

the Arbors

*Modern Offices,
Unbeatable Location,
Exceptional Amenities*



3120 & 3128 HIGHWOODS BOULEVARD | RALEIGH

CBRE



the Arbors

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OVERVIEW

The Arbors Advantage

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The Arbors Advantage

- Strategically positioned Class A corporate office campus in Highwoods Office Park
- Magnolia: 29,354 SF available
- Red Oak: 31,843 SF available
- Minutes from Downtown Raleigh, Midtown, Iron District (Raleigh Ironworks, Dock 1053, Gateway Plaza and East End Market) with direct access to I-440

On-site Amenities

- Tenant lounge & grab-and-go café
- Shared conference center with 70" 4K Smart TV
- Fitness center with locker rooms & showers
- Outdoor patio with free Wi-Fi
- On-site management



Magnolia Building

3120 Highwoods Blvd.



Building Size: 59,055 SF



Stories: Three stories

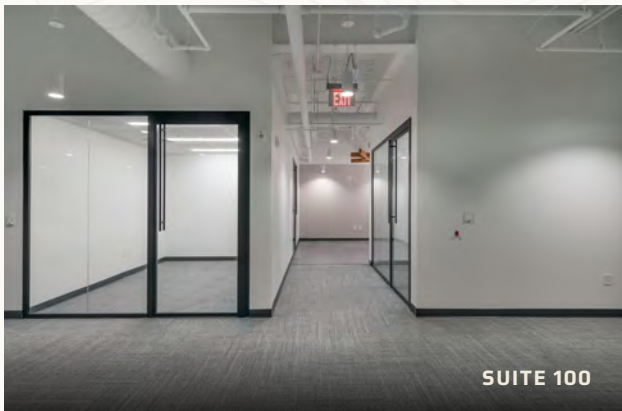
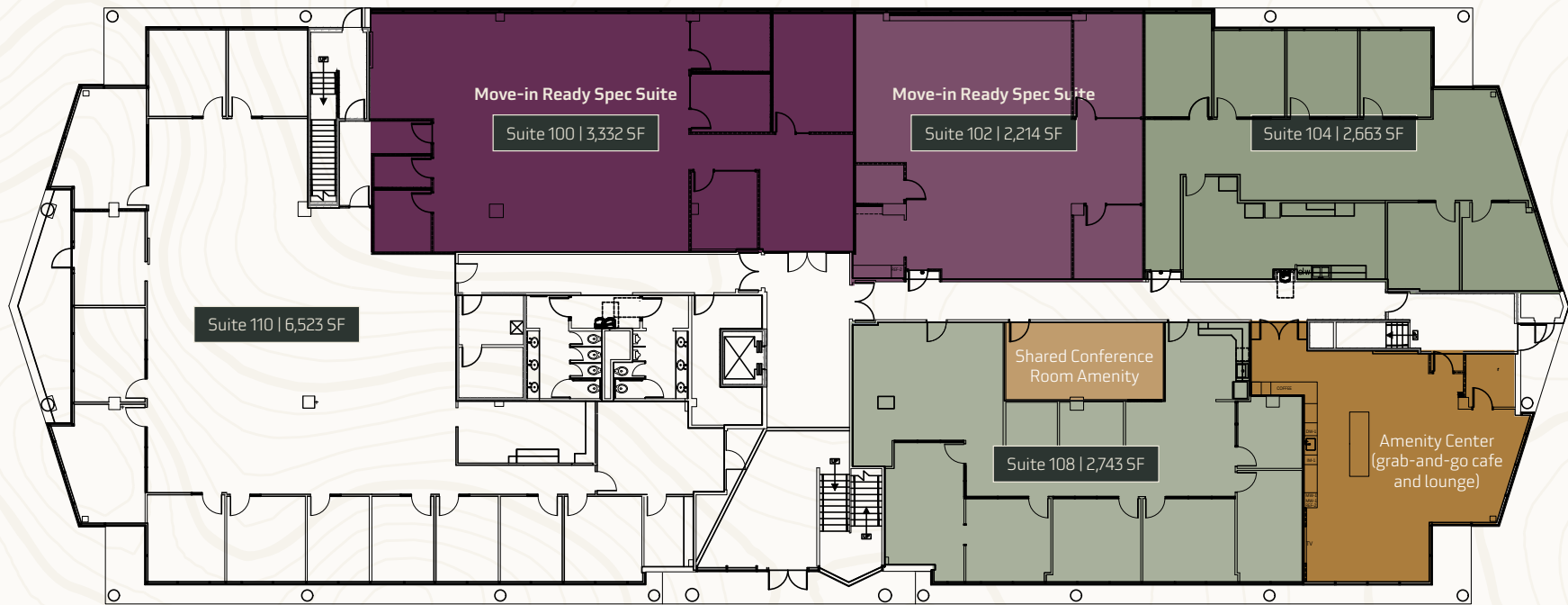


Parking Ratio: 4.0 spaces per 1,000 SF



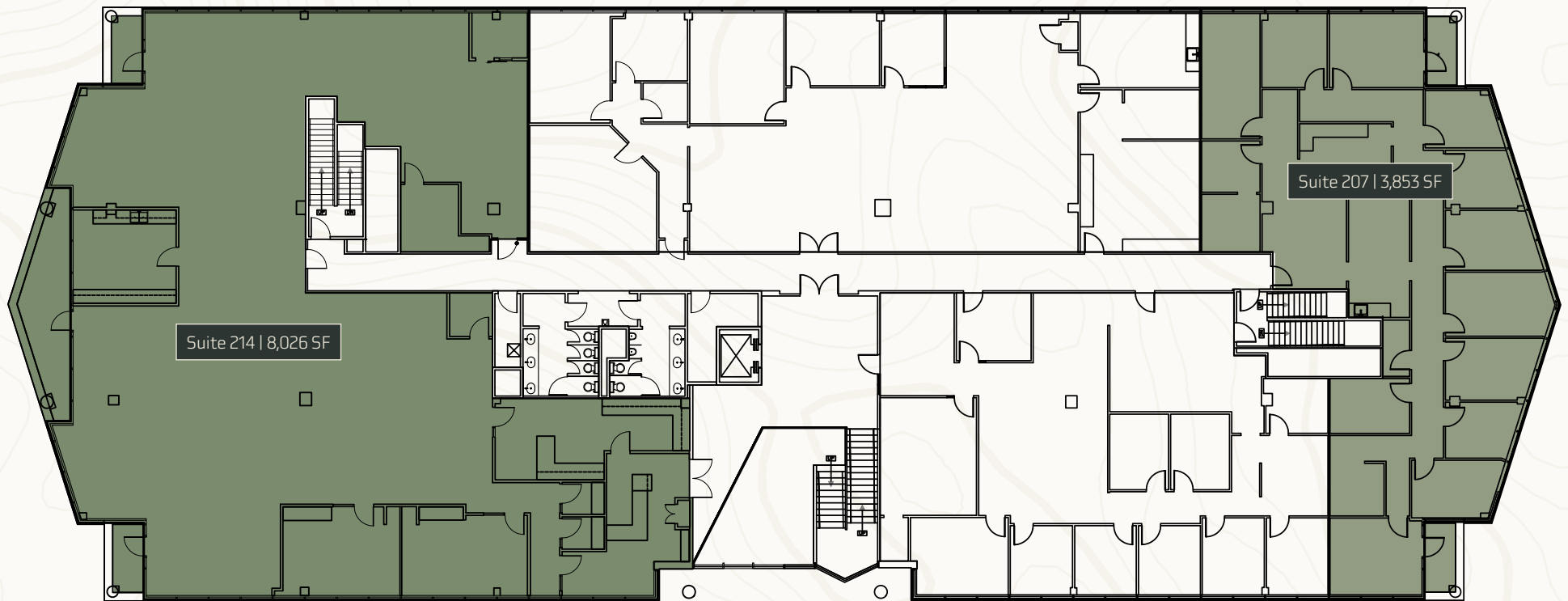
1st Floor Availability

Magnolia | 3120 Highwoods Blvd.



2nd Floor Availability

Magnolia | 3120 Highwoods Blvd.



Red Oak Building

3128 Highwoods Blvd.



Building Size: 63,057 SF



Stories: Two stories



Parking Ratio: 4.7 spaces per 1,000 SF



SHARED CONFERENCING



FITNESS CENTER



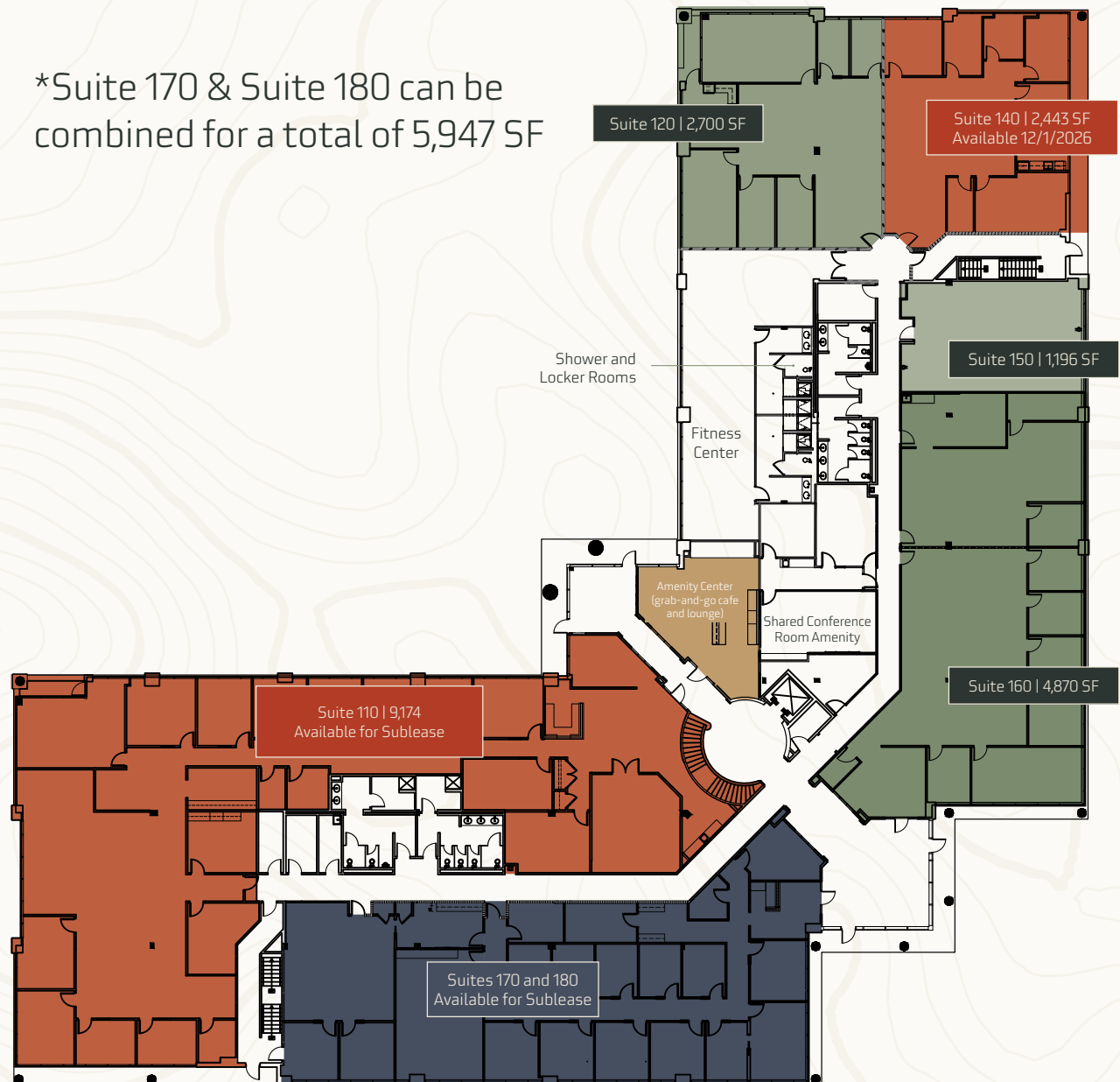
TENANT LOUNGE

1st Floor Availability

Red Oak | 3128 Highwoods Blvd.

*Suite 150 & Suite 160 can be combined for a total of 6,066 SF

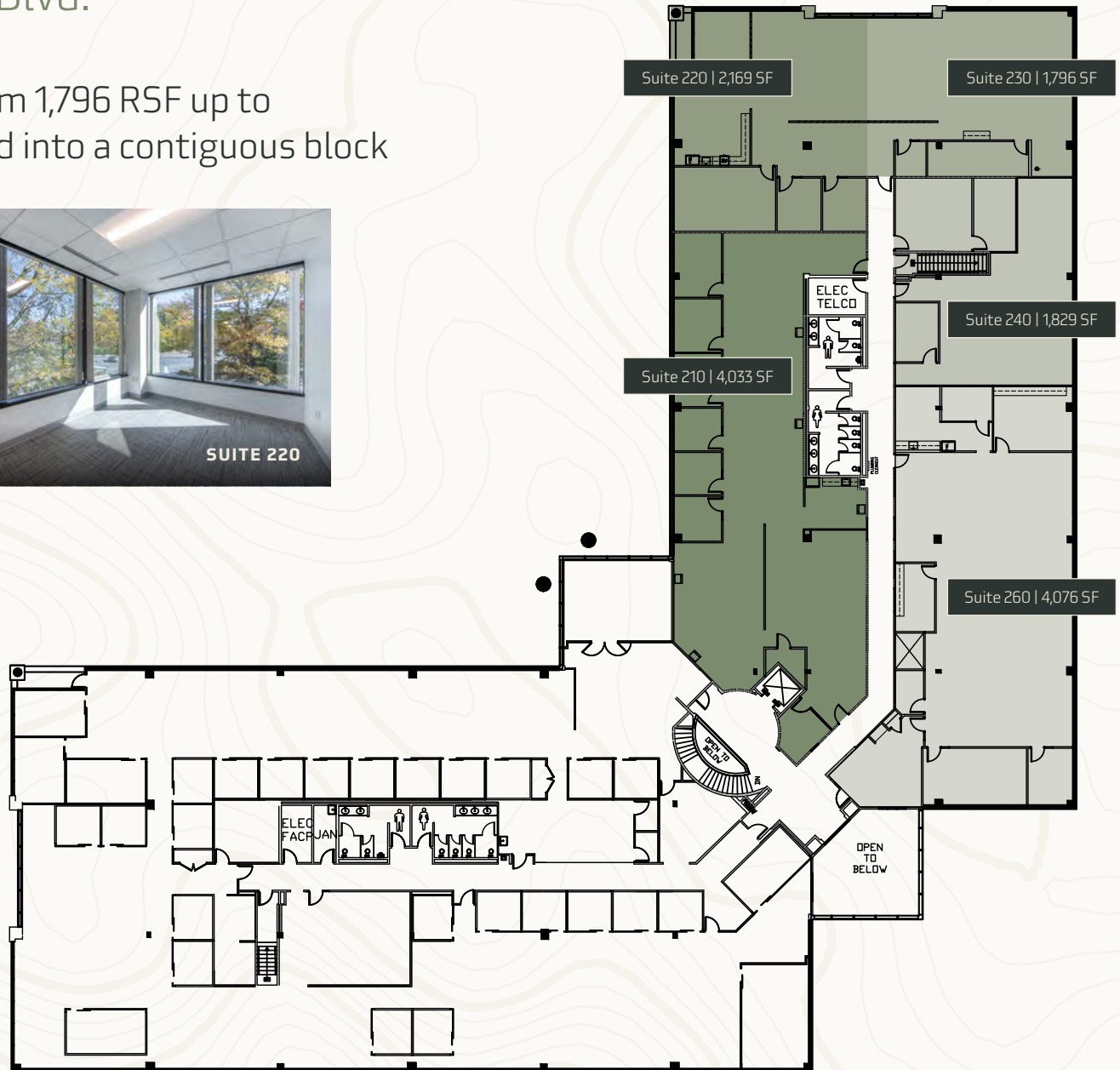
*Suite 170 & Suite 180 can be combined for a total of 5,947 SF



2nd Floor Availability

Red Oak | 3128 Highwoods Blvd.

*Spec suites available ranging from 1,796 RSF up to 13,903 RSF, which can be combined into a contiguous block



Your Highwoods Boulevard Guide

Drive Times

5 mins
Raleigh Iron Works

5 mins
Midtown East

5 mins
1000 Social

7 mins
North Hills/Midtown



The National Spotlight

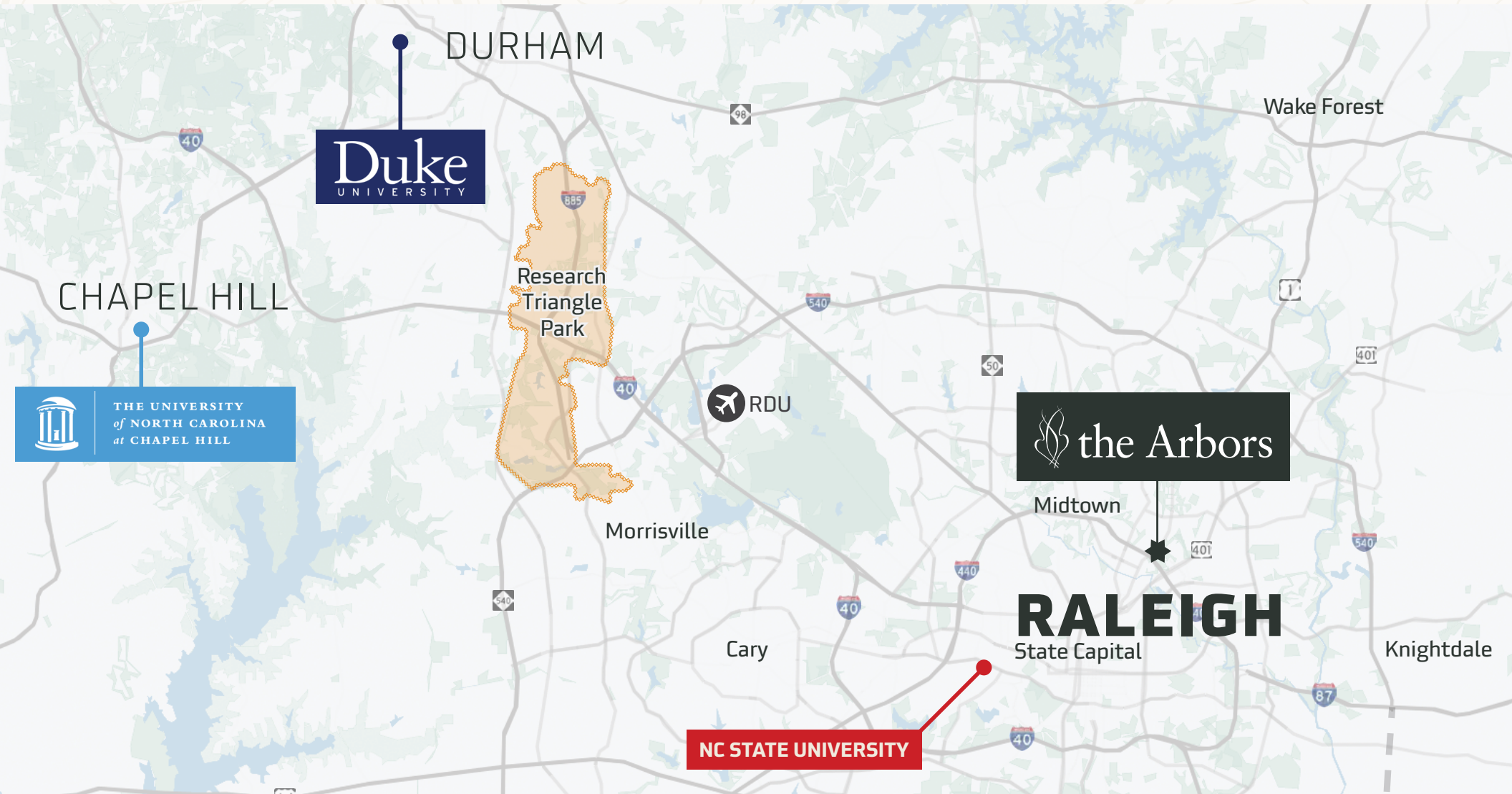
#1 Top City for Recent College Grads in America (Raleigh, NC)
- ADP Research | July 2025

#1 Top Metro for Best Business Climate (Raleigh, NC MSA)
- Business Facilities | August 2025

#1 Best City for Employment Opportunities and Earning Potentials
- Checkr | July 2025

#2 Best Place to Live in North Carolina (Raleigh, NC)
- Travel + Leisure | June 2025

#3 City for International Business (Raleigh, NC)
- Financial Times | June 2025





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