

OFFICE FOR LEASE

# TRINITY PLACE

RALEIGH, NC 27607



**NAI** TRI PROPERTIES

# PROPERTY OVERVIEW

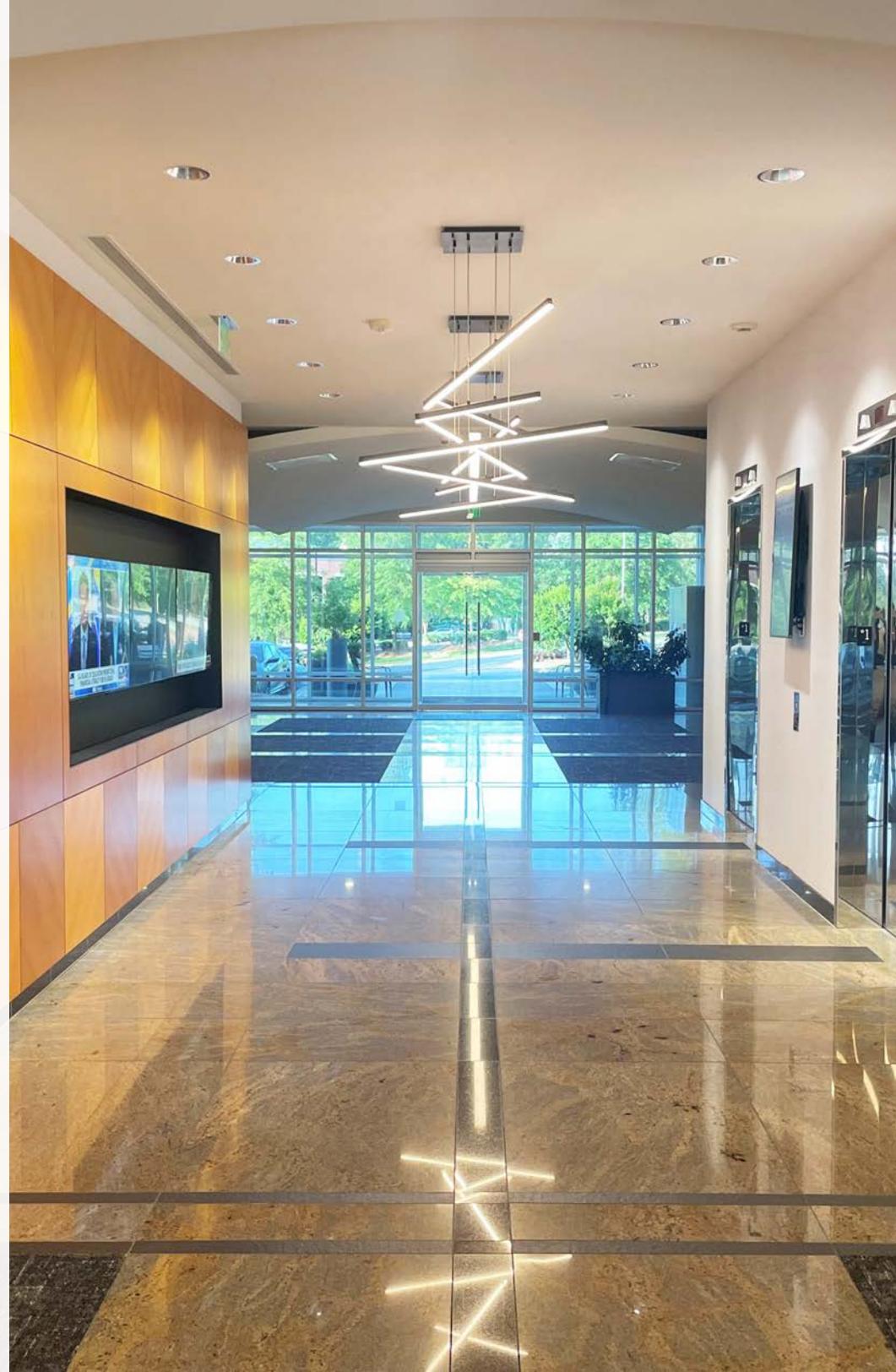
Conveniently located off Wade Avenue between I-40 and I-440, Trinity Place is a recently renovated Class A Office building. Easy to access in a well-known West Raleigh location adjacent to Lenovo Center, Carter-Finley Stadium, and the NC State Fairgrounds.

<b>ADDRESS</b>	1201 Edwards Mill Road Raleigh, NC 27607
<b>BUILDING SIZE</b>	113,630 RSF
<b>AVAILABLE SPACE</b>	Suite 410: 9,177 RSF divisible to 4,389 RSF and 4,788 RSF
<b>RENTAL RATE</b>	\$29.95/SF, Full Service
<b>PARKING RATIO</b>	4 spaces per 1,000 SF
<b>HIGHLIGHTS</b>	<ul style="list-style-type: none"><li>• Class A office building in prominent West Raleigh</li><li>• 0.7 Miles to Wade Avenue, 1.5 Miles to I-40, and 2.5 Miles to I-440</li><li>• Showers on First Floor</li><li>• Renovated Common Areas</li><li>• EV Charging Stations</li><li>• Package Lockers</li></ul>

## CONTACT

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LEE BISHOP | 919.609.6331 | [lbishop@triprop.com](mailto:lbishop@triprop.com)

**NAITRI** PROPERTIES



# TRIANGLE REGION



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# AERIAL

BANDWIDTH HQ



1.5 Miles



2.4 Miles

Wade Avenue

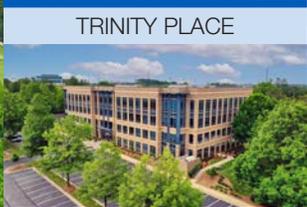
LENOVO CENTER

CARTER-FINLEY STADIUM

TRINITY PLACE

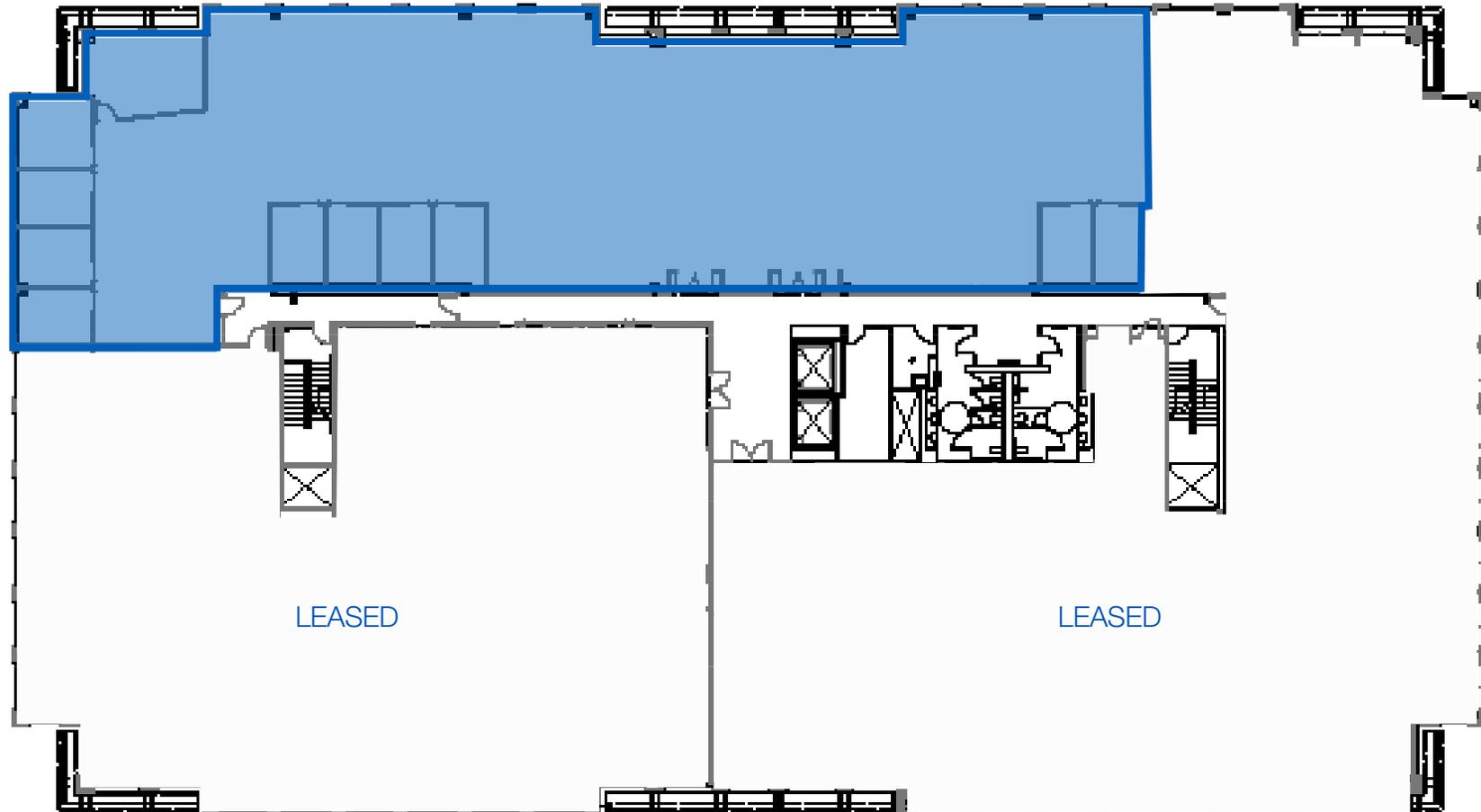
Trinity Road

Edwards Mill Road



# FLOOR PLAN

CLICK OR  
SCAN FOR  
EXISTING  
VIRTUAL TOUR



Suite 410  
Existing Layout  
9,177 RSF

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**NAI** TRI PROPERTIES

# FLOOR PLANS

CLICK OR  
SCAN FOR  
EXISTING  
VIRTUAL TOUR



Divisible to 4,788 RSF

Divisible to 4,389 RSF



Suite 410  
Potential Layouts  
9,177 RSF, Divisible  
(Furniture not included)

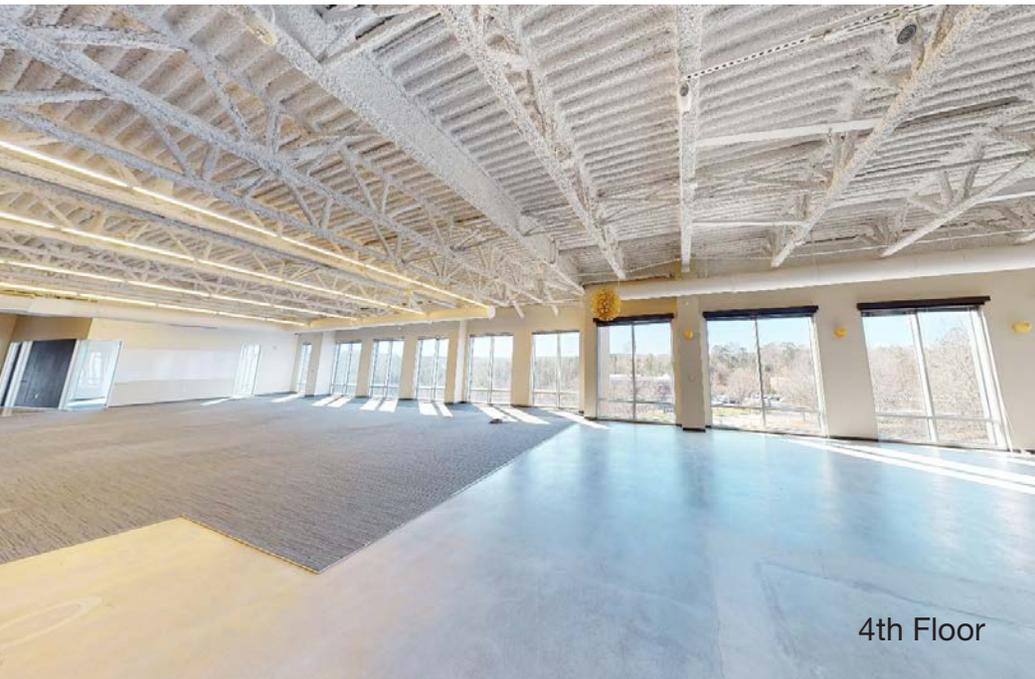
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# AMENITIES

Located next to Lenovo Center and Carter-Finley Stadium in the West Raleigh submarket, Trinity Place 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

## RTP RESEARCH TRIANGLE PARK

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

**#2**  
**BEST PERFORMING CITY IN U.S.: RALEIGH**  
Milkin 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

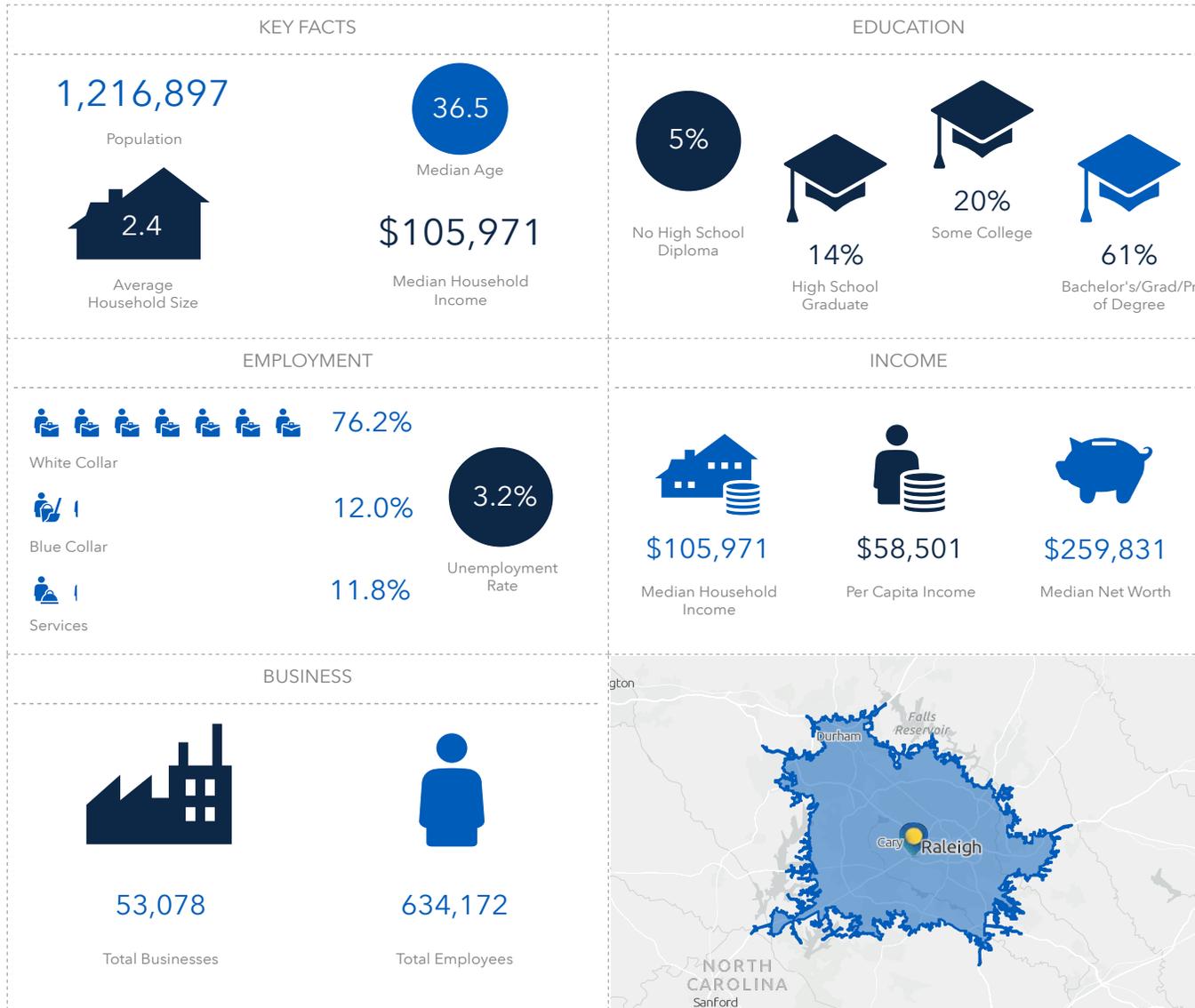
**#2**  
**BEST CITIES TO MOVE TO: RALEIGH-DURHAM**  
Forbes  
2024

**#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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