

For Sale

Glenwood Office Commons

3200 Fairhill Drive, Suites 100 & 102

Raleigh, NC 27612



End Unit

Vacant Office Condominium For Sale



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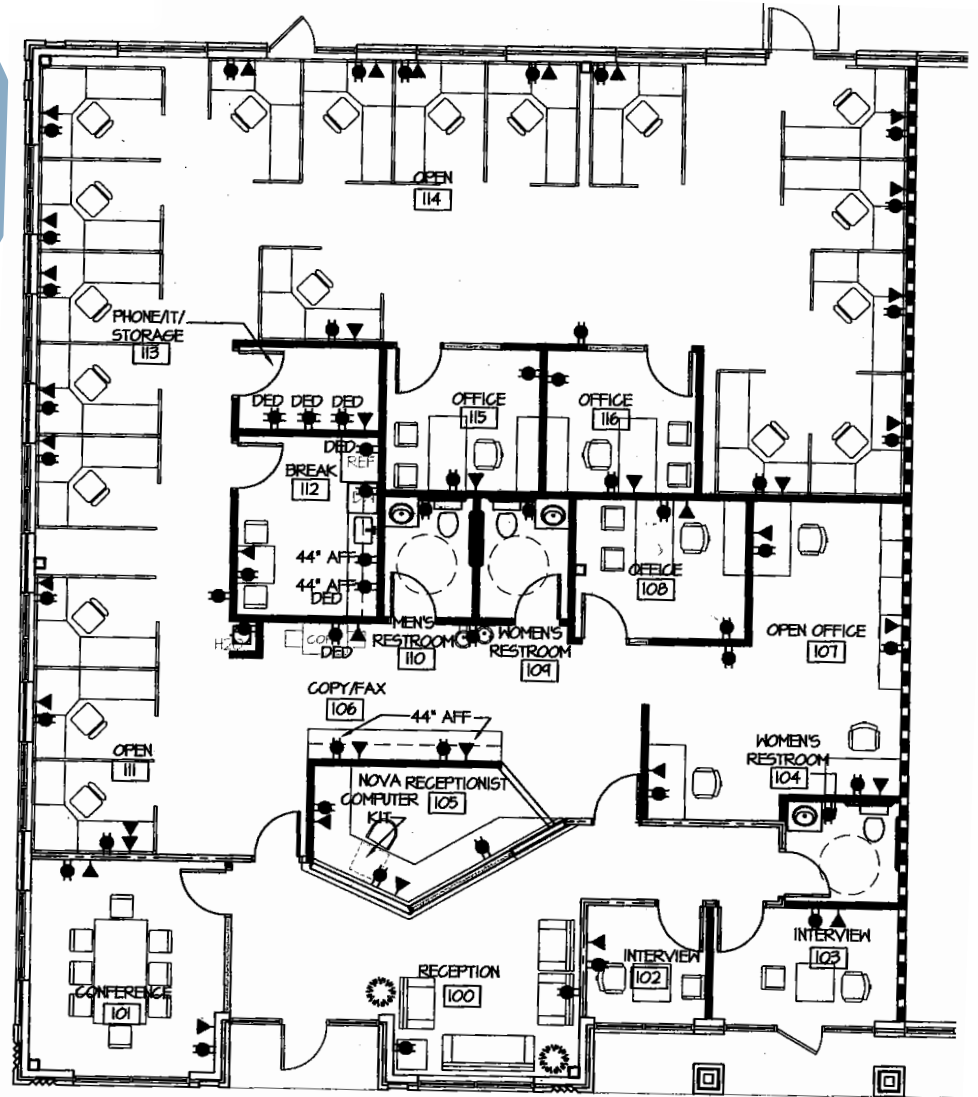
Property Details

| | |
|-------------------------|---|
| Building Name | Glenwood Office Commons |
| Address | 3200 Fairhill Drive, Suites 100 & 102 Raleigh NC 27612 |
| Sale Price | \$1,399,000 |
| Square Feet | 4,600 SF |
| Year Built | 2005 |
| Parking | Free Surface |
| Signage | Building |
| Association Dues | \$5,253.27 Paid Quarterly |
| Zoning | OX-4 |
| Annual Taxes | \$12,239.54 |
| Pin #'s | 07869455567 & 0786945556 |



Located in the highly desirable Raleigh commercial corridor, this professionally maintained commercial condominium offers an excellent opportunity for both investors and owner-occupants seeking quality office or medical space in a strong and growing market. The property provides convenient access to major thoroughfares, nearby retail amenities, and established business hubs, making it an attractive location for a wide range of professional or service oriented users. The unit features functional, efficient space with a professional setting suitable for office, medical, or potential specialty commercial use. Ample surface parking, well kept common areas, and a strategic central location contribute to long term value and usability. This offering represents a rare chance to secure commercial condominium ownership in one of the Triangle's most stable and expanding business environments.

Floor Plan



Property Photos



Reception



Huddle Room



Open Bullpen



Interview Room



Main Entry



Break Room

Amenities Map



Market Overview



Raleigh Submarket

Raleigh, North Carolina — the “City of Oaks” and proud state capital — is one of America’s fastest-growing metros. Located at the heart of the Research Triangle, Raleigh sits within close reach of major interstates and RDU International Airport, the fastest-growing Top 50 airport in the country. RDU served a record 15.6 million passengers in 2025 and offers service to 82 nonstop destinations across the U.S. and internationally, generating \$24.1 billion in annual economic impact for the region.



CRABTREE
VALLEY MALL



Retail

Raleigh’s retail market is one of the region’s strongest sectors, with vacancy tightening to just 2.34% in Q3 2025 — among the lowest in the Southeast. Construction activity nearly doubled to 625,000 SF as developers race to meet demand.

At the heart of Raleigh’s retail landscape sits **Crabtree Valley Mall**, the largest enclosed mall in the Research Triangle and a premier shopping destination since 1972. The property features over 200 stores — including Apple, Coach, H&M, Macy’s, and Michael Kors — alongside top dining destinations like The Cheesecake Factory, P.F. Chang’s, and Fleming’s Prime Steakhouse. The mall is currently undergoing a significant transformation: new ownership Macerich acquired the property for \$290 million in mid-2025 and immediately launched a \$60 million renovation, with a new Dick’s Sporting Goods House of Sport — set to open in 2026 in the former Sears anchor space, signaling continued investor confidence in Raleigh’s retail fundamentals.



6,143
Total Businesses
3 Mile Radius



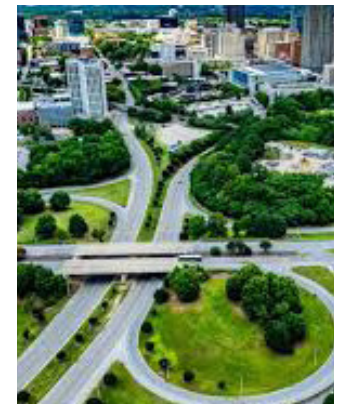
52,376
Total Employees
3 Mile Radius



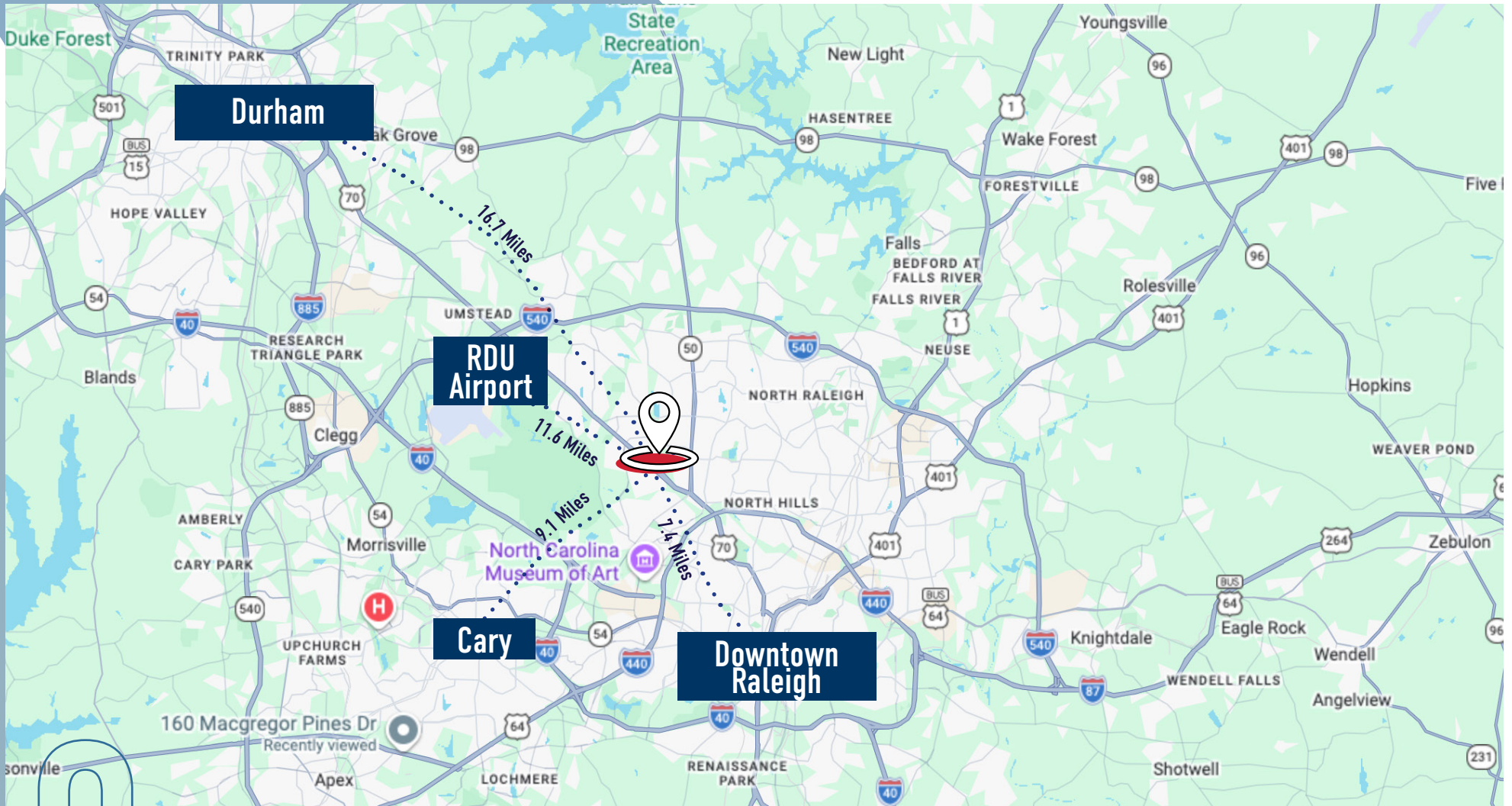
Expansion

Downtown South — Kane Realty’s transformative mixed-use district anchors Raleigh’s next growth chapter, featuring a 27-story office tower (home to Parexel), 1,000+ residential units, and a first-of-its-kind Mass Timber office building with 160,000 SF of space.

Dix Park — The city’s 308-acre urban greenway is catalyzing surrounding development, including The Weld (600+ apartments, two 20-story towers) and Rockway (300+ units) by Kane Realty near its entrance. Since 2015, Downtown Raleigh has seen over \$4.8 billion in completed and in-progress development — with robust demand from biotech, tech, and life sciences tenants driving continued momentum.



Location Map



Highlights & Demographics

- The Property offers outstanding connectivity in North Raleigh, located just minutes from Glenwood Avenue, I-440, and I-540, providing convenient access to RDU International Airport, Crabtree Valley, and Downtown Raleigh.
- The Property is positioned along Fairhill Drive in an established office corridor near the Glenwood Avenue and Duraleigh Road area, surrounded by medical, professional services, and institutional users that drive consistent daytime traffic to the Property.
- North Raleigh has experienced strong growth, with significant single-family and multifamily residential development, as well as new retail and service amenities, supporting a deep and diversified housing base around the Property.
- The surrounding area includes major medical facilities and professional office campuses, giving tenants convenient access to healthcare providers, corporate offices, and a wide range of supporting services within a short drive.



61%

Bachelors/Grad /Prof Degree



36,000+

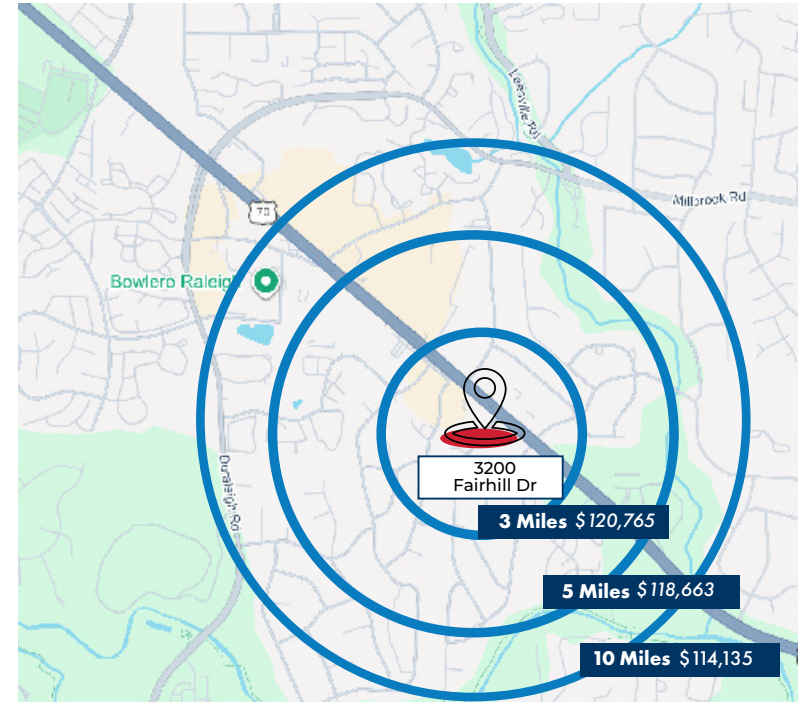
Vehicles Per Day



75,953

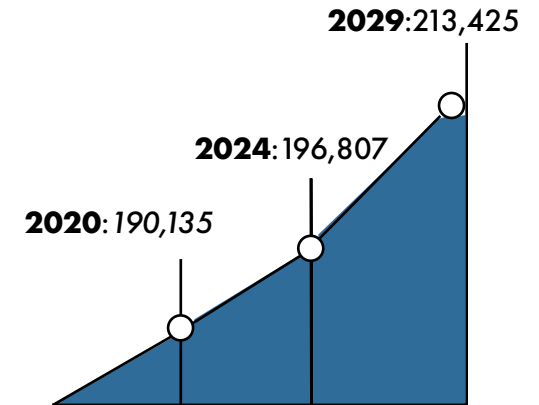
People Within 3 Miles

Average Household Income



Large, Rapidly Growing Population

5 Mile Radius





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