



ATLANTIC

BUSINESS PARK

4401 + 4501 ATLANTIC AVE | RALEIGH, NC

±27,500 SF up to ±115,000 SF Available | 2 Full Buildings

exceptional location. unparalleled access & visibility.

FOR MORE INFO, CONTACT

WILLIAM ALLEN | wallen@trinity-partners.com | 919.415.4390
ESTHER AUSTIN | eaustin@trinity-partners.com | 919.674.3695

**TRINITY
PARTNERS**

Well-located within the amenity-rich North Raleigh submarket, Atlantic Business Park is in close proximity to a wide variety of dining and shopping options. Prominent monument and building signage available, easily visible from Atlantic Avenue with a parking ratio of 4:1000 - approximately 250 spaces per building.

highlights

4401 BUILDING - FULLY FURNISHED

- » 58,075 SF - full building only
- » NEW — roof (2020), 200 kWp rooftop solar panel system (2020, 2021), HVAC (2017)
- » 33+ video enabled conference rooms
- » Video enabled great room / lunchroom for 250 people with large scale drop down dual-screen
- » Dual 1 GB (up/down) fiber internet feed (separate vendors/trenches/ approaches) to the building installed in 2022
- » Steelcase workstations/case goods furniture, breakroom equipment including multiple refrigerators, freezers, and microwaves

4501 BUILDING

- » 56,920 SF building
- » May be subdivided down to approximately 27,500 SF
- » New roof (installed in 2021), parking lot resurfaced and striped
- » Floor-to-ceiling glass throughout, flexible floor plate and high ceilings conducive to a multitude of potential upfits
- » One 10'x12' roll-up door
- » Approximately 30,000 SF currently being white-boxed back to shell condition

fully furnished
plug + play space



LEASE RATE

4401 BUILDING

\$23.95 PER RSF, NNN
Estimated TICAM \$2.82 PSF
Full building, fully furnished

4501 BUILDING

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Estimated TICAM \$2.82 PSF

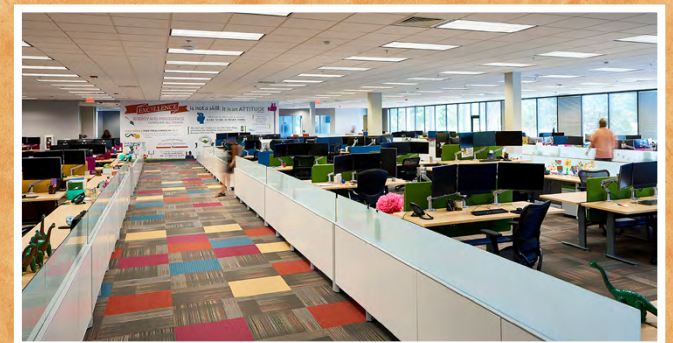
4401 BUILDING FLOOR PLAN

58,075 RSF | FULLY FURNISHED

Furniture included in rental rate

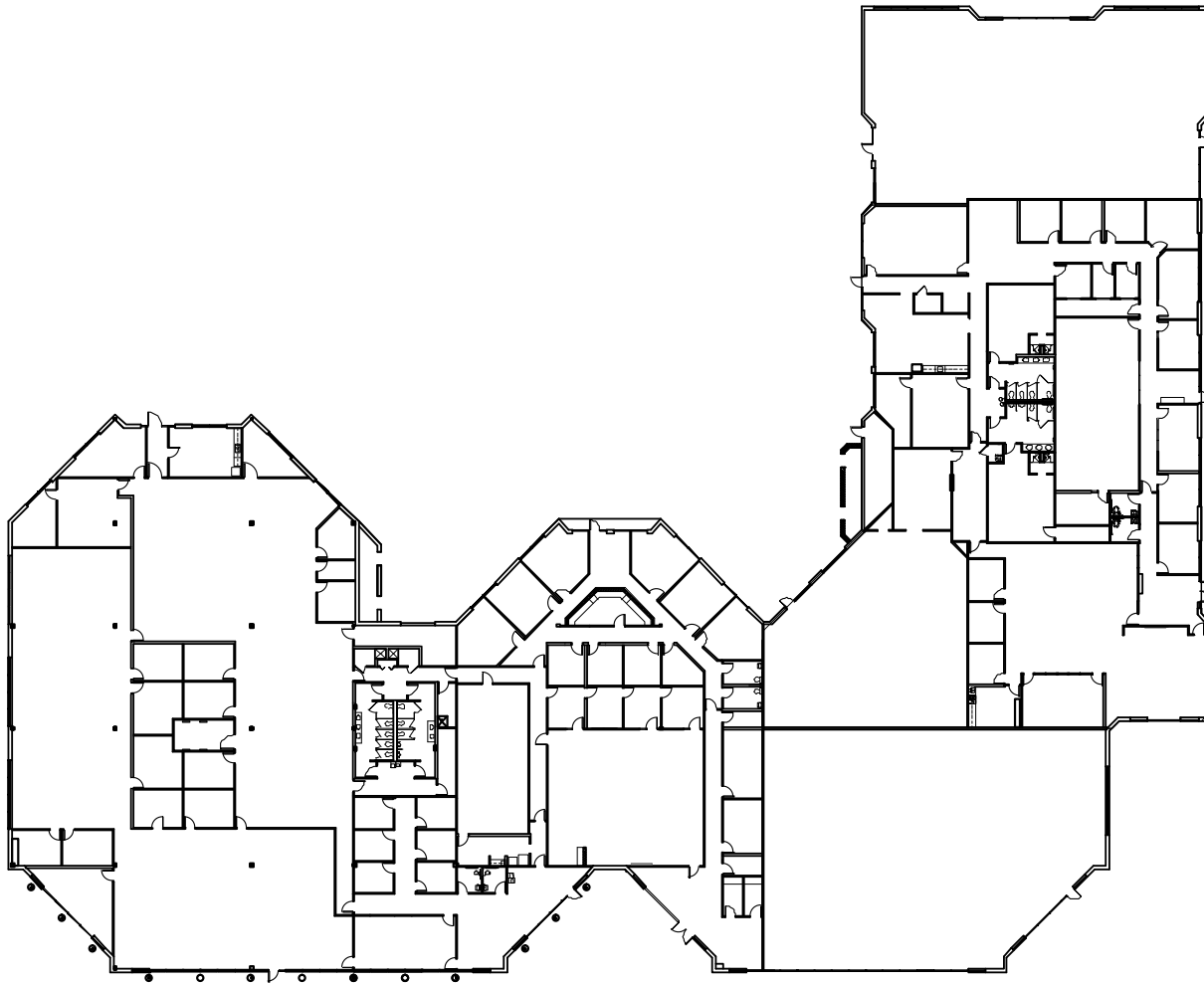


move-in ready
plug + play space



**4501 BUILDING
FLOOR PLAN**

56,920 RSF | CURRENT LAYOUT





DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
TOTAL BUSINESSES	1,140	7,149	15,358
TOTAL EMPLOYEES	13,413	81,075	183,764
POPULATION	12,744	92,347	230,422
HOUSEHOLDS (HH)	5,296	40,510	100,343
MEDIAN HH INCOME	\$50,398	\$65,701	\$77,859

DRIVING DISTANCE FROM THE PROPERTY	
NORTH HILLS / MIDTOWN	3.3 miles
TRIANGLE TOWN CENTER	3.6 miles
DOWNTOWN RALEIGH	5.0 miles
RDU INT'L AIRPORT	17.1 miles

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

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 on heavily trafficked Atlantic Avenue, at the epicenter of Raleigh's US-1/Capital Blvd submarket.



AREA ACCOLADES

NO.1 BEST US CITY FOR WORKING WOMEN (RALEIGH)
(ApartmentList, 2022)

NO.3 STEM JOB GROWTH (RALEIGH)
(RCLCO, 2022)

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

NO.2 BEST PLACES TO LIVE IN THE U.S. IN 2021-22 (RALEIGH + DURHAM)
(US News, July 2021)

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



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RALEIGH, NC

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WILLIAM ALLEN

Managing Partner

wallen@trinity-partners.com
919.415.4390

ESTHER AUSTIN

Director, Office Leasing

eaustin@trinity-partners.com
919.674.3695



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