

3515 GLENWOOD AVENUE

RALEIGH, NC 27612

CLASS A OFFICE BUILDING FOR
LEASE INSIDE THE BELTLINE



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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 accommodate 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

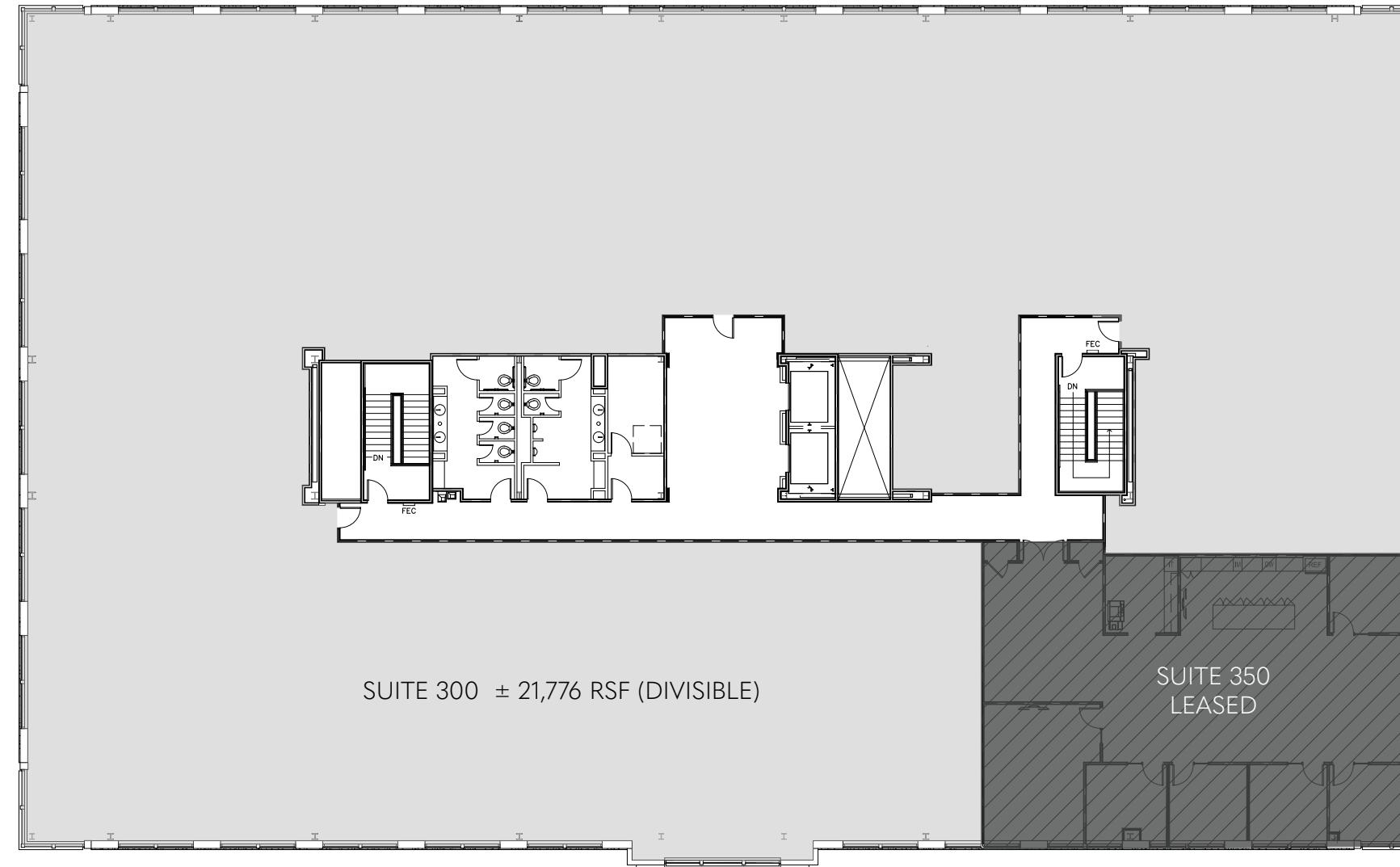
PARKING

- 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)



3RD FLOOR

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





INTERIOR PHOTOS

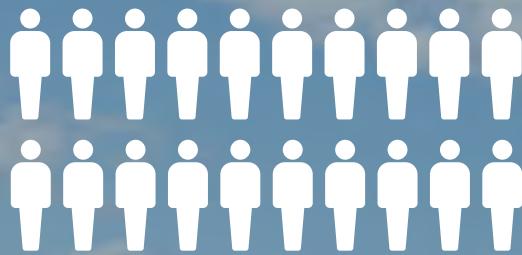
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RALEIGH, NC | CITY PROFILE



482,425



\$445,500

PEOPLE PER SQUARE MILE
3,228.1

MEDIAN AGE
34.9



AVG. COMMUTE
23.6 MIN

MEDIAN HOUSEHOLD INCOME
\$86,309



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

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YORK PROPERTIES

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

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