

# *The Grove*

2700 & 2710 WYCLIFF ROAD  
RALEIGH, NC 27607

**CBRE**



# The Grove

THE GROVE DELIVERS A UNIQUE, CUTTING EDGE WORKPLACE ENVIRONMENT THAT ENHANCES ORGANIZATIONAL COLLABORATION AND CREATIVITY WHILE BOOSTING EMPLOYEE HEALTH AND HAPPINESS. THE GROVE FEATURES UNRIValed INTERIOR DESIGN, LUXURIOUS AMENITIES, AND ACCESS TO NATURE INSPIRED OUTDOOR WORK PLACES - ALL INTENDED TO ENHANCE PRODUCTIVITY, INSPIRE WORKPLACE COLLABORATION, IMPROVE EMPLOYEE RETENTION, AND BUILD A HEALTHIER WORK FORCE.

## About The Grove

**PROPERTY ADDRESS**  
2700 & 2710 Wycliff Road  
Raleigh, NC 27607

**AVAILABILITY**  
» 2700 Building: **±15,200 RSF**  
» 2710 Building: **FULLY LEASED!**

**FLOOR PLATES**  
» 2700 Building: ~22,000 RSF  
» 2710 Building: ~23,000 RSF



**PARKING**  
» 3.5: 1,000 SF

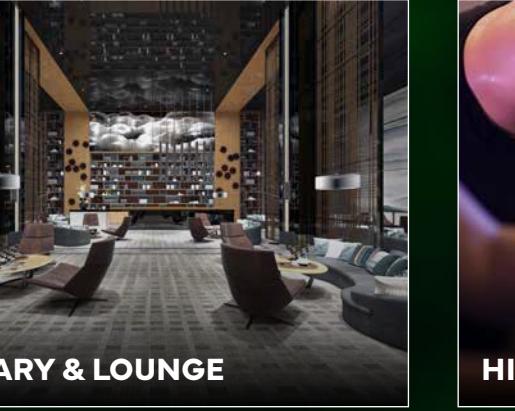
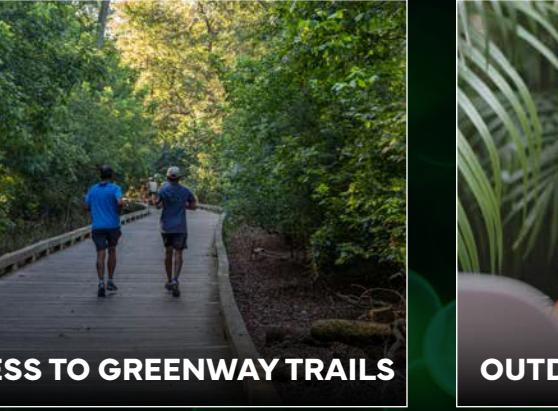
**TIMING**  
» **READY NOW FOR TENANT UPFITS!**  
» Amenities Complete!

**ON-SITE AMENITIES**  
» 16,000 SF of indoor amenity space  
» 13,000 SF of outdoor amenity space



OUR ENHANCED DESIGN BENEFITS SMALL AND MID-SIZE EMPLOYERS WHO DON'T HAVE THE SCALE TO BUILD HIGHLY AMENITIZED CORPORATE CAMPUSES - PROVIDING AMENITIES AND PROGRAMMING TO MATCH THE MOST SOPHISTICATED CORPORATE USERS.

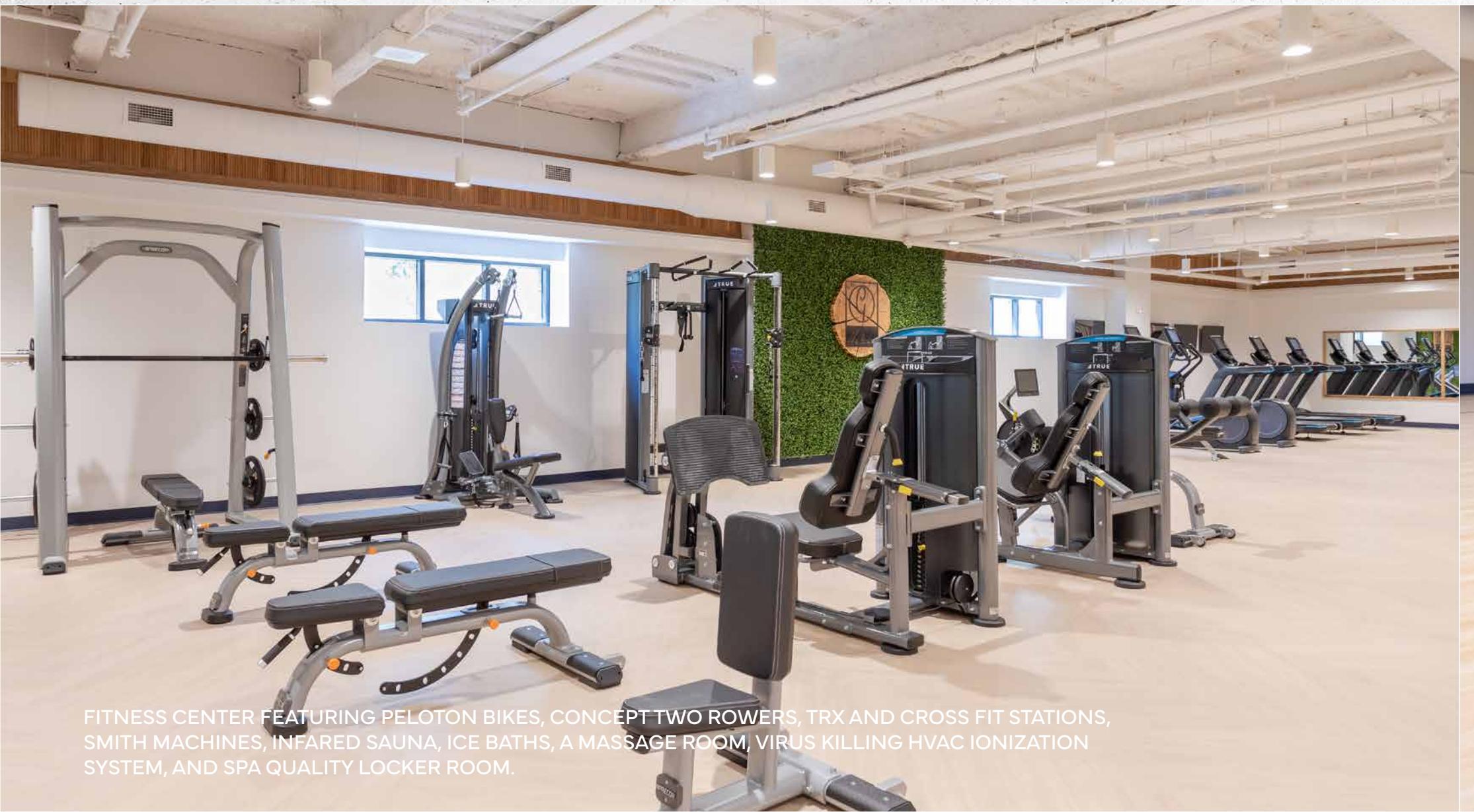
## World Class Building Features



....and many more.

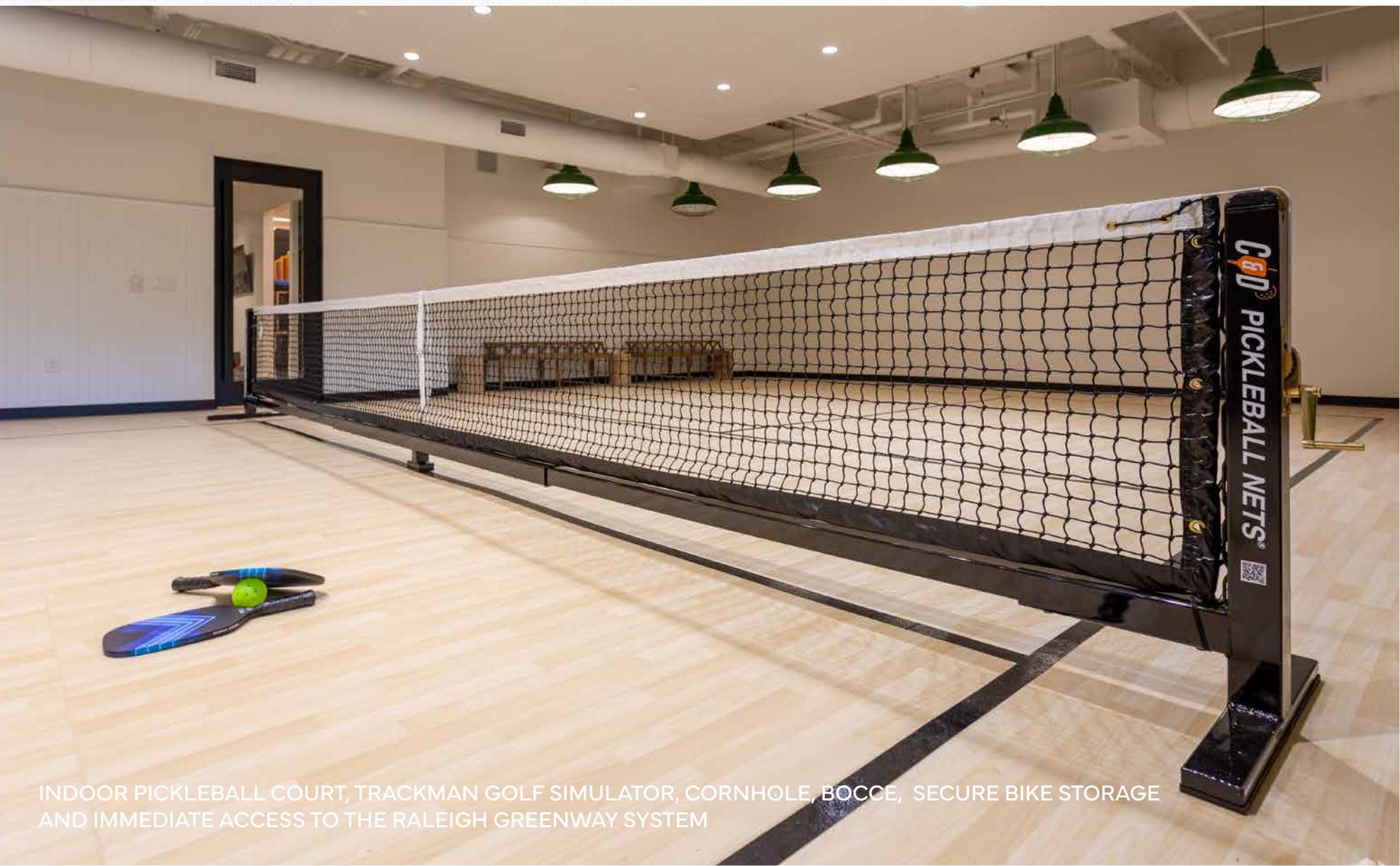
*Where hospitality  
inspires luxury and  
curated experiences  
elevate the workplace*

**The Grove's wellness program is curated to increase employee productivity, improve recruitment and retention, reduce absenteeism, and lower healthcare cost.**



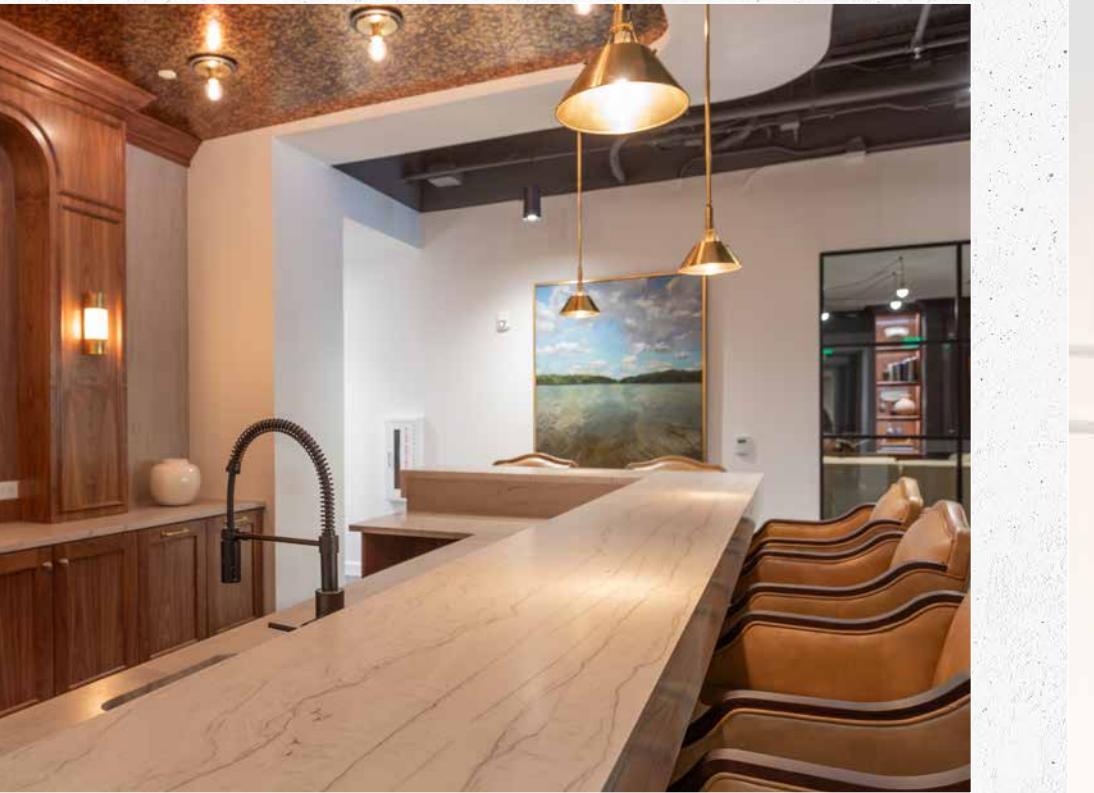
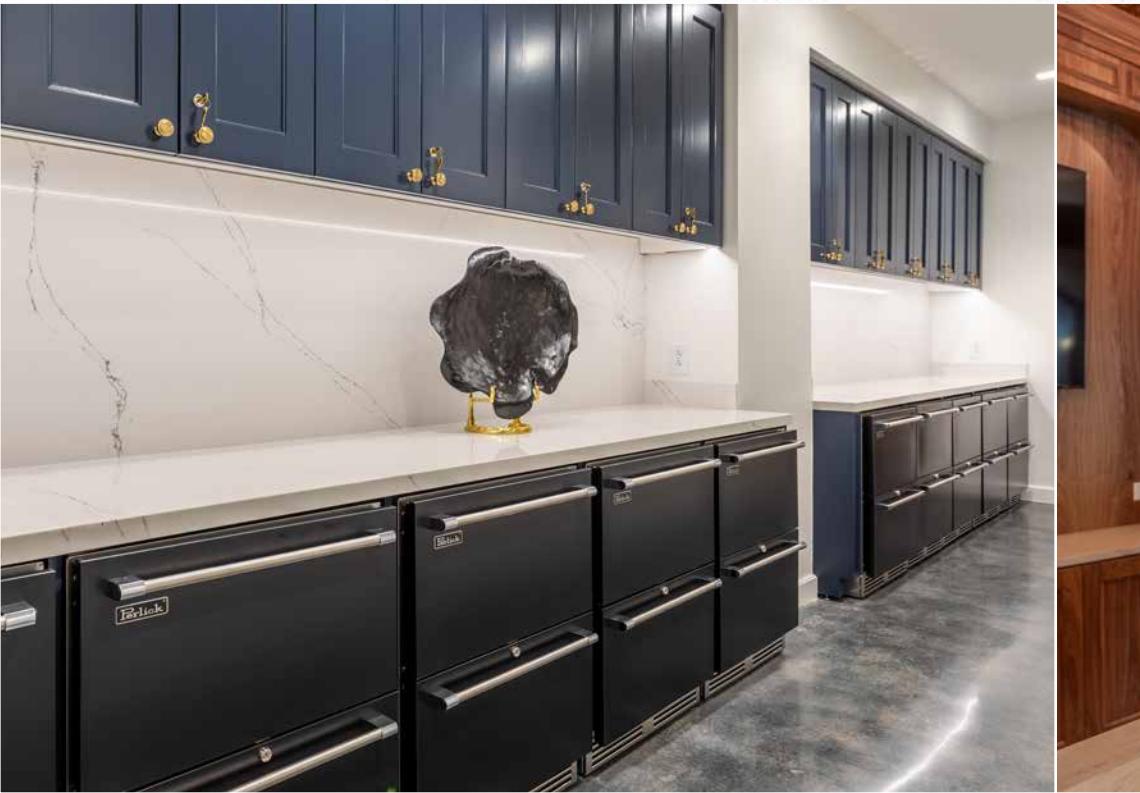
FITNESS CENTER FEATURING PELOTON BIKES, CONCEPT TWO ROWERS, TRX AND CROSS FIT STATIONS, SMITH MACHINES, INFRARED SAUNA, ICE BATHS, A MASSAGE ROOM, VIRUS KILLING HVAC IONIZATION SYSTEM, AND SPA QUALITY LOCKER ROOM.

**An approach redefining the new workstyle  
- committed to employee wellbeing**



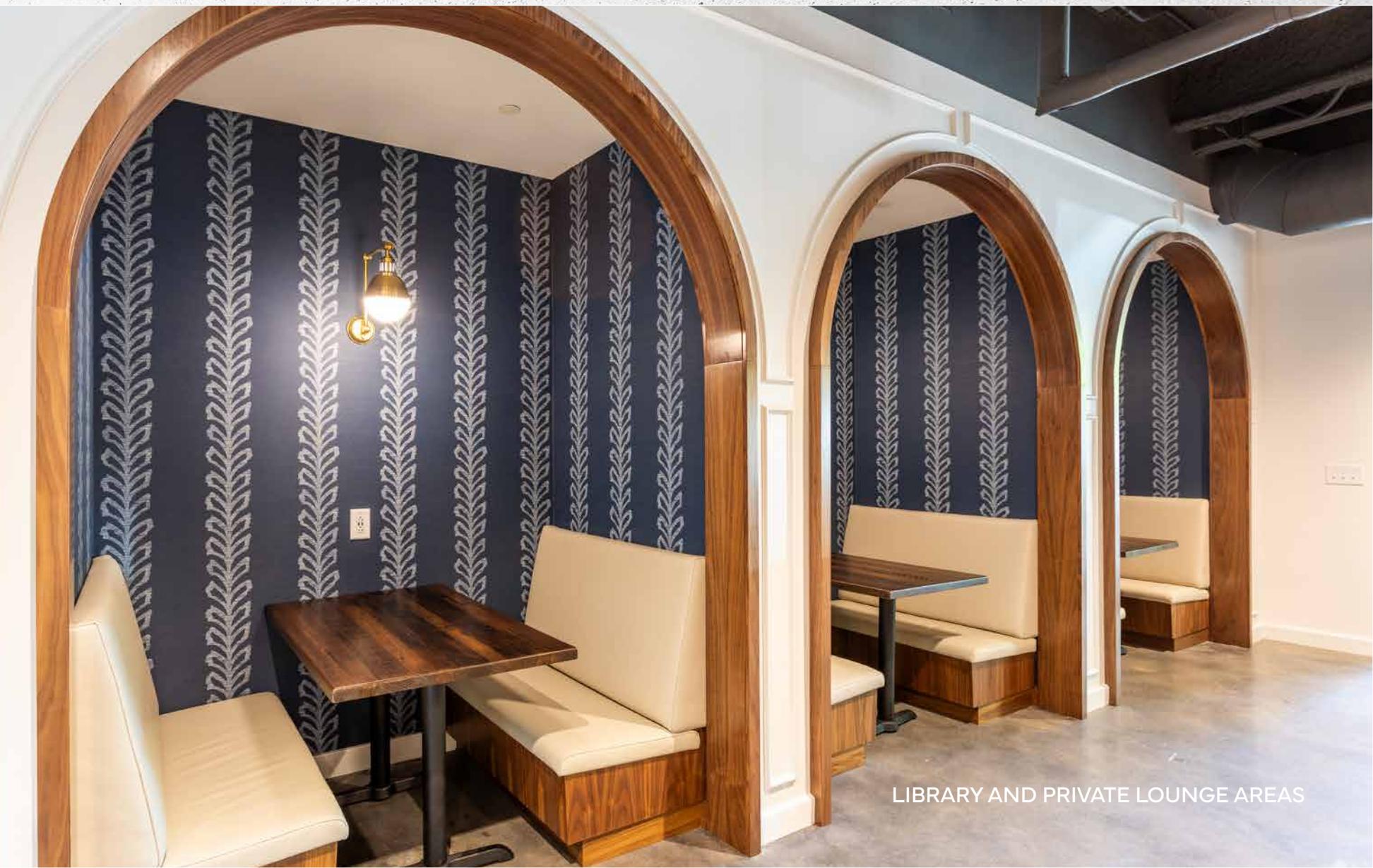
INDOOR PICKLEBALL COURT, TRACKMAN GOLF SIMULATOR, CORNHOLE, BOCCE, SECURE BIKE STORAGE AND IMMEDIATE ACCESS TO THE RALEIGH GREENWAY SYSTEM

**The building's design and programming create a work environment that cultivates community and encourages collaboration.**



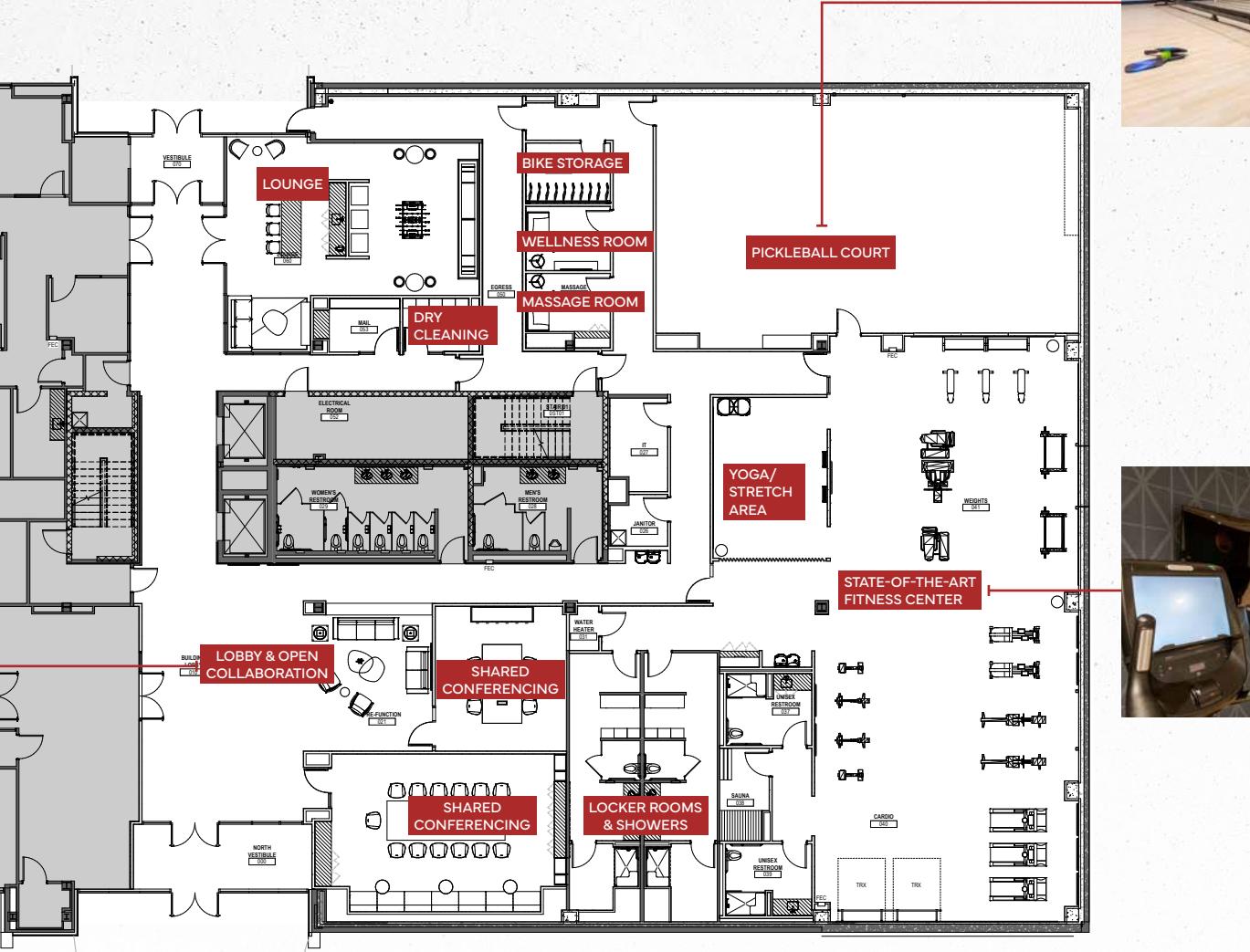
A SELF SERVE BAR; EACH TENANT WILL HAVE INDIVIDUAL LOCKABLE REFRIGERATORS AND DRY STORAGE

**Spaces that enhance corporate culture by encouraging connections with colleagues; on and off the clock**

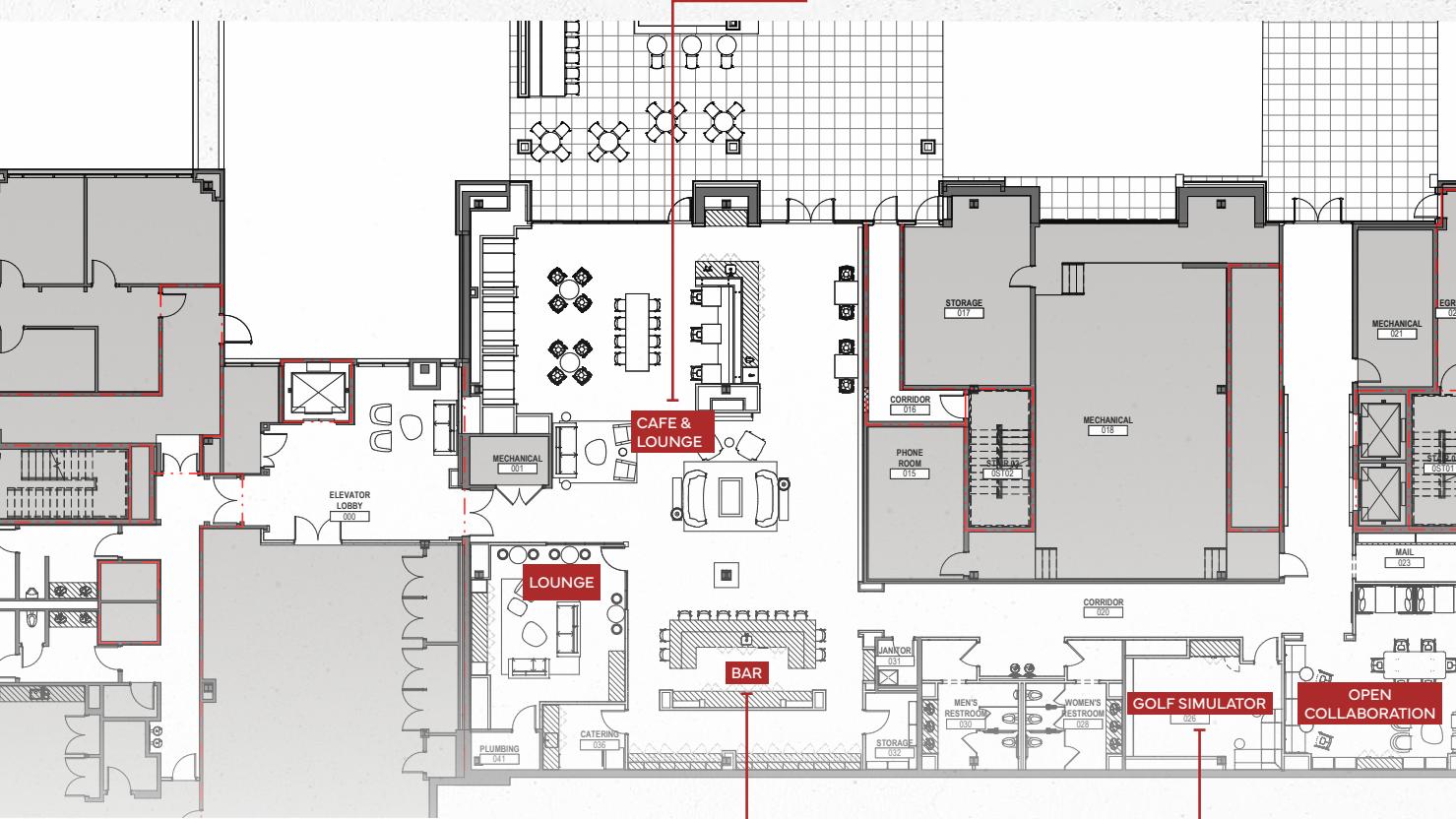


LIBRARY AND PRIVATE LOUNGE AREAS

## 2700 Wycliff **Amenity Plan**



## 2710 Wycliff **Amenity Plan**

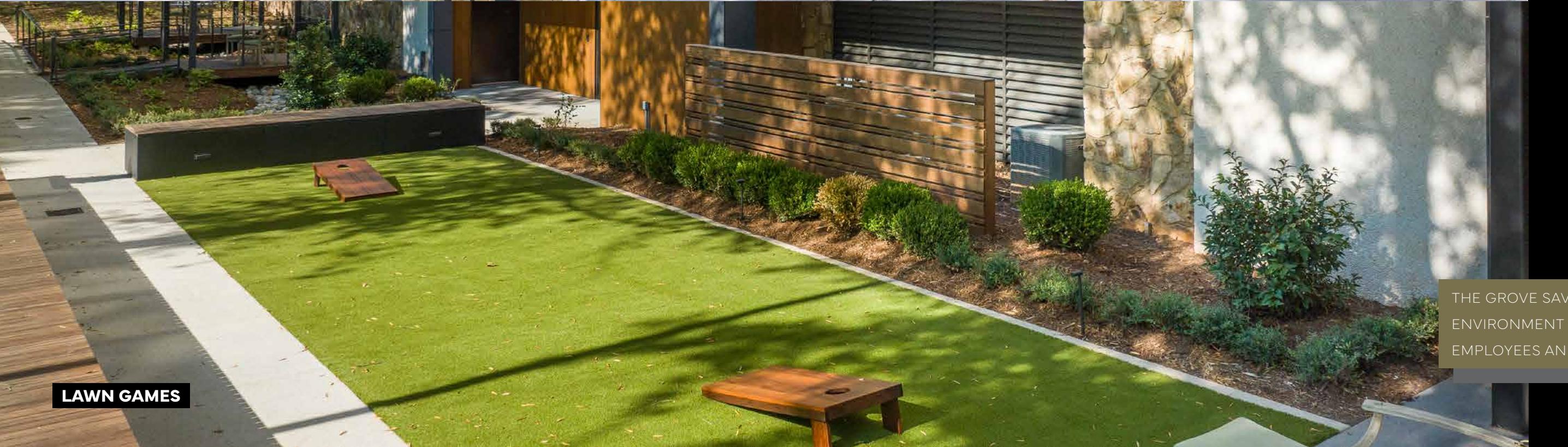




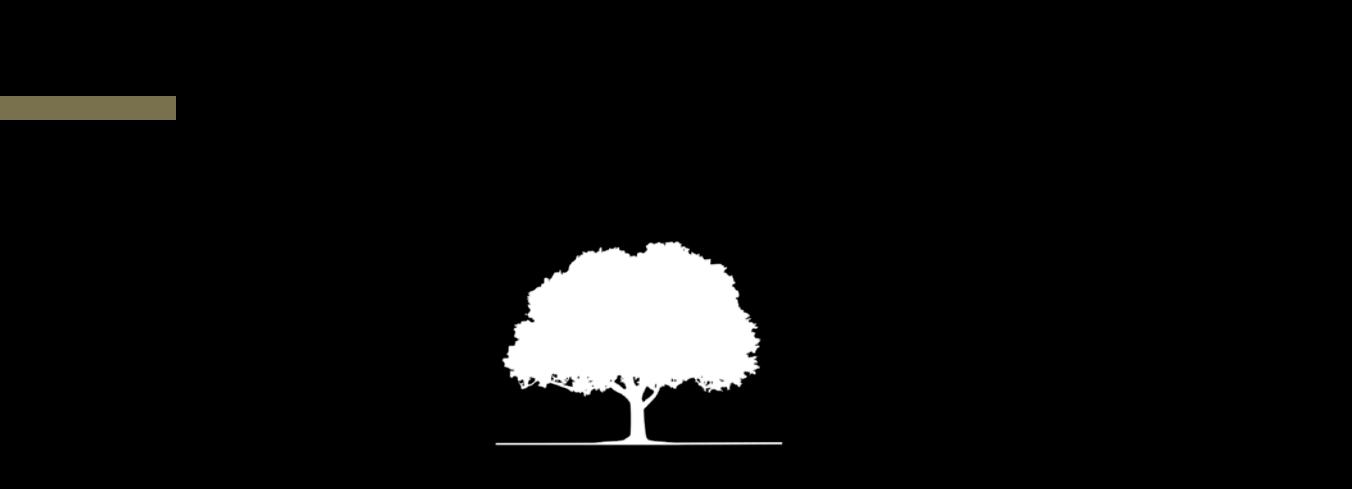
OUTDOOR  
COLLABORATION SPACE



OUTDOOR  
CONFERENCE ROOM



LAWN GAMES

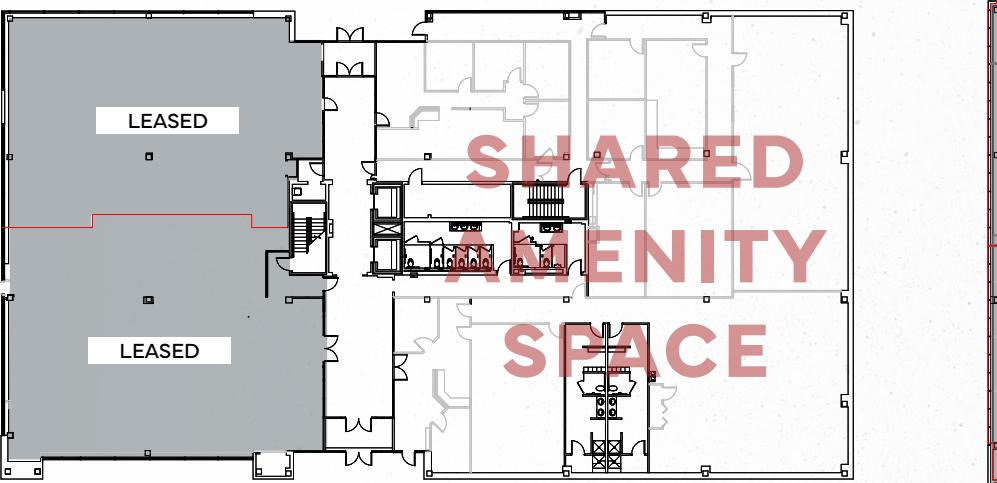


The Grove is skipping the pretense associated with stuffy office towers and delivering a carefully curated office environment that focuses on each employee's quality of life through exceptional attention to detail. The employees are the heart and soul of each company, and The Grove will position each employee to go further, do more, and enjoy the process.

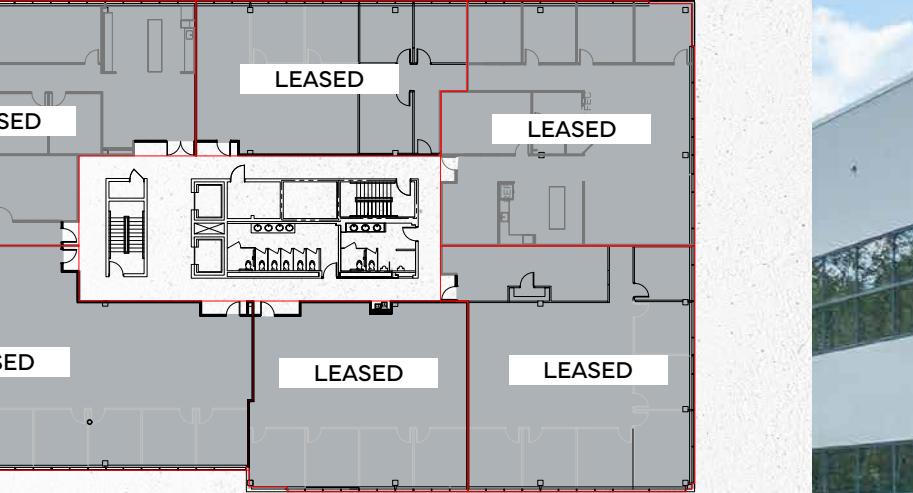
THE GROVE SAVES TIME AND MONEY ON EMPLOYEE RECRUITING AND RETENTION BY CREATING AN ENVIRONMENT THAT DEMONSTRATES YOUR ORGANIZATION'S COMMITMENT TO BOTH INDIVIDUAL EMPLOYEES AND A COLLABORATIVE, TEAM-FIRST APPROACH TO BUSINESS.

# 2700 Wycliff **Floor Plans & Availabilities**

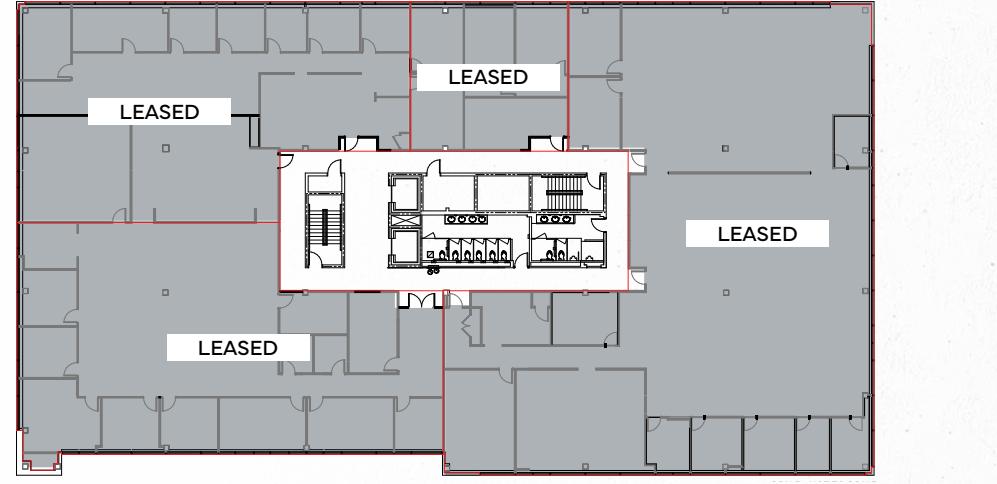
1<sup>ST</sup> FLOOR



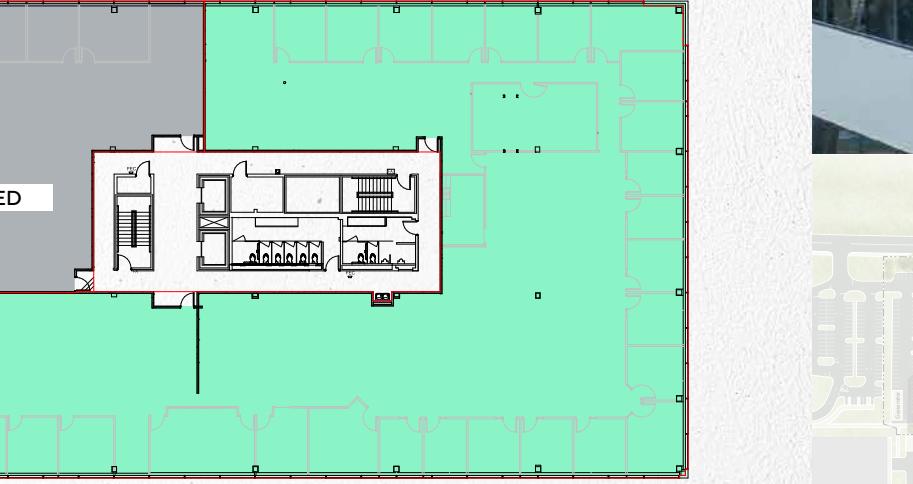
2<sup>ND</sup> FLOOR



3<sup>RD</sup> FLOOR



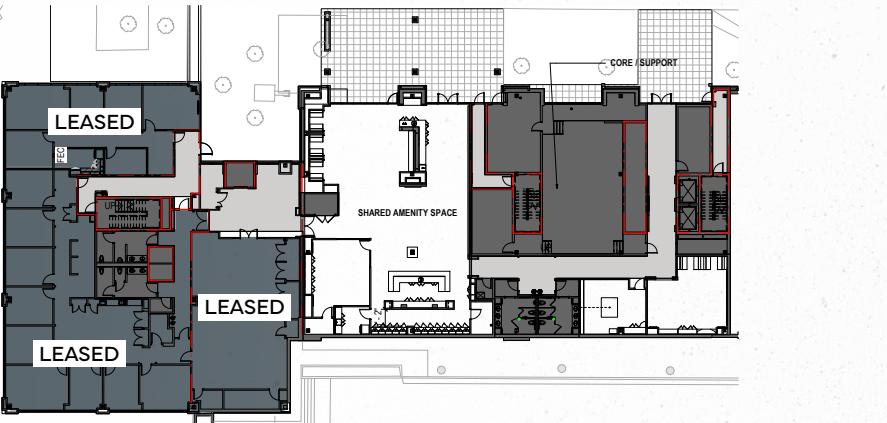
4<sup>TH</sup> FLOOR



THE GROVE REMOVES THE HASSLE FROM WORKPLACE DESIGN AND SAVES MONEY ON OCCUPANCY COST BY PROVIDING A BROAD RANGE OF MEETING SPACE AND EMPLOYEE WELLNESS MEASURES AT A SCALE NO OTHER COMPANIES CAN NOT ACHIEVE INDIVIDUALLY.

# 2710 Wycliff **Floor Plans & Availabilities**

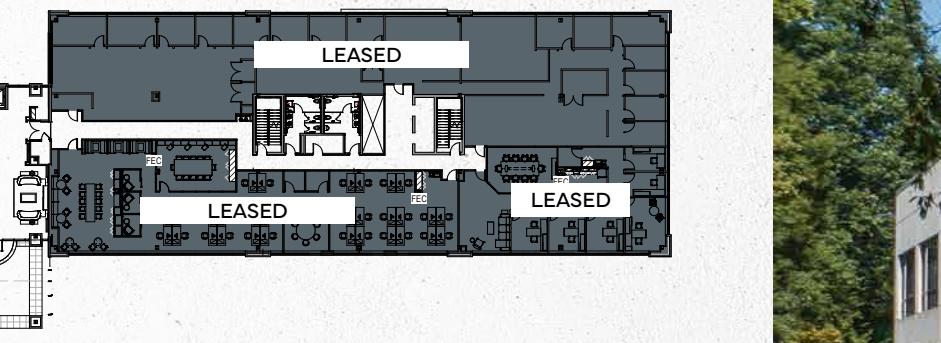
LOWER LEVEL



2<sup>ND</sup> FLOOR



1<sup>ST</sup> FLOOR



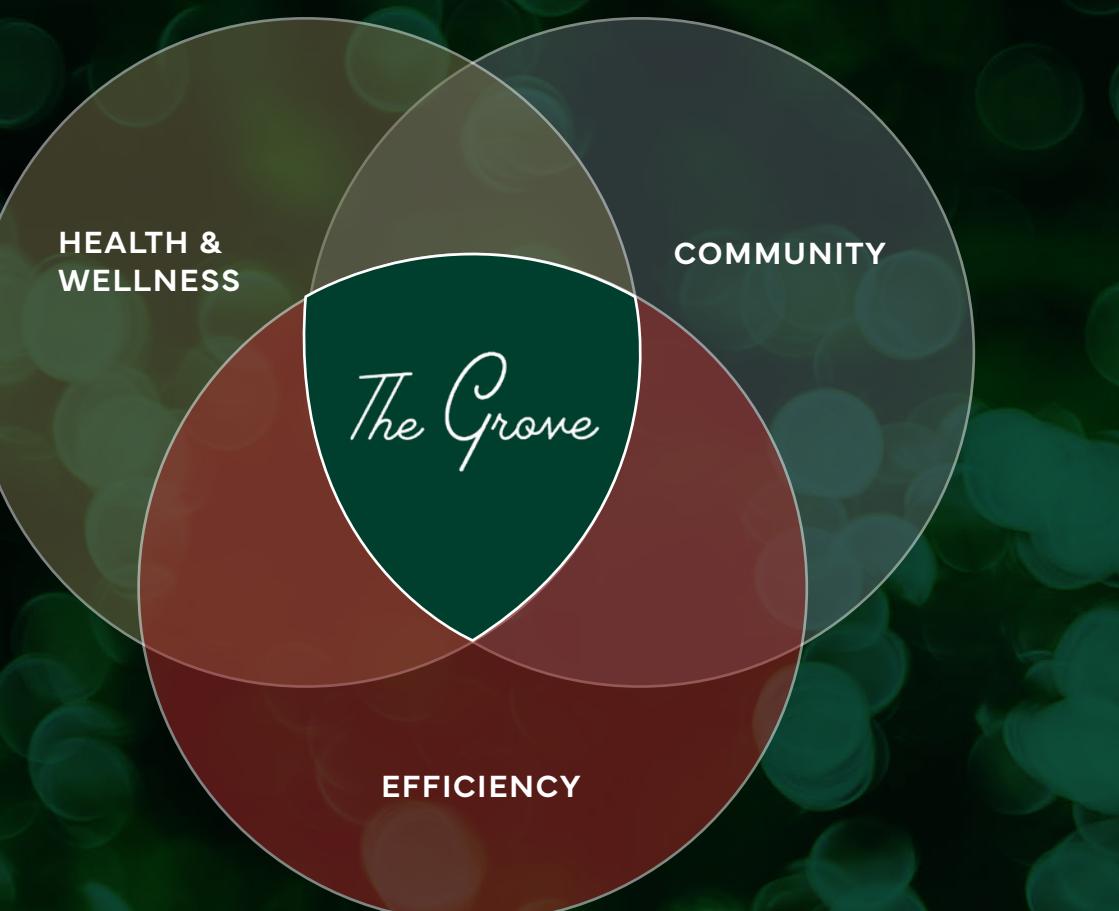
3<sup>RD</sup> FLOOR



EMPLOYEES CRAVE COMMUNITY, MEANINGFUL RELATIONSHIPS, CREATIVITY, AND INNOVATION. THE GROVE PROVIDES THIS ON AN INDIVIDUAL LEVEL WHILE ALSO PROVIDING EACH COMPANY A BLANK CANVAS TO LEVERAGE THESE INDIVIDUAL EXPERIENCES INTO A FULLER, RICHER CORPORATE CULTURE.

## Expect more from your workplace

The offices of the past were designed to impress superficially through exterior architecture and sterile lobbies with limited tenant engagement and limited thought applied to serving the workforce within. The Grove puts substance over form and delivers a sophisticated office environment focused on employee engagement, collaborative vignettes, and diverse opportunities for focused work spaces outside the confines of your leased premise. The Grove is thoughtful about not just enhancing an employee's quality of life but also assisting each organization in translating happy employees into a cohesive corporate culture. The Grove will position each employee and each organization to go further, do more, and enjoy the process.



THE WORLD OF WORK HAS CHANGED, AND SO HAVE TALENT'S EXPECTATIONS. MORE THAN EVER, TALENT EXPECTS WORK TO FIT INTO THEIR LIVES RATHER THAN REVOLVING THEIR LIVES AROUND WORK. TOP APPLICANTS ARE LOOKING TO COMPANIES THAT OFFER THAT LIFE-WORK BALANCE, AND EMPLOYEES ARE WALKING AWAY FROM EMPLOYERS WHO DON'T. THE GROVE BRINGS LIFE TO YOUR WORKPLACE AND DEMONSTRATES YOUR FIRM'S COMMITMENT TO BALANCE AND WELL-BEING.

## An Unmatched Workplace Experience in the Region

- A complete gym with weights and cardiovascular disciplines
- New locker rooms and private showers
- The latest in self-directed instruction including Peloton bikes and an infrared sauna
- Ice baths in both men's and women's locker rooms
- A massage room
- A dedicated wellness room
- Spa-style locker rooms and private showers
- Dedicated bike storage with easy access to the Raleigh Greenways and numerous restaurants
- Outdoor work spaces that provide exposure to nature and fresh air
- An indoor Pickleball court, TrackMan Golf Simulator, Cornhole and Bocce
- Convenient lifestyle amenities like on-site dry cleaning lockers by Brothers Cleaners and a dedicated space for mobile car detailing
- Self serve coffee bars with coffees, lattes, and cold brew coffee alternatives
- Self serve bar with individual corporate refrigerated and dry storage with an on campus location that make after hours gathering easy and affordable
- Two reservable lounge spaces for client gatherings or team building meetings all complete with AV systems and designs that accommodate catering arrangements
- Free campus wide wifi (including outdoor spaces) to enable meetings and alternative work spaces throughout the amenities
- A reservable lounge space off the café and bar for less formal gatherings and meeting
- A common conference room
- A common training room with reconfigurable furniture so the room can be organized to accommodate the individual needs of any gathering
- An outdoor conference room
- A library for quiet indoor work away from the office environment
- Outdoor work stations for quiet outdoor on an individual basis
- A game room with vintage video games, shuffleboard, foosball and checkers
- Multiple carefully curated niches throughout the campus that present the opportunity for either private quiet time or more intimate conversations.
- Team building exercise ranging from cornhole to pickleball.
- New lobbies and furnishings highlighting local North Carolina artist and furniture
- Fully revamped HVAC systems complete with ionization units that kill 99% of viruses and germs
- Modernized elevators with fully renovated cab's
- The best in sustainable building practices; 40% of a building's life cycle carbon footprint occurs in its construction; nothing is better for the environment than reimagining an existing asset.
- Abundant biophilia; we've taken great care to not only preserve but enhance the tree canopy that inspired the Grove. Numerous recent studies have emphasized the importance of natural settings and green spaces in reducing stress, lowering blood pressure and inspiring creativity.
- New roofs, fully recalked and resealed exteriors

## Unparalleled Access-Oriented Location

Located on 11.5 acres in the highly desirable West Raleigh office submarket the project boasts an easy commute for most employees and access to an exceptional array of amenities including 18 restaurants within a half mile of the project. The project is less than 10 minutes from the North Carolina Museum of Art, PNC arena, NC State University, Crabtree Valley Mall, Downtown Raleigh, and North Hills and Midtown Raleigh. The Grove is a short walk/bike to the trailhead of House Creek Trail, which connects to hundreds of miles of trails in the Capital Area Greenway System.

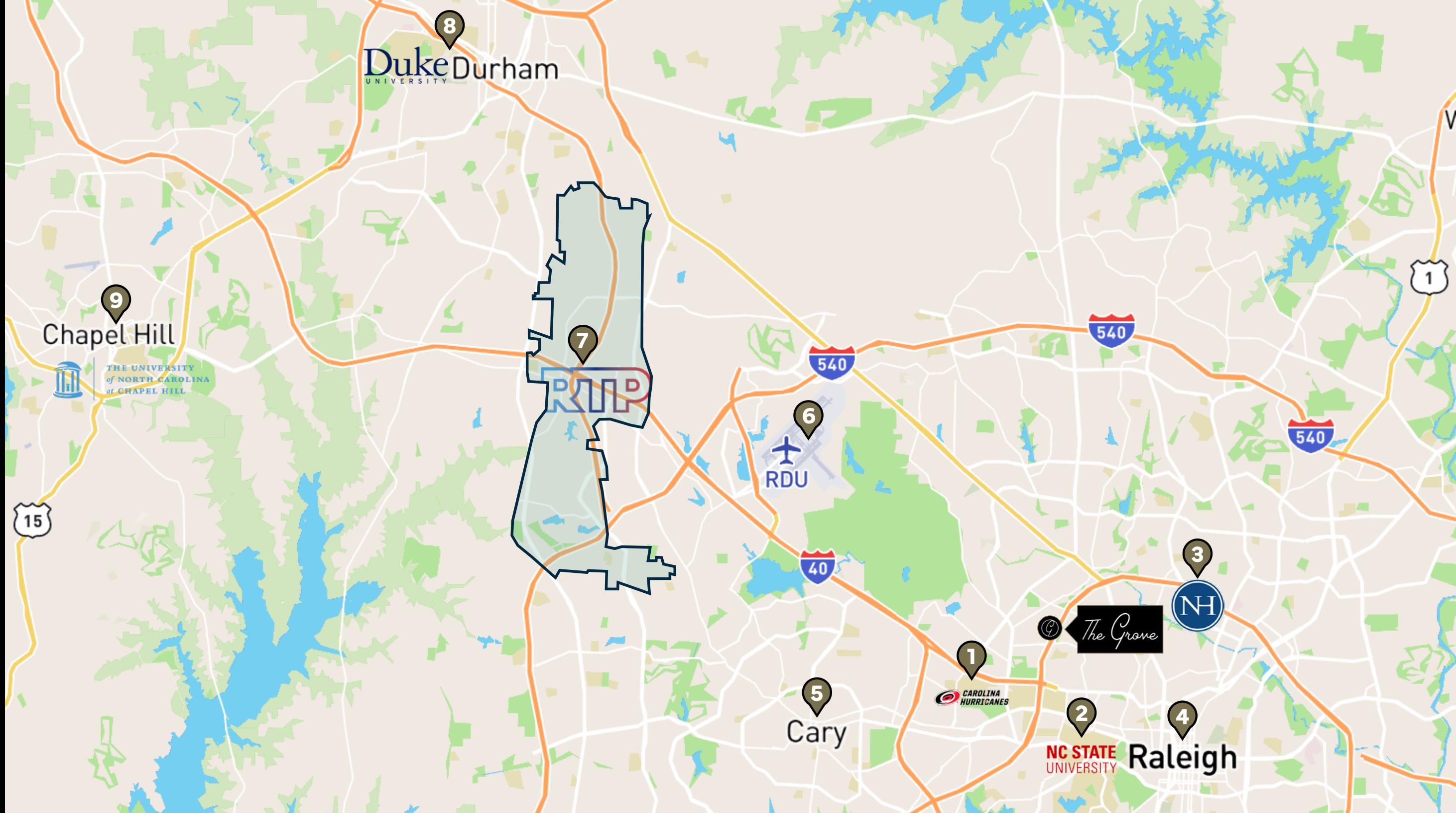
## Superior Demographics from Surrounding Neighborhoods

|  | 1 MI RADIUS OF THE GROVE | RALEIGH-DURHAM METRO |
|--|--------------------------|----------------------|
| 2010-2021 Annual Population Growth Rate        | 2.80%                    | 1.92%                |
| 2021-2026 Annual Population Growth Rate        | 3.39%                    | 1.85%                |
| 2010-2021 Annual Household Growth Rate         | 2.76%                    | 1.90%                |
| 2021-2026 Annual Household Growth Rate         | 3.21%                    | 1.86%                |
| 2021 Average Household Income                  | \$128,953                | \$101,212            |
| 2021 Average Value of Owner Occ. Housing Units | \$517,653                | \$334,246            |



## Proximity and Ease-of-Access to **Regional Demand Drivers**

| MAPID | DESTINATION                     | MILES   | DRIVE TIME |
|-------|---------------------------------|---------|------------|
|       |                                 | (MILES) | (MINUTES)  |
| 1     | PNC Arena                       | 3.1     | 8          |
| 2     | North Carolina State University | 3.7     | 7          |
| 3     | North Hills                     | 4.9     | 8          |
| 4     | Downtown Raleigh                | 6.3     | 16         |
| 5     | Cary                            | 7.1     | 12         |
| 6     | RDU Airport                     | 10.7    | 12         |
| 7     | RTP                             | 14.2    | 20         |
| 8     | Downtown Durham/Duke University | 21.4    | 22         |
| 9     | Chapel Hill/UNC                 | 25.1    | 28         |



# The Grove

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