

3515 GLENWOOD AVE.

RALEIGH, NC 27612

CLASS A OFFICE BUILDING FOR
LEASE INSIDE THE BELTLINE



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BUILDING HIGHLIGHTS

- 74,000 SF, 3 Story Class A Office Building located inside the beltline on Glenwood Avenue
- 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 along Glenwood Ave.
- Dedicated stoplight on Glenwood Ave. for easy access

AVAILABILITY

- 21,776 RSF in shell condition located on the 3rd floor (divisible)
- Landlord will consider demising to accommodate tenants 3,000 RSF or larger

SIGNAGE

- Potential building or monument signage

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

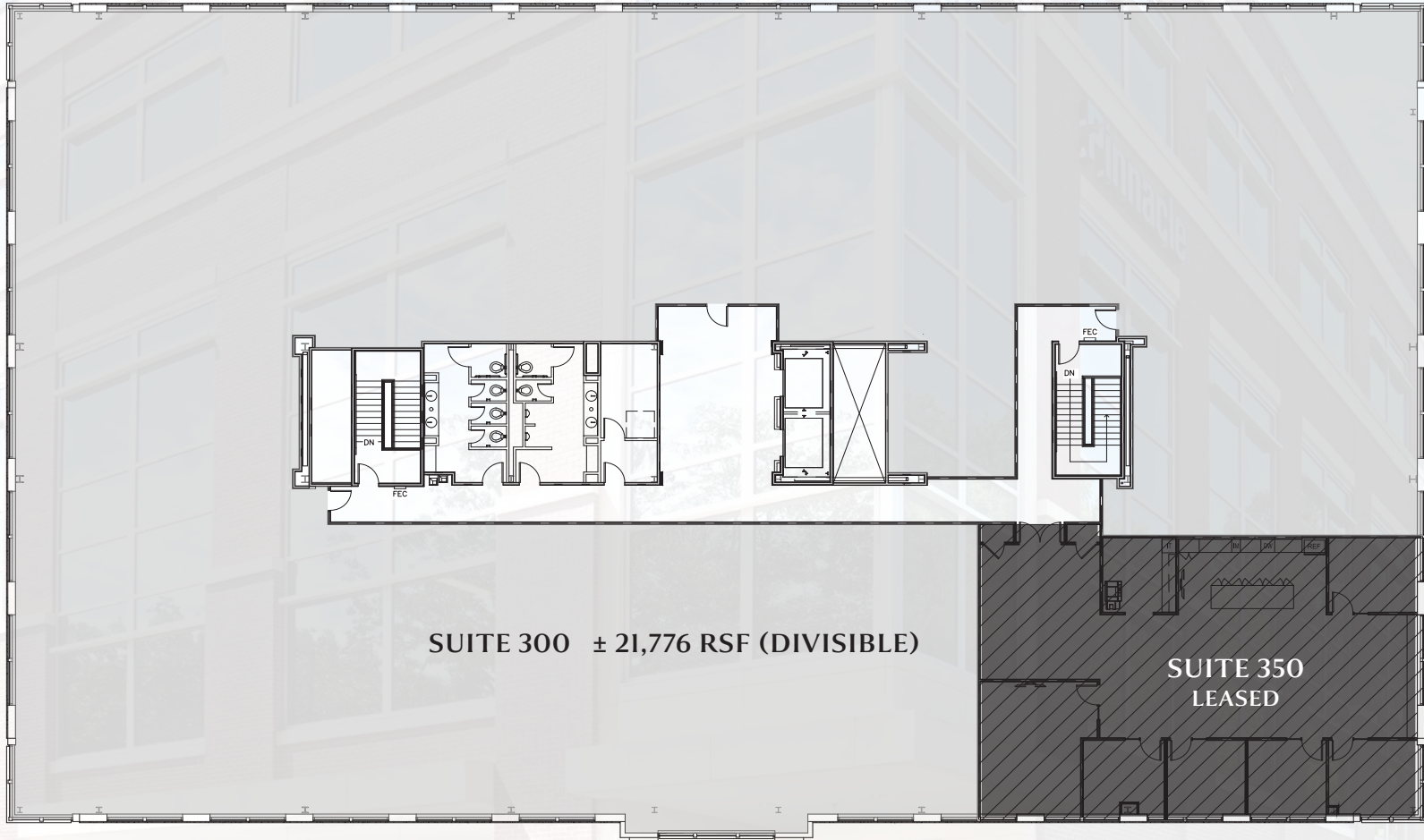
Call for Pricing

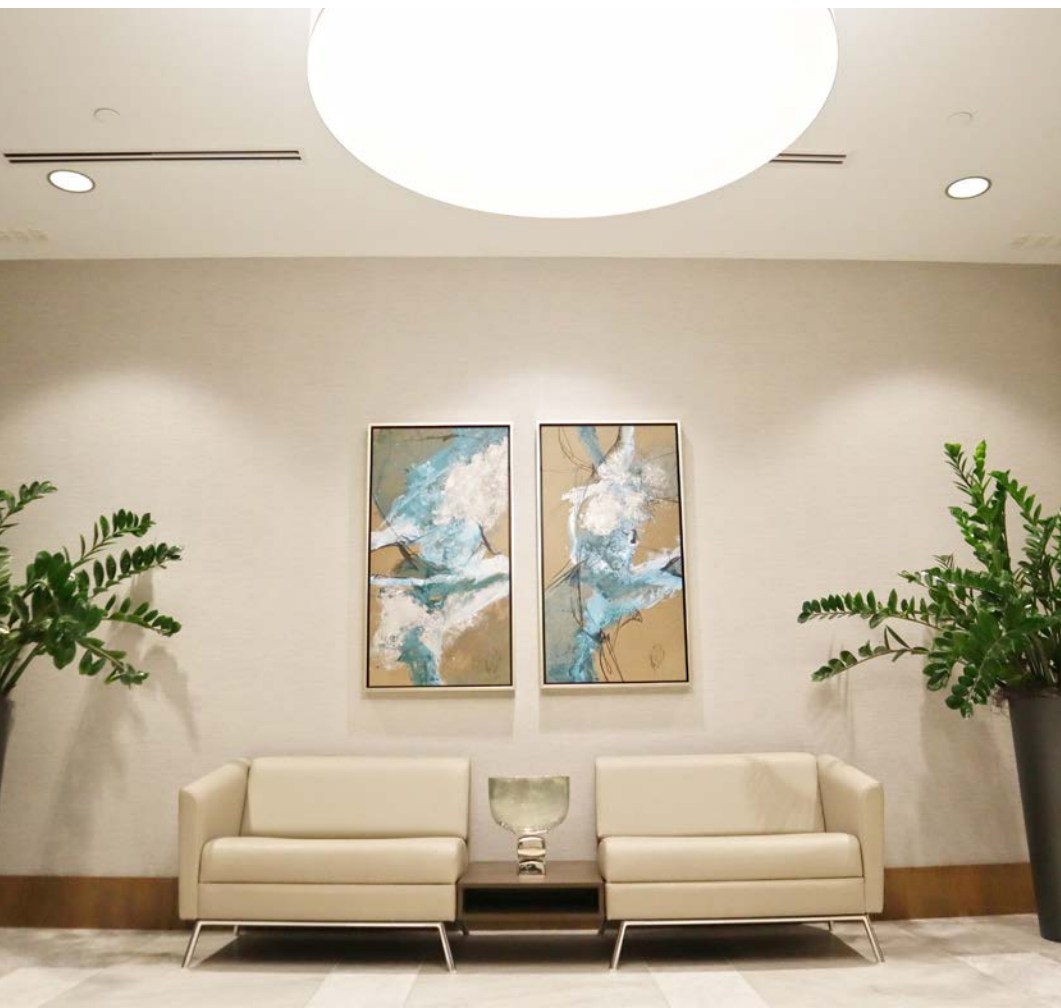


3RD FLOOR

Suite 300 ± 21,776 RSF

(Divisible)





Harris Teeter
Your Neighborhood Food Market

Domino's

GLENWOOD GRILL

synergy
spa & aesthetics

HAKO | Japanese Restaurant

Heregilly
heavenly delicious

GLENWOOD VILLAGE SHOPPING CENTER

CAROLINA COUNTRY CLUB

3515 GLENWOOD

Glenwood Ave

Granville Dr

Pasquotank Dr

Glenwood Ave



CRABTREE VALLEY MALL

3515 GLENWOOD

MEREDITH COLLEGE

Carolina Country Club

North Hills Shopping Center

NORTH HILLS

NC State University

Village District

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