

# 3515 GLENWOOD AVENUE

RALEIGH, NC 27612

CLASS A OFFICE BUILDING FOR  
LEASE INSIDE THE BELTLINE



@yorkproperties1

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# PROPERTY DETAILS

3515 Glenwood Avenue, Raleigh, NC 27612

## AVAILABILITY:

### 3rd Floor

Suite 300 | ± 21,776 RSF | Divisible

*Landlord will consider demising to accomodate tenants*

*3,000 RSF or larger*

## LEASE RATE

Call for Pricing

## DETAILS

- 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
- 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)



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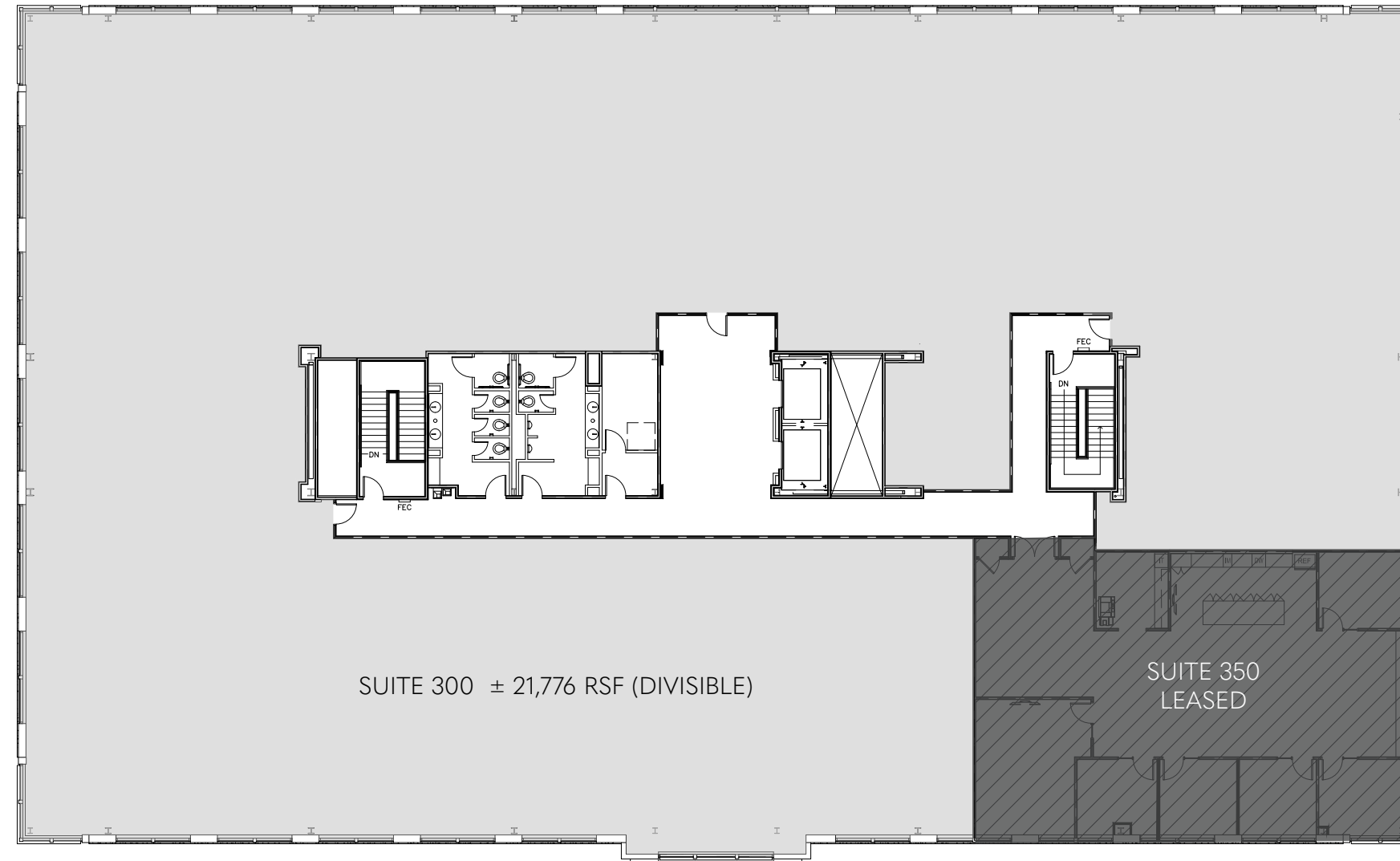
# 3RD FLOOR

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Suite 300 |  $\pm$  21,776 RSF (Divisible)

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INTERIOR PHOTOS





GLENWOOD VILLAGE SHOPPING CENTER

CAROLINA COUNTRY CLUB

Granville Dr

Glenwood Ave

3515 GLENWOOD

Glenwood Ave

Pasquotank Dr

Hover over local developments for more information.



3515 GLENWOOD

MEREDITH  
COLLEGE

Carolina Country Club

NC STATE UNIVERSITY

NORTH HILLS

DOWNTOWN  
RALEIGH

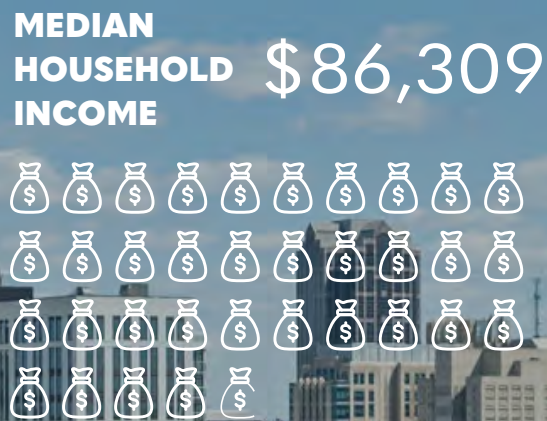
PROXIMITY TO:

- Glenwood/I-440 Interchange • 0.7 miles
- Crabtree Valley Mall • 1 mile
- North Hills Shopping Center • 2.9 miles
- Village District • 3.2 miles
- Wade Ave./I-440 Interchange • 3.3 miles
- NC State University • 5.2 miles
- Downtown Raleigh • 5.3 miles
- RDU International Airport • 14.3 miles



Hover over local developments  
for more information.

# RALEIGH, NC | CITY PROFILE



## ACCOLADES

#1

Best Performing City for Economic Growth - 2025 Milken Institute

#3

Best State Capital to Live In  
2025 WalletHub

#1

Most Livable City  
2024 Far & Wide

#3

Fastest Growing City for Construction - 2025 CoreLogic

#1

Best Performing Large Metro Area  
2025 Milken Institute

#7

Fastest Growing Cities in the US  
2025 U-Haul Annual Growth Report

# 3515 GLENWOOD AVE.

## LEASING

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## MARKETING

Victoria Eaton

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## YORK PROPERTIES

Brokerage · Property Management · Security  
Maintenance · Association Management · Construction  
Landscaping · Accounting

## ADDRESS

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## ONLINE

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