

## Office space for lease

Trinity Ridge Office Park  
5734 Trinity Road  
Raleigh, NC 27607



## Plug & play office with furniture included

### Offering Summary

|                |                          |
|----------------|--------------------------|
| Lease Rate:    | \$29.50/sf, Full Service |
| Available SF:  | 2,702 - 11,898 sf        |
| Building Size: | 24,582 sf                |
| Year Built:    | 2016                     |
| Parking Ratio: | 4 per 1,000 sf           |

- Second floor space can be demised into smaller suites
- Building signage available
- Building has key card access
- Central location with easy access to I-40, I-440 Beltline, I-540, Research Triangle Park, RDU International Airport and Cary

### Get more information

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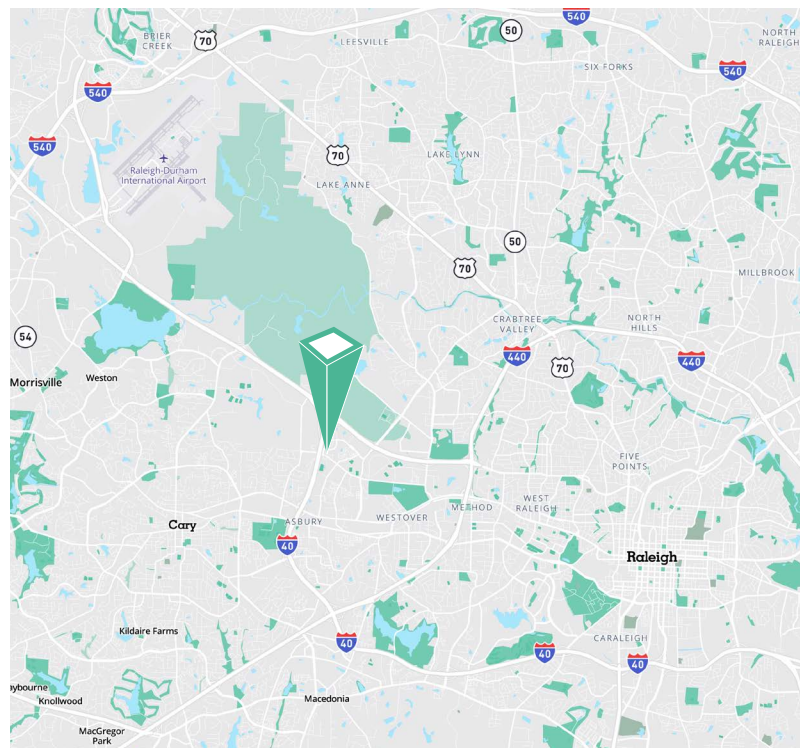
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| Spaces    | Space Size | Available |
|-----------|------------|-----------|
| Suite 100 | 3,470 sf   | Now       |
| Suite 200 | 11,898 sf  | Now       |

| Demographics      | 1 Mile    | 3 Miles   | 5 Miles   |
|-------------------|-----------|-----------|-----------|
| Total Households  | 3,955     | 35,842    | 103,856   |
| Total Population  | 6,349     | 72,479    | 204,445   |
| Average HH Income | \$119,912 | \$116,101 | \$139,796 |



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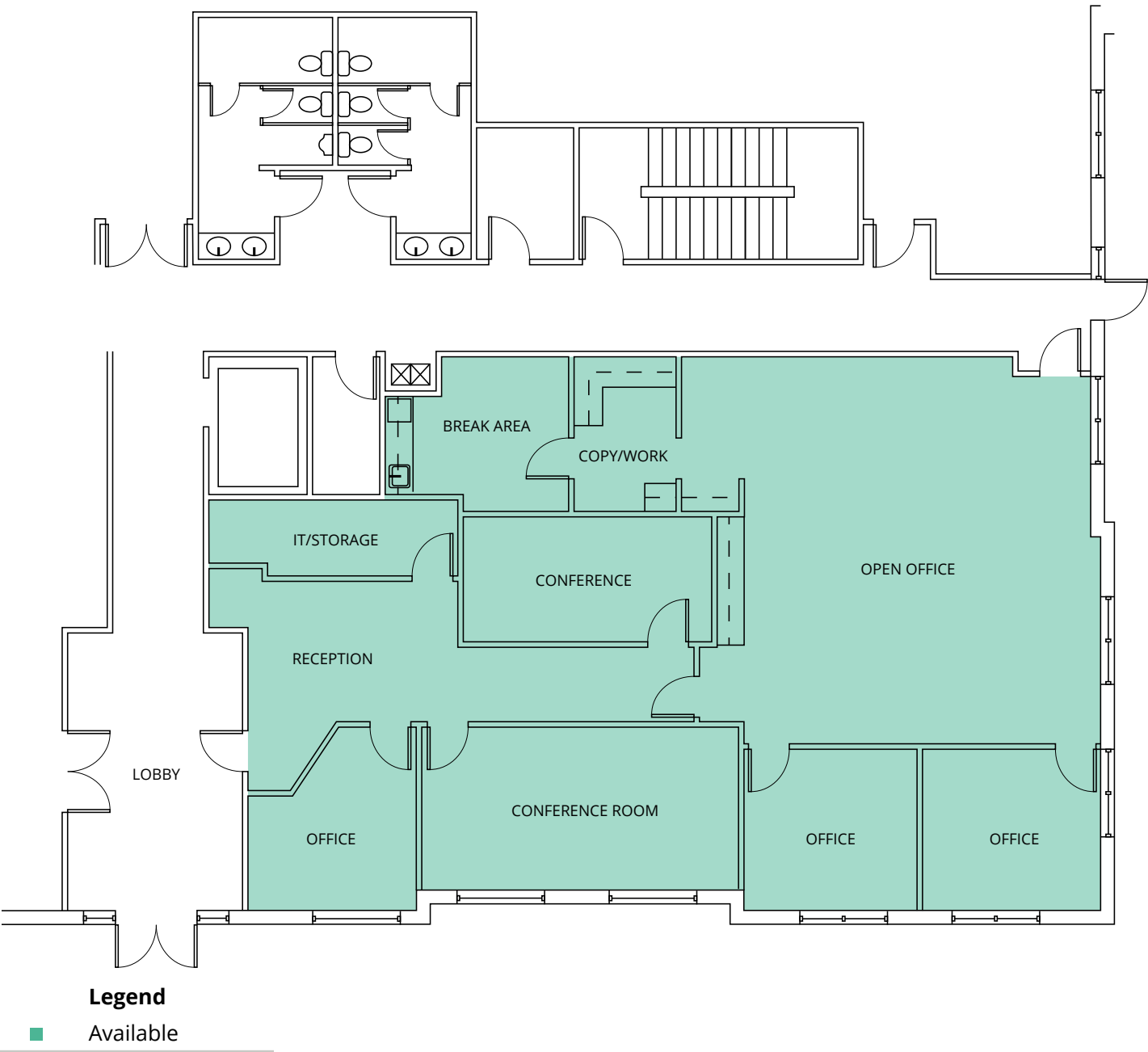
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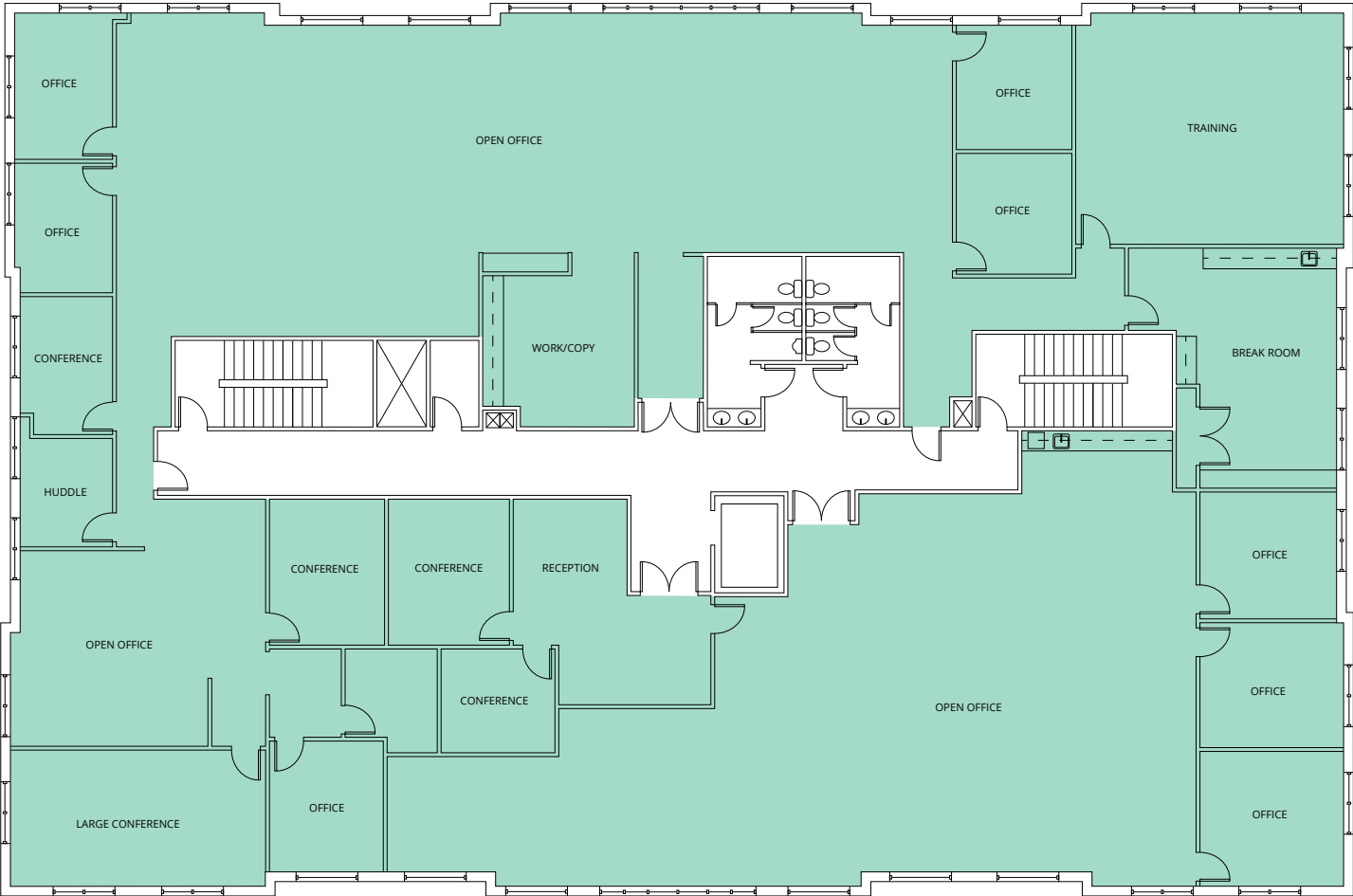
Available Spaces

| Suite       | Available | Size     | Lease Rate               |
|-------------|-----------|----------|--------------------------|
| ■ Suite 100 | Now       | 3,470 sf | \$29.50/sf, Full Service |



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Legend

■ Available

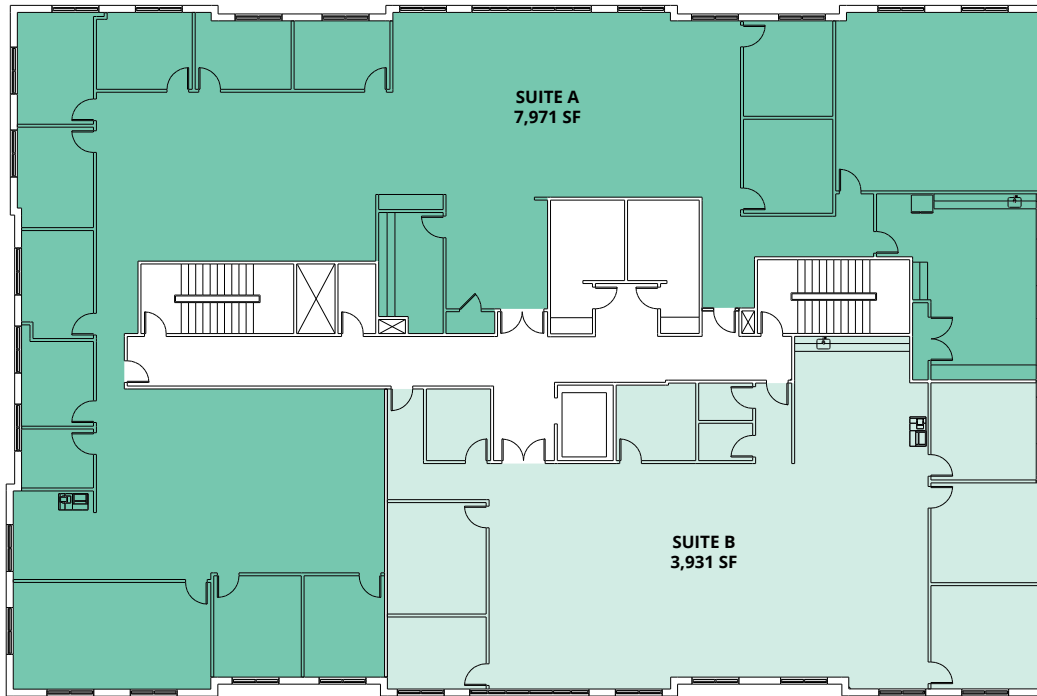
Available Spaces

| Suite       | Available | Size      | Lease Rate               |
|-------------|-----------|-----------|--------------------------|
| ■ Suite 200 | Now       | 11,898 sf | \$29.50/sf, Full Service |

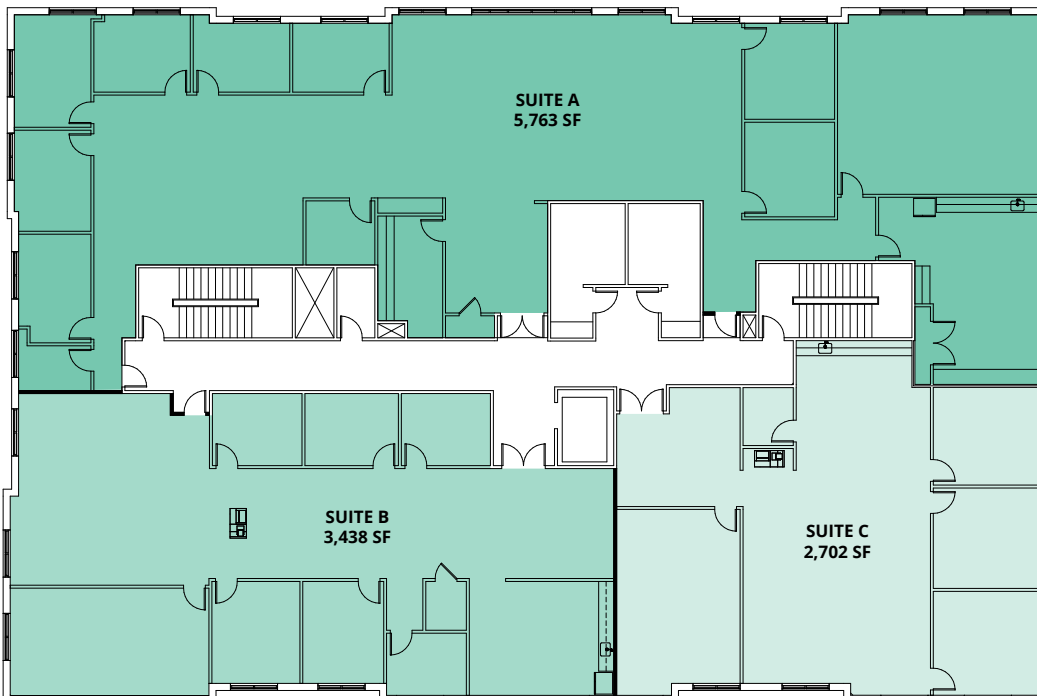


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Second floor - Two suite demising plan



Second floor - Three suite demising plan

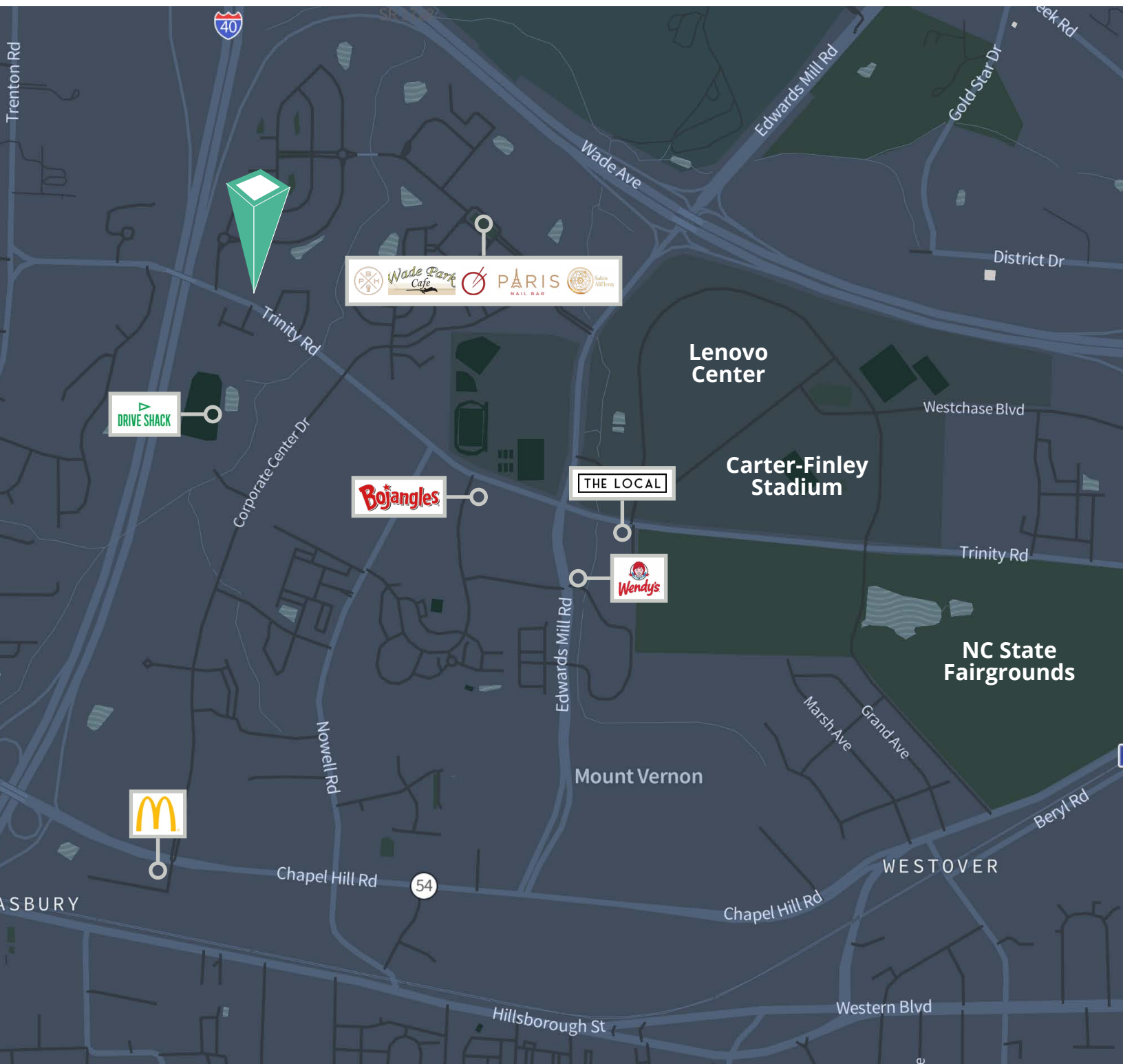


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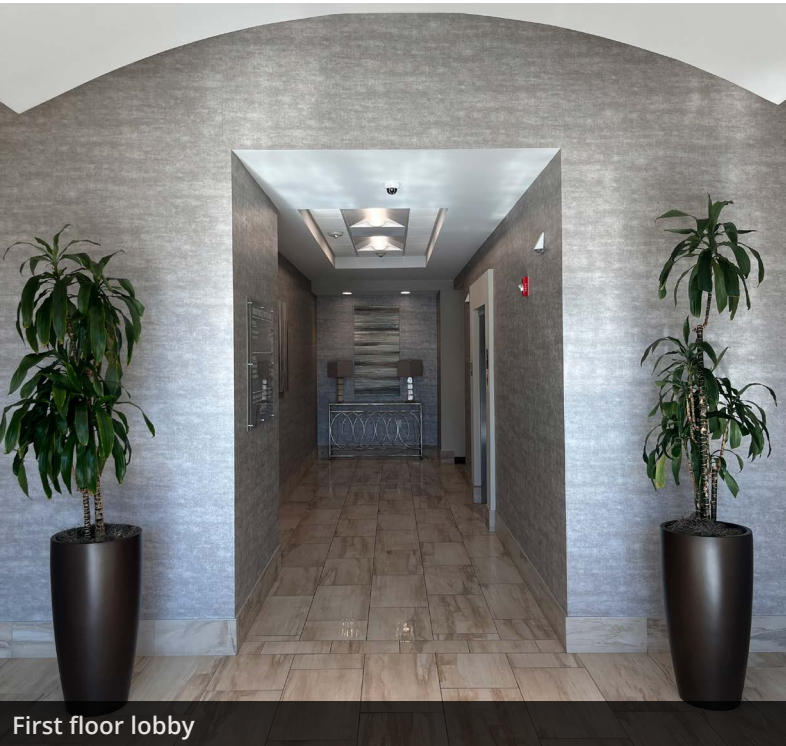
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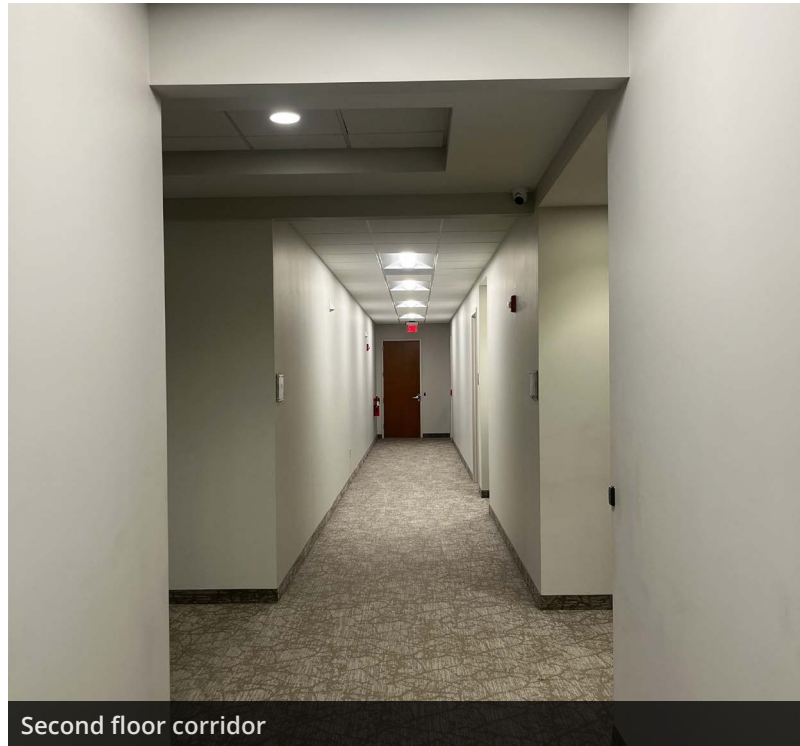
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## Office space for lease

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First floor lobby



Second floor corridor



Suite 100 conference room



Suite 200 conference room

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