

Broker Bonus Available



FULL FLOOR OPPORTUNITY: 13,181 SF AT A REDUCED RENTAL RATE

FOR LEASE

Glenwood Corporate Center

5811 Glenwood Avenue, Raleigh, NC 27612

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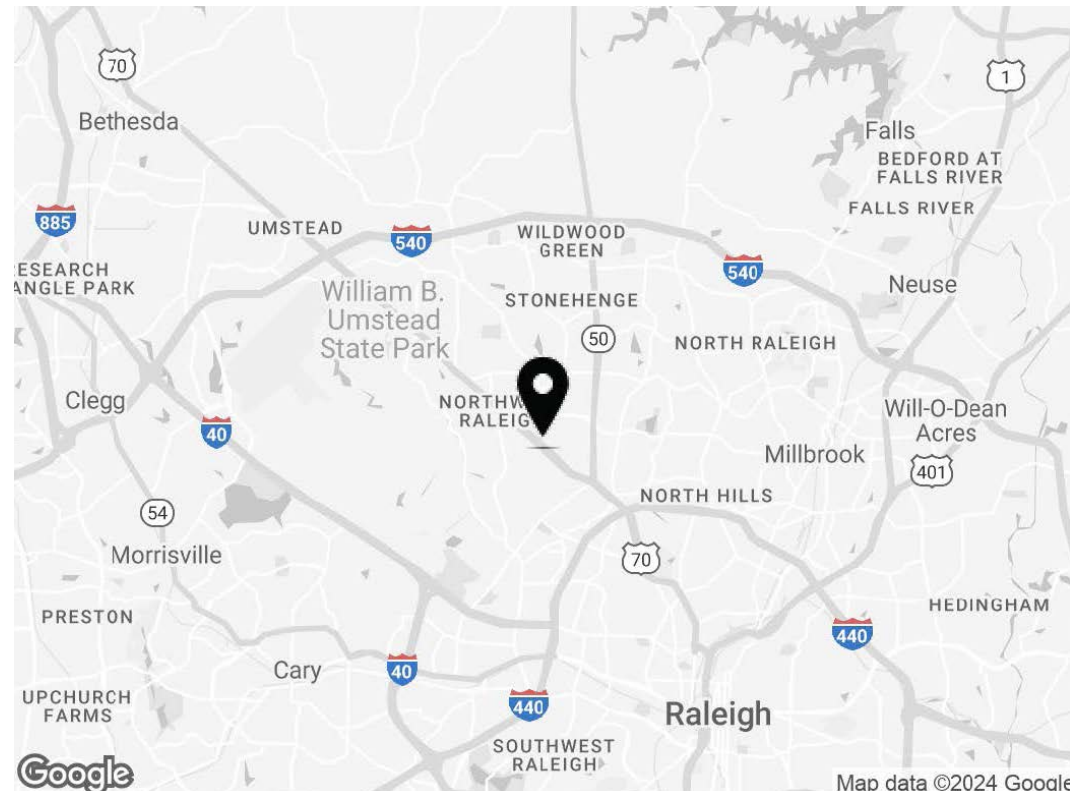
Property highlights

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

Offering Summary

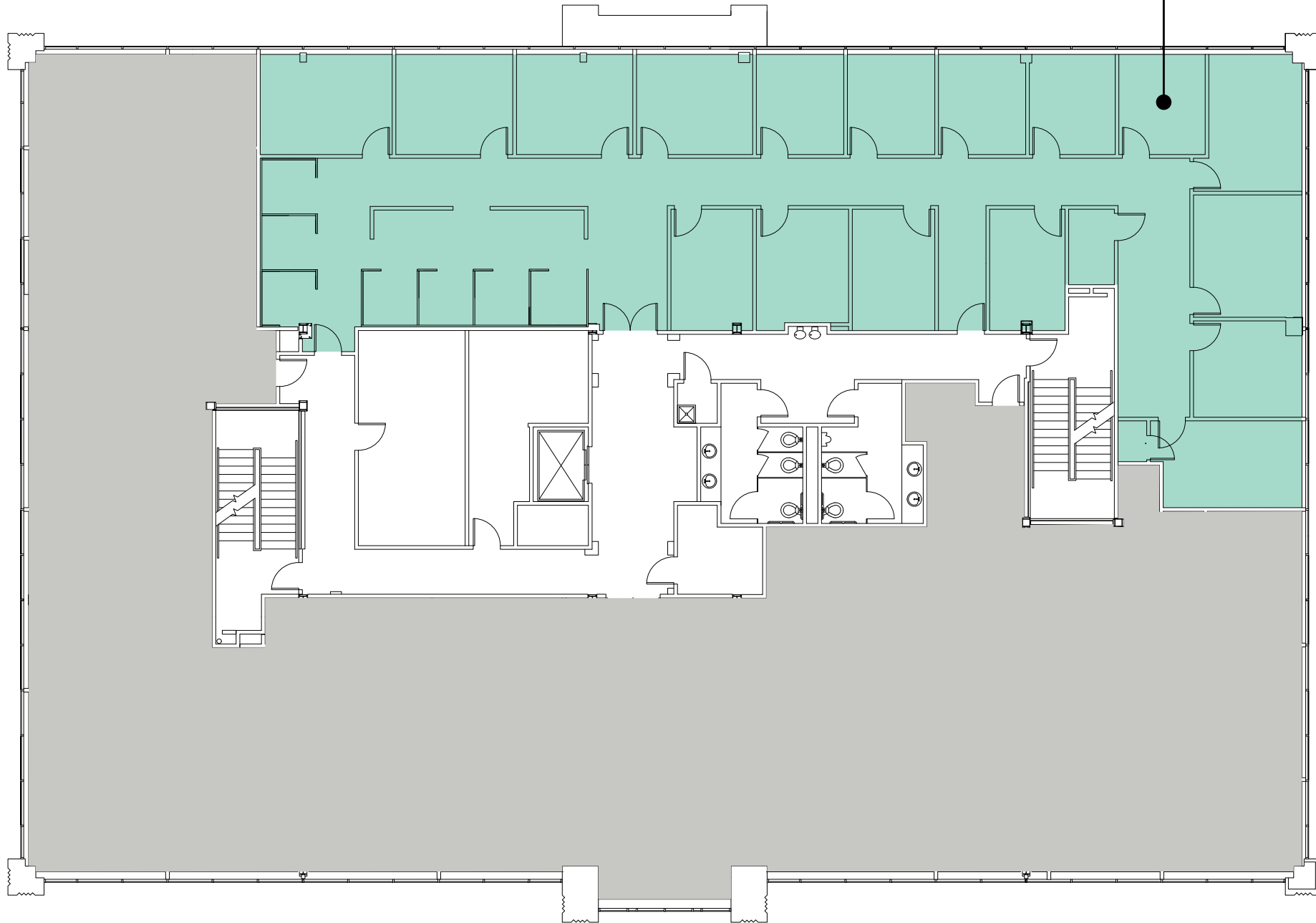
Lease Rate:	\$23.50 - \$25.50/sf, Full Service
Available SF:	4,610 - 13,181 sf
Building Size:	37,401 sf
Parking Ratio:	5.10/1,000 sf

- Landlord offering a 6% tenant rep fee for leases executed no later than 9/30/26
- 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



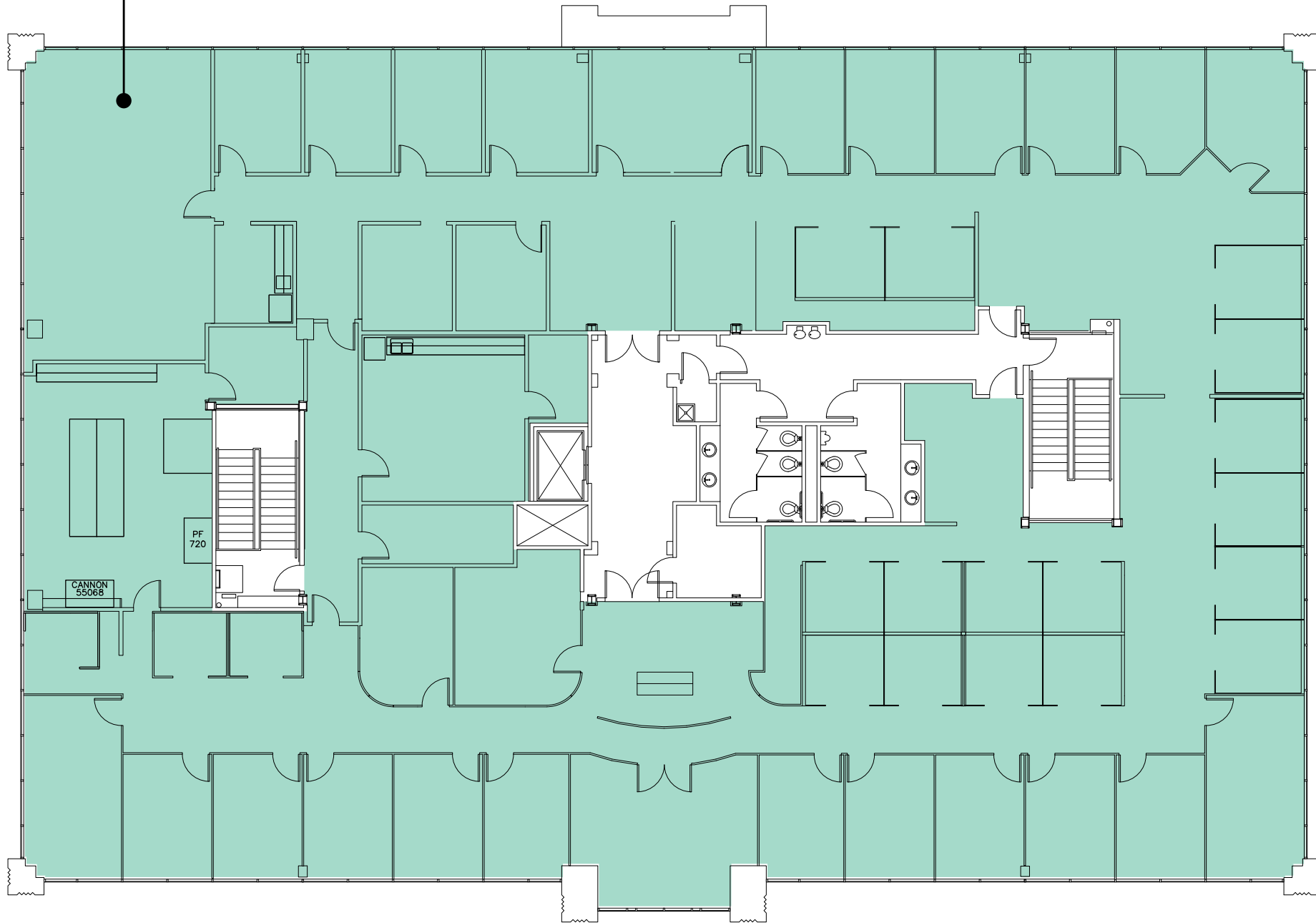
Suite 250
4,610 sf
\$25.50/sf, Full Service

Second Floor Plan



Suite 300
13,181 sf
\$23.50/sf, Full Service

Third Floor Plan





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Gallery



Demographics

192,610

Total population
within a five-mile
radius

16,056

Total businesses
within a five-mile
radius

133,063

Total employees
within a five-mile
radius

99,838

Total housing units
within a five-mile
radius

\$156,928

Avg. hh income
within a three-mile
radius

\$592,399

Avg. house value
within a five-mile
radius

Let's talk.

Michael Vulpis

Senior Vice President, Office Leasing & Sales

D 919 420 1562

michael.vulpis@avisonyoung.com

Carlo DiGiorgio

Senior Vice President, Office Leasing

D 919 420 1569

carlo.digiorgio@avisonyoung.com



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

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