



GREEN NORTH business park

4912 - 4924 GREEN ROAD | RALEIGH, NC



Exceptional Location. Unparalleled Access & Visibility.

FOR MORE INFO, CONTACT

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**TRINITY
PARTNERS**

AVAILABILITIES

- » **110,000 SF AVAILABLE IN TWO CONTIGUOUS BUILDINGS**
- » Buildings are easily divisible to accommodate up to four tenants each

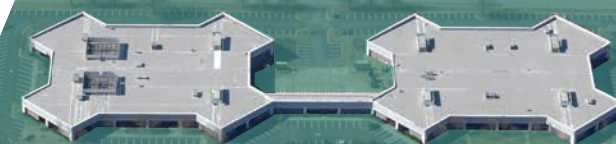
**ECONOMICAL LEASE RATE:
\$22.00 PSF, FULL SERVICE**

Suitable to a wide variety of users including office, R&D, showroom, call center or flex space.



BUILDING FEATURES

- » 18' clear ceiling height and one dock door per building
- » Fully sprinklered
- » Two generators on-site, one per bldg.
- » Multiple building entry points with accessible parking throughout
- » Generous parking ratio of 4.1:1000 with contiguous surface parking and additional on-street parking available



Well-capitalized and creative Landlord

Amenities within
2 miles or less



At the core of
North Raleigh's
most amenity-
rich locations
with a plethora
of nearby retail
and lifestyle
amenities.

RETAIL / RESTAURANTS

- | | | |
|-----------------------|-----------------------|------------------|
| Barnes & Noble | Gander Mtn. | The Bistro |
| Belk | LOFT | Total Wine |
| BJ's | Marshall's | Ulta Beauty |
| Burlington | Michael's | Waffle House |
| Carolina Sushi + Roll | Old Navy | Walmart |
| Champs | Outback Steakhouse | Way Back Burgers |
| Chick Fil A | Panera Bread | World Market |
| Chipotle | Plato's Closet | |
| Clothes Mentor | Red Bowl Asian Bistro | |
| Conn's HomePlus | Reeds Jewelers | |
| First Watch | Saks Fifth Avenue | |
| Five Guys | Sheetz | |
| Dillard's | Snoopy's Hotdogs | |

HOTELS

- Courtyard Marriott
- Hamton Inn
- Hilton Garden Inn
- Fairfield Inn & Suites
- Four Point by Sheraton

Amenity-Rich

At the core of North Raleigh's most amenity-rich locations with over 15 restaurants within walking distance and within minutes of major shopping centers such as Plantation Point, Plantation Square, and the 1.2 million SF Triangle Town Center offering tenants a plethora of nearby retail and lifestyle amenities.



DOWNTOWN RALEIGH

NORTH HILLS / MIDTOWN



NC DEPT. OF TREASURER

State Employees' Credit Union

Duke Raleigh Hospital

TRUIST

LGFCU
LOCAL GOVERNMENT
FEDERAL CREDIT UNION

E. MILLBROOK RD.

E. MILLBROOK RD.

Allstate

CRITICAL HEALTH
SYSTEMS OF NC

DEPARTURE DR.

GREEN NORTH
business park

GREEN RD.

SPRING FOREST RD.

CAPITAL BLVD.

RTI
INTERNATIONAL

SPRING FOREST RD.

DRIVING DISTANCE FROM THE PROPERTY	
TRIANGLE TOWN CENTER	1.7 miles
NORTH HILLS / MIDTOWN	4.6 miles
DOWNTOWN RALEIGH	6.5 miles
RDU INT'L AIRPORT	19.8 miles

Commuter-Friendly

Central location provides an easy commute for tenants coming from all points of the Triangle and gives employers access to a wide recruiting pool from one of the MSA's hottest job markets in the U.S. Convenient access to bus stops for mass transit commuters.

In Good Company

The US-1 / Capital Blvd. corridor is home to thriving industry leaders like RTI, Truist Bank, and Critical Health Systems of NC who know access is everything. A central location and amenities to keep the troops happy allow businesses to easily recruit talent from all areas of the Triangle.



Connectivity

Strategically positioned adjacent to US-1/Capital Boulevard and south of the 1-540 interchange with quick access to major transportation thoroughfares and seamless connectivity to large residential and commercial hubs such as North Hills, Downtown Raleigh, Wake Forest, and Research Triangle Park.

High Visibility

Located just off the heavily trafficked Spring Forest Road, at the epicenter of Raleigh's US-1/ Capital Blvd submarket.



DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
TOTAL BUSINESSES	976	5,163	6,139
TOTAL EMPLOYEES	11,321	64,068	125,782
POPULATION	12,913	91,315	210,655
HOUSEHOLDS (HH)	5,250	35,489	84,574
MEDIAN HH INCOME	\$50,850	\$79,456	\$99,465

TRAFFIC COUNTS

US-1/Capital Blvd + Spring Forest Rd	50,000 VPD
E. Millbrook Rd + US-1/Capital Blvd	25,000 VPD
E. Millbrook Rd + Green Rd	19,030 VPD
Spring Forest Rd + Green Rd	16,630 VPD

AREA ACCOLADES

NO.5 BEST-PERFORMING CITY (RALEIGH) IN THE US
(Milken Institute, February 2021)

NO.1 BEST CITY (RALEIGH) FOR JOBS IN THE US
(Glassdoor, February 2020)

NO.2 FASTEST GROWING US METRO (RALEIGH) 2018-19
(US Census, March 2020)

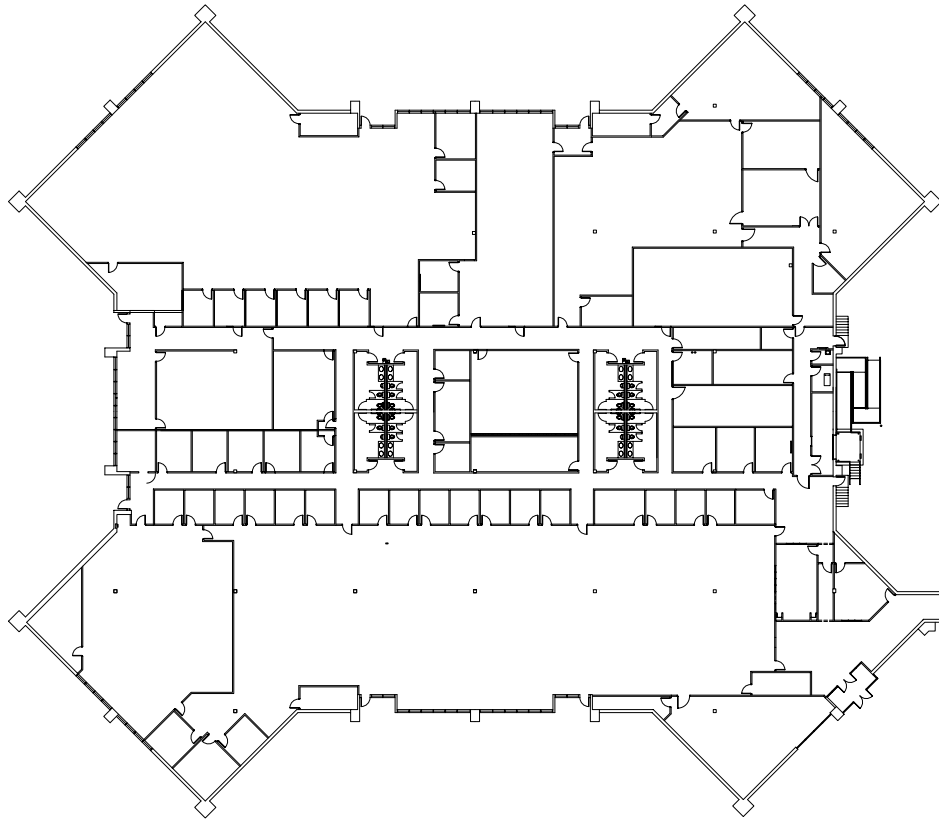
NO.1 UPCOMING IT CITY (RALEIGH) IN THE USA
(CustomerThink, June 2020)



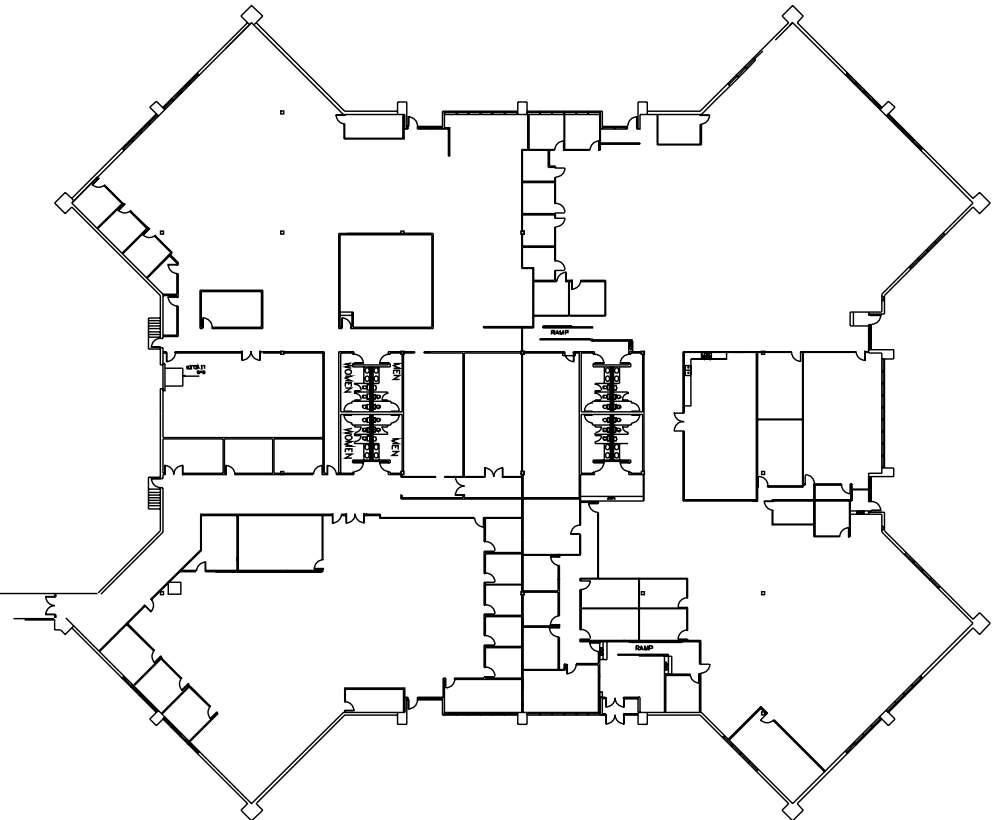
110,000 SF AVAILABLE

DEMISABLE TO A MINIMUM OF 12,218 SF

4924 BUILDING

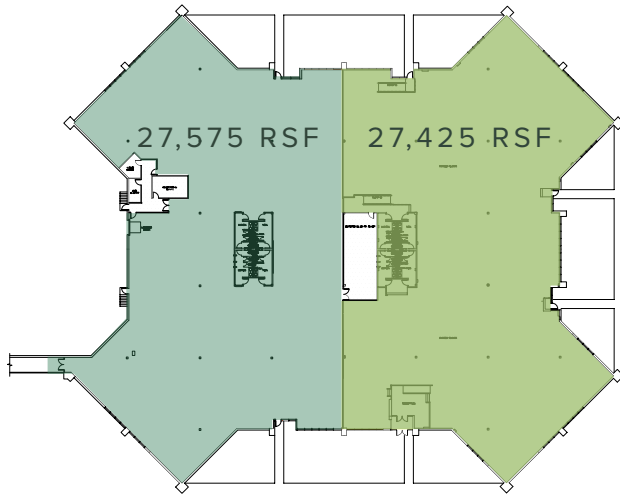


4912 BUILDING

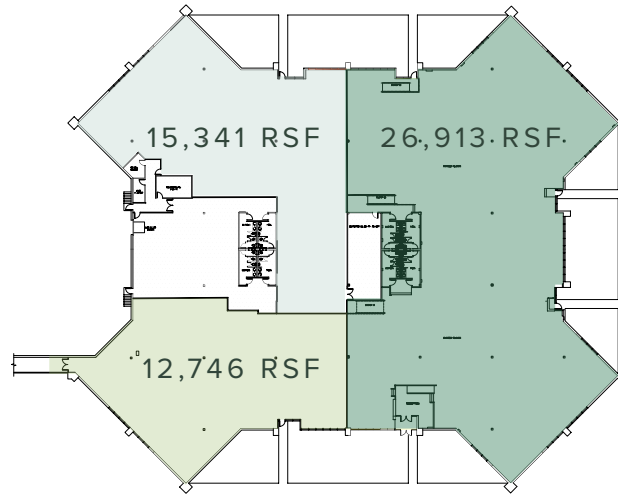


SUBDIVISION OPTIONS

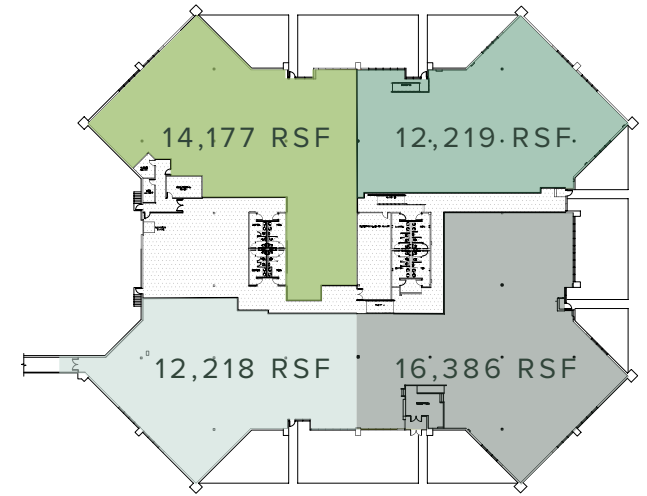
TWO TENANTS



THREE TENANTS



FOUR TENANTS



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RALEIGH, NC

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