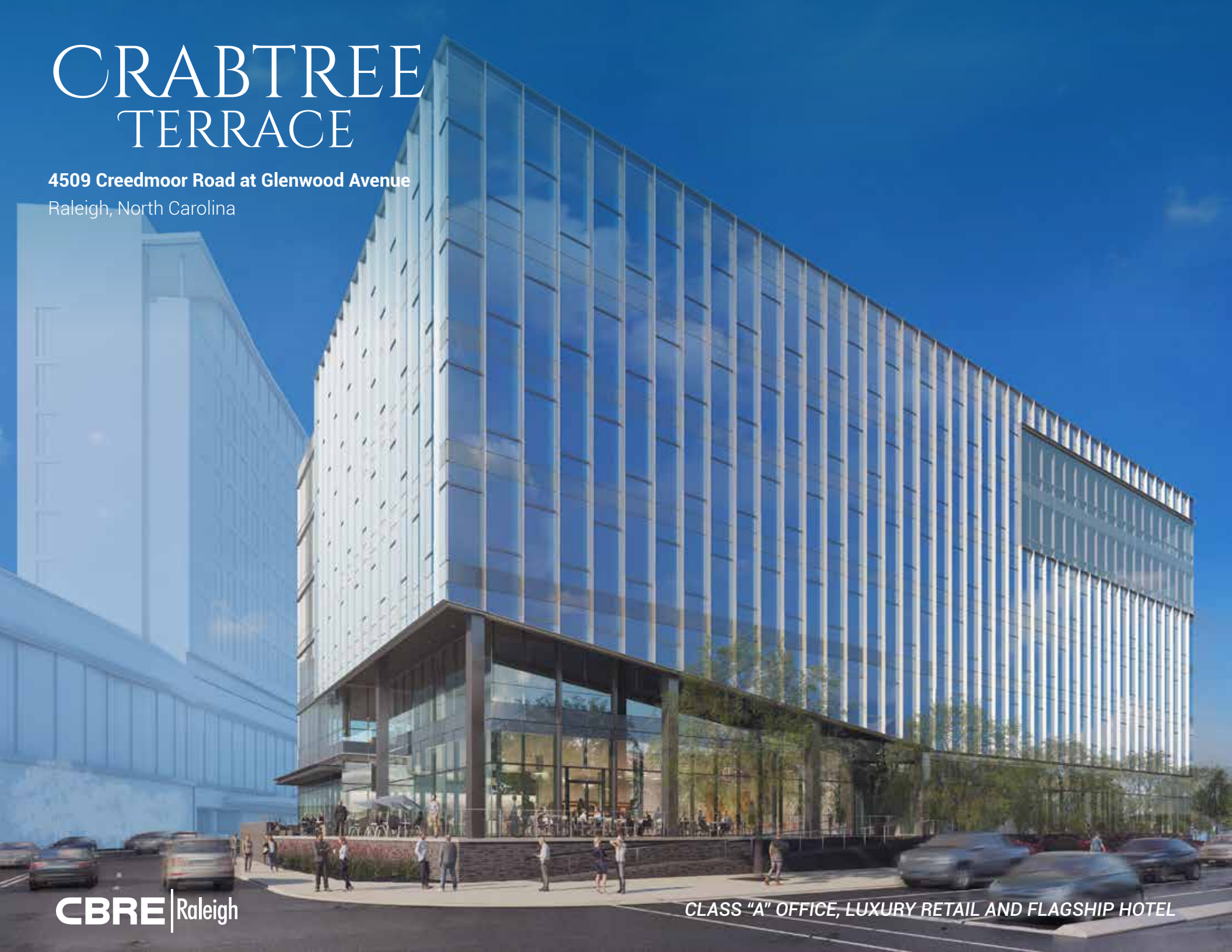


# CRABTREE TERRACE

4509 Creedmoor Road at Glenwood Avenue  
Raleigh, North Carolina





**DOWNTOWN RALEIGH**  
14 MINUTE DRIVE

**CAROLINA COUNTRY CLUB**  
6 MINUTE DRIVE

**I-440 EAST TO:**  
NORTH HILLS • 6 minutes

**I-440 WEST TO:**  
WADE AVE • 6 minutes  
CARY • 9 minutes  
I-40 & RTP  
DURHAM  
CHAPEL HILL



**I-440 INTERCHANGE**  
3 MINUTE DRIVE

**CRABTREE VALLEY MALL • 1.3M SF RETAIL**  
**EAT:** Flemings, Seasons 32, Kanki, The Cheesecake Factory, Panera Bread, Brio, Uncle Julio's Mexican, PF Chang's, La Rancharita, Torii Noodle Bar  
**SHOP:** Apple, Athleta, Bailey's Fine Jewelry, Belk, Coach, H & M, J Crew, Pottery Barn, Sephora, Williams Sonoma

**CRABTREE VALLEY MALL**  
2 MINUTE WALK

**CRABTREE  
TERRACE**

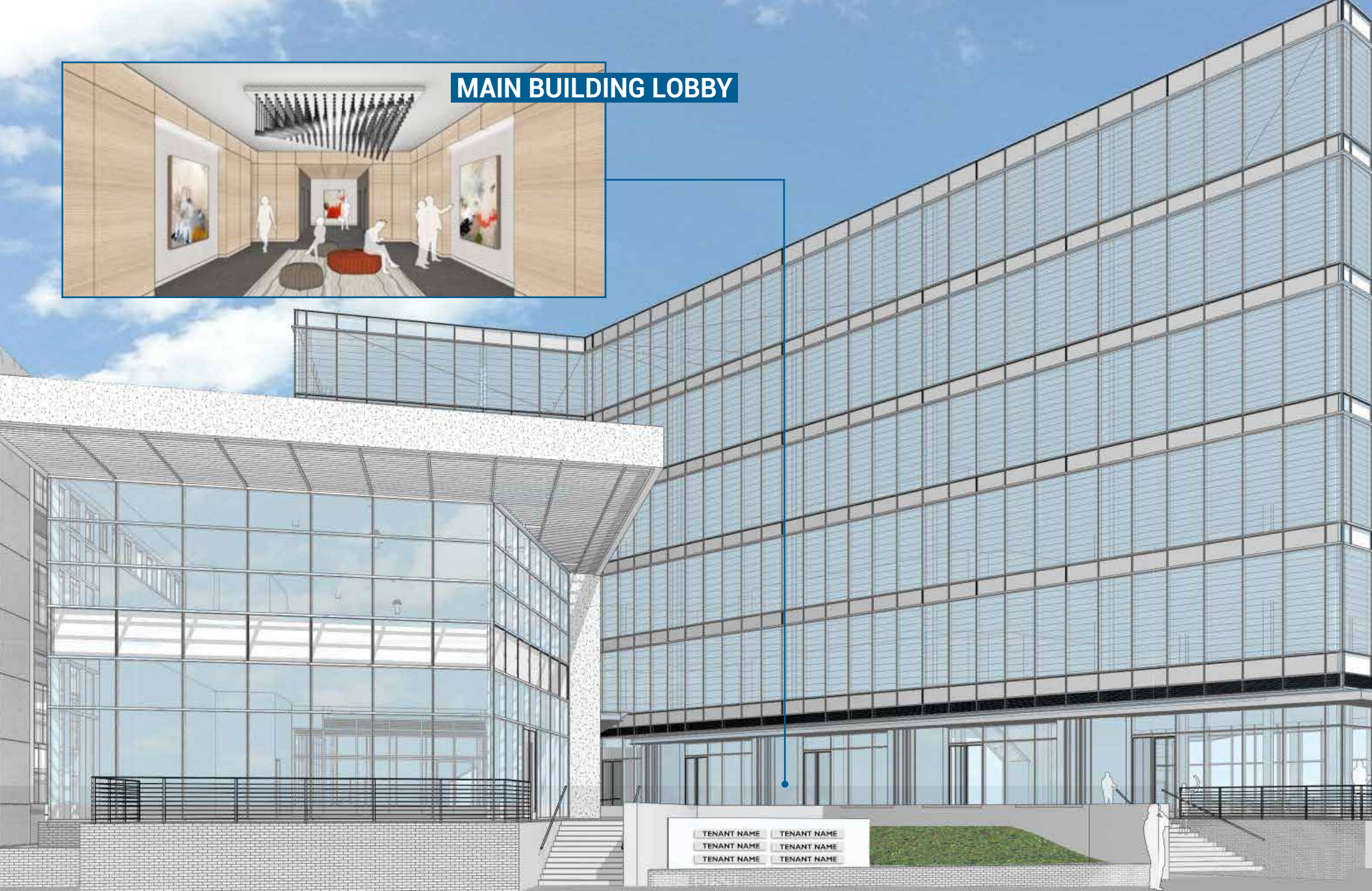
**CREEDMOOR ROAD TO:**  
NORTH RALIEGH AT LYNN ROAD • 4 minutes  
I-540 • 9 minutes

**GLENWOOD AVENUE TO:**  
BRIER CREEK • 12 minutes  
I-540 • 12 minutes



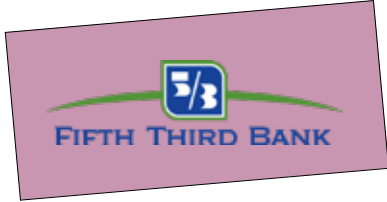
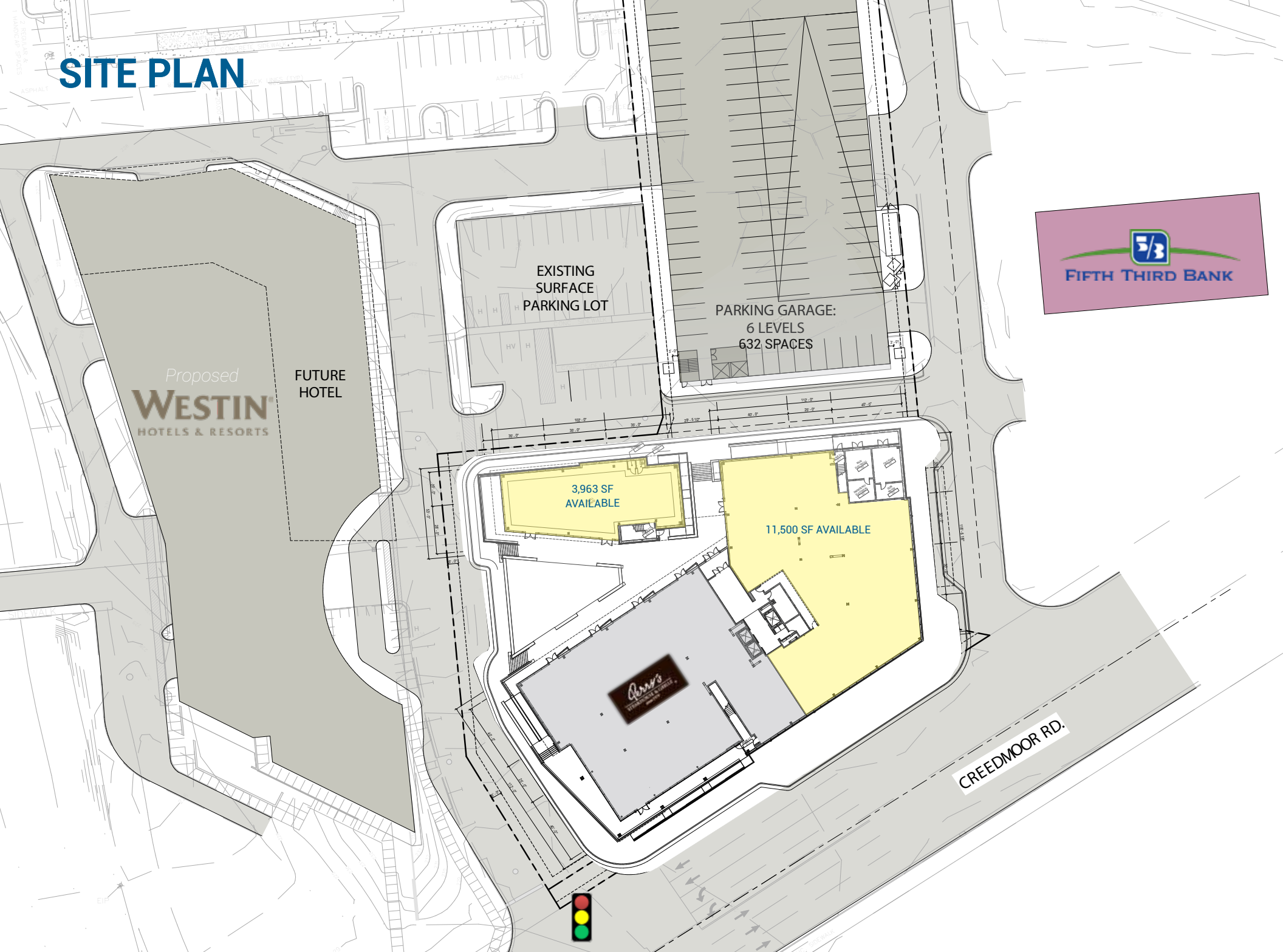


**MAIN BUILDING LOBBY**

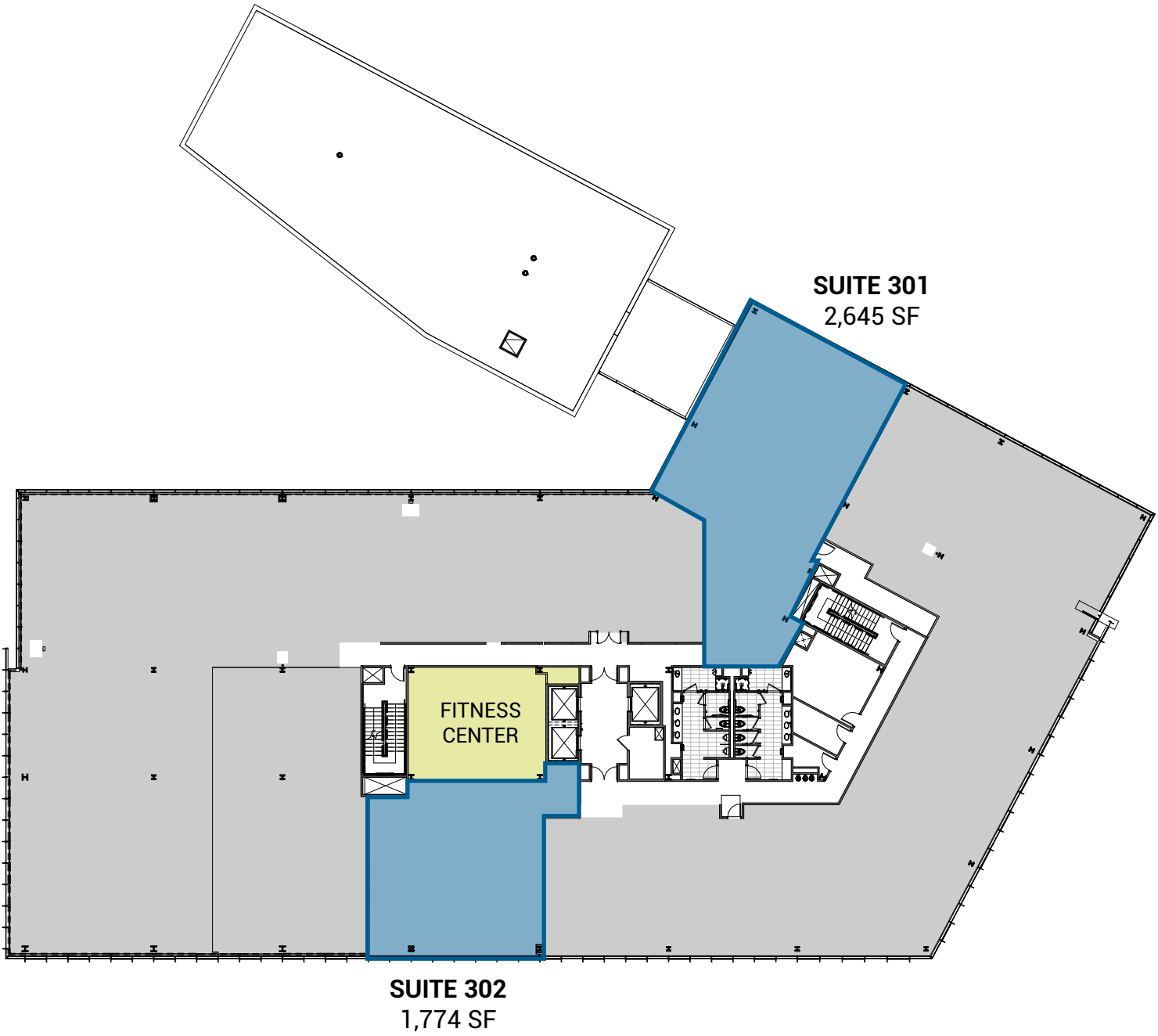


**VIEW FROM ENTRY DRIVE**

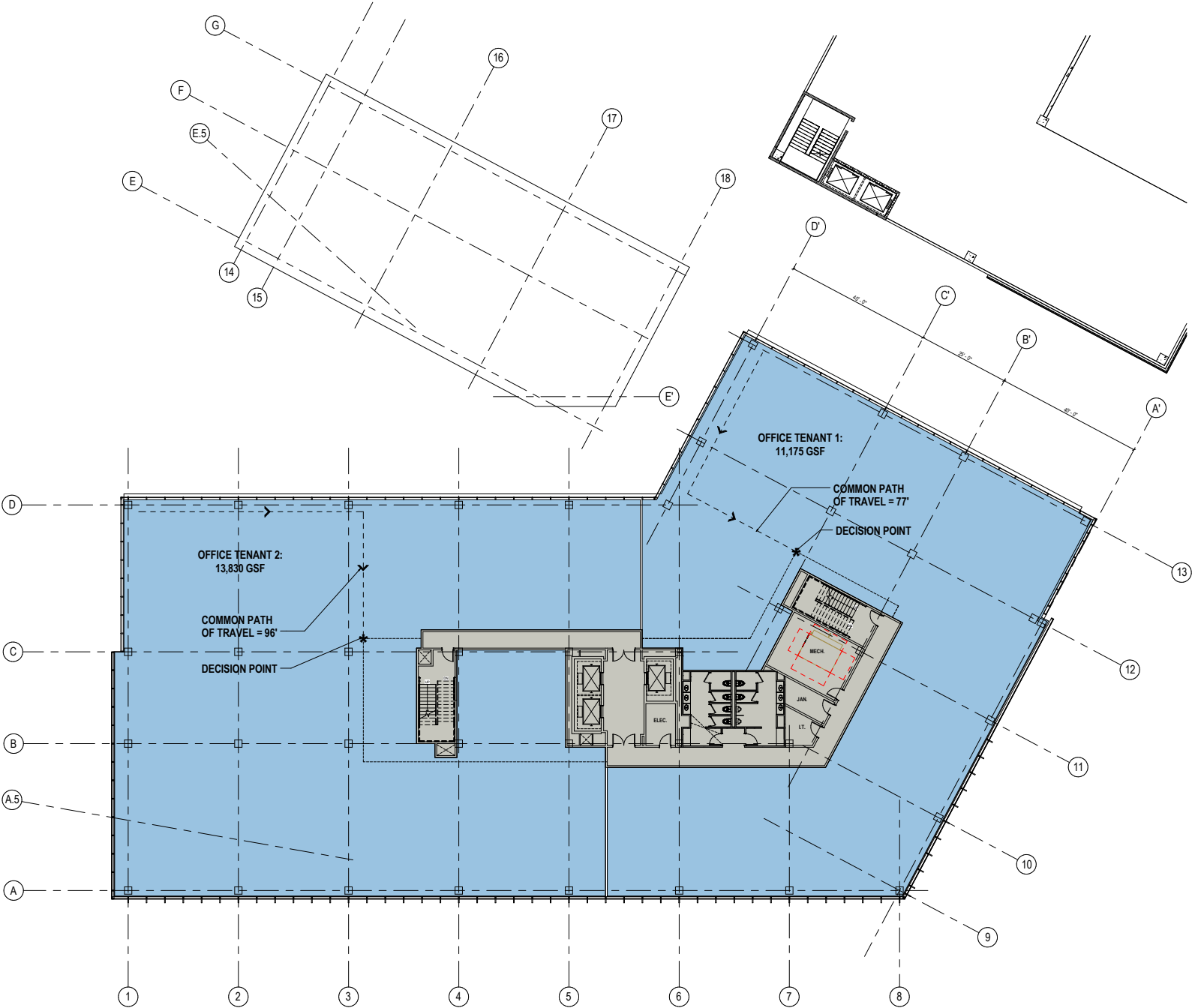
# SITE PLAN



# 3<sup>rd</sup> FLOOR AVAILABILITY

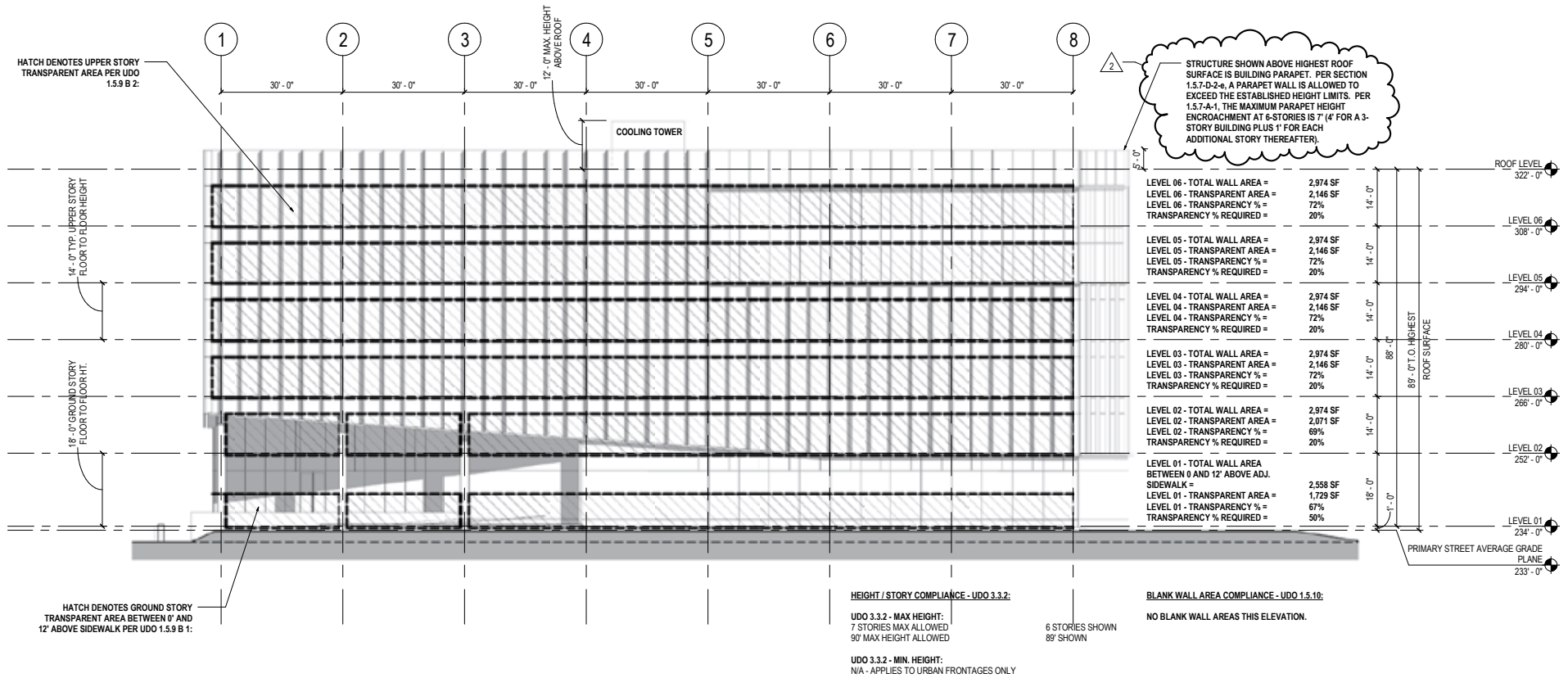


# TYPICAL OFFICE FLOOR PLAN (4<sup>th</sup>-6<sup>th</sup>)



# BUILDING ELEVATION

South (Facing Creedmoor Road)







# PROPERTY HIGHLIGHTS

Six-story, 174,000 SF Class "A" mixed-use building

Stunning glass and metal skin

28,000 SF efficient and flexible floor plates

92,000 SF of office available

Luxury ground floor retail targeting best-in-class retailers and restaurants

Signalized vehicular and pedestrian access shared with Crabtree Valley Mall

Adjacent to luxury hotel and conference center with rooftop bar and full-service restaurant

Winter 2019 delivery

# INGRESS/EGRESS

GLENWOOD AVENUE

Right turn available from  
Glenwood; Right turn  
available onto Glenwood

4-way  
light signal

GLENWOOD AVENUE

CRABTREE  
TERRACE

Right turn available from  
Creedmoor; Right turn  
available onto Creedmoor

CREEDMOOR ROAD

CRABTREE VALLEY MALL

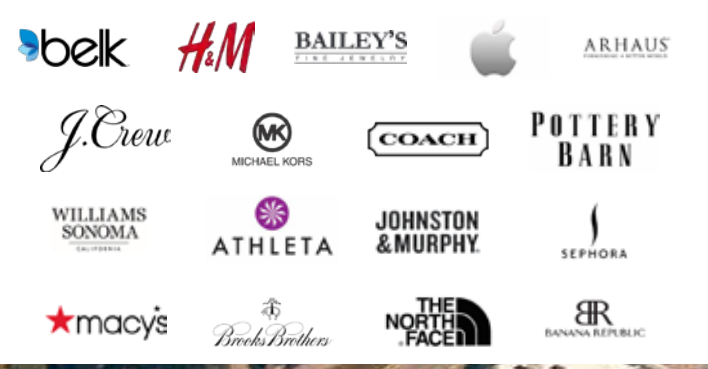
Light signal; all turn  
options available



**FAST-CASUAL RESTAURANTS INSIDE CRABTREE VALLEY MALL**



**RALEIGH'S PREMIER SHOPPING DESTINATION**



**CRABTREE TERRACE**

RALEIGH GREENWAY ACCESS

CREEDMOOR RD

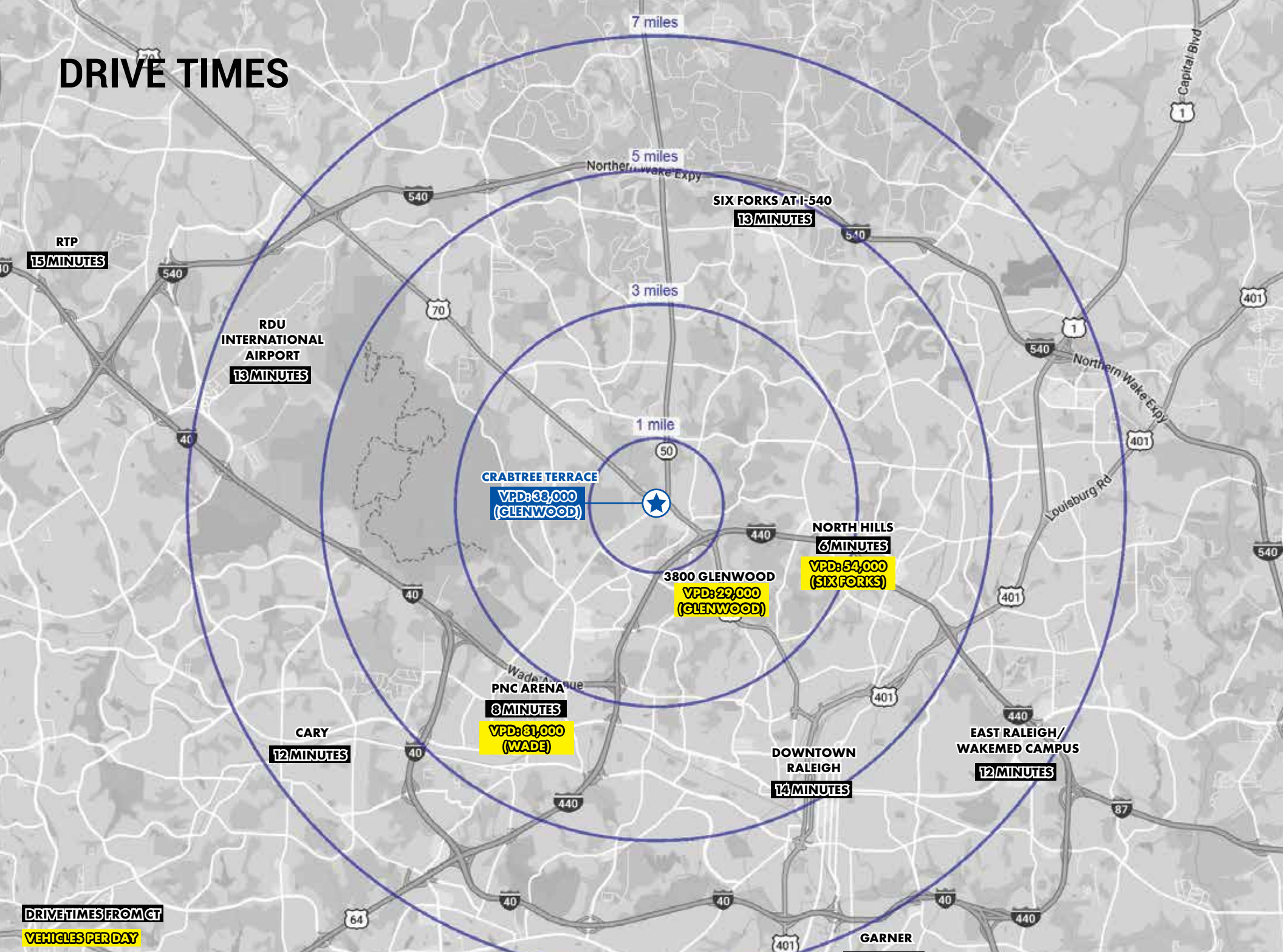
GLENWOOD AVE

CREEDMOOR RD

# GLENWOOD AVENUE CORRIDOR DEVELOPMENT



# DRIVE TIMES



DRIVE TIMES FROM CT  
VEHICLES PER DAY

# CRABTREE TERRACE

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**east west partners**

