



THE OFFICES AT  
**WADE**

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5438 WADE PARK BOULEVARD

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RALEIGH, NC 27607

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**WADE V** - 48,280 SF AVAILABLE

FOUNDRY  
COMMERCIAL

# PRIME OFFICE OPPORTUNITY

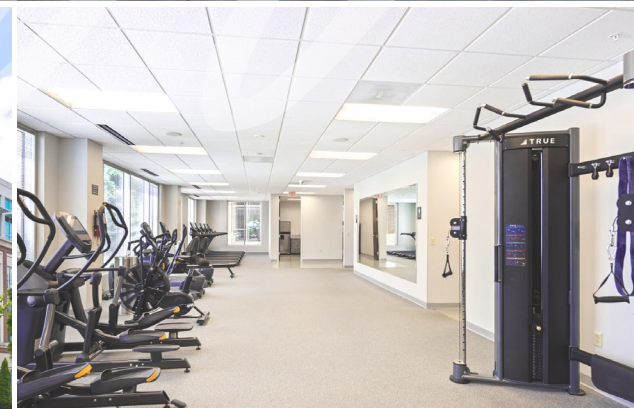
**5 BUILDING CAMPUS**

**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





WADE V

SHARED CONFERENCE

WADE II

WADE I

WADE III

FITNESS CENTER

WADE IV

WADE CAFE

BRU'S PUBLIC HOUSE  
SPRING ROLLS  
SALON ALCHEMY

# AVAILABILITIES

3,300 - 76,405 SF

AVAILABLE

WADE I

2,126 - 10,343 SF

AVAILABLE

WADE II

6,271 - 40,638 SF

AVAILABLE

WADE III

19,693 SF

AVAILABLE

WADE IV

5,388 - 48,280 SF

AVAILABLE

WADE V





# WADE V AVAILABILITIES

## 1ST FLOOR

19,114 SF

**SUITE 100**  
6,237 SF

**SUITE 115**  
5,388 SF

## 2ND FLOOR

6,605 SF

## 3RD FLOOR

13,987 SF

## 4TH FLOOR

8,286 SF

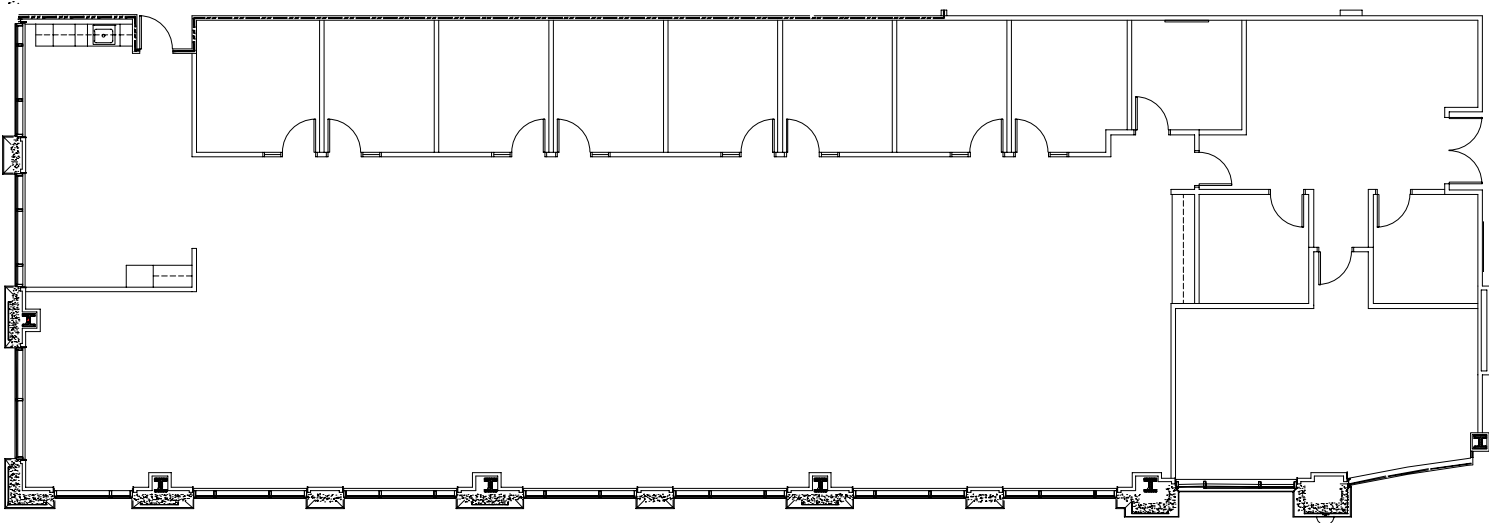
## 5TH FLOOR

7,777 SF



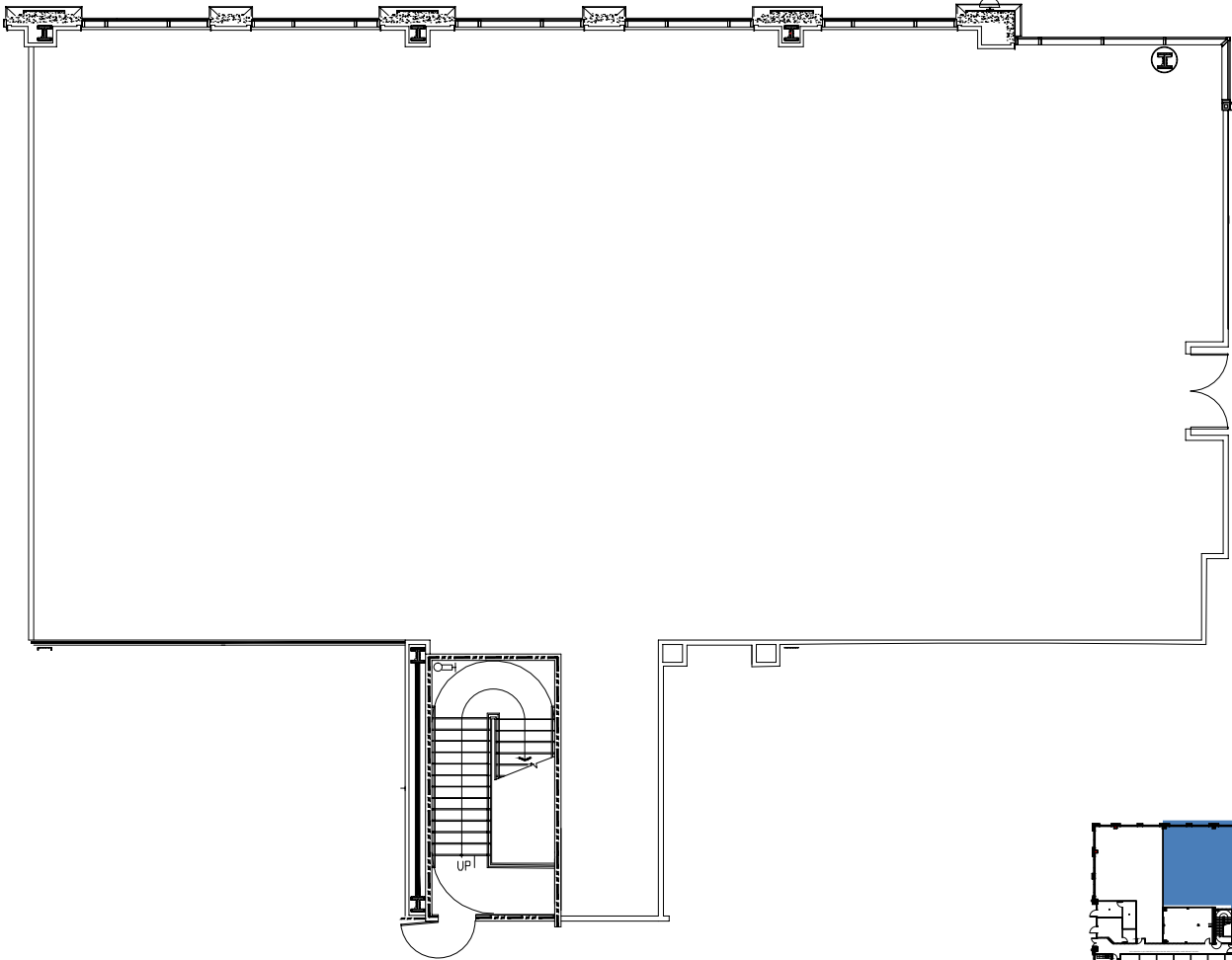
# SUITE 100

6,237 SF AVAILABLE



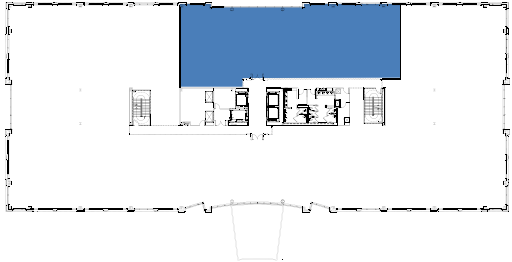
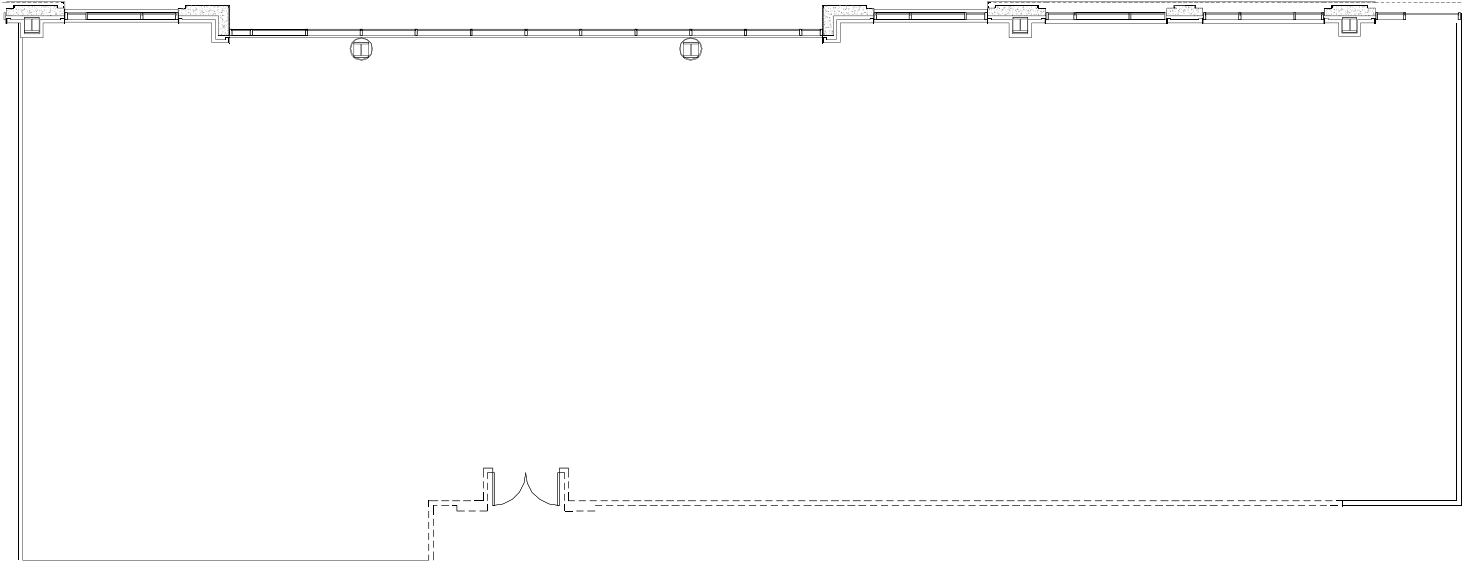
# SUITE 115

5,388 SF AVAILABLE



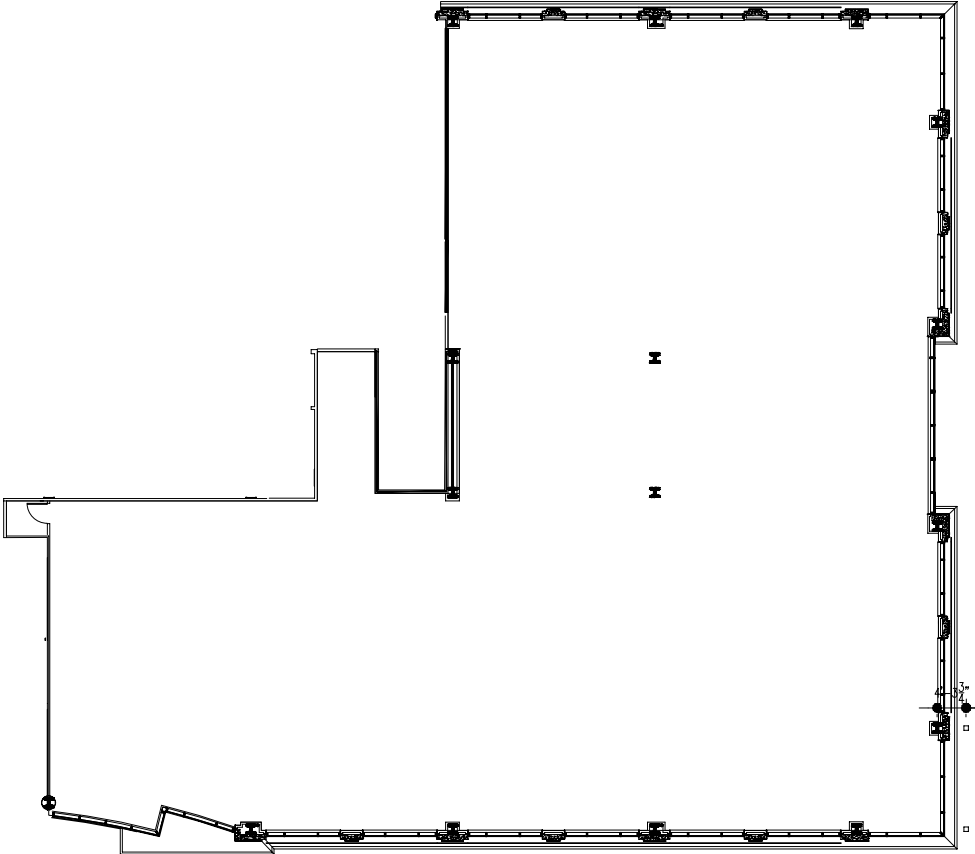
# SUITE 210

6,605 SF AVAILABLE



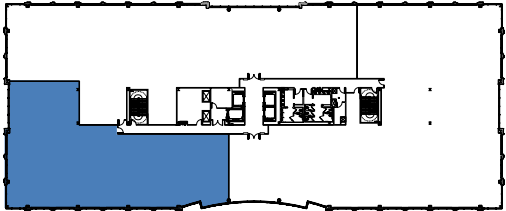
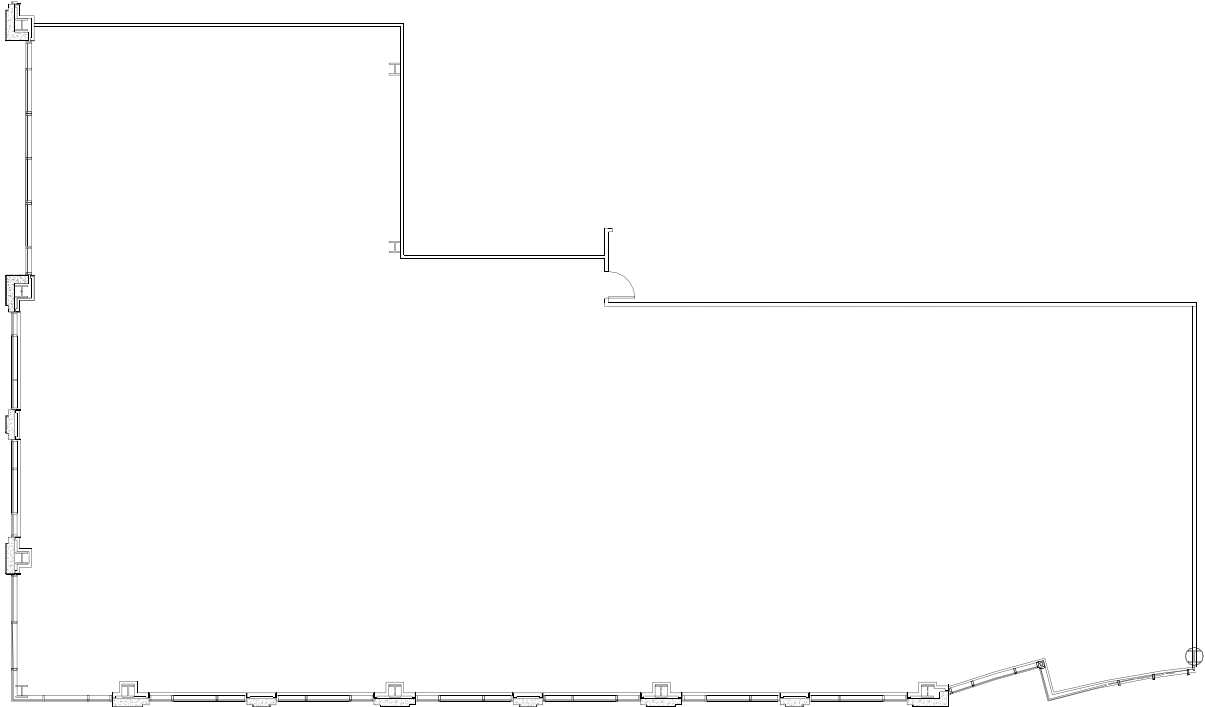
# SUITE 320

13,968 SF AVAILABLE



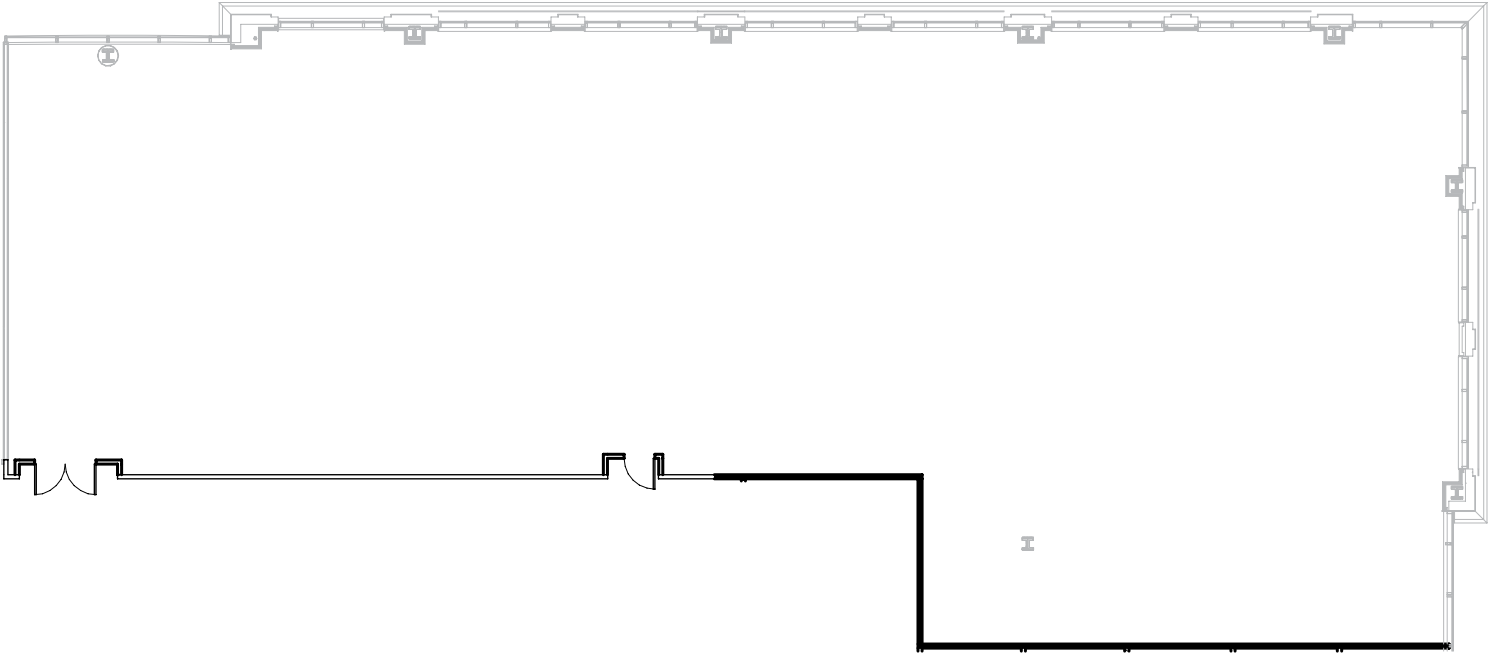
# SUITE 410

7,493 SF AVAILABLE



# SUITE 540

7,777 SF AVAILABLE



UMSTEAD STATE PARK

05

UNC HOSPITAL

440

04

04

**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

DURHAM/CHAPEL HILL RDU AIRPORT

BANDWIDTH HQ CAMPUS

DHHS HQ CAMPUS

NC MUSEUM OF ART

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

DRIVE SHACK

LENOVO CENTER

CARTER-FINLEY STADIUM

02

NC STATE FAIRGROUND

NC STATE VET SCHOOL

MEREDITH COLLEGE

440

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  
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**

**VONTIER**  
ENABLING THE WAY THE WORLD MOVES™

## **BROKER CONTACTS**

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