

THE OFFICES AT
WADE

WADE PARK BOULEVARD

RALEIGH, NC 27607

FOUNDRY
COMMERCIAL

PRIME OFFICE OPPORTUNITY

5 BUILDING CAMPUS

621,800 SF OFFICE SPACE

25,000 SF RETAIL SPACE

4/1,000 PARKING RATIO

- LEED GOLD Certified buildings
- New 4,200 SF fitness center in Wade II
- On-site property management and building maintenance
- Abundant surface and covered parking with a 4/1,000 parking ratio
- Eight (8) Electric Vehicle (EV) charging stations
- Common area conference/training room
- Central plaza with seating and tables perfect for outdoor meetings and gatherings
- On-site cafés, eateries, and salons
- Greenway trail access connecting to over 100 miles of greenways
- Easy access to all parts of the Triangle
- Financially strong Landlord with PGIM+DRP





AVAILABILITIES

6,551 - 65,980 SF
AVAILABLE

WADE I

8,216 - 16,502 SF
AVAILABLE

WADE II

3,641 - 41,561 SF
AVAILABLE

WADE III

5,812 SF
AVAILABLE

WADE IV

5,444 - 48,207 SF
AVAILABLE

WADE V





WADE PARK AMENITIES



FITNESS STUDIO



SHOWER FACILITY



ON-SITE RESTAURANTS



COMMON AREA
CONFERENCE ROOMS



ON-SITE PROPERTY
MANAGEMENT



EV CHARGING
STATIONS



PRIME LOCATION
AND ACCESS



GREENWAY TRAILS



BLUE HIVE
TENANT APP

WADE PARK

SPRING ROLLS
WADE PARK CAFE
BRU'S PUBLIC HOUSE

02

EDWARDS MILL ROAD & TRINITY ROAD

BOJANGLES
WENDY'S
THE LOCAL | SPORTS BAR

03

RIDGEWOOD SHOPPING CENTER

DRIFT COFFEE SHOP
JERSEY MIKES
RIDGEWOOD WINE & BEER
TACO BAMBA
WALGREENS
WHOLE FOODS MARKET

04

LAKE BOONE SHOPPING CENTER & MARKETPLACE AT LAKE BOONE TRAIL

BUFFALO BROTHERS
CHICKEN SALAD CHICK
CHICK-FIL-A
CHUBBY'S TACOS

CITY BARBEQUE
CVS PHARMACY
FIRST WATCH
FOOD LION
GUASACA
JUST SALAD
MCDONALD'S
PANERA BREAD
RANDY'S PIZZA
STARBUCKS
SUSHI-THAI
THE OAK
TWO ROOSTERS ICE CREAM
VIC'S ITALIAN RESTAURANT
VILLAGE DELI
WALGREENS

05

OLDE RALEIGH VILLAGE & EDWARDS MILL ROAD RETAILERS

BELLA MONICA
BRONCO TACOS
CARIBOU COFFEE
CAROLINA NUTRITION
CHAR-GRILL
FIREHOUSE SUBS
GROOVY DUCK BAKERY
HARRIS TEETER
JERSEY MIKE'S
ROLY POLY SANDWICHES
RUDINO'S SPORTS CORNER
STARBUCKS
TENKO JAPAN
THE MILL RALEIGH
WALGREENS

UMSTEAD STATE
PARK

DURHAM/CHAPEL HILL
RDU AIRPORT

BANDWIDTH HQ
CAMPUS

DHHS HQ
CAMPUS

UNC
HOSPITAL

NC MUSEUM
OF ART

LENOVO
CENTER

CARTER-FINLEY
STADIUM

NC STATE
FAIRGROUND

NC STATE
VET SCHOOL

MEREDITH
COLLEGE

DOWNTOWN
RALEIGH

I-40
ONE MINUTE

I-440
THREE MINUTES

US-70
SIX MINUTES

**AIRPORT &
DOWNTOWN**
10 MINUTES

**DURHAM &
CHAPEL HILL**
20 MINUTES

UNBEATABLE LOCATION



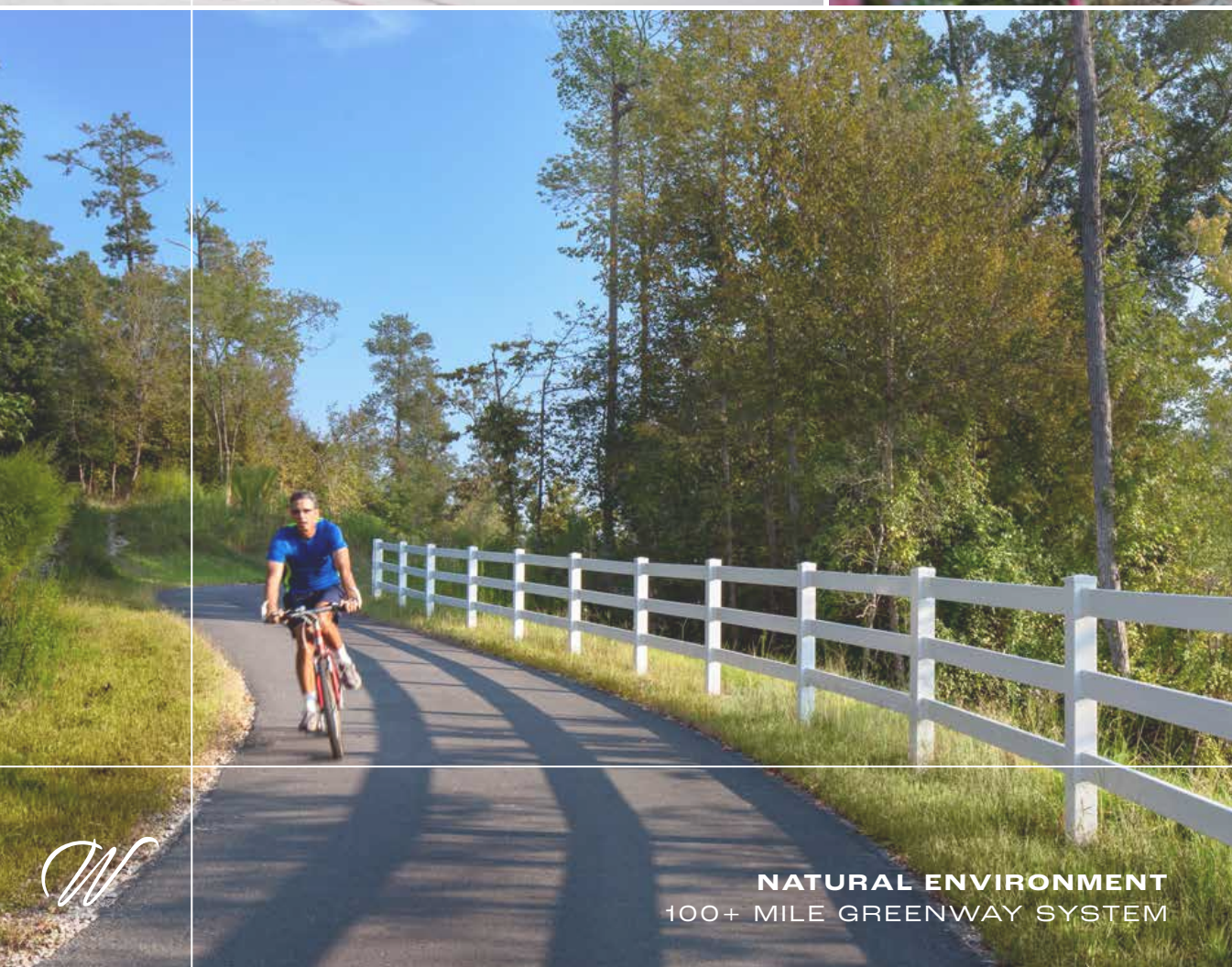


THE GATEWAY TO RALEIGH

ENTERTAINMENT & SPORTS
LENOVO CENTER



COMMUNITY
NC STATE UNIVERSITY



NATURAL ENVIRONMENT
100+ MILE GREENWAY SYSTEM



CULTURE
DOWNTOWN RALEIGH

**#1 BEST CITY FOR
CORPORATE WORKERS**

CHECKR | MARCH 2024

**#1 BEST PERFORMING
CITY IN THE U.S.**

MILKEN INSTITUTE | FEBRUARY 2024

**#2 BEST CITY TO
MOVE TO**

FORBES | MARCH 2024

**#2 TOP STATE
FOR BUSINESS**

CNBC

**#3 FASTEST GROWING
STATE IN THE COUNTRY**

EDPNC

YOU'RE IN GOOD COMPANY

Lenovo Center

UNC
HEALTH CARE

NC STATE
UNIVERSITY

CAROLINA HURRICANES

the **Y**

ON LOCATION

SAMET

North Carolina
Museum of Art

AECOM

BlueRidge
CORRIDOR ALLIANCE

CRANFILL
SUMNER^{LLP}

VONTIER
ENABLING THE WAY THE WORLD BUYS

