



THE OFFICES AT  
**WADE**

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5420 WADE PARK BOULEVARD

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RALEIGH, NC 27607

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**WADE I** - 76,405 SF AVAILABLE

FOUNDRY  
COMMERCIAL

# PRIME OFFICE OPPORTUNITY

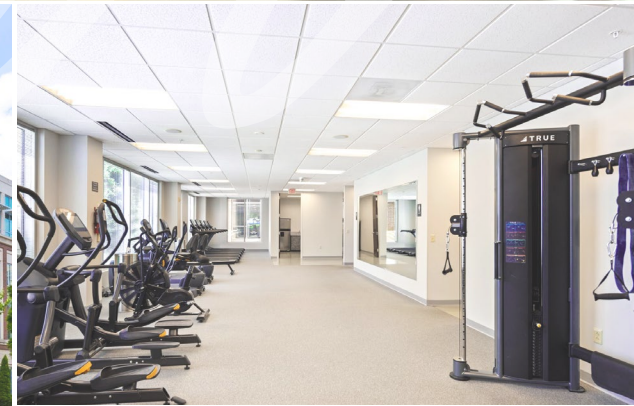
**5 BUILDING CAMPUS**

**621,800 SF OFFICE SPACE**

**25,000 SF RETAIL SPACE**

**4/1,000 PARKING RATIO**

- LEED GOLD Certified buildings
- New 4,200 SF fitness center in Wade II
- On-site property management and building maintenance
- Abundant surface and covered parking with a 4/1,000 parking ratio
- Eight (8) Electric Vehicle (EV) charging stations
- Common area conference/training room
- Central plaza with seating and tables perfect for outdoor meetings and gatherings
- On-site cafés, eateries, and salons
- Greenway trail access connecting to over 100 miles of greenways
- Easy access to all parts of the Triangle
- Financially strong Landlord with PGIM+DRP





# AVAILABILITIES

3,300 - 76,405 SF

AVAILABLE

WADE I

2,126 - 10,343 SF

AVAILABLE

WADE II

6,271 - 40,638 SF

AVAILABLE

WADE III

19,693 SF

AVAILABLE

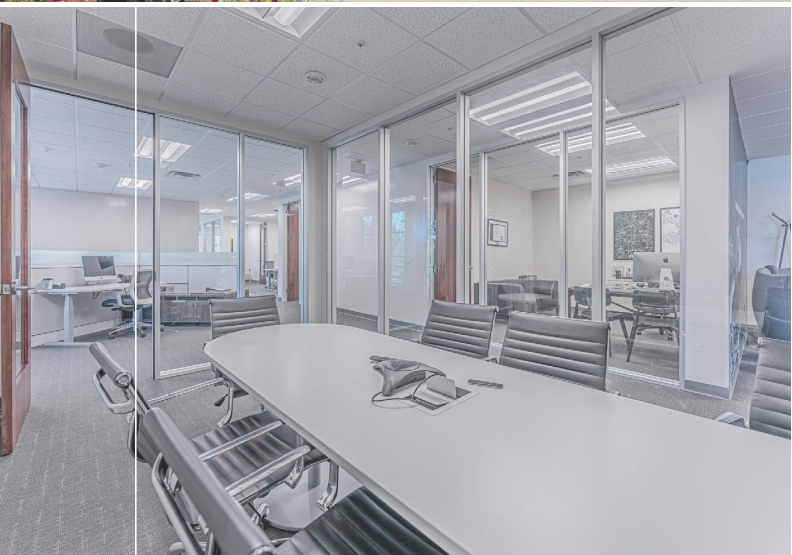
WADE IV

5,388 - 48,280 SF

AVAILABLE

WADE V





# WADE I AVAILABILITIES

## 2ND FLOOR

14,070 SF

**SUITE 200**  
7,510 SF

**SUITE 206**  
6,560 SF

## 3RD FLOOR

25,810 SF

**SUITE 300**  
13,204 SF

**SUITE 320**  
1,980 SF

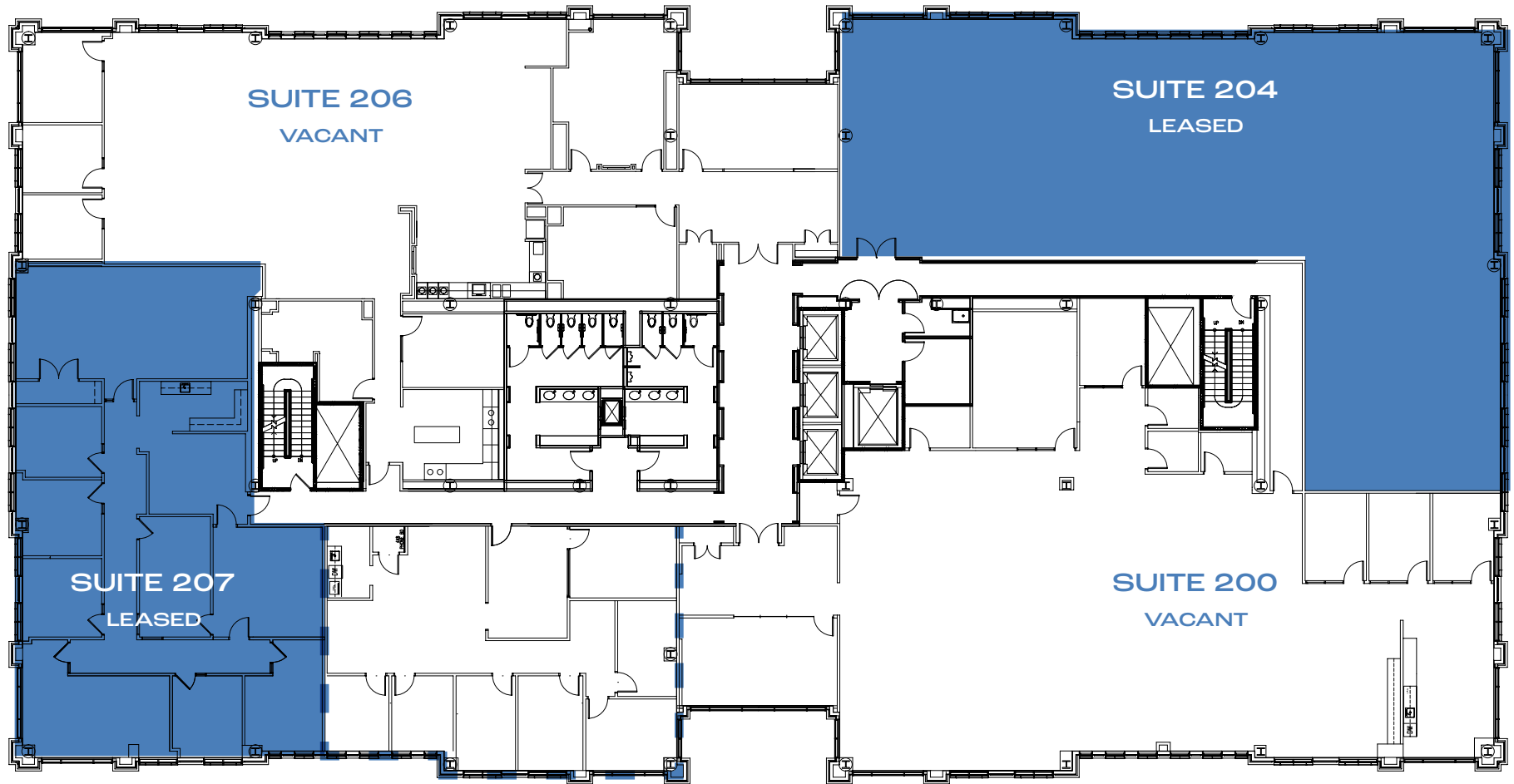
**SUITE 350**  
10,626 SF

## 4TH FLOOR

26,107 SF

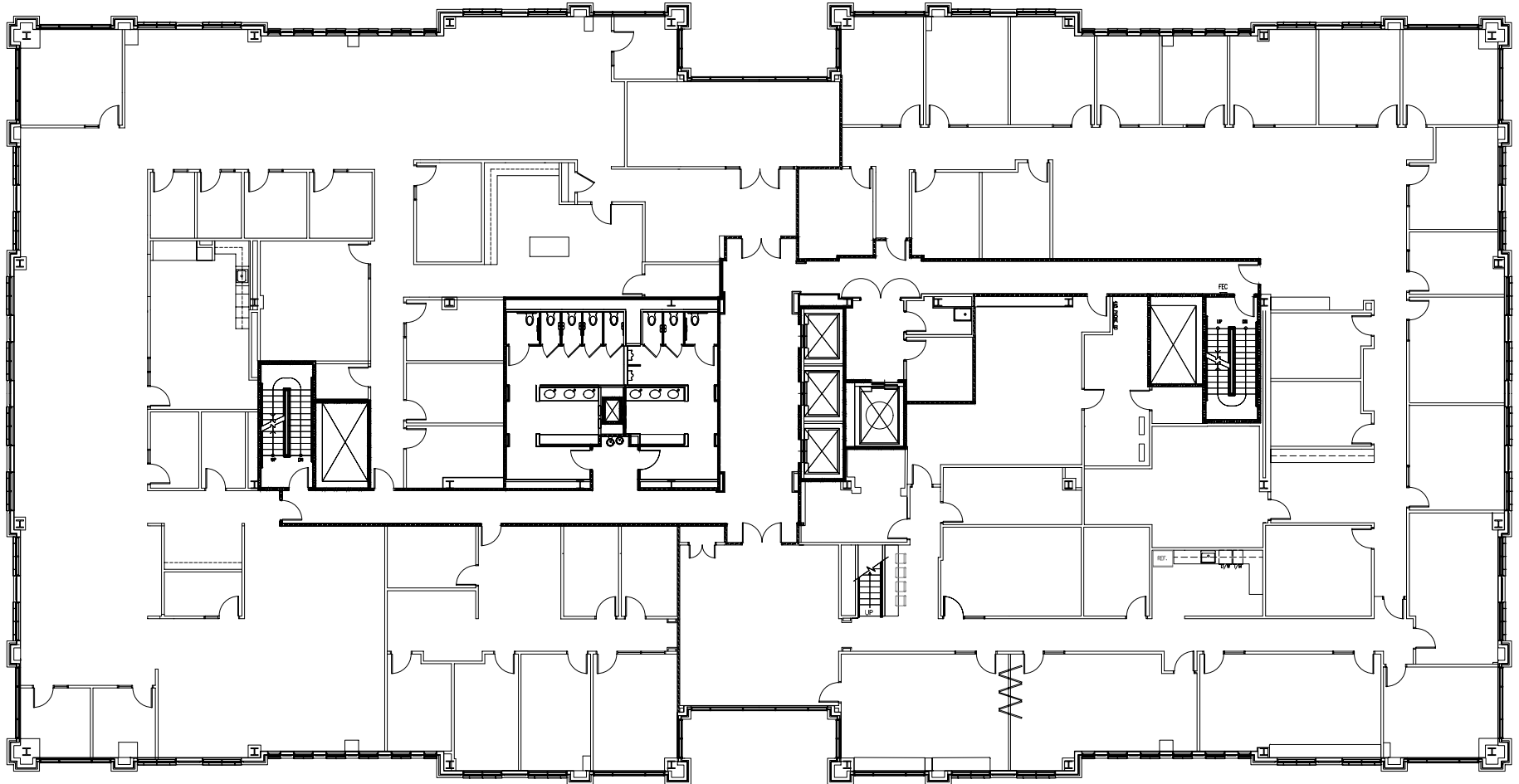
**\*3RD & 4TH FLOORS  
CONTIGUOUS FOR  
51,917 SF\***

# SECOND FLOOR



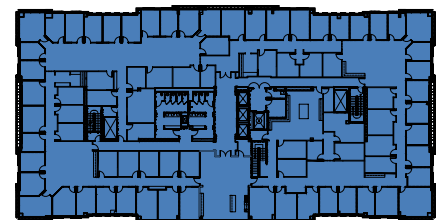
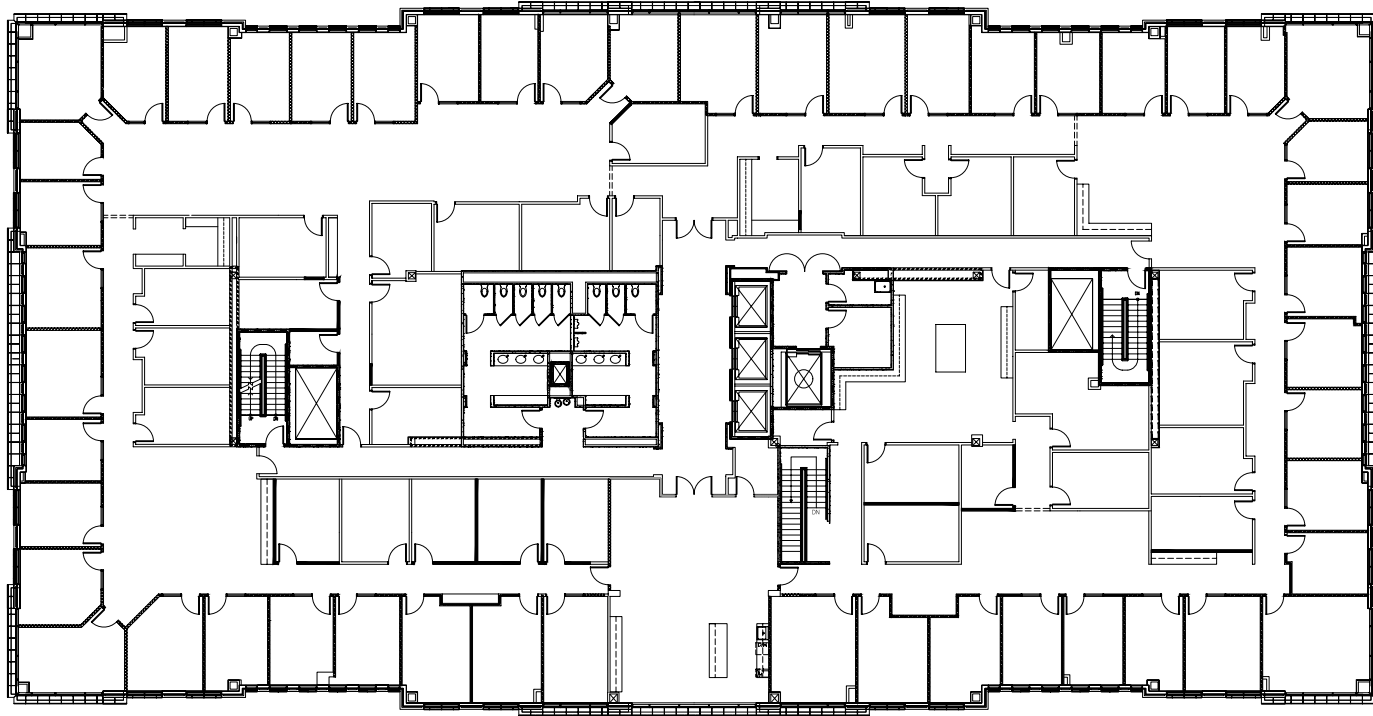
# THIRD FLOOR

25,810 SF AVAILABLE



# SUITE 400

26,107 SF AVAILABLE



UMSTEAD STATE  
PARK

#### WADE PARK

SPRING ROLLS  
WADE PARK CAFE  
BRU'S PUBLIC HOUSE

02

#### EDWARDS MILL ROAD & TRINITY ROAD

BOJANGLES  
WENDY'S  
THE LOCAL | SPORTS BAR

03

#### RIDGEWOOD SHOPPING CENTER

DRIFT COFFEE SHOP  
JERSEY MIKES  
RIDGEWOOD WINE & BEER  
TACO BAMBA  
WALGREENS  
WHOLE FOODS MARKET

04

#### LAKE BOONE SHOPPING CENTER & MARKETPLACE AT LAKE BOONE TRAIL

BUFFALO BROTHERS  
CHICKEN SALAD CHICK  
CHICK-FIL-A  
CHUBBY'S TACOS

CITY BARBEQUE  
CVS PHARMACY  
FIRST WATCH  
FOOD LION  
GUASACA  
JUST SALAD  
MCDONALD'S  
PANERA BREAD  
RANDY'S PIZZA  
STARBUCKS  
SUSHI-THAI  
THE OAK  
TWO ROOSTERS ICE CREAM  
VIC'S ITALIAN RESTAURANT  
VILLAGE DELI  
WALGREENS

05

#### OLDE RALEIGH VILLAGE & EDWARDS MILL ROAD RETAILERS

BELLA MONICA  
BRONCO TACOS  
CARIBOU COFFEE  
CAROLINA NUTRITION  
CHAR-GRILL  
FIREHOUSE SUBS  
GROOVY DUCK BAKERY  
HARRIS TEETER  
JERSEY MIKE'S  
ROLY POLY SANDWICHES  
RUDINO'S SPORTS CORNER  
STARBUCKS  
TENKO JAPAN  
THE MILL RALEIGH  
WALGREENS

DURHAM/CHAPEL HILL  
RDU AIRPORT

BANDWIDTH HQ  
CAMPUS

05

UNC  
HOSPITAL

04

04

DHHS HQ  
CAMPUS

NC MUSEUM  
OF ART

03

DRIVE  
SHACK

LENOVO  
CENTER

CARTER-FINLEY  
STADIUM

02

NC STATE  
FAIRGROUND

NC STATE  
VET SCHOOL

MEREDITH  
COLLEGE

DOWNTOWN  
RALEIGH

I-40  
ONE MINUTE

I-440  
THREE MINUTES

US-70  
SIX MINUTES

AIRPORT &  
DOWNTOWN  
10 MINUTES

DURHAM &  
CHAPEL HILL  
20 MINUTES

# UNBEATABLE LOCATION

# THE GATEWAY TO RALEIGH



ENTERTAINMENT  
LENOVO CENTER



COMMUNITY  
NC STATE UNIVERSITY



NATURAL ENVIRONMENT  
100+ MILE GREENWAY SYSTEM



CULTURE  
DOWNTOWN RALEIGH

**#1 BEST CITY FOR  
CORPORATE WORKERS**

CHECKR | MARCH 2024

**#1 BEST PERFORMING  
CITY IN THE U.S.**

MILKEN INSTITUTE | FEBRUARY 2024

**#2 BEST CITY TO  
MOVE TO**

FORBES | MARCH 2024

**#2 TOP STATE  
FOR BUSINESS**

CNBC

**#3 FASTEST GROWING  
STATE IN THE COUNTRY**

EDPNC

YOU'RE IN GOOD COMPANY

**Lenovo** Center

UNC  
HEALTH CARE

**NC STATE  
UNIVERSITY**

**CAROLINA HURRICANES**

the **X**

**ON LOCATION**

**SAMET**  
THE RAILROADS OF NORTH CAROLINA

**North Carolina  
Museum of Art**

**AECOM**

**BlueRidge**  
CORRIDOR ALLIANCE

**CRANFILL  
SUMNER**<sup>LLP</sup>

**VONTIER**  
ENABLING THE WAY THE WORLD MOVES™

## **BROKER CONTACTS**

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