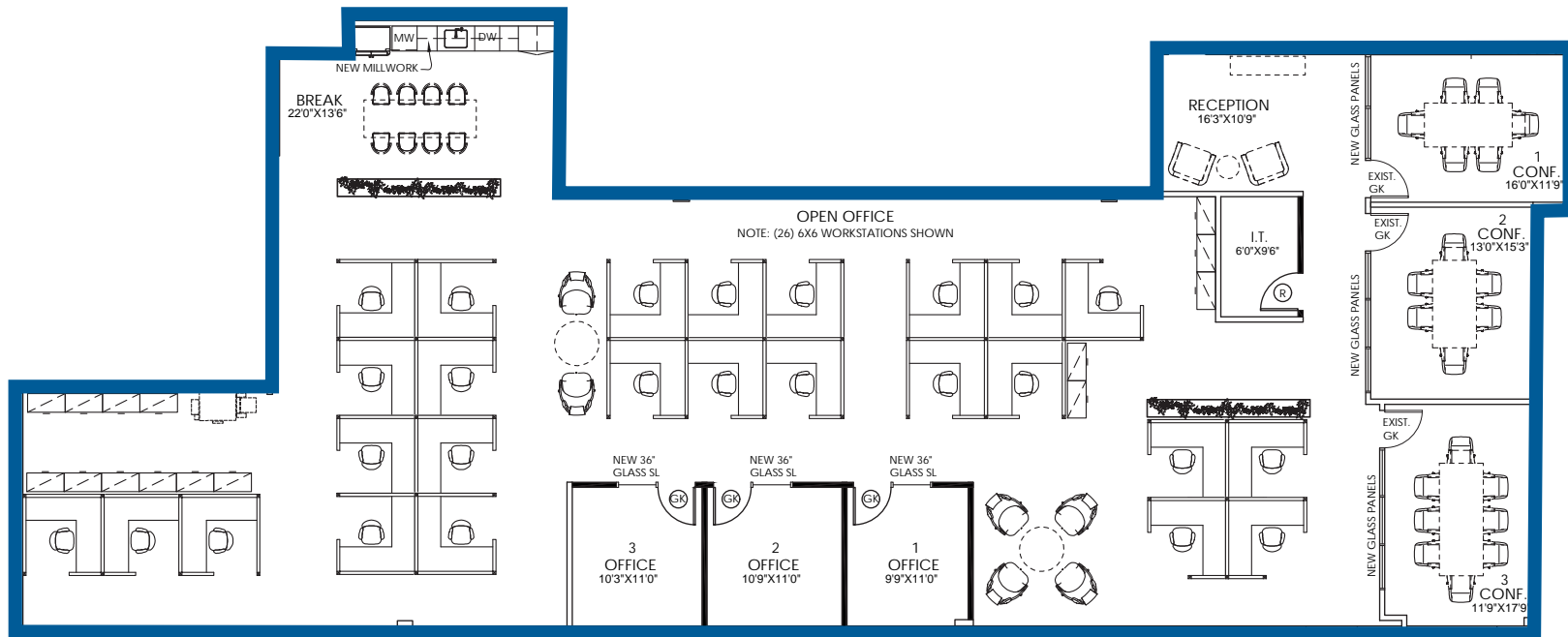
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# FLOOR PLAN

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

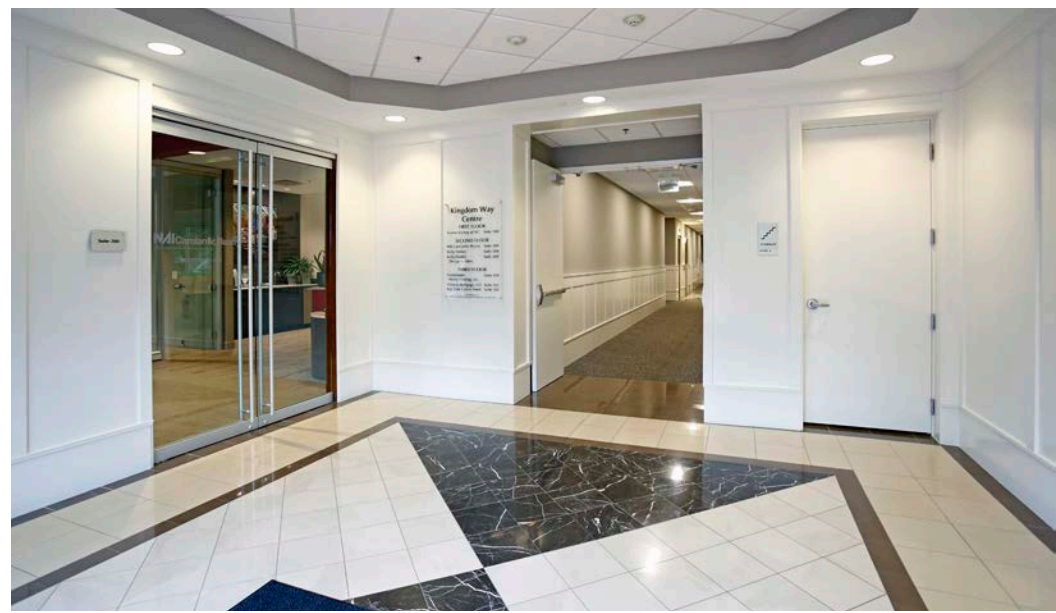


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# AMENITIES

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

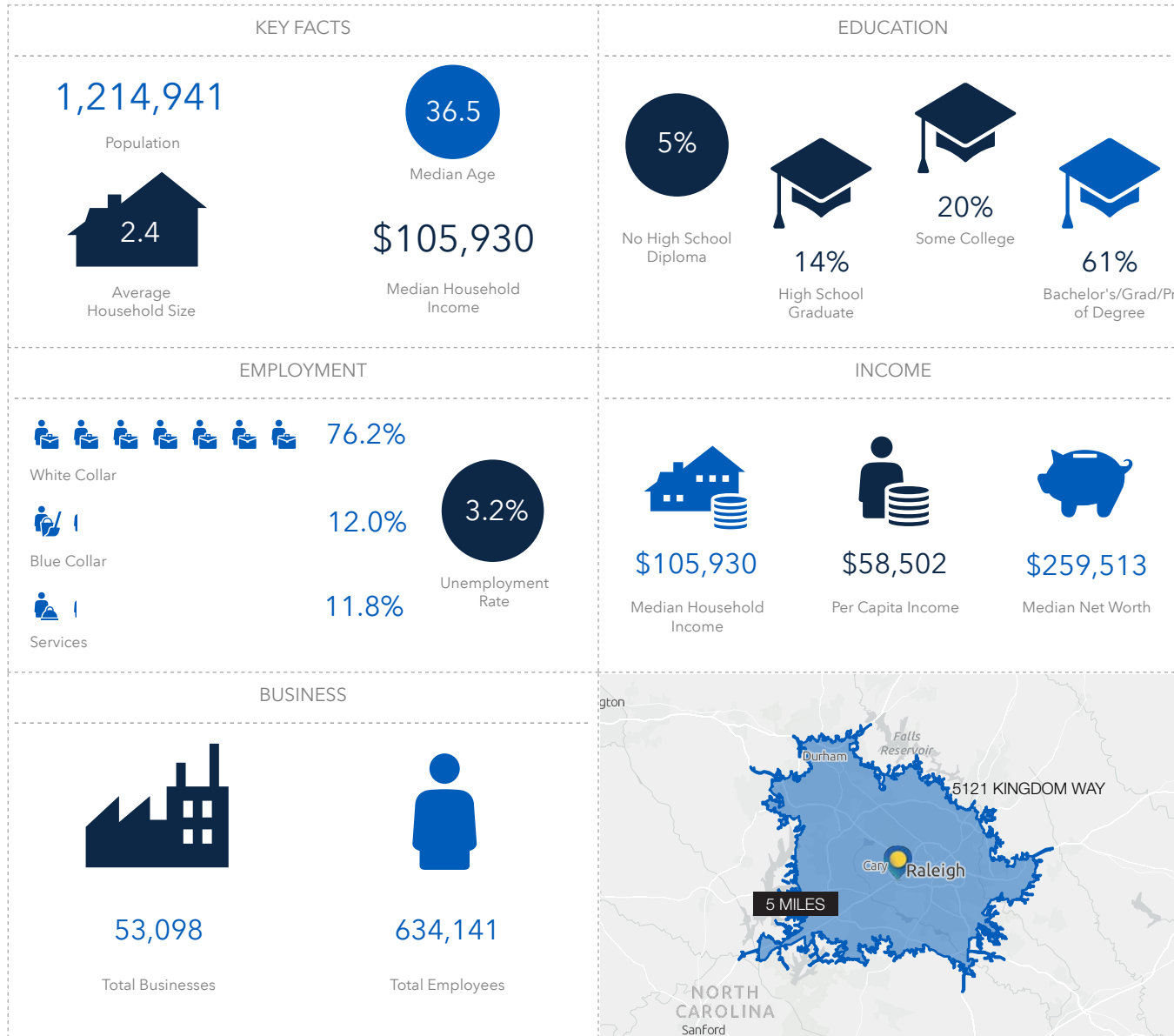
**#2**  
**BEST CITIES TO MOVE TO: RALEIGH-DURHAM**  
Forbes  
2024

**#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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