

OFFICE FOR LEASE

KINGDOM WAY CENTRE

5121 KINGDOM WAY, RALEIGH, NC 27607

SPEC
SUITE
COMING
SOON



NAI TRI PROPERTIES

PROPERTY OVERVIEW

Conveniently located off Wade Avenue between I-40 and I-440, Kingdom Way Centre is a Class A Office building. Easy to access in a well-known West Raleigh location adjacent to Lenovo Center, Carter-Finley Stadium, and the NC State Fairgrounds.

ADDRESS Kingdom Way Centre
5121 Kingdom Way, Raleigh, NC 27607

BUILDING SIZE 44,561 RSF

AVAILABLE Spec Suite 302: 5,561 RSF, Available 7/1/26

RENTAL RATE \$29.50/SF, Full Service

PARKING 4 spaces per 1,000 SF

FEATURES

- Class A office building in prominent West Raleigh
- 0.6 Miles to NC 54
- 0.7 Miles to Wade Avenue
- 1.5 Miles to I-40
- 2.5 Miles to I-440
- Abundant natural light to the interior
- Two (2) passenger elevators
- Close proximity to numerous restaurants, banks, and hotels
- Furniture available for purchase separately
- On-site ownership

CONTACT
ROBIN ROSEBERRY ANDERS, SIOR | 919.369.6713 | randers@triprop.com

NAI TRI PROPERTIES



TRIANGLE REGION



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AERIAL

BANDWIDTH HQ



1.5 Miles

WADE AVENUE



2.4 Miles

DOWNTOWN DURHAM

LENOVO CENTER

DOWNTOWN RALEIGH

CARTER-FINLEY STADIUM

CARDINAL GIBBONS HIGH SCHOOL

TRINITY ROAD

KINGDOM WAY CENTRE



EDWARDS MILL ROAD

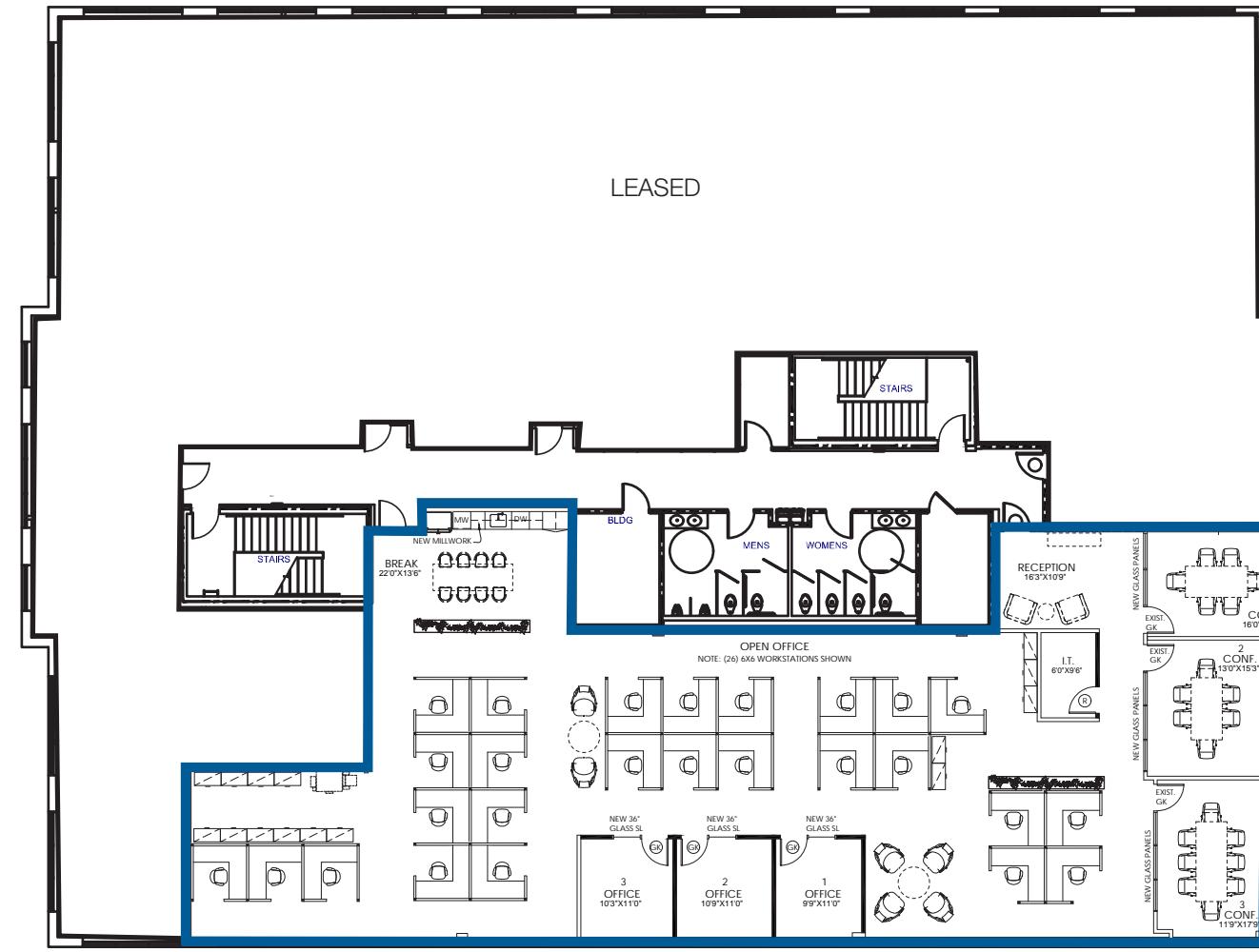
Google

FLOOR PLAN

Spec Suite 302
5,561 RSF
Available 7/1/2026



CLICK OR
SCAN FOR
VIRTUAL TOUR



CONTACT

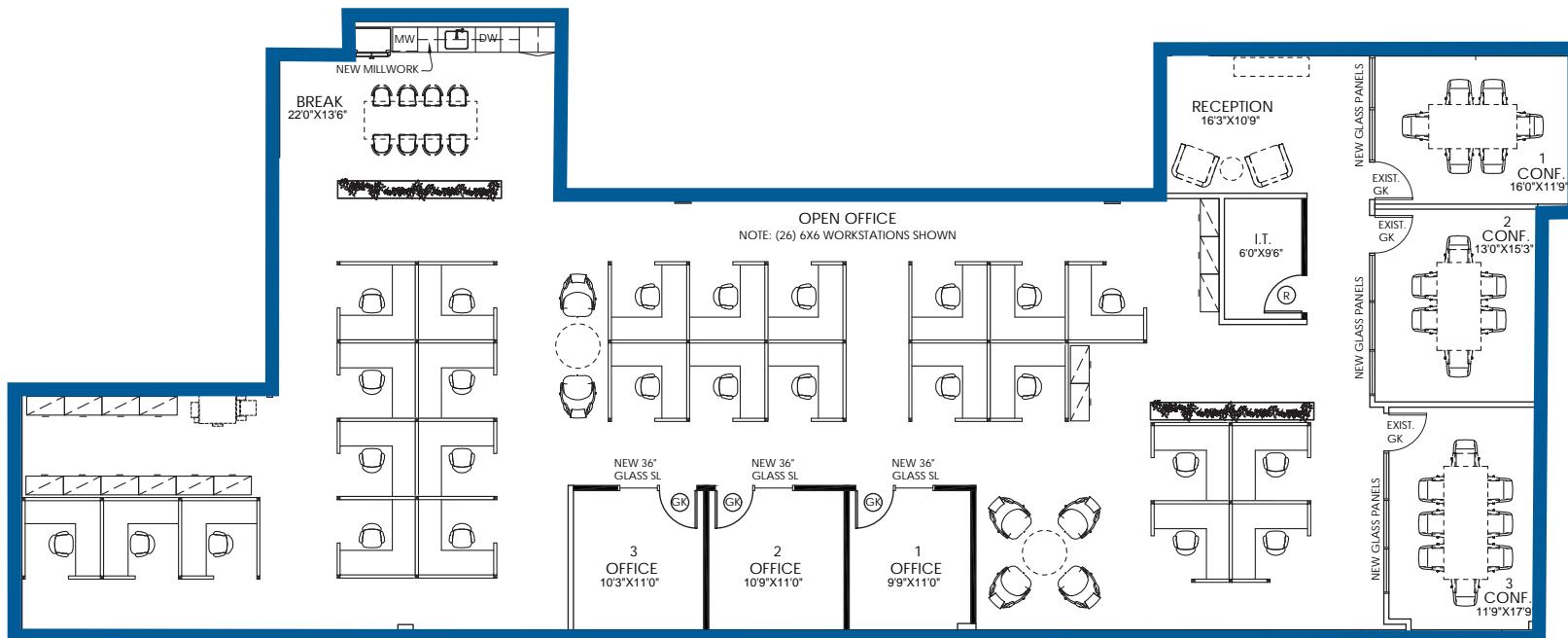
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FLOOR PLAN

Spec Suite 302
5,561 RSF
Available 7/1/2026
Furniture Not Included



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NAITRI PROPERTIES

AMENITIES

Located next to Lenovo Center and Carter-Finley Stadium in the West Raleigh submarket, Kingdom Way boasts many nearby amenities including entertainment and nightlife, food, and parks and recreation activities. It is convenient to Drive Shack, Wade Park restaurants, Crabtree Valley Mall amenities, UNC Rex Hospital, The Marketplace at Lake Boone, Umstead Park, and more. Below are some amenities within a 5 mile radius.



CONTACT

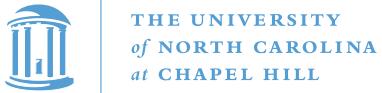
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RALEIGH ACCOLADES & RESEARCH HUBS

Three Tier One Universities (Duke, UNC-CH, NCSU), ten colleges and universities and 7 nationally renowned community colleges attract 176,000 students and produce 42,000 graduates each year. More than \$2.72 billion in R&D Research is conducted at the Tier One Universities alone.



\$1.14 billion in research annually
#5 ranked public university nationally (US News and World Report)
#5 for federal research among universities
12th largest US research university in volume and annual expenditures



#8 ranked university nationally (US News and World Report)
\$1 billion+ annually invested in research and development



Largest four-year institution in NC
8th largest recipient of industry-sponsored research among public universities without a medical school
Centennial Campus - 1,000+ acre campus with 60 corporate, nonprofit and government partners and over 2,500 employees

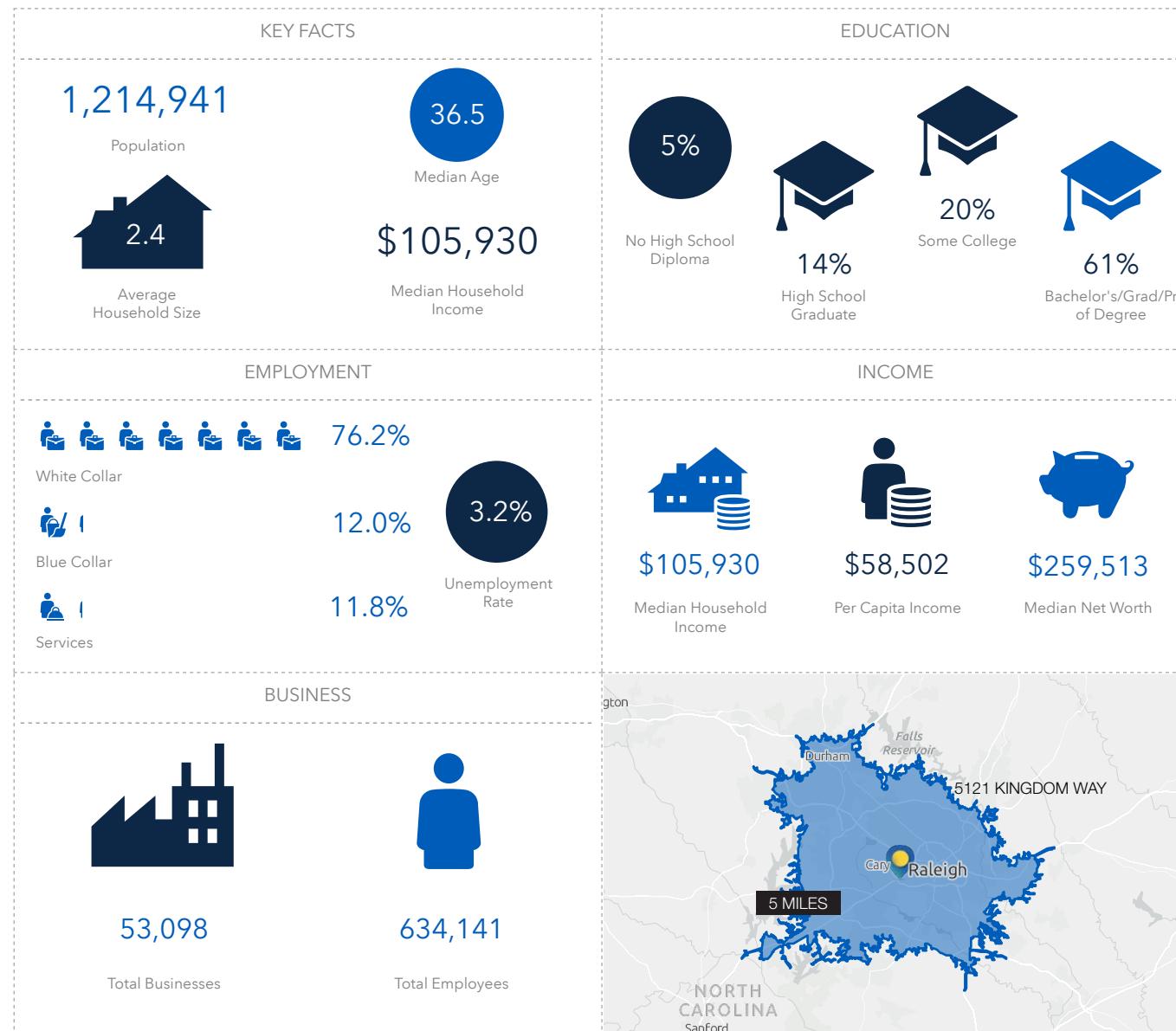


60,000+ Employees
300+ Companies
\$300 million invested annually



DEMOGRAPHICS

27 MINUTE AVERAGE COMMUTE DRIVE TIME



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