

# TRINITY PLACE

CLASS A OFFICE FOR LEASE | RALEIGH



**NAI** TRI PROPERTIES



# TRINITY PLACE

Conveniently located off Wade Avenue between I-40 and I-440, Trinity Place is a recently renovated Class A Office building. Easy to access in a well-known West Raleigh location adjacent to Lenovo Center, Carter-Finley Stadium, and the NC State Fairgrounds.

**ADDRESS** 1201 Edwards Mill Road  
Raleigh, NC 27607

**BUILDING SIZE** 113,630 RSF

**AVAILABLE** Suite 405\* - 7,147 RSF - *Plug-and-Play Ready*  
Suite 410\* - 7,433 RSF  
Suite 420\* - 5,944 RSF  
*\*Contiguous 20,524 RSF*

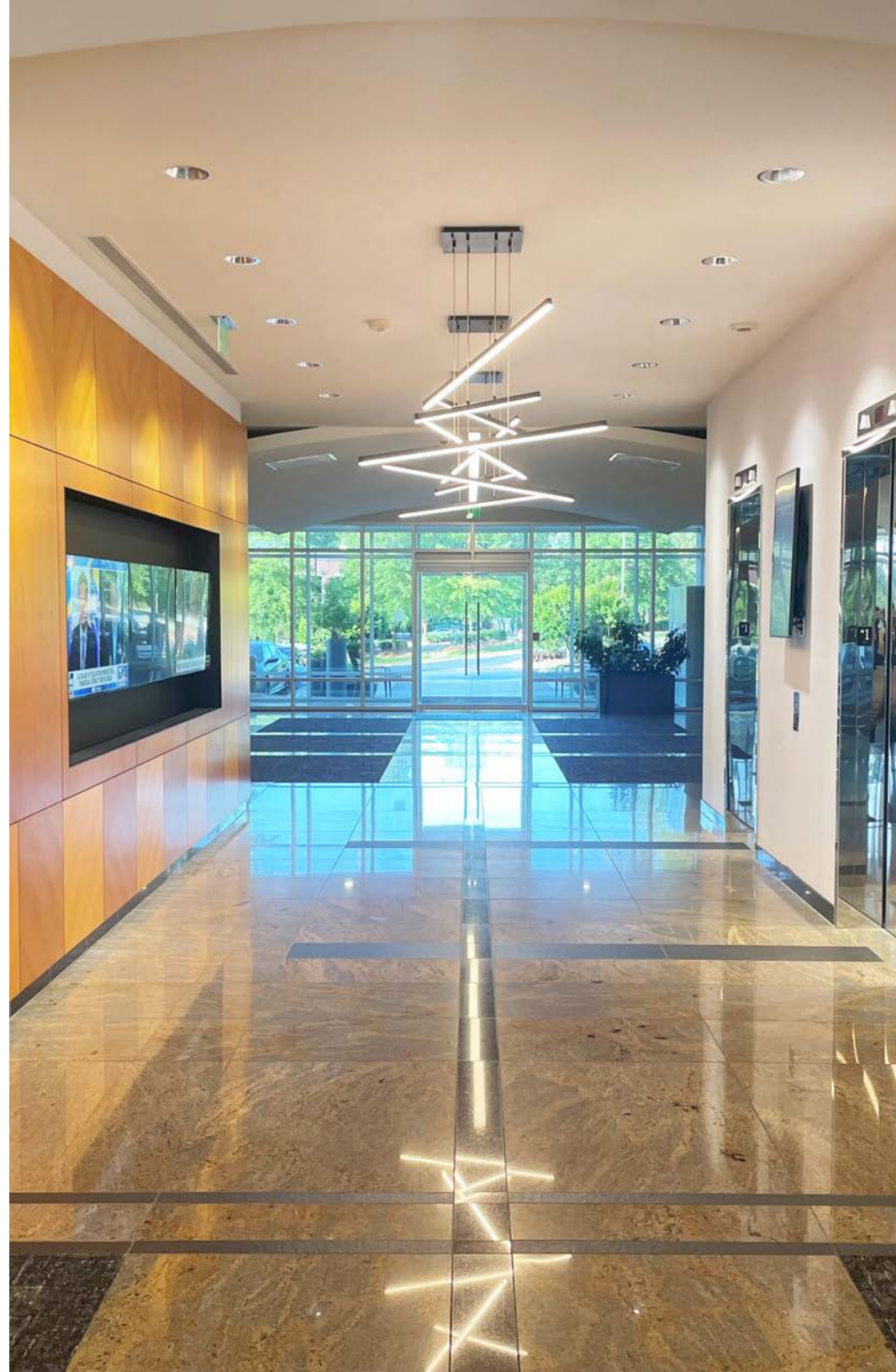
**RENTAL RATE** \$29.95 PSF, Full Service

**PARKING** 4 spaces per 1,000 SF

- FEATURES**
- Class A office building in prominent West Raleigh
  - Minutes from I-40, I-440 and Wade Avenue
  - Building Signage Available
  - Showers on First Floor
  - Renovated Common Areas
  - EV Charging Stations
  - Package Lockers

**CONTACT**

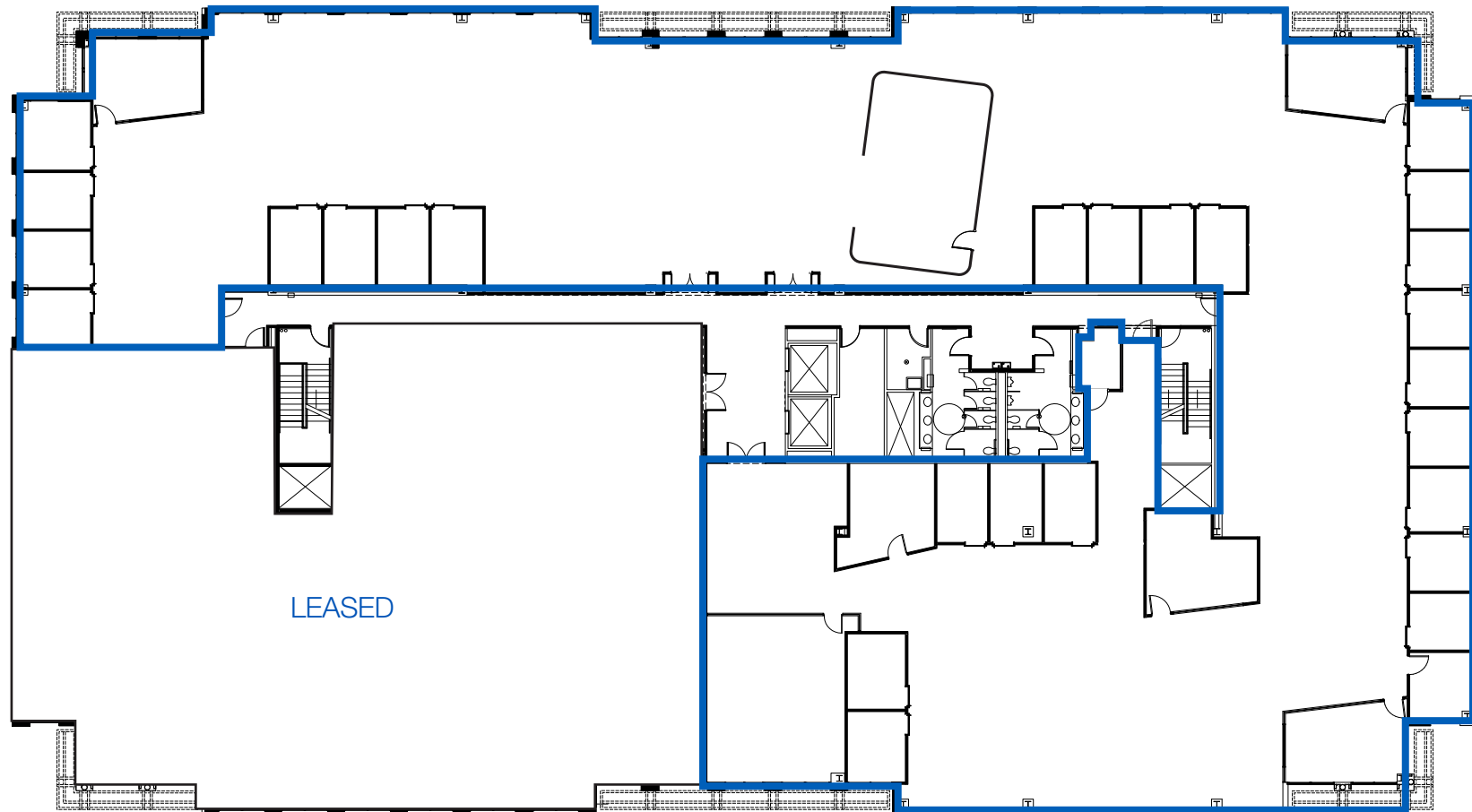
GREG SANCHEZ, SIOR | 919.281.2321 | [gsanchez@triprop.com](mailto:gsanchez@triprop.com)  
EMILY PFEIFFER | 252.945.9240 | [epfeiffer@triprop.com](mailto:epfeiffer@triprop.com)



# FLOOR PLANS

FOURTH FLOOR  
20,524 RSF

CLICK OR  
SCAN FOR  
EXISTING  
VIRTUAL TOUR



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# FLOOR PLANS

## FOURTH FLOOR Sample Layouts *Furniture Not Included*

SUITE 420  
5,944 RSF

SUITE 410  
7,433 RSF



LEASED

SUITE 405 - Plug & Play  
7,147 RSF

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# TRIANGLE REGION



## AIRPORT

RDU International Airport 9 Miles

## RESEARCH HUBS AND MAJOR UNIVERSITIES

NC State University 3 Miles  
 Research Triangle Park 14 Miles  
 Duke University 22 Miles  
 UNC Chapel Hill 21 Miles

## SURROUNDING AREAS

Cary 2 Miles  
 Downtown Raleigh 6 Miles  
 Downtown Durham 9 Miles  
 Downtown Chapel Hill 18 Miles

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AERIAL

Bandwidth HQ



1.5 Miles

WADE AVENUE



2.4 Miles

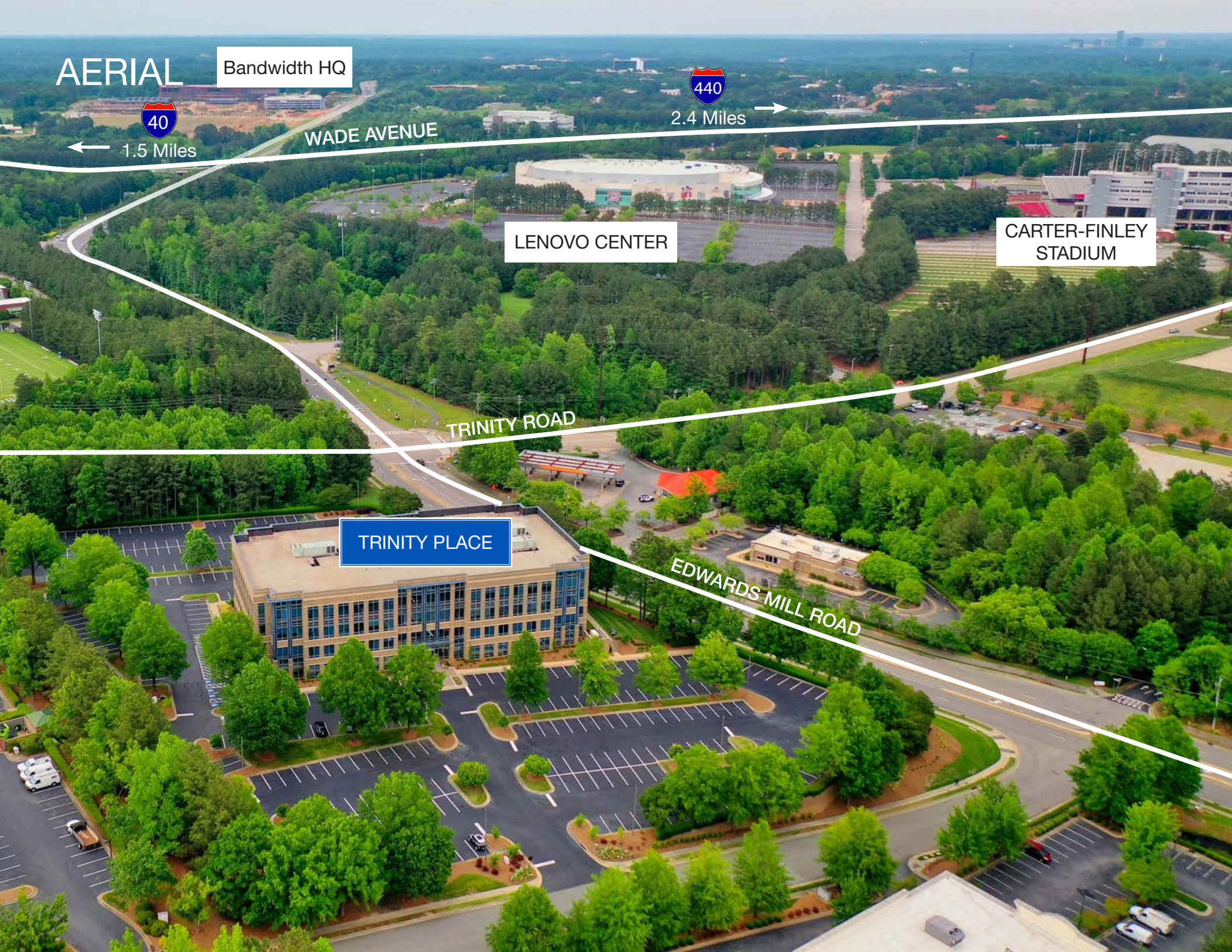
LENOVO CENTER

CARTER-FINLEY STADIUM

TRINITY ROAD

TRINITY PLACE

EDWARDS MILL ROAD





# AMENITIES

Located next to Lenovo Center and Carter-Finley Stadium in the West Raleigh submarket, Trinity Place boasts amenities including entertainment and nightlife, food, and parks and recreation activities.

Below shows some of the amenities within a 5 mile radius including Drive Shack, Wade Park restaurants, Crabtree Valley Mall amenities, UNC Rex Hospital, The Marketplace at Lake Boone, Umstead Park, and more.

## DINING



## BANKING



## HOTELS



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Suite 110



Suite 405

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# RALEIGH ACCOLADES & RESEARCH HUBS

Three Tier One Universities (Duke, UNC-CH, NCSU), ten colleges and universities and 7 nationally renowned community colleges attract 176,000 students and produce 42,000 graduates each year. More than \$2.72 billion in R&D Research is conducted at the Tier One Universities alone.



THE UNIVERSITY  
of NORTH CAROLINA  
at CHAPEL HILL

\$1.14 billion in research annually  
#5 ranked public university nationally (US News and World Report)  
#5 for federal research among universities  
12th largest US research university in volume and annual expenditures

**Duke** UNIVERSITY

#8 ranked university nationally (US News and World Report)  
\$1 billion+ annually invested in research and development

**NC STATE UNIVERSITY**

Largest four-year institution in NC  
8th largest recipient of industry-sponsored research among public universities without a medical school  
Centennial Campus - 1,000+ acre campus with 60 corporate, nonprofit and government partners and over 2,500 employees

**RTP RESEARCH TRIANGLE PARK**

60,000+ Employees  
300+ Companies  
\$300 million invested annually

