

**FOR  
LEASE**

# 1801 VARSITY

RALEIGH, NC 27606

A DYNAMIC HEADQUARTERS OPPORTUNITY SET WITHIN NC STATE'S CENTENNIAL CAMPUS —  
A VIBRANT ECOSYSTEM DESIGNED FOR FORWARD-THINKING INNOVATORS AND CREATORS.



**TRINITY  
PARTNERS**



# FAST FACTS

121,792 SF CLASS A  
OFFICE BUILDING

Building naming  
rights available

**Move-in Ready:** The entire 121,792 SF building is available for lease

**Prime Headquarters:** Ready to serve as your organization's flagship home

**Location Advantage:** Situated within NC State's thriving Centennial Campus, a Tier 1 Research Institution

**Intentionally Designed:** Framework in place for an optimum tenant experience including fitness and communal gathering

**Highly Amenitized Area:** Enjoy an abundance of walkable and short-drive dining, retail, and lifestyle options nearby

**Hassle-Free Parking:** A dedicated, exclusive parking deck ensures easy access for your team



**LEASE RATE**  
\$39.50 PSF, Full Service



**TRINITY**  
PARTNERS



# THOUGHTFUL BUILDOUT

READY FOR CUSTOMIZATION

Designed for a high-performance workforce, the current buildout offers the framework for productivity, wellness, and team engagement—including:

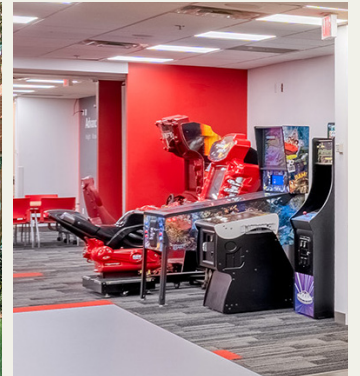
Conference and Training Rooms

Dedicated Fitness Center Space

Expansive Communal Gathering Area

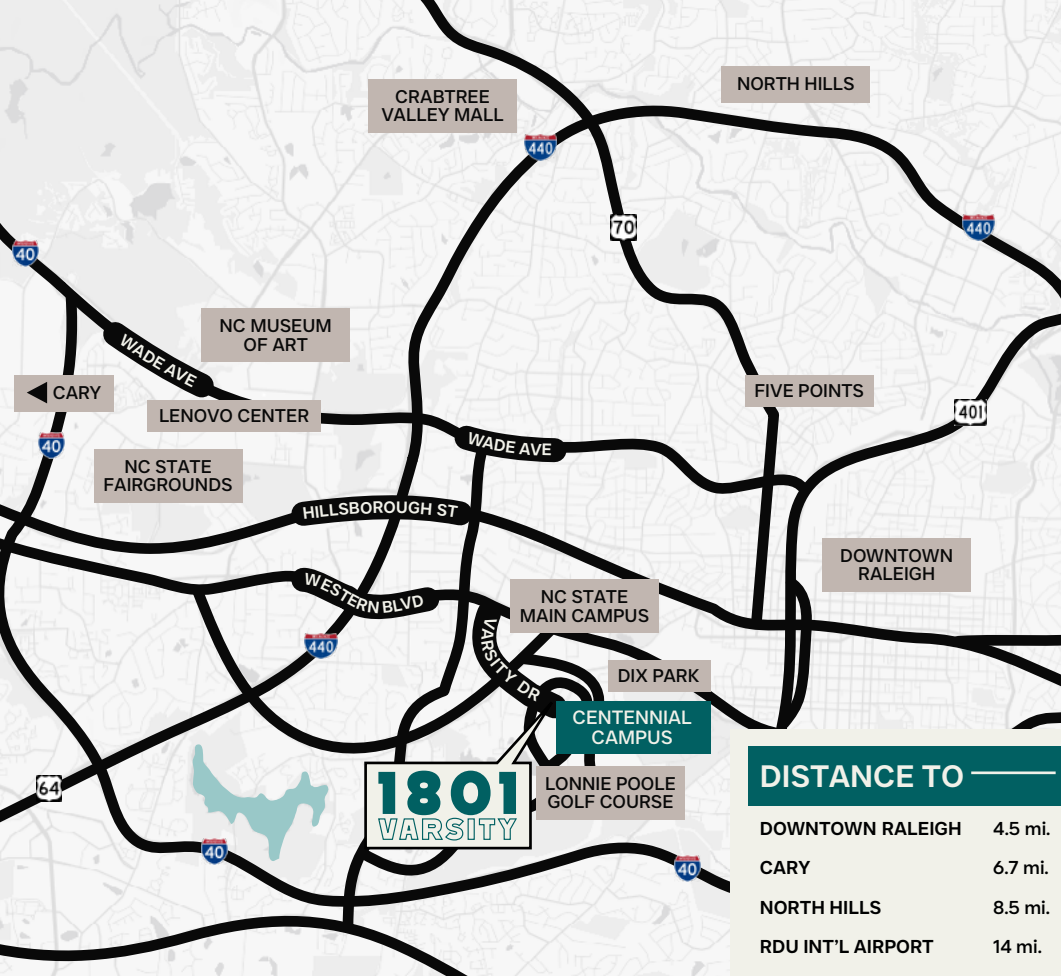
Game Room and Lounge

Outdoor Patio



All furniture and equipment from previous tenant are shown for illustrative purposes only and are not included.





## CENTRAL HUB IN THE TRIANGLE

Strategically positioned within NC State's vibrant Centennial Campus, 1801 Varsity Drive offers unparalleled connectivity. It is located equidistant to the energy of downtown Raleigh and the buzz of North Hills, with easy access to major thoroughfares—providing a simple commute for your entire Triangle-based workforce. The surrounding area features high-end residential communities and an abundance of inviting retail and dining experiences.



# THE CAMPUS

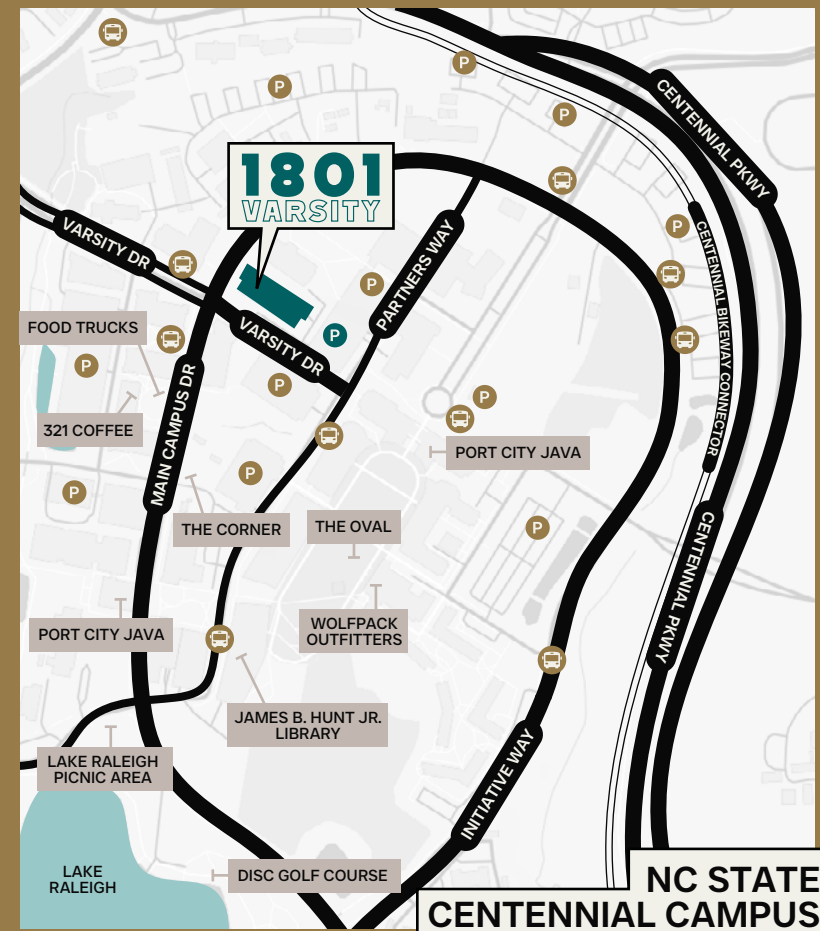
## AN ELEVATED EXPERIENCE

1801 Varsity is an integrated part of thriving Centennial Campus ecosystem. This offers an elevated experience that seamlessly fuses community, world-class innovation, and a dynamic work environment in the heart of the Triangle's intellectual hub.

## COMMUNITY AND SENSE OF PLACE

Centennial Campus offers a distinct environment where cultural and intellectual stimulation are a part of the daily routine. This is a truly unique sense of place that supports both professional growth and work-life balance.

1801



## WALKABLE DINING OPTIONS

On the Oval Food Hall  
Centennial Market  
Common Grounds Café + Market  
Port City Java  
Social Fabric  
The Terrace Grille at Lonnie Poole  
321 Coffee  
Lakeside Kitchen  
Flask & Beaker at the Stateview Hotel  
50+ Food Truck options year-round





# ENVIRONMENT & WALKABILITY

Centennial campus's inherent appeal—enhanced by seasonal events, programming, and purposefully designed public spaces—provides an active and walkable environment where your team can thrive outside of the office walls.



## THE CORNER

A dynamic, open-air extension of your office, fully equipped with Wi-Fi for focused, outside work and impromptu team collaboration. Tenants can effortlessly leverage this unique hub to attend existing campus events or host private company gatherings and branded functions.

## CENTENNIAL BIKEWAY CONNECTOR

2.3-mile bike path adjacent to Centennial Parkway, part of the Capital Area Greenway.

[greenspaces map](#) ▾



## LAKE RALEIGH RECREATION AREA

This expansive area provides access to extensive outdoor activities, including walking, biking, disc golf, fishing, and non-motorized boating. For convenience, the Bike Library offers easy rentals, and The Left Hook coffee shop serves as the perfect spot to meet or recharge.

## DISC GOLF COURSE

A certified Professional Disc Golf Association course – nine holes and concrete trees.

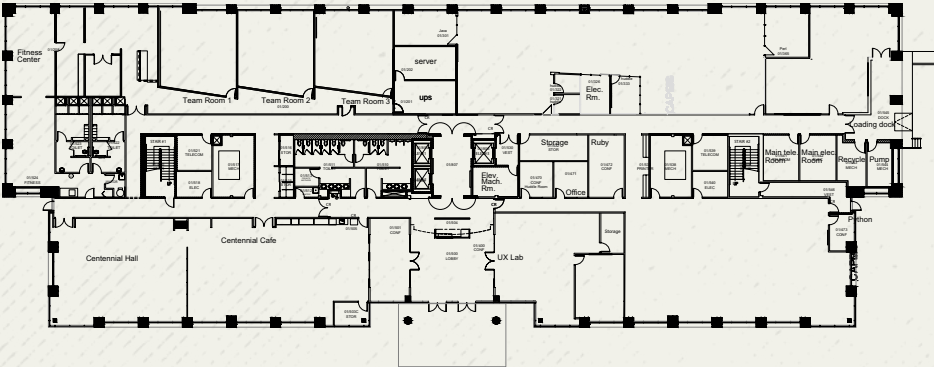
[course location](#) ▾



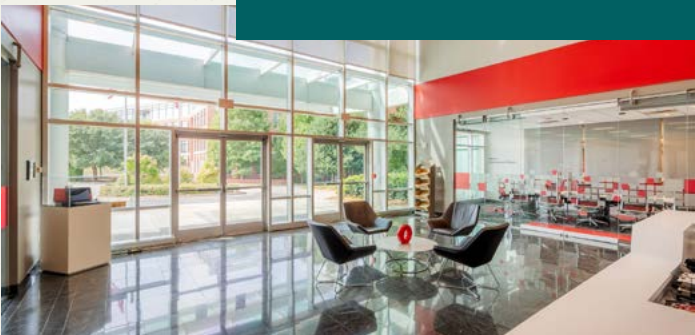
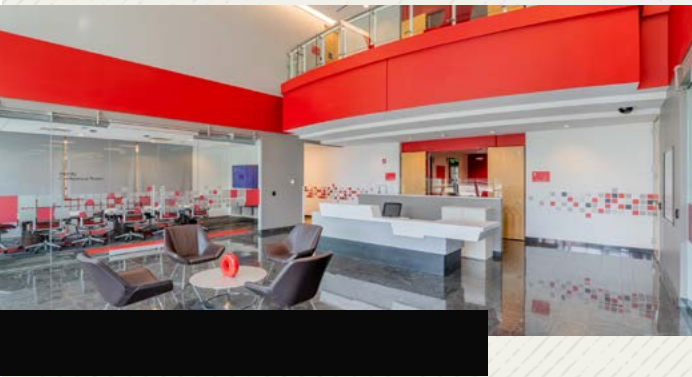
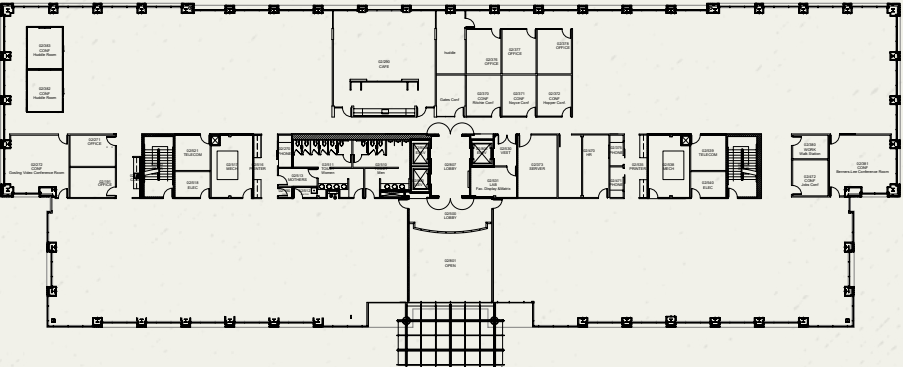


# FLOOR PLANS | 121,792 SF

## FIRST FLOOR



## SECOND FLOOR



## THIRD FLOOR



## FOURTH FLOOR





FOR MORE INFO OR TO SCHEDULE A TOUR

# CONTACT



**William Allen**

Managing Partner

wallen@trinity-partners.com | 919.415.4390



**Alex Dunn**

Director, Office Leasing

adunn@trinity-partners.com | 919.415.4390

**TRINITY  
PARTNERS**

**1801 VARSITY**

The information contained herein was obtained from sources believed reliable; however, Trinity Partners makes no guarantees, warranties, or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, changes of price or conditions prior to sale or lease, or withdrawal without notice.