



3800 Glenwood

CLASS-A OFFICE & RETAIL SPACE



GRUBB
VENTURES



ASCENTRIS™
— SPECIALTY PRIVATE EQUITY —

CBRE | Raleigh



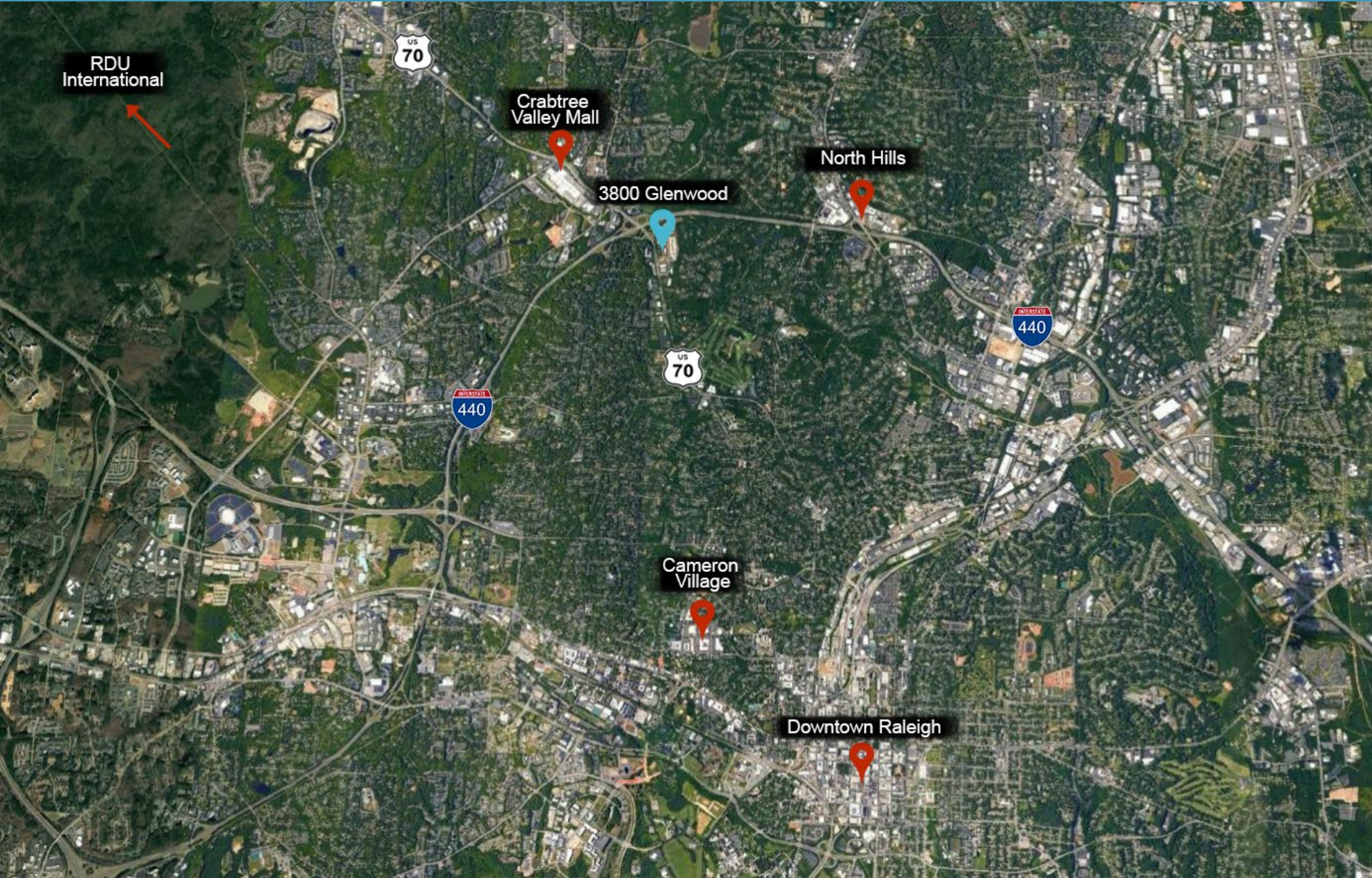
KEY BUILDING FEATURES

- Building Size: Approx. 112,000 RSF
- Delivered First Quarter 2020
- Signage opportunities available for full-floor tenant
- Convenient covered parking included in rental rate
- Fitness center with showers and lockers in building
- 10,000 SF of restaurant and retail space on the 1st floor
- State of the art building systems and contemporary finishes
- Art showcasing local North Carolina artists
- \$37.50/RSF Full-service
- Upfit negotiable

PROPERTY FEATURES

- On-site maintenance and property management
- City of Raleigh Greenway connection
- Brand new bike sharing program located at Greenway
- Walkable retail and Regions Bank branch on-site
- 15 Minutes to downtown, RDU International Airport, and minutes from Crabtree Valley Mall, Cameron Village, and North Hills

Area Map



RDU International

Crabtree Valley Mall

North Hills

3800 Glenwood

Cameron Village

Downtown Raleigh

Site Map



Greenway Connection
& Bike Share Location

The Residences at
Glenwood Place
(under construction)

Sojourn Glenwood Place
Apartments

3800 Glenwood

3700 Glenwood

INTERSTATE
440

US
70

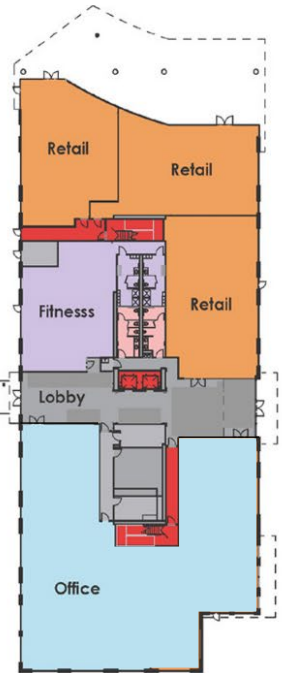
Glenwood Avenue

Site Map



Floor Plans

1

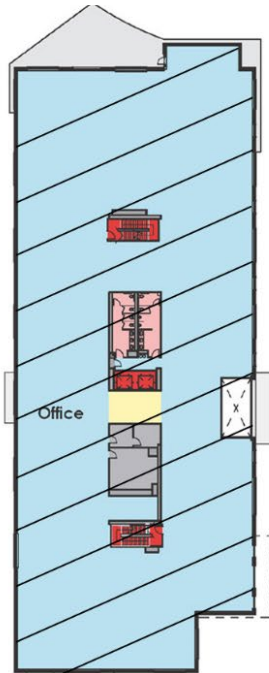


First Floor

8,706 RSF OFFICE

AVAILABLE

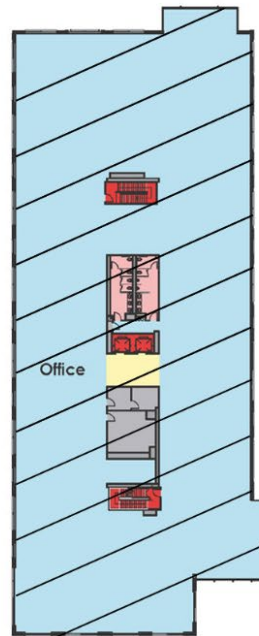
2



Second Floor

LEASED

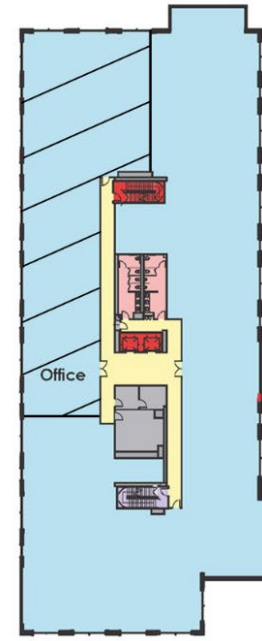
3



Third Floor

LEASED

4

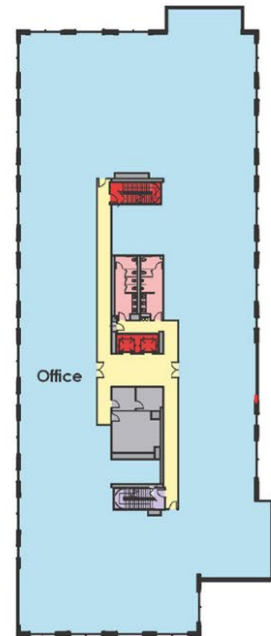


Fourth Floor

16,717 RSF OFFICE

AVAILABLE

5



Fifth Floor

24,027 RSF OFFICE

AVAILABLE

Class A Office Space, Upscale Apartments, & Walkable Retail

CLINE
DESIGN

3800 GLENWOOD

THE RESIDENCES AT
GLENWOOD PLACE
(UNDER CONSTRUCTION)

SOJOURN GLENWOOD
PLACE



3800 Perspective



3800 Perspective

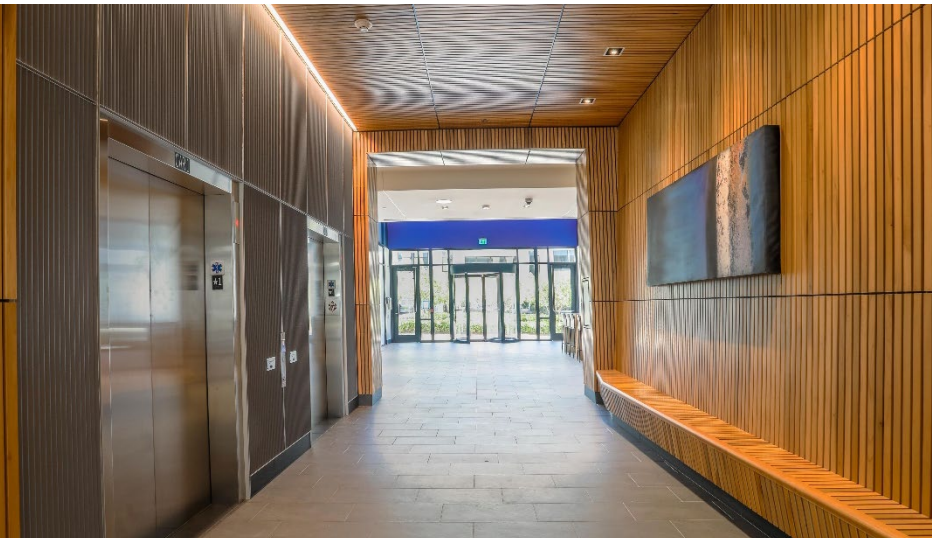


Inside 3800

1st Floor Lobby



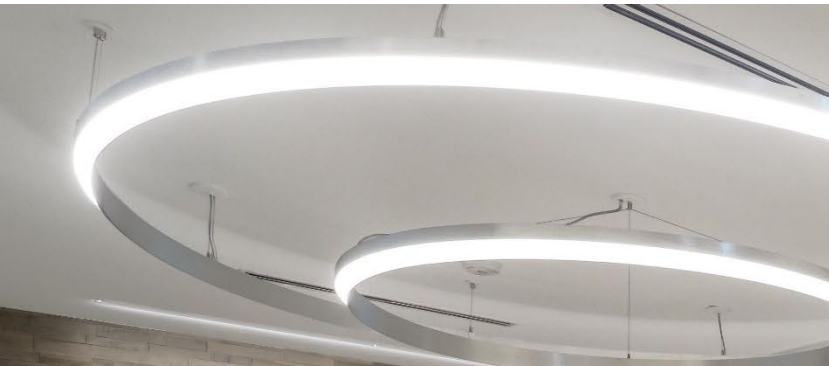
1st Floor Fitness Center



Inside 3800

2nd Floor

- Cherry Bekaert, LLC



Inside 3800

3rd Floor

- Brasfield & Gorrie, LLC



Inside 3800 – Upper Floor Lobby





About the Developer

Grubb Ventures is a boutique real estate development firm that creates and redevelops high quality communities throughout the Research Triangle region of North Carolina. Founded in 2002 by Gordon Grubb, Grubb Ventures is headquartered in Raleigh, North Carolina.

Gordon has a family history in real estate development dating back to 1963 when his father founded Grubb Properties. Upon founding Grubb Ventures in 2002, Gordon saw the potential for infill development, and a focus on improved land use and density closer to the city's core, as opposed to the sprawling development in the suburbs. Using acute local knowledge and contacts, the company has acquired, developed or repositioned a substantial portfolio of infill properties. Grubb Ventures is always searching for the highest and best use for potential developments and adaptive reuse projects while balancing fiscal viability with respect for high quality and architectural consistency with the surrounding neighborhoods. Grubb Ventures' developments have established a proven track record of award winning, well embraced, thoughtfully planned residential, commercial and retail communities.

Grubb Ventures Portfolio



3700 Glenwood



Glenwood Place



Sojourn Glenwood Place



Sojourn Lake Boone



401 Oberlin



Dock 1053



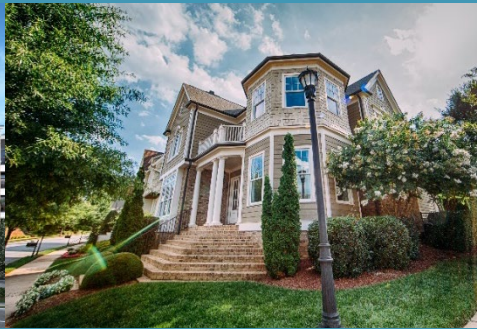
Raleigh Iron Works



Gardens on Glenwood



The Carolinian



Oaks at Fallon Park



Country Club Homes



Townes at Bishops Park

Questions?

OFFICE LEASING CONTACT:

SAM CRUTCHFIELD

TEL 919.786.9905

CELL 919.539.4708

scrutchfield@grubbventures.com

MCKENZIE WILSON

TEL 919.786.9905

CELL 864.680.1231

mwilson@grubbventures.com

RETAIL LEASING CONTACT:

CHARLIE COYNE

TEL 919.831.8200

charlie.coyne@cbre-raleigh.com

MATT LARSON

TEL 919.831.8200

matt.larson@cbre-raleigh.com

