



**5171 Glenwood Avenue**

**Raleigh, NC 27612**

Pricing: \$25.00 / SF - Full Service

Brand-new Building Amenities!

**New Local Ownership  
and Management**



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**Raleigh, NC 27612**

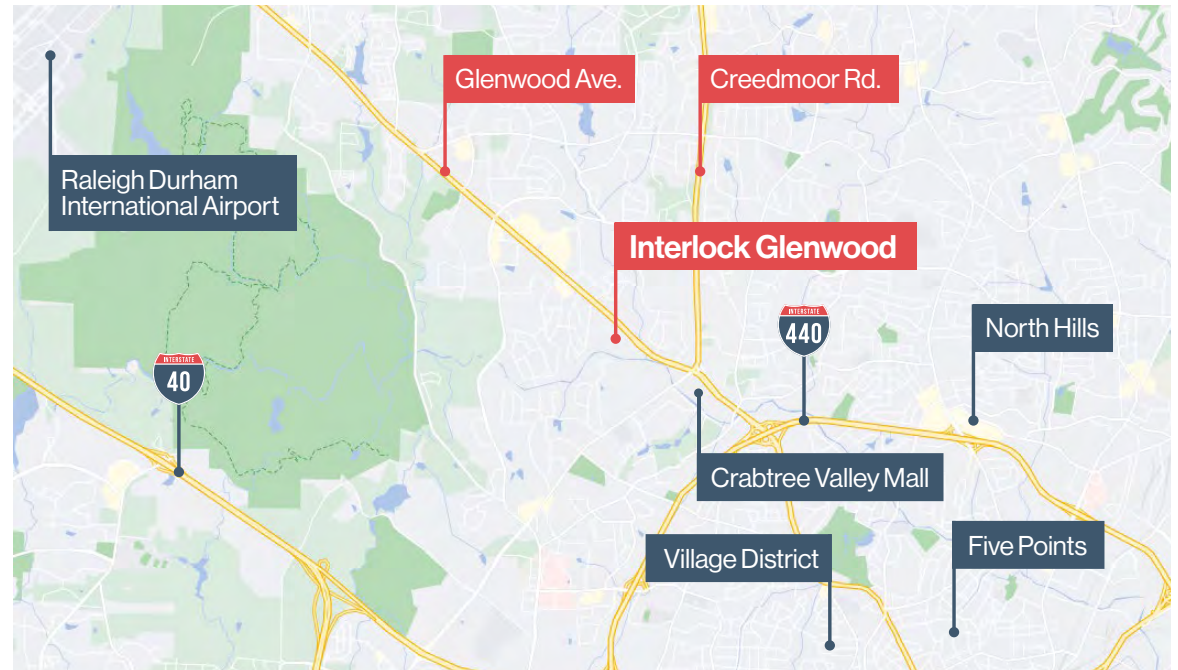
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### Completed Renovations

- New class A lobbies
- Refreshed exteriors and enhanced landscaping
- New fitness center with showers
- Brand new conference center with modern technology
- Addition of local North Carolina Artwork

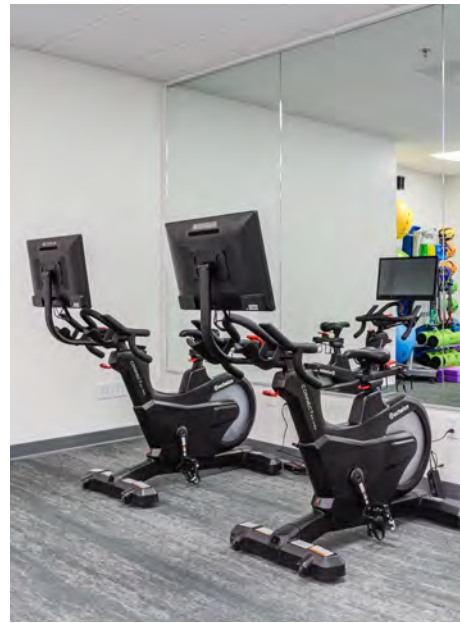
### Property Features

- Located on Glenwood Avenue near Crabtree Valley Mall with easy access to I-440
- Four-story office building nestled in park-like setting
- Direct access to City of Raleigh Greenway system located on-site
- New local property management and maintenance provided by Grubb Ventures
- Abundant free surface parking
- On-site conference center with multiple conference rooms



**Available Suites**

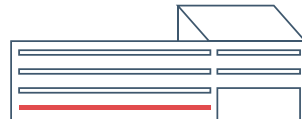
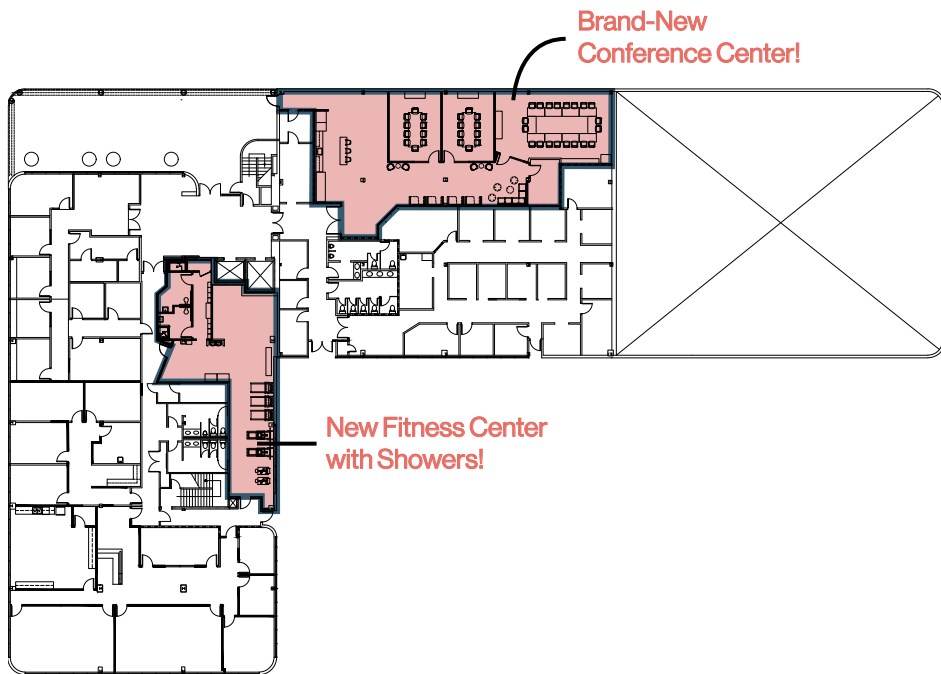
Suite	Square Footage	Full-service Rental Rate
402	3,574 SF-7,807 SF	\$25.00 / SF
404	4,233 SF-7,807 SF	\$25.00 / SF
465	919 SF	\$25.00 / SF
480	1,648 SF	\$25.00 / SF



## First Floor

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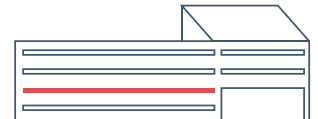
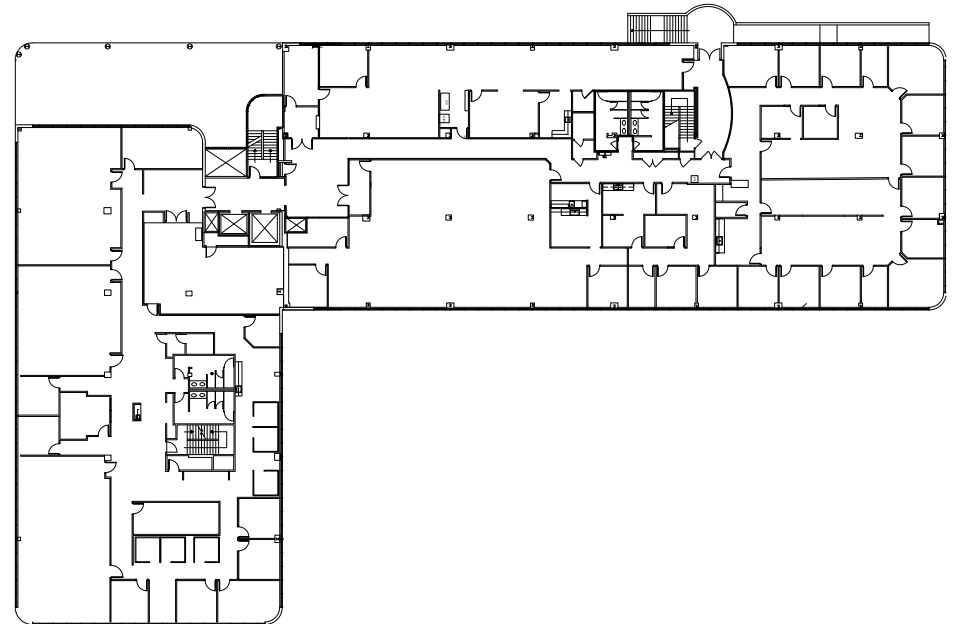
Fully Leased



## Second Floor

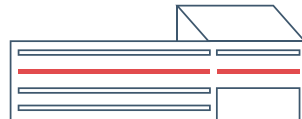
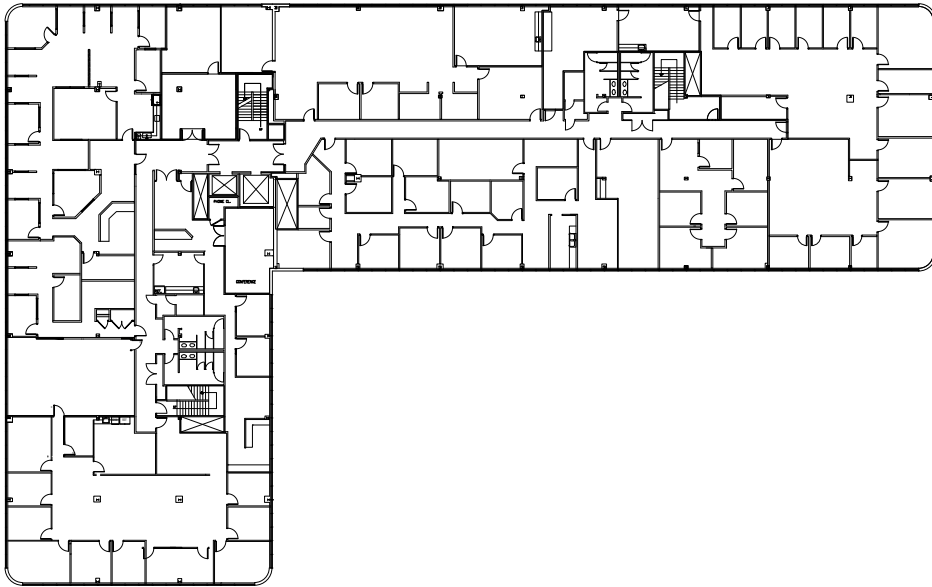
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Fully Leased



### Third Floor

Fully Leased



### Fourth Floor

<span style="display:inline-block; width:15px; height:10px; background-color:blue; border:1px solid black;"></span> Suite 402	3,574 SF-7,807 SF
<span style="display:inline-block; width:15px; height:10px; background-color:red; border:1px solid black;"></span> Suite 404	4,233 SF-7,807 SF
<span style="display:inline-block; width:15px; height:10px; background-color:gray; border:1px solid black;"></span> Suite 465	919 SF
<span style="display:inline-block; width:15px; height:10px; background-color:lightcoral; border:1px solid black;"></span> Suite 480	1,648 SF

