



Avison Young - Raleigh-Durham | 5440 Wade Park Boulevard, Suite 200 | Raleigh, NC 27607 | 919 785 3434

FOR LEASE

# Glenwood Corporate Center

5811 Glenwood Avenue, Raleigh, NC 27612

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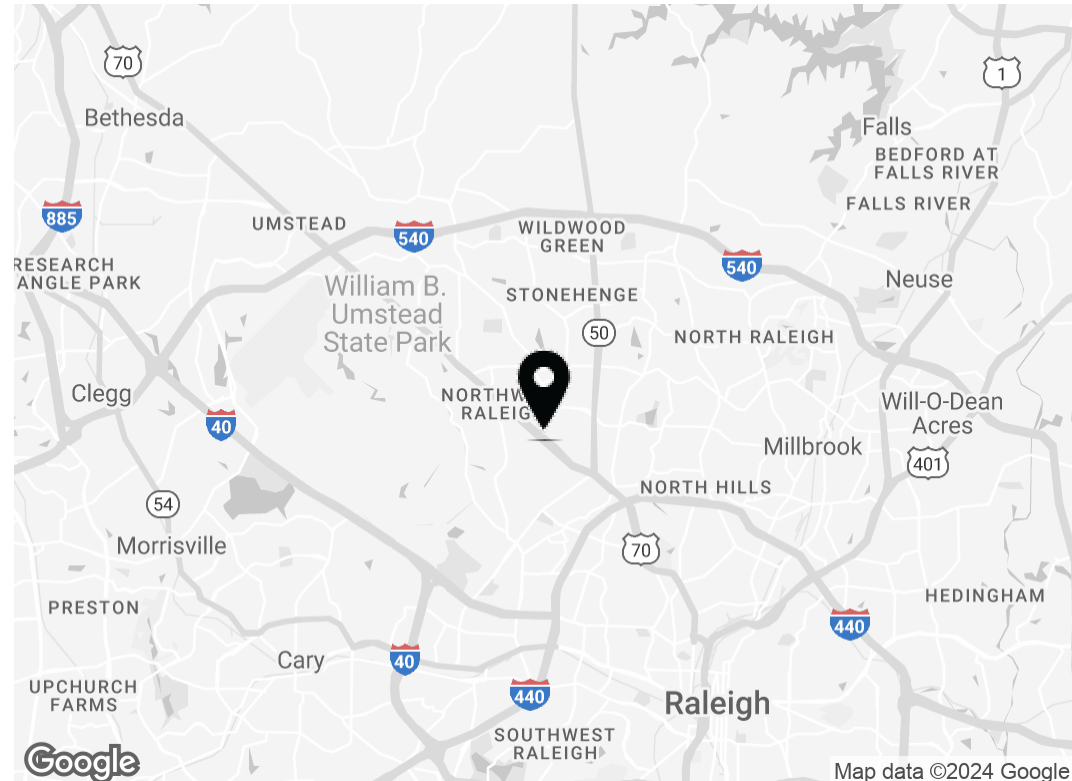
# Property highlights

## Office space available for lease in a highly visible building on Glenwood Avenue

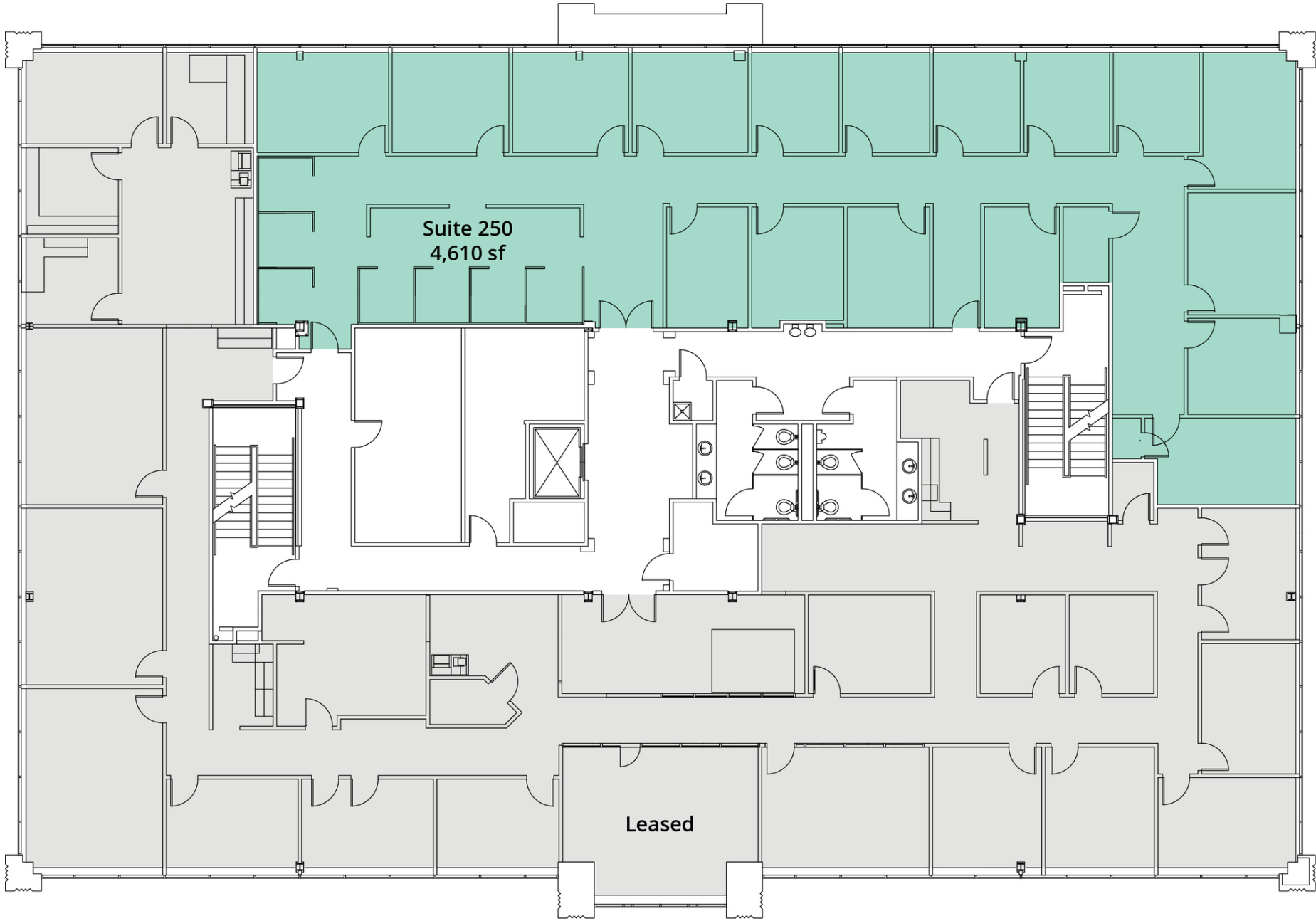
- Flexible floor plans up to a full floor of 13,181 sf
- Monument signage opportunity on Glenwood Avenue
- Signalized intersection with dual entry points
- 24/7 building access
- Located near Pleasant Valley Shopping Center and numerous other amenities
- Conveniently located, with quick access to I-440 and I-540

### Offering Summary

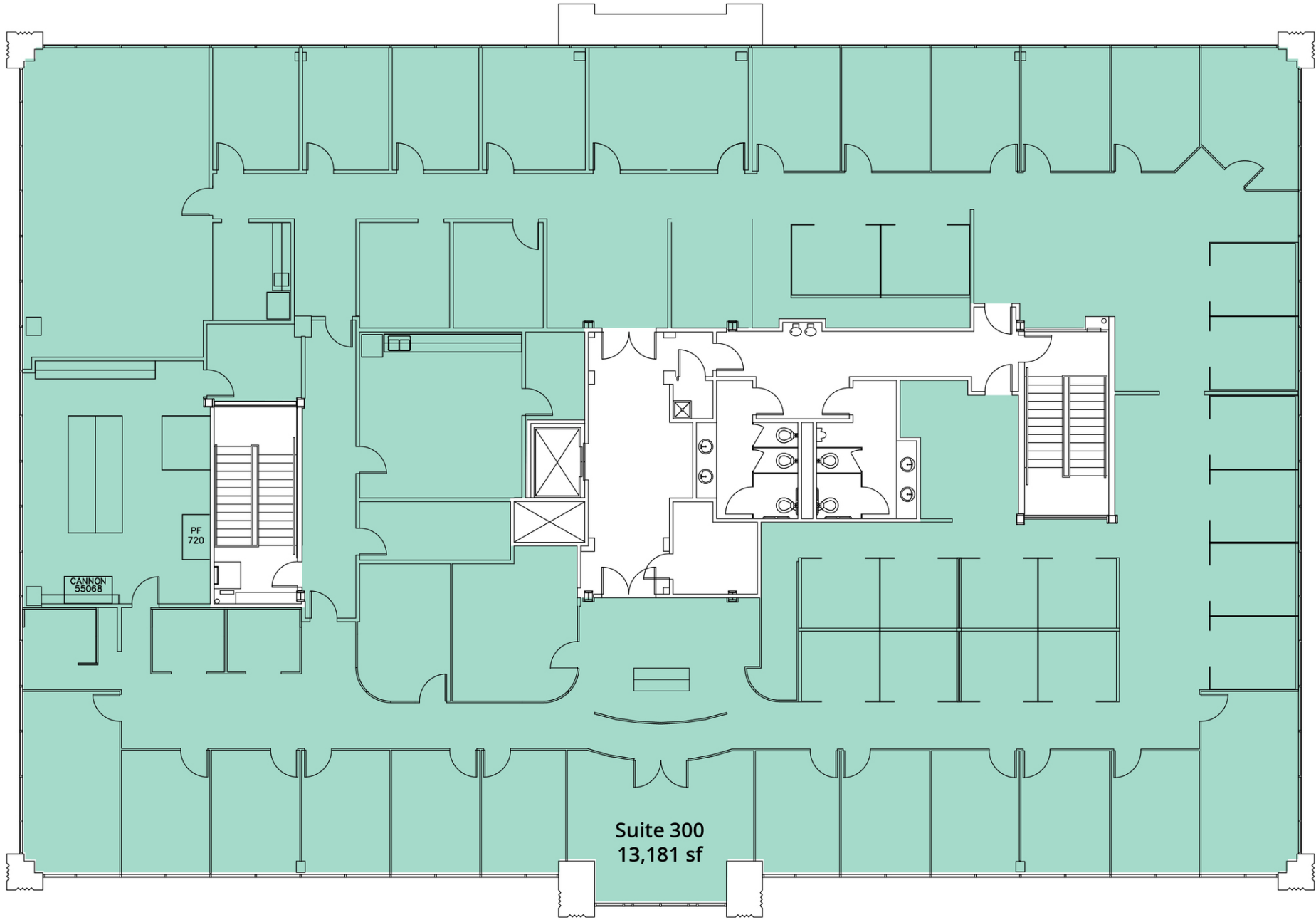
Lease Rate:	\$25.50/sf, Full Service
Building Size:	37,401 sf
Available SF:	4,610 - 13,181 sf
Parking Ratio:	5.10/1,000 sf

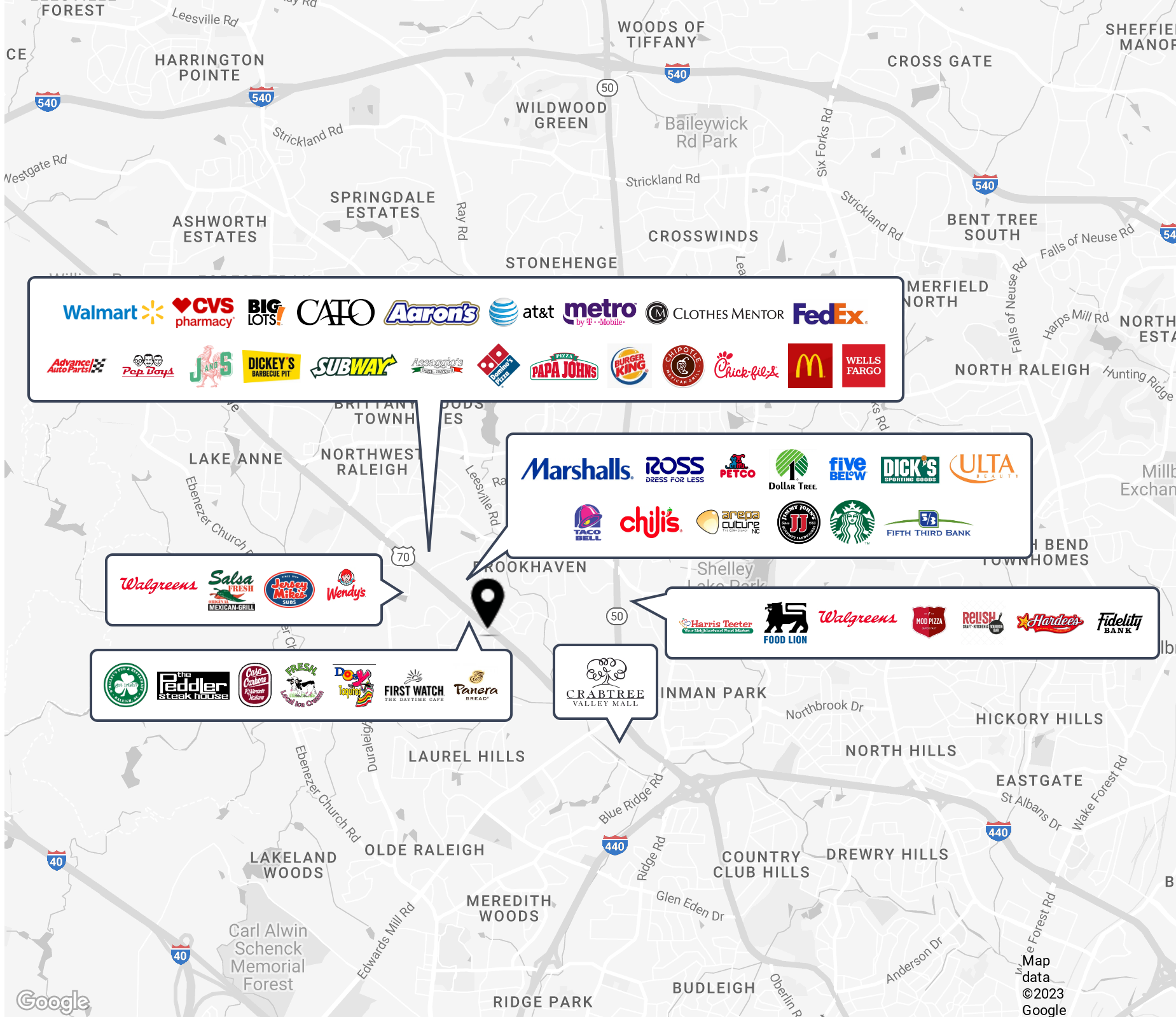


# Second Floor Plan



# Third Floor Plan







# Demographics

**88,181**

Total households  
within a 5-mile radius

**183,423**

Total population  
within a 5-mile radius

**\$102,835**

Average hh income  
within a 5-mile radius

**\$382,741**

Average home value  
within a 5-mile radius







Gallery





# Let's talk.

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