

OFFICE FOR LEASE

704 GLENWOOD AVENUE

RALEIGH, NC 27605



NAITRI PROPERTIES

PROPERTY OVERVIEW

Located in the heart of Raleigh's vibrant Glenwood corridor, this charming freestanding office property offers a unique blend of historic character and modern functionality just minutes from Downtown Raleigh, the Village District, and the Warehouse District. Distinctive architectural details, abundant natural light, and a flexible layout makes this property well-suited for a variety of office users.

ADDRESS	704 Glenwood Avenue, Raleigh, NC 27605
BUILDING SIZE	Approximately 3,338 RSF
AVAILABLE SPACE	1st Floor: +/- 2,000 RSF
YEAR BUILT	1914 (Renovated in 2018)
RENTAL RATE	\$28.00/SF, NNN + \$5.03/RSF TICAM
ZONING	Neighborhood Business (NB)
PARKING	Private parking for approximately 6-8 vehicles <i>Additional parking is available on the street</i>
HIGHLIGHTS	• Prominent Glenwood Avenue location • Historic architecture featuring high ceilings, original trim work, and decorative fireplaces • Full kitchen equipped with oven, range, dishwasher, and microwave • Two bathrooms • Outdoor deck with views of Downtown Raleigh • Excellent walkability to restaurants, coffee shops, retail, and entertainment destinations • Tenant pays for utilities and janitorial

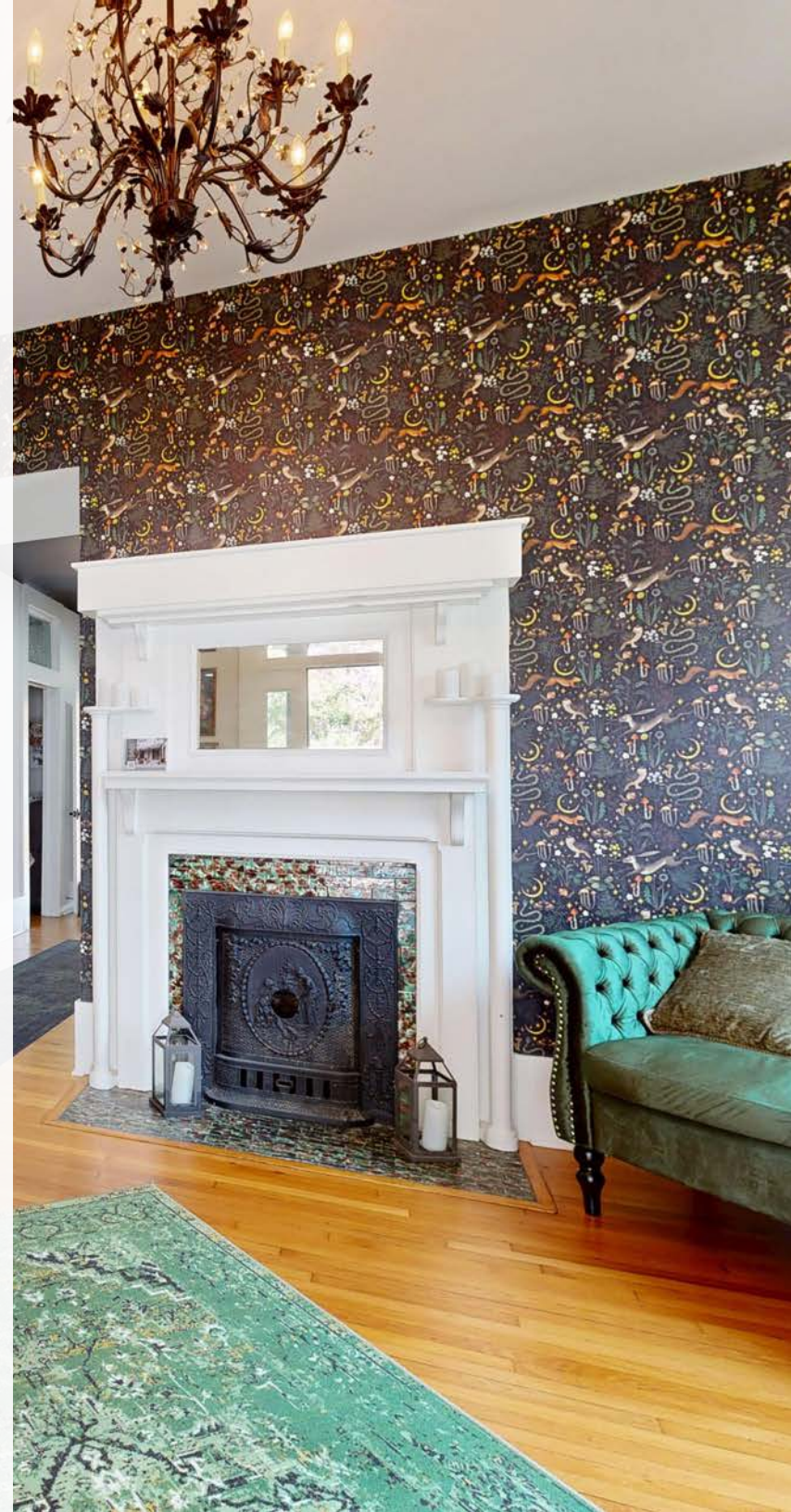
CONTACT

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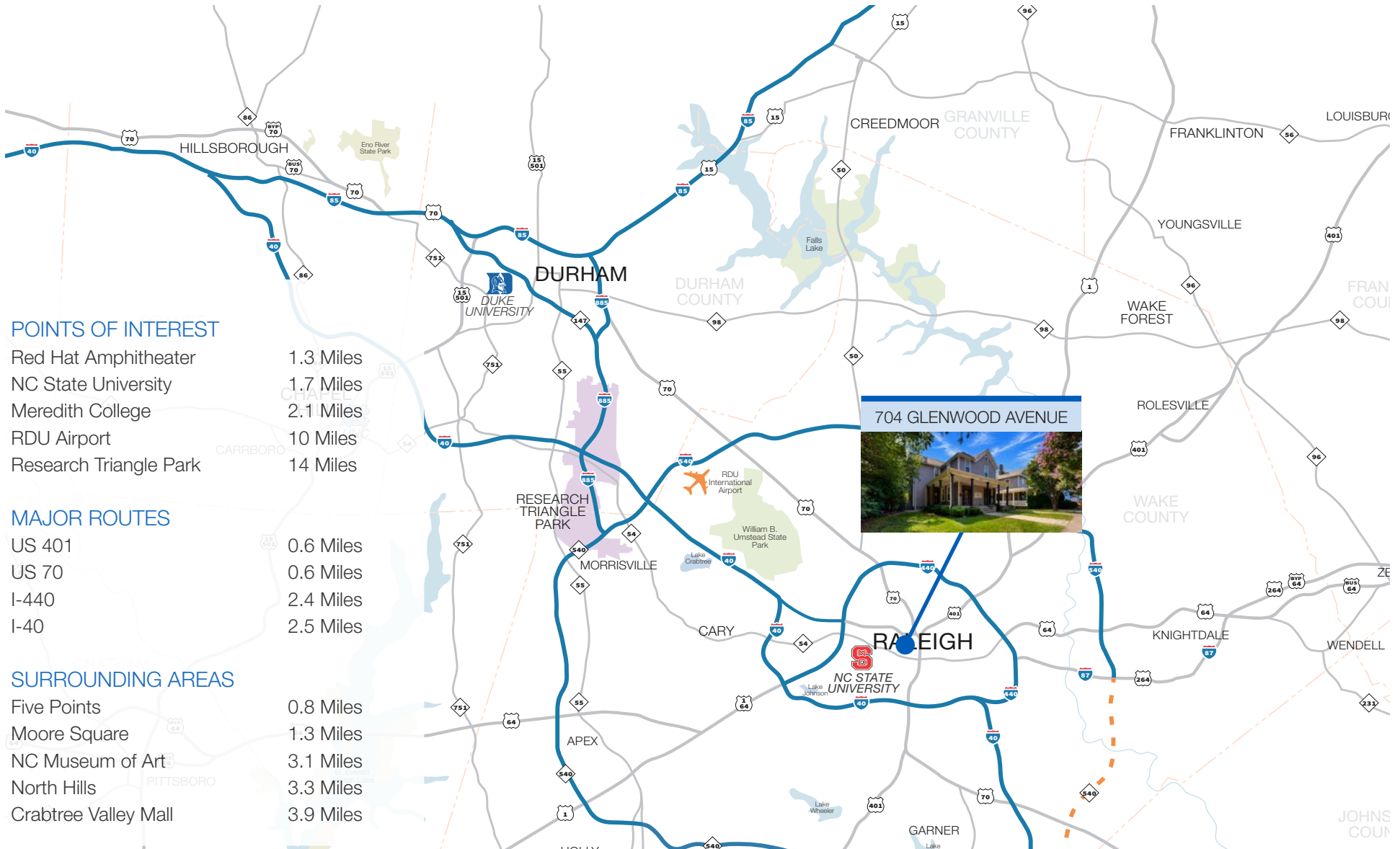
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TRIANGLE REGION



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Downtown Raleigh

Broughton
High School

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ONE MILE
RADIUS
AMENITIES

76+
RESTAURANTS



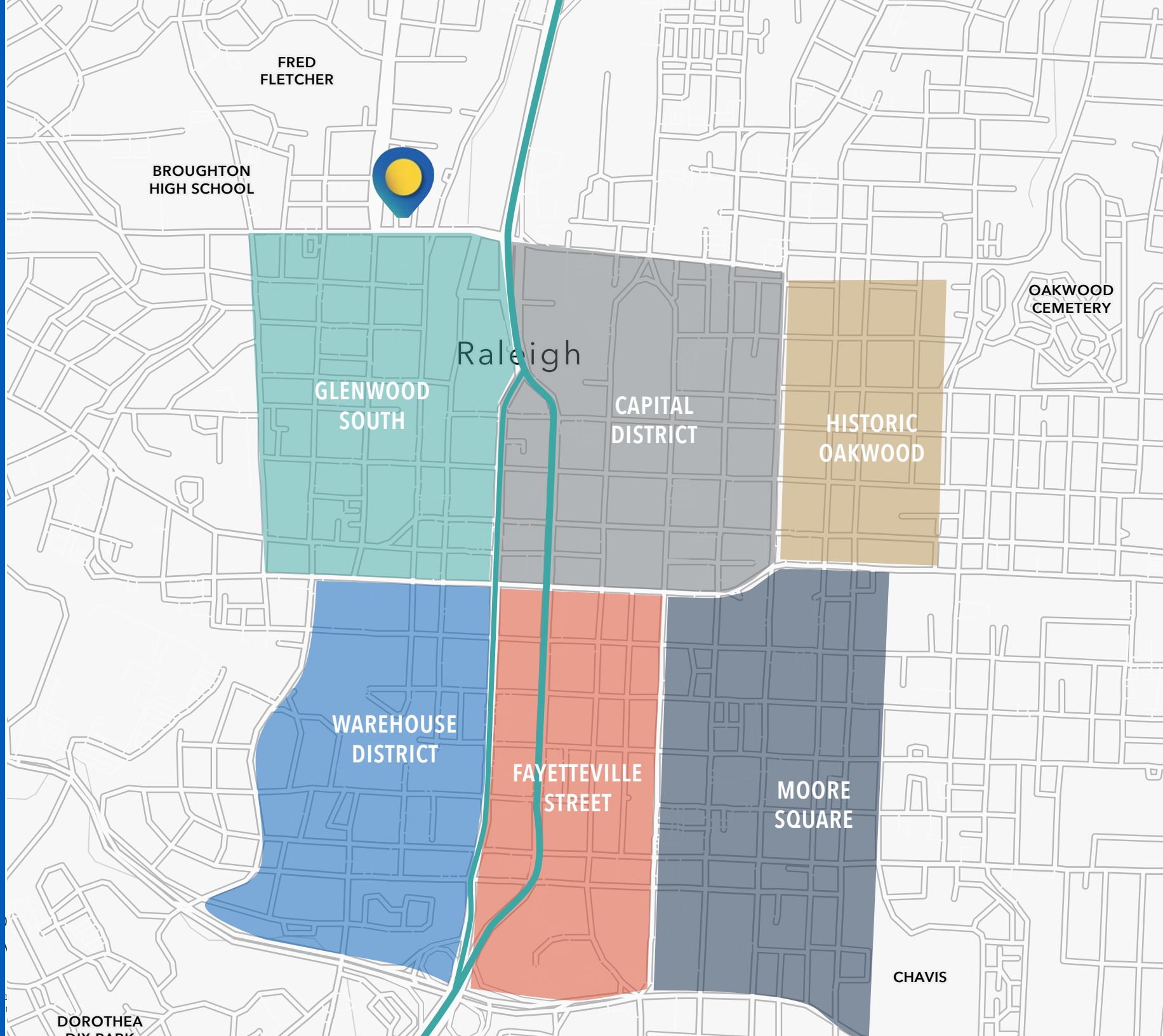
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HOTELS



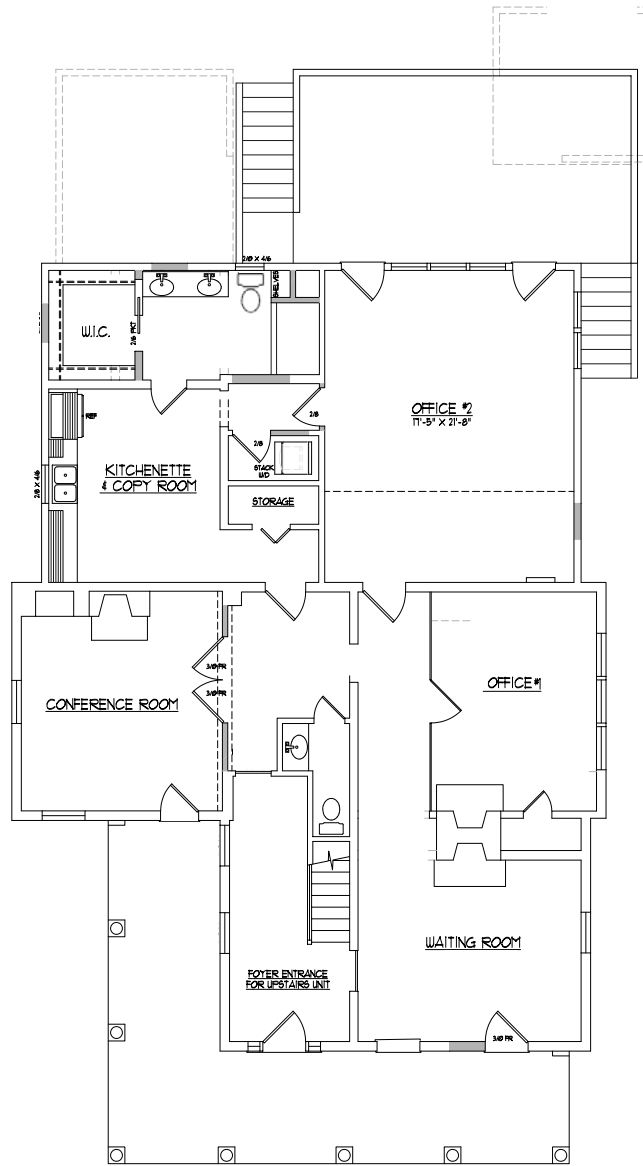
47+
RETAIL SHOPS



7
BUS LINES



FLOOR PLAN



+/- 2,000 RSF



CLICK OR
SCAN FOR
VIRTUAL
TOUR



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INTERIOR PHOTOS



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EXTERIOR PHOTOS



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AMENITIES

Located at the edge of the Glenwood South neighborhood in the heart of Raleigh and within walking distance to nearby amenities including restaurants, shopping, hotels, banks, fitness and more.

FOOD

Morgan Street Food Hall
Hibernian Irish Pub
DeMos Pizzeria and Deli
Mu Way Tavern
Burger Village
Taverna Angora
Cantina 18
Players' Retreat
Blend Raleigh
Buena Papa Fry Bar
Ajisai
Midwood Smokehouse
Iyla's Southern Kitchen
The Bowls
The Flying Biscuit Cafe
Cape Fear Seafood Company
Char Grill
Trophy Brewing
DICED
Golden Dragon Chinese Restaurant
Village Draft House
Tupelo Honey Southern Kitchen and Bar
Hibachi and Company
Mitch's Tavern
Fun DipPot
Raleigh Beer Garden

HOTELS

Holiday Inn Raleigh Downtown
Aloft Raleigh
The Casso
Hampton Inn & Suites
AC Hotel Downtown Raleigh
The Longleaf Hotel and Lounge
Sheraton Raleigh
Raleigh Marriott City Center
The State View Hotel
THE STORE
Guest House Raleigh
Kasa at Berkshire Village District
Hilton North Hills
Ramada by Wyndham
Holiday Inn Express

BANKS

Fidelity Bank
First Horizon Bank
North State Bank
First Citizens Bank
Chase Bank
PNC Bank
First National Bank
Wells Fargo
Truist

PARKS/OUTDOOR RECREATION

Pullen Park
Jaycee Park
Cameron Park
Nash Square
Moore Square
Rose Garden
Latta University Historical Park
Dorthea Dix
Isabella Cannon Park

SHOPPING & ENTERTAINMENT

The Pour House
Shops at Village District
Midtown East
City Plaza Main Stage
Meymandi Concert Hall
Shops at Erwin Mill
Red Hat Amphitheater
Lincoln Theatre
Glenwood Village
North Hills
Ridgewood Shopping Center
North Carolina Symphony
The Ritz
Holly Park
Old Raleigh Village

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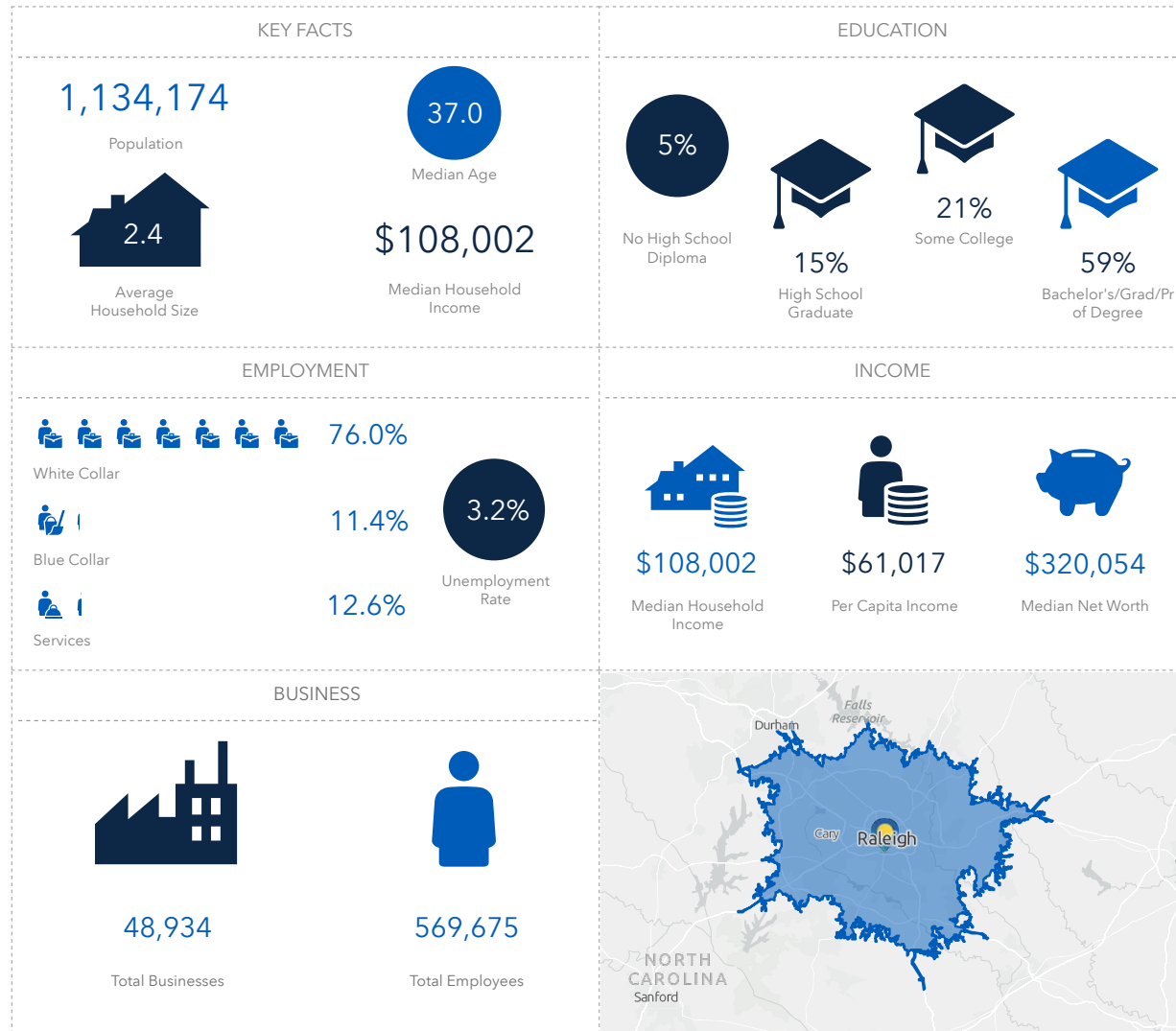
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DEMOGRAPHICS

27 MINUTE AVERAGE COMMUTE RADIUS



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