

OFFICE FOR LEASE

# KINGDOM WAY CENTRE

5121 KINGDOM WAY, RALEIGH, NC 27607

SPEC  
SUITE  
COMING  
SOON



**NAITRI** 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

**NAITRI PROPERTIES**



# TRIANGLE REGION



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AERIAL

BANDWIDTH HQ



1.5 Miles

WADE AVENUE



2.4 Miles

DOWNTOWN  
RALEIGH

DOWNTOWN  
DURHAM

LENOVO CENTER

CARTER-FINLEY  
STADIUM

CARDINAL GIBBONS  
HIGH SCHOOL

TRINITY ROAD

KINGDOM WAY CENTRE



EDWARDS MILL ROAD

Google

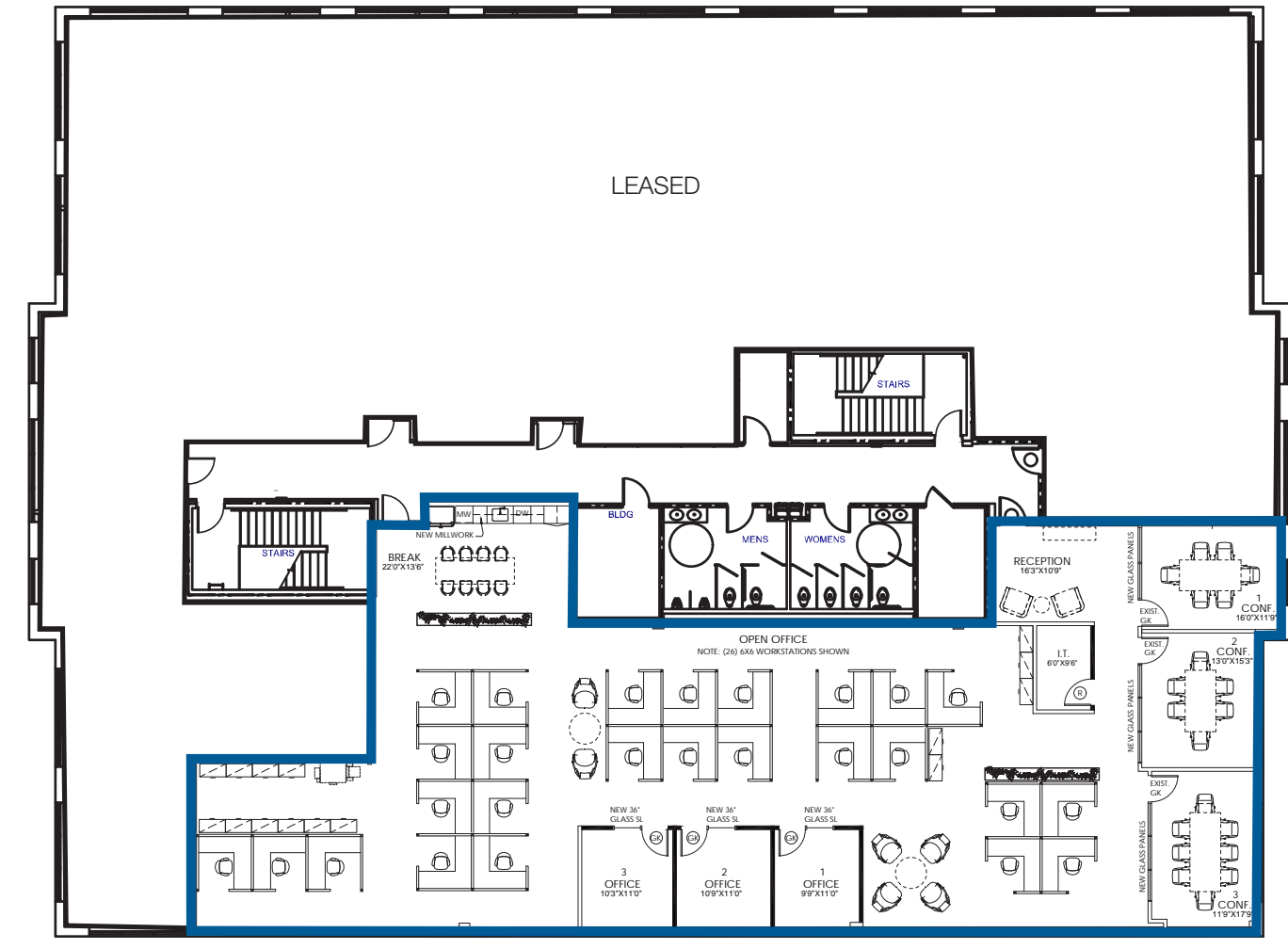


# FLOOR PLAN

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



CLICK OR  
SCAN FOR  
VIRTUAL TOUR



## CONTACT

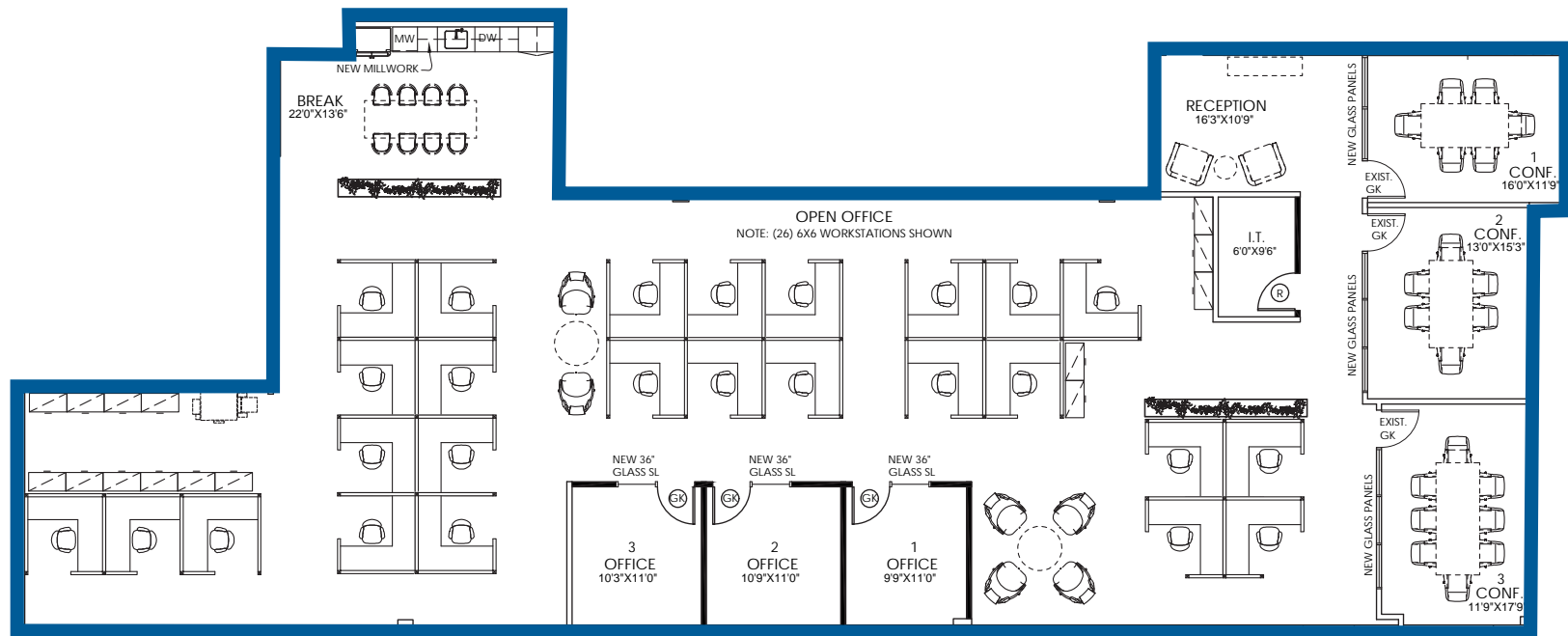
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# FLOOR PLAN

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

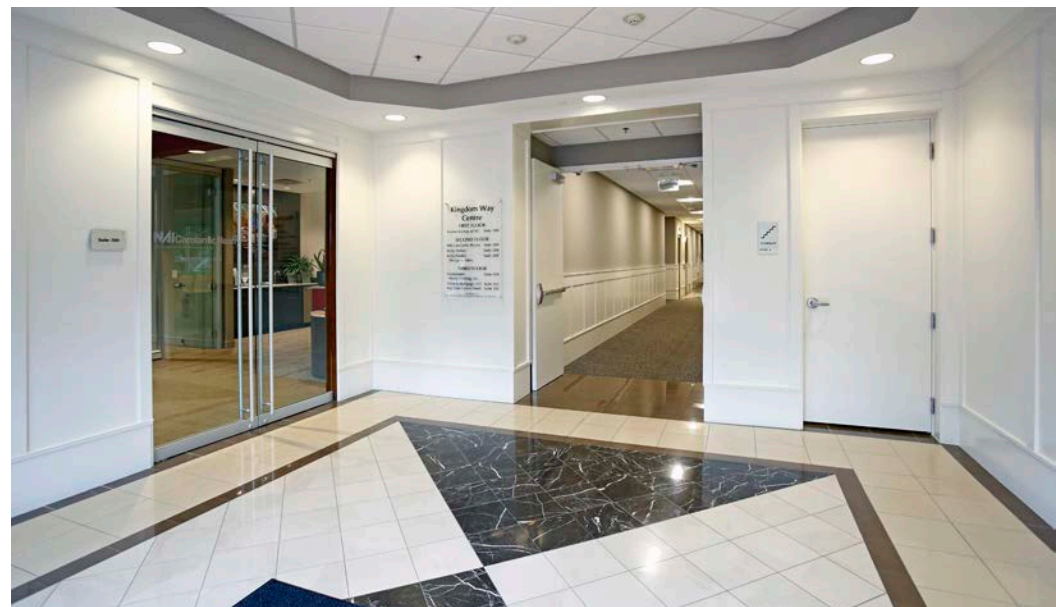


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# AMENITIES

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.



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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.



THE UNIVERSITY  
of NORTH CAROLINA  
at CHAPEL HILL

\$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

**Duke** UNIVERSITY

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

**NC STATE UNIVERSITY**

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



**RESEARCH TRIANGLE PARK**

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

**#2**

**BEST PERFORMING  
CITY IN U.S.: RALEIGH**

Millikin Institute  
2025

**#1**

**BEST PLACES TO  
START A BUSINESS:**

**RALEIGH**  
Lending Tree  
2023

**#3**

**HAPPIEST CITY IN  
AMERICA: RALEIGH**

Men's Health  
2021

**#2**

**BEST PLACE TO LIVE  
RALEIGH/DURHAM**

U.S. News & World Report  
2025

**#1**

**LEAST RISKY CITY  
FOR SMALL BUSINESS:  
RALEIGH/CARY**

Forbes  
2024

**#2**

**BEST CITIES TO  
MOVE TO:  
RALEIGH-DURHAM**

Forbes  
2024

**#4**

**BEST WORK/LIFE  
BALANCE IN THE U.S.:  
RALEIGH**

Wake County Economic  
Development | 2025

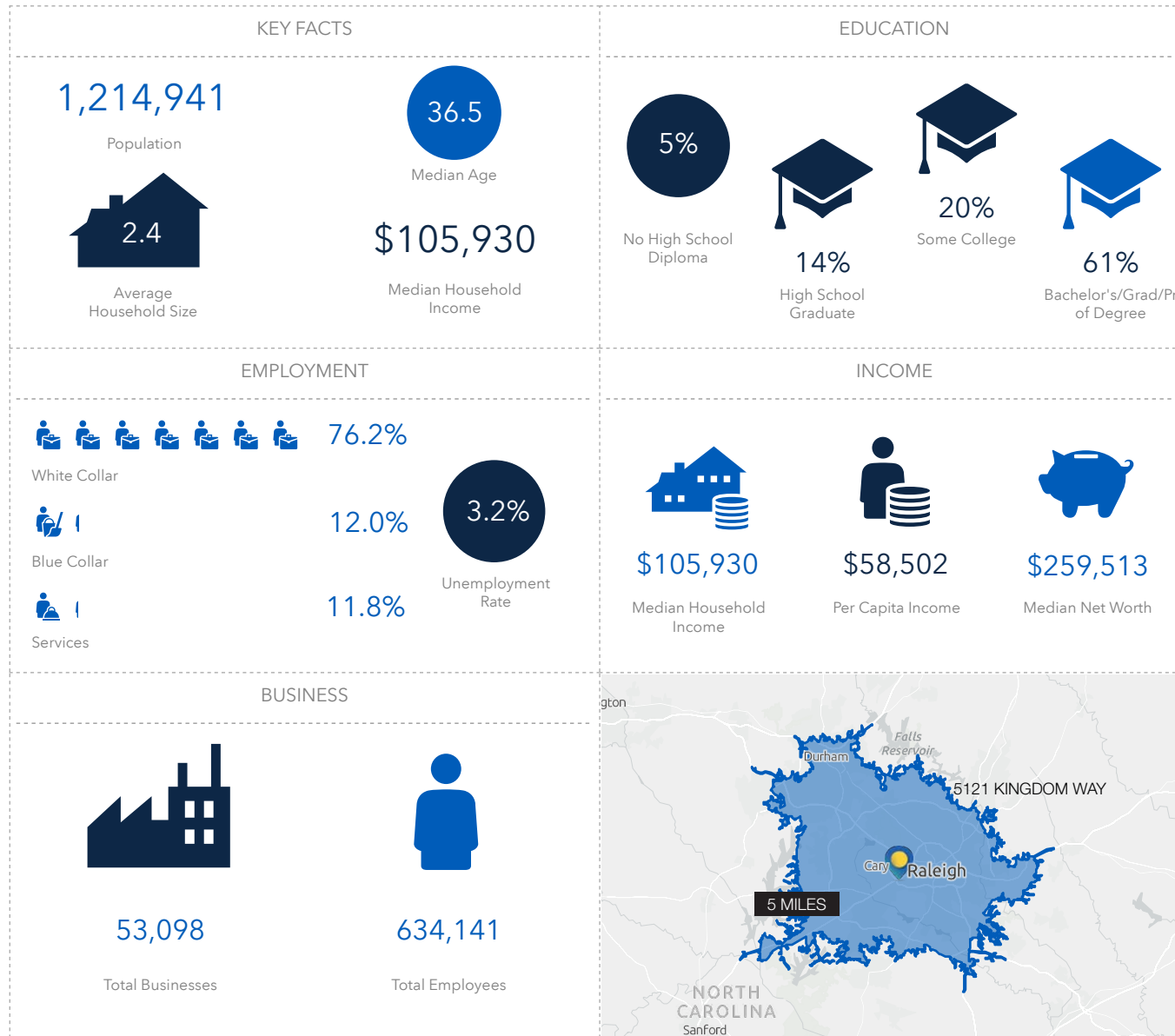
**#1**

**ECONOMIC RESILIENCE  
FUELING JOB GROWTH  
& HIGH EARNINGS:**

**RALEIGH**  
Globe Street  
2025

# DEMOGRAPHICS

## 27 MINUTE AVERAGE COMMUTE DRIVE TIME



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