

# 1514 Glenwood Ave

Presented By:  
Cameron Peters Holding Co

1514 Glenwood Ave, Raleigh, NC 27608



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## Property Details

\$20.50/sqft + \$5.91 TICAM + 50% Shared Water/Electric

Beautiful Renovated Office Space in Five Points, Raleigh

Discover the ideal professional setting in the heart of Five Points, Raleigh! This stunning second-floor office space has been meticulously renovated to provide a bright and inviting environment. With large windows that bathe the area in natural sunlight, your workspace will be both vibrant and inspiring.

Key Features:

- Spacious and Sunlit: Large windows allow for ample natural light, creating a cheerful and productive atmosphere.
- Modern Kitchenette: Enjoy a stylish and functional kitchenette, perfect for lunch breaks and casual meetings.
- Private Patio: Step outside to a private patio, ideal for relaxation or informal discussions.
- Parking Convenience: Benefit from both on-street and off-street parking options, ensuring hassle-free accessibility for you and your clients.
- Prime Location: Situated with easy access to downtown Raleigh and North Hills, this office space offers the perfect blend of tranquility and connectivity.

Whether you're a lawyer, consultant, or any professional seeking a prestigious address, this office space provides the perfect setting to elevate your business.

Contact us today to schedule a tour and secure this exceptional workspace!

**Price: \$20.50 /SF/YR + \$5.91 TICAM**

- Road Visibility
- Sunlight Windows
- Modern Office Space
- Convenient to Downtown, Five-Points, North Hills

View the full listing here: <https://www.loopnet.com/Listing/1514-Glenwood-Ave-Raleigh-NC/32547729/>

Rental Rate:	\$20.50 /SF/YR
Property Type:	Office
Building Class:	B
Rentable Building Area	1,963 SF
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Year Built:	1920, Updated 2024
Walk Score ®:	77 (Very Walkable)
Transit Score ®:	43 (Some Transit)

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## Listing space

2nd Floor Ste 102	Space Available:	1,963 SF
	Rental Rate:	\$20.50 /SF/YR
	Date Available:	August 01, 2024
	Service Type:	Mod Gross + Shared Utilities
	Built Out As:	Standard Office
	Space Type:	New
	Space Use:	Office
	Lease Term:	2 - 7 Years, 2% annual escalation

\$20.50/sqft + \$5.91 TICAM + 50% Shared Utilities

Situated near the heart of downtown Raleigh, this recently renovated and modernized 2nd floor, walk-up office space offers easy access for clients and employees alike. This professional suite offers tasteful finishes and a professional ambiance. This space is perfect for startups, established firms, or creative teams looking to make an impact in the booming NC Triangle.

Parking: a) Off-Street FRONT: Customer/patient parking of less than 2 hours duration, total of 7 spots + 1 handicapped spot to be shared between 1st and 2nd floor tenants. b) Off-Street Parking BACK: Up to 3 spaces may be reserved for 2nd floor tenants. c) On-Street Parking: Nash St, Roanoke Park Dr can be utilized by employees of Tenant or overflow parking by customer/patients. Additional parking may be arranged with "Our Savior Lutheran Church" on an as needed basis.

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## Major Tenant Information

Tenant	SF Occupied	Lease Expired
InStride Capital Foot & Ankle Centers	-1st Floor	N/A

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## Location



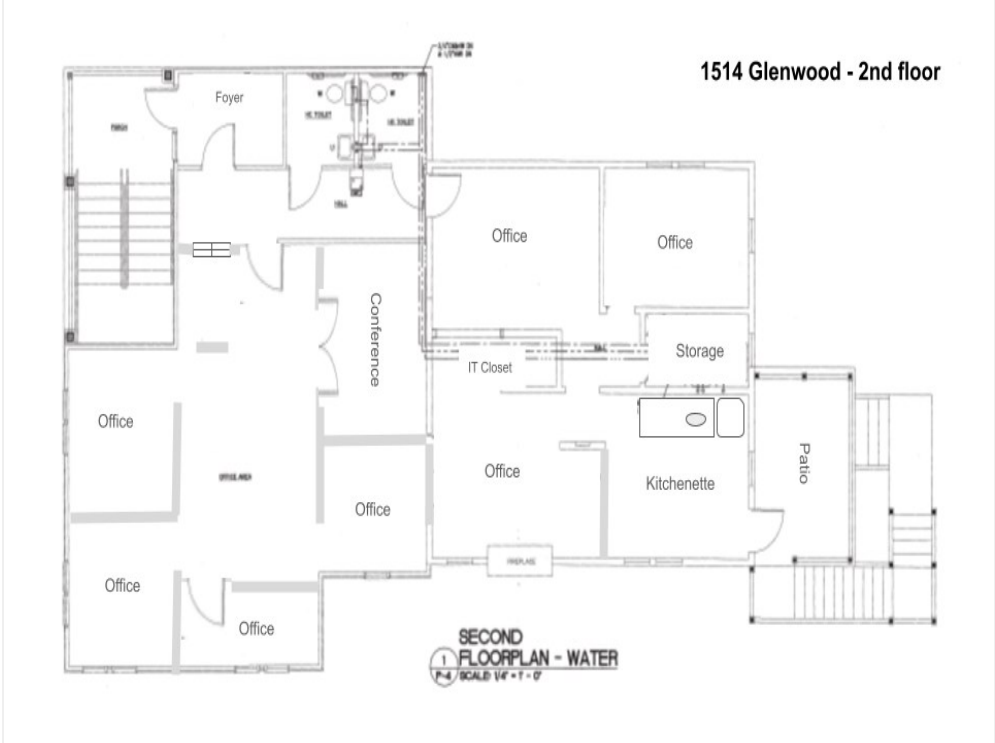
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## Property Photos



Glenwood Ave Signage



1514 Glenwood Floor Plans

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## Property Photos



Front Entry with Parking



Front

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## Property Photos



Front Parking



Covered Stairway



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## Property Photos



Front Entry



Reception Hallway

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## Property Photos



Elevated Ceilings, Front Office Space



Office Example, Windows

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## Property Photos



Office Example, Windows



Updated Restrooms

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## Property Photos



Updated Kitchenette



Back Entry with Parking

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## Property Photos



Backpatio, Entry



Back Patio

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## Property Photos



Backyard Garden

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**Eldon Peters**

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