



3800 GLENWOOD

CLASS A OFFICE & RETAIL SPACE



GRUBB
VENTURES



ASCENDIS
— REAL ESTATE PRIVATE EQUITY —

CBRE | Raleigh



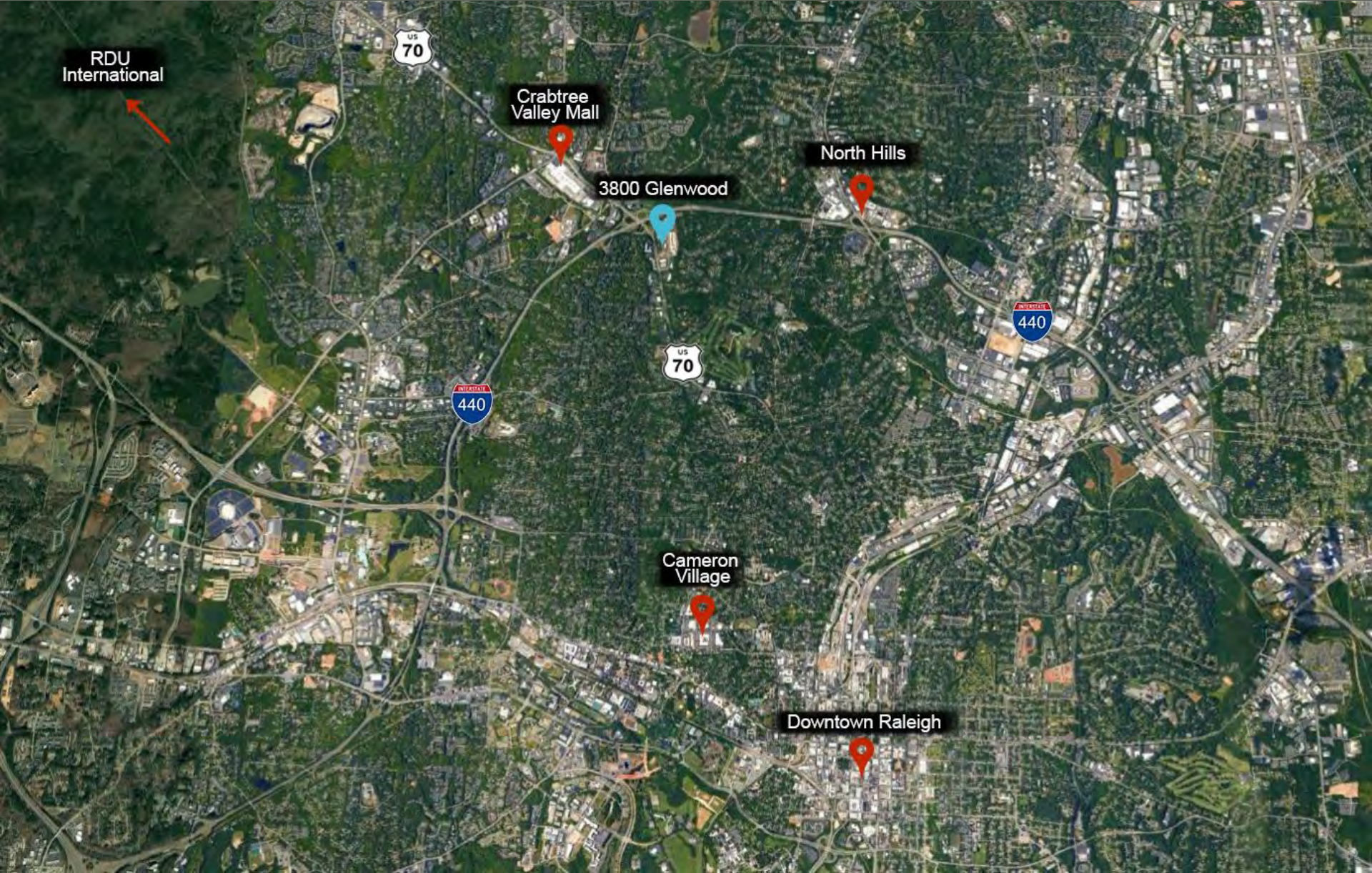
KEY BUILDING FEATURES

- Building Size: Approx. 115,000 RSF
- Floorplates: 5 Floors of 24,000 SF each
- Delivery: First Quarter 2020
- Convenient free covered parking included in the rental rate
- Fitness center with showers and lockers in the building
- 10,000 SF of restaurant and retail space on the 1st floor
- Signage opportunities available for multi-floor tenants
- State of the art building systems and contemporary finishes
- Art showcasing local NC artists
- \$37.50/RSF Full-service
- Upfit negotiable

PROPERTY FEATURES

- On-site maintenance and property management
- City of Raleigh Greenway connection
- Walkable retail, Sommelier's Roast café, and Regions Bank branch
- 15 Minutes to downtown, RDU International Airport, and minutes from Crabtree Valley Mall, Cameron Village, and North Hills

AREA MAP



RDU
International



Crabtree
Valley Mall

3800 Glenwood

North Hills



Cameron
Village

Downtown Raleigh

SITE MAP (INCLUDING APARTMENTS)



Raleigh Greenway
Trail Access

Sojourn Glenwood Place
Phase II Apartments

Sojourn Glenwood Place
Phase I Apartments

3700 Glenwood

3800 Glenwood

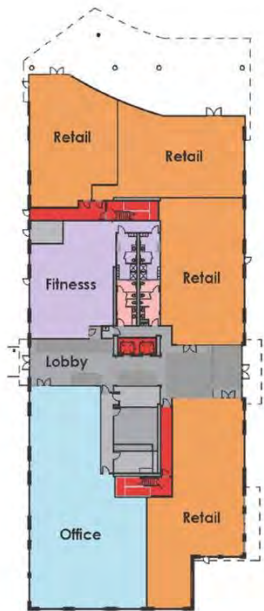
Glenwood Avenue

SITE MAP

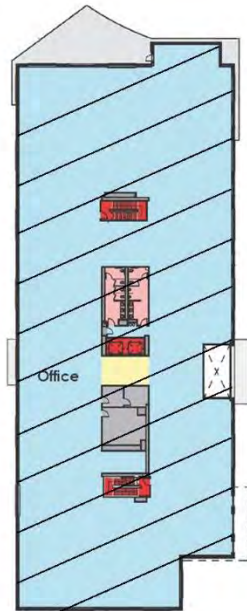


FLOOR PLANS (FLOORS 1-5)

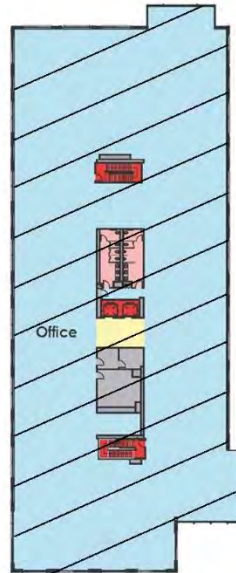
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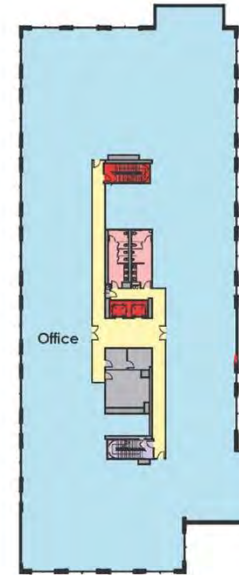
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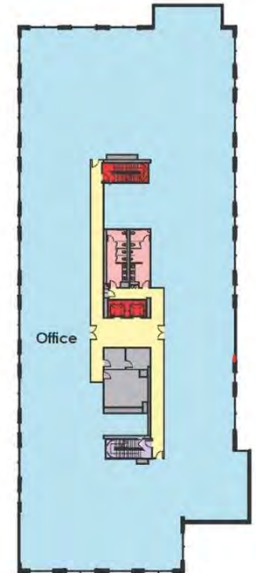
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4



5



AVAILABLE

5,132 RSF OFFICE

12,115 RSF RETAIL

LEASED

LEASED

AVAILABLE

24,027 RSF OFFICE

AVAILABLE

24,027 RSF OFFICE

3800 PERSPECTIVE & PHASE II APARTMENTS

CLINE
DESIGN

3800 GLENWOOD

FUTURE APARTMENTS
& RETAIL

SOJOURN GLENWOOD
PLACE



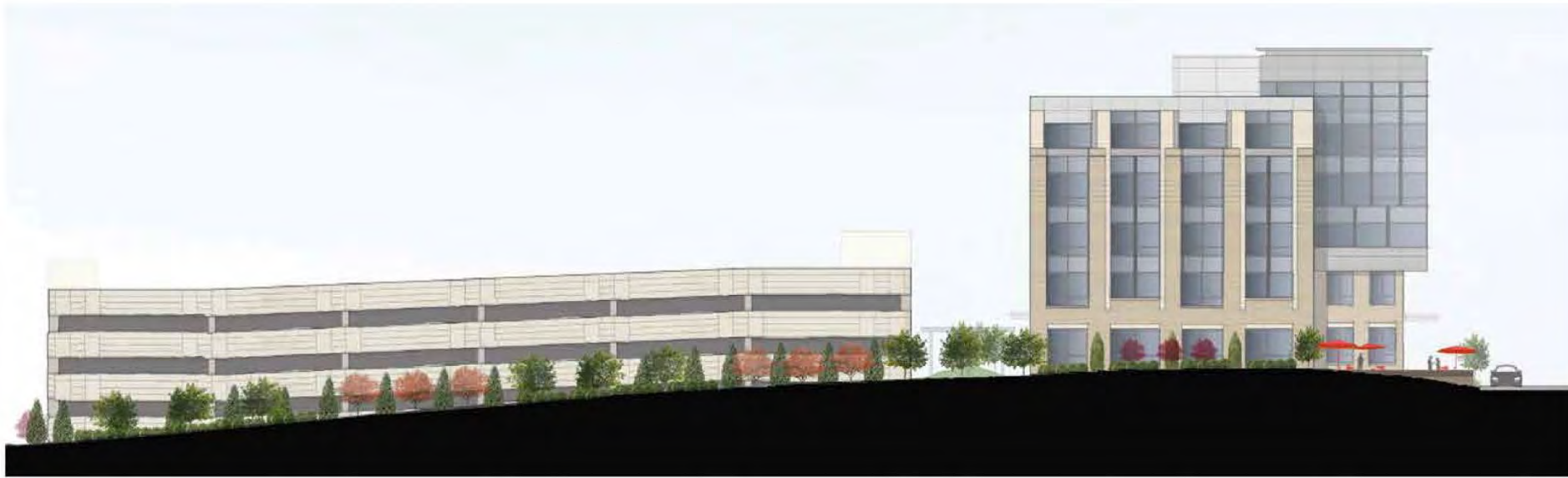
3800 PERSPECTIVE



3800 PERSPECTIVE



PERSPECTIVE VIEWS



PARKING DECK

3800 GLENWOOD

PERSPECTIVE VIEWS



PERSPECTIVE VIEWS





ABOUT THE DEVELOPER

Grubb Ventures is a boutique real estate development firm that creates and redevelops high quality communities throughout the Research Triangle region of North Carolina. Founded in 2002 by Gordon Grubb, Grubb Ventures is headquartered in Raleigh, North Carolina.

Gordon has a family history in real estate development dating back to 1963 when his father founded Grubb Properties. Upon founding Grubb Ventures in 2002, Gordon saw the potential for infill development, and a focus on improved land use and density closer to the city's core, as opposed to the sprawling development in the suburbs. Using acute local knowledge and contacts, the company has acquired, developed or repositioned a substantial portfolio of infill properties. Grubb Ventures is always searching for the highest and best use for potential developments and adaptive reuse projects while balancing fiscal viability with respect for high quality and architectural consistency with the surrounding neighborhoods. Grubb Ventures' developments have established a proven track record of award winning, well embraced, thoughtfully planned residential, commercial and retail communities.

GRUBB VENTURES PORTFOLIO



3700 GLENWOOD



GLENWOOD PLACE



SOJOURN GLENWOOD PLACE



SOJOURN LAKE BOONE



401 OBERLIN



DOCK 1053



PEDEN STEEL



GARDENS ON GLENWOOD



THE CAROLINIAN



OAKS AT FALLON PARK



COUNTRY CLUB HOMES



TOWNES AT BISHOPS PARK

QUESTIONS

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