

CRABTREE

Overlook

FOUNDRY
COMMERCIAL

CRABTREE

Overlook

A PREMIER OFFICE DESTINATION.

Crabtree Overlook is a premier Class A office destination in one of Raleigh's most desirable business locations, just steps from Crabtree Valley Mall and minutes from the energy of North Hills. Surrounded by premier shopping, dining, and entertainment, the property offers unmatched convenience for both employees and clients. With flexible office layouts, ample parking, and a professional environment, Crabtree Overlook delivers a refined workplace for businesses seeking connectivity, visibility, and long-term value.

OVERLOOKING THE BEST OF RALEIGH



CRABTREE

Overlook

2301 SUGAR BUSH ROAD RALEIGH, NC 27612

±1,426 - 21,468 SF

CLASS A OFFICE SPACE FOR LEASE

156,947 SF | 6 FLOORS

BUILDING SIZE

4.1 / 1,000 SF

COVERED & SURFACE PARKING

1-440 BELTLINE & GLENWOOD AVENUE

CONVENIENT ACCESS

NORTH HILLS PROXIMITY

CONVENIENT ACCESS

AVENUE C VENDING FOOD
TRUCK ROTATION

FOOD & BEVERAGE

EV CHARGING STATIONS



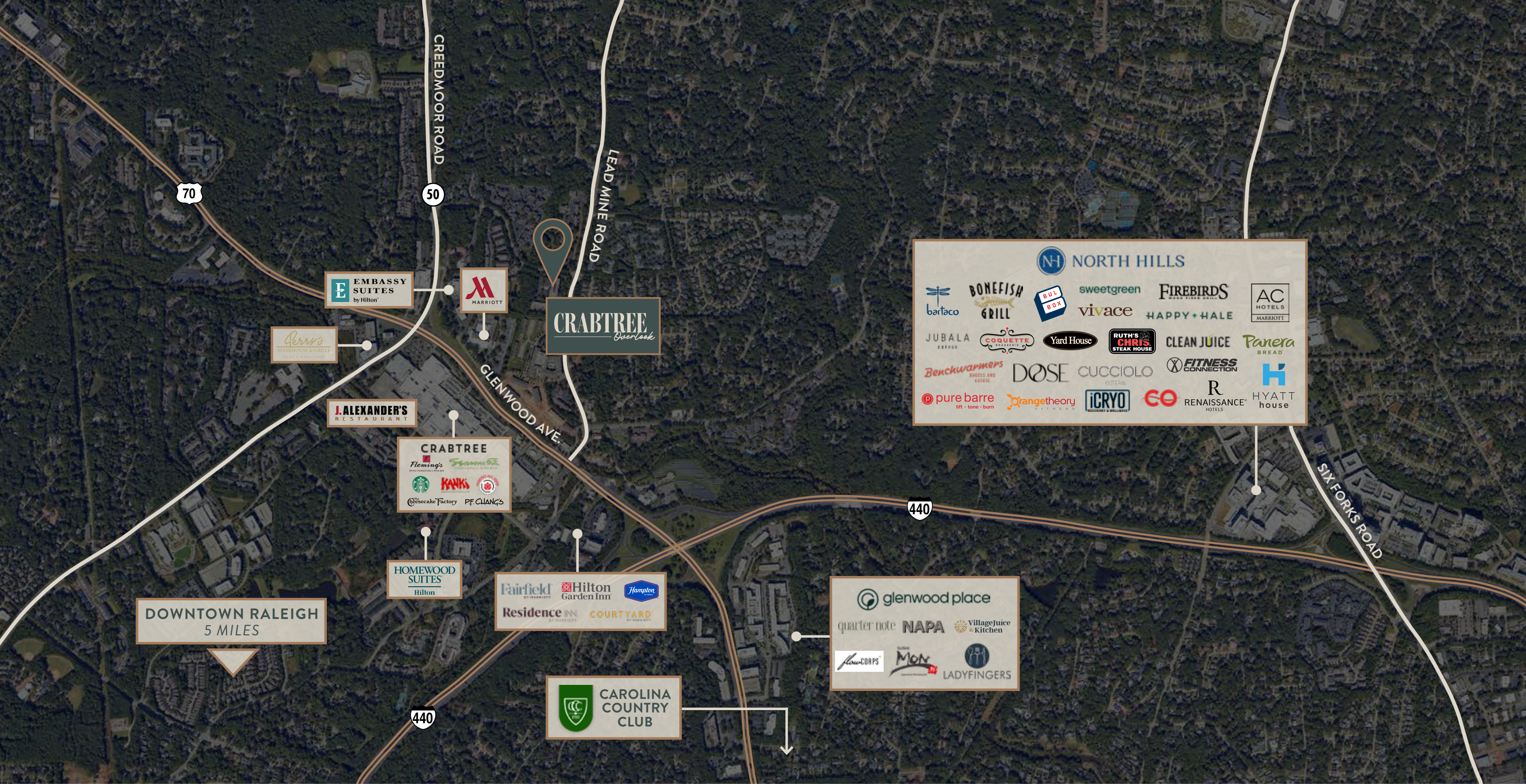
FRONT LOBBY ENTRANCE



OUTDOOR TERRACE



SHARED CONFERENCE ROOM



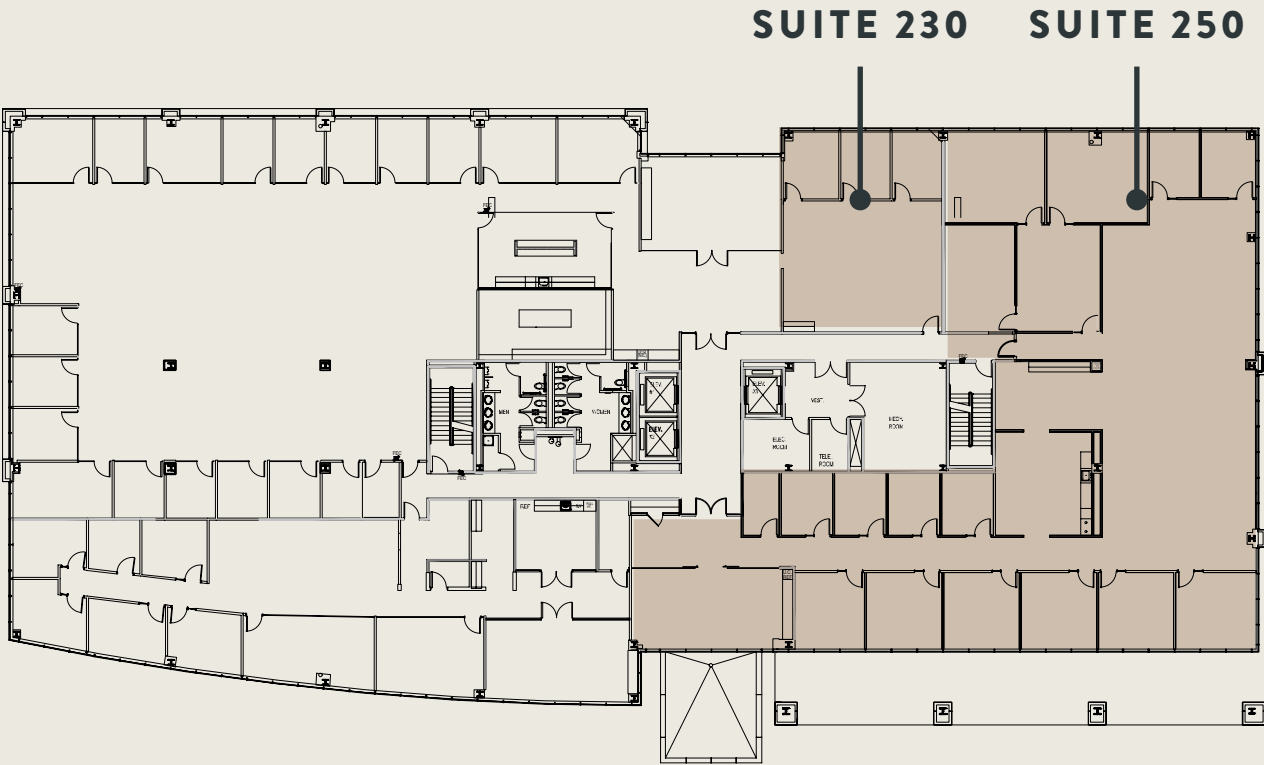
NEARBY AMENITIES

2301 SUGAR BUSH ROAD RALEIGH, NC 27612

DRIVE TIMES

CRABTREE VALLEY MALL	2 MINUTES
GLENWOOD PLACE	5 MINUTES
NORTH HILLS	7 MINUTES
GLENWOOD SOUTH	10 MINUTES
VILLAGE DISTRICT	10 MINUTES
DOWNTOWN RALEIGH	15 MINUTES
RDU INTERNATIONAL AIRPORT	15 MINUTES

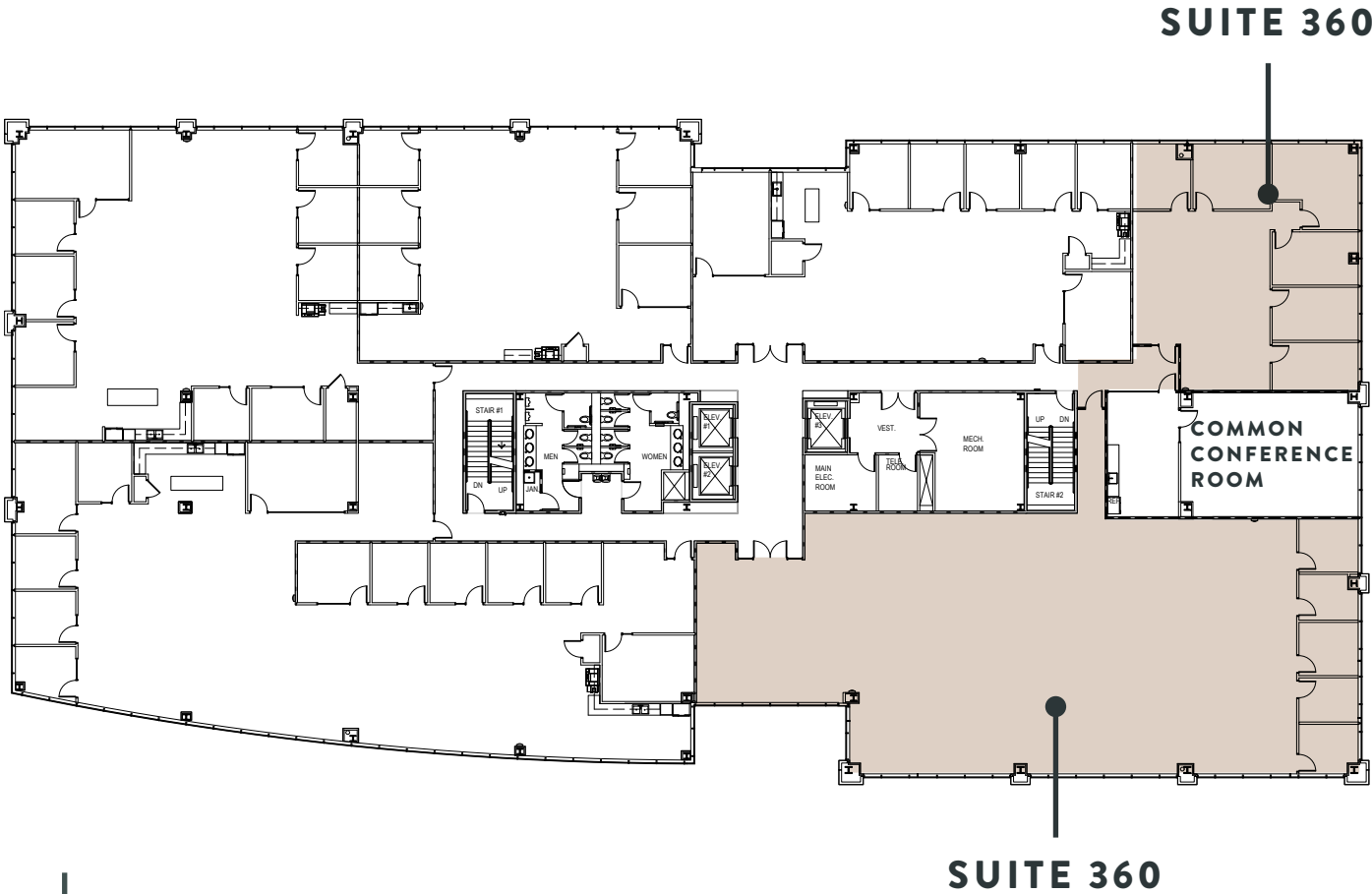
SECOND Floor



*FLOOR CAN BE COMBINED FOR A CONTIGUOUS 21,458 SF

- 1,426 SF
SUITE 230
- 9,148 SF
SUITE 250

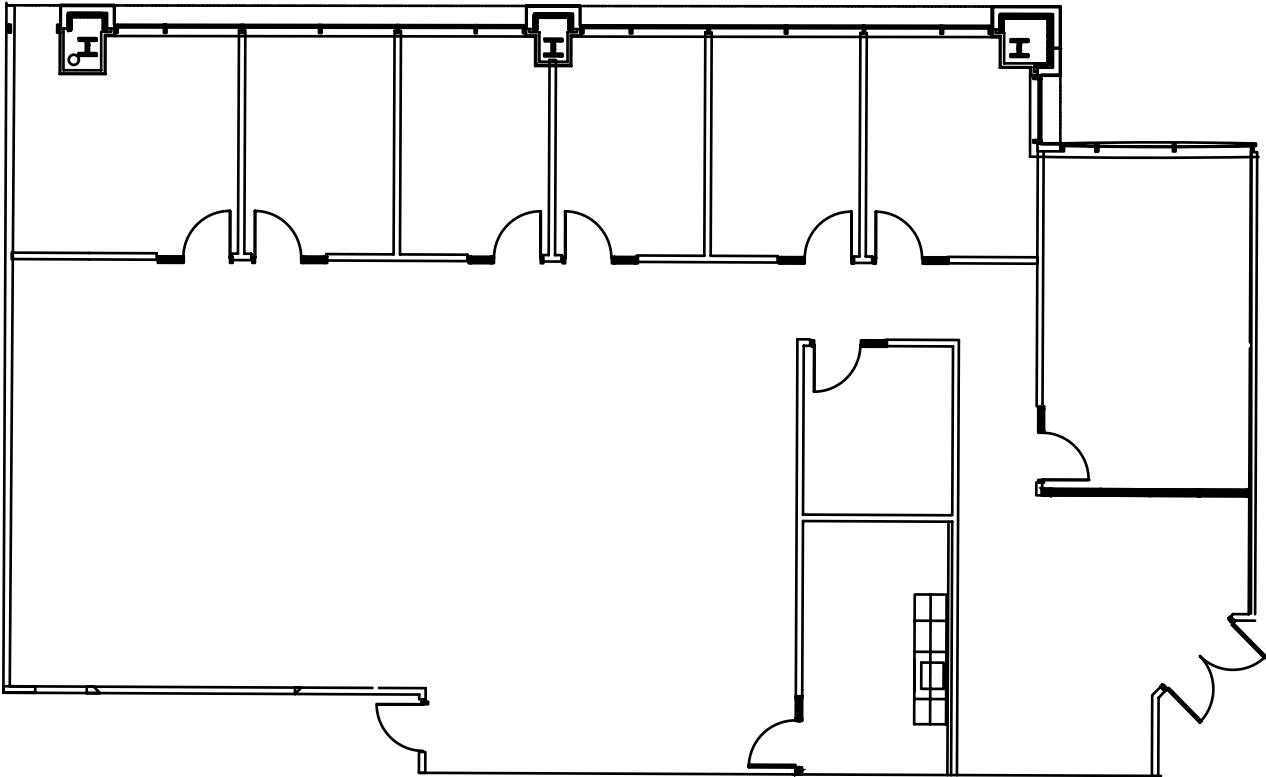
THIRD Floor



- 6,312 SF
SUITE 300
- 2,218 SF
SUITE 360

FOURTH *Floor*

SUITE 425 | 4,112 SF AVAILABLE



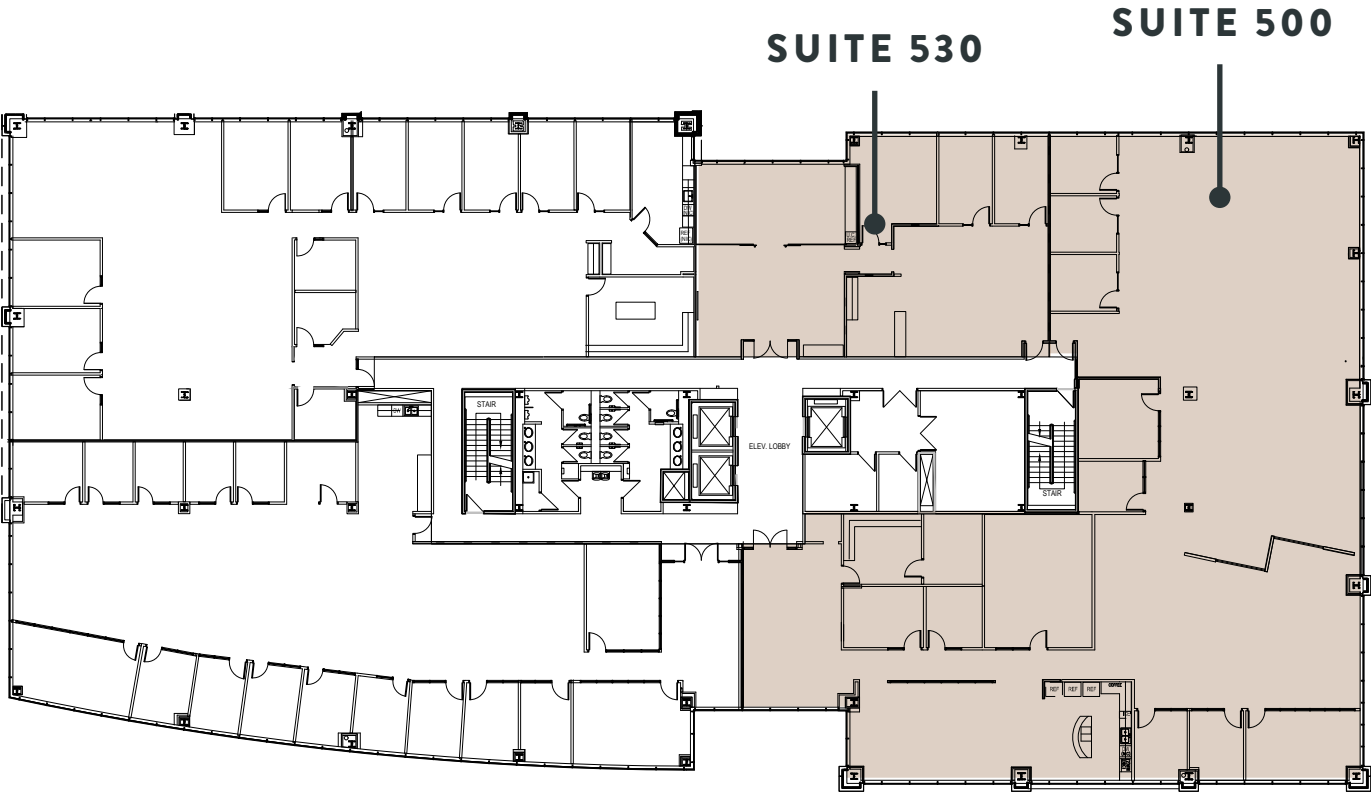
FEATURES

- Reception
- Conference Room
- 7 Private Offices
- Break Room
- Open Area for Work Stations
- Floor to Ceiling Glass Line



FIFTH *Floor*

SUITE 500 | 10,066 SF AVAILABLE



10,066 SF
SUITE 500

2,752 SF
SUITE 530



FOR MORE INFORMATION ON CRABTREE OVERLOOK:

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