THE OFFICES AT WADE

5440 WADE PARK BOULEVARD

RALEIGH, NC 27607

WADE III - 6,271 - 40,638 SF SF AVAILABLE

FOUNDRY COMMERCIAL

PRIME OFFICE OPPORTUNITY

5 BUILDING CAMPUS

621,800 SF OFFICE SPACE

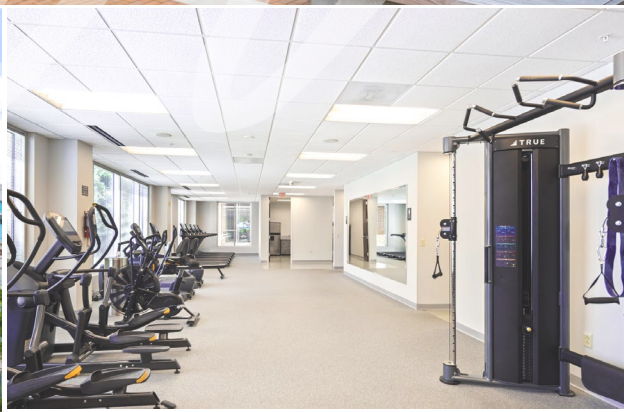
25,000 SF RETAIL SPACE

4/1,000 PARKING RATIO

- LEED GOLD Certified buildings
- New 4,200 SF fitness center in Wade II
- On-site property management and building maintenance
- Abundant surface and covered parking with a 4/1,000 parking ratio
- Eight (8) Electric Vehicle (EV) charging stations
- Common area conference/training room
- Central plaza with seating and tables perfect for outdoor meetings and gatherings
- On-site cafés, eateries, and salons
- Greenway trail access connecting to over 100 miles of greenways
- Easy access to all parts of the Triangle
- Financially strong Landlord with PGIM+DRP













AVAILABILITIES

WADE I	WADE II	WADE III	WADE IV	WADE V
6,551 - 65,809 SF	8,216 - 16,502 SF	3,641 - 37,240 SF	5,812 SF	5,444 - 48,207 SF
AVAILABLE	AVAILABLE	AVAILABLE	AVAILABLE	AVAILABLE









WADE III AVAILABILITIES

1ST FLOOR

13,869 SF

SUITE 102
3,641 SF

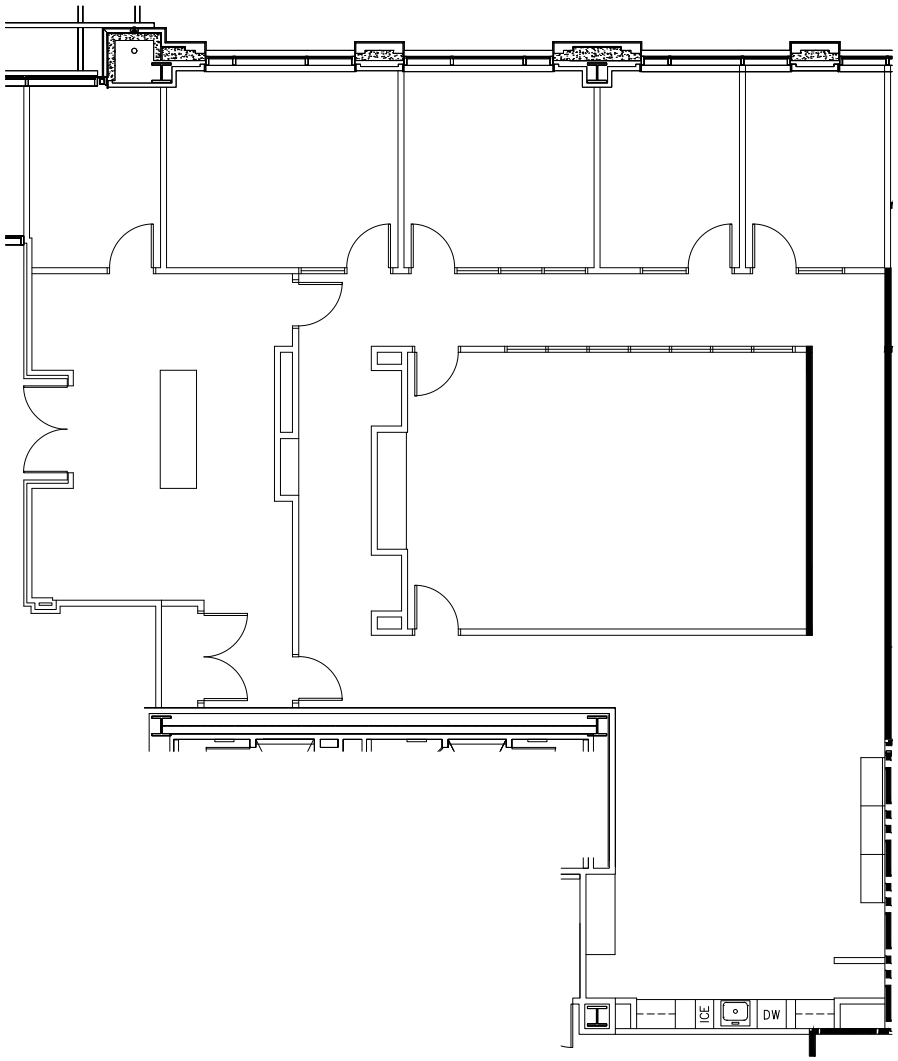
SUITE 104
6,271 SF

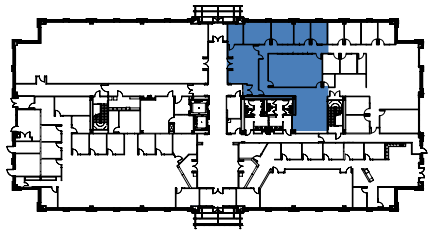
4TH FLOOR

13,647 - 27,328 SF

SUITE 102

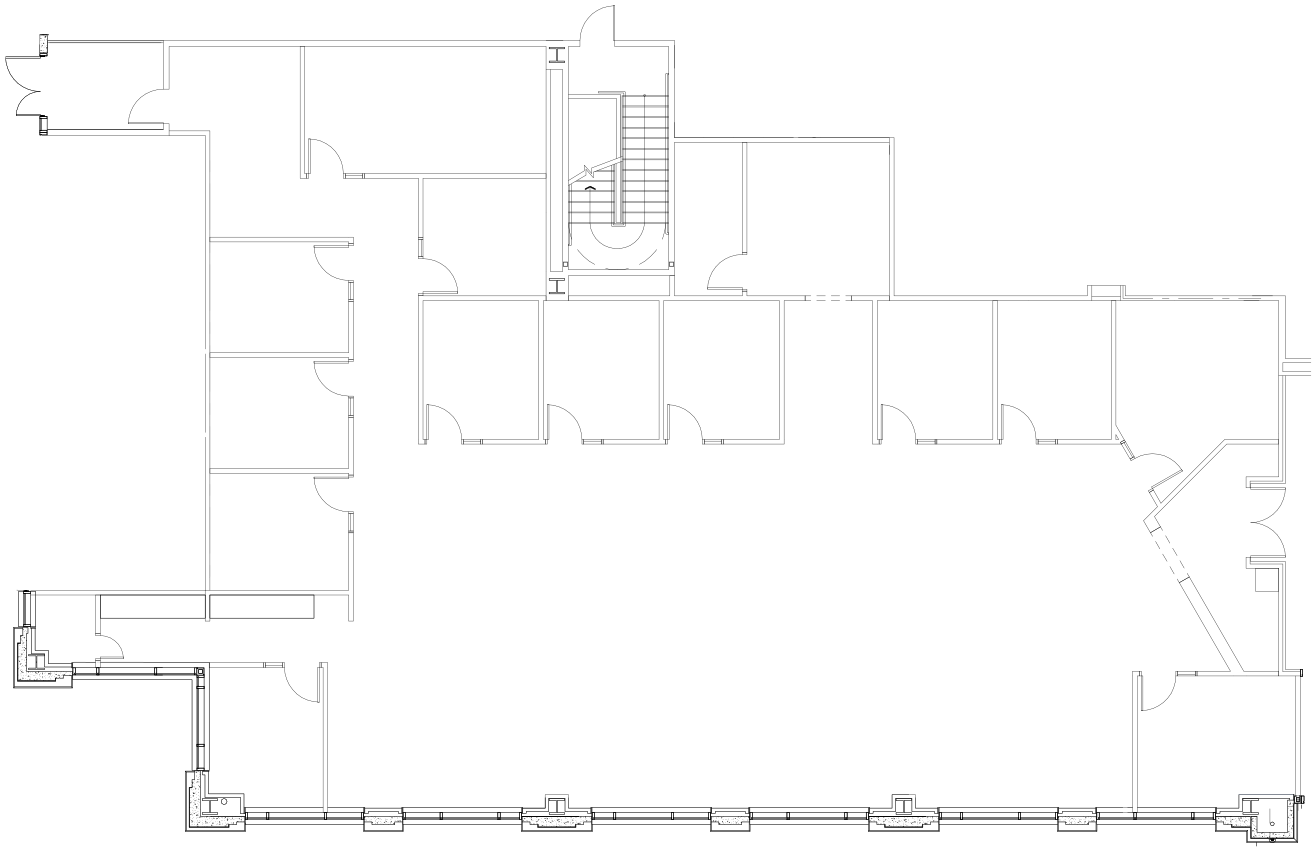
3,641 SF AVAILABLE

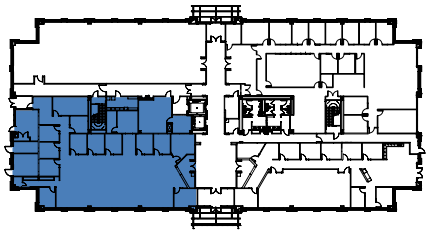




SUITE 104

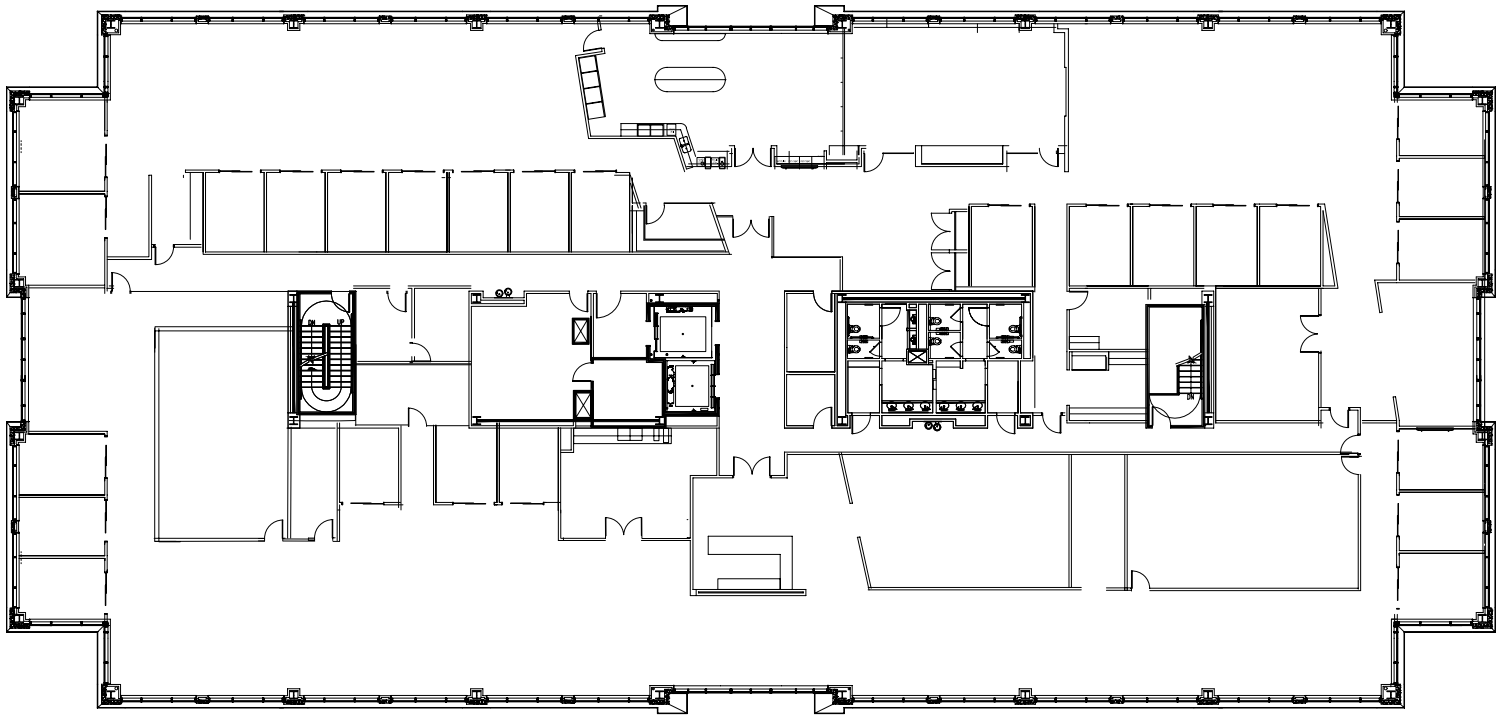
6,271 SF AVAILABLE

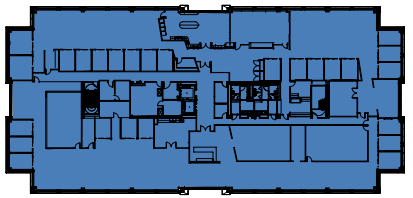




FOURTH FLOOR

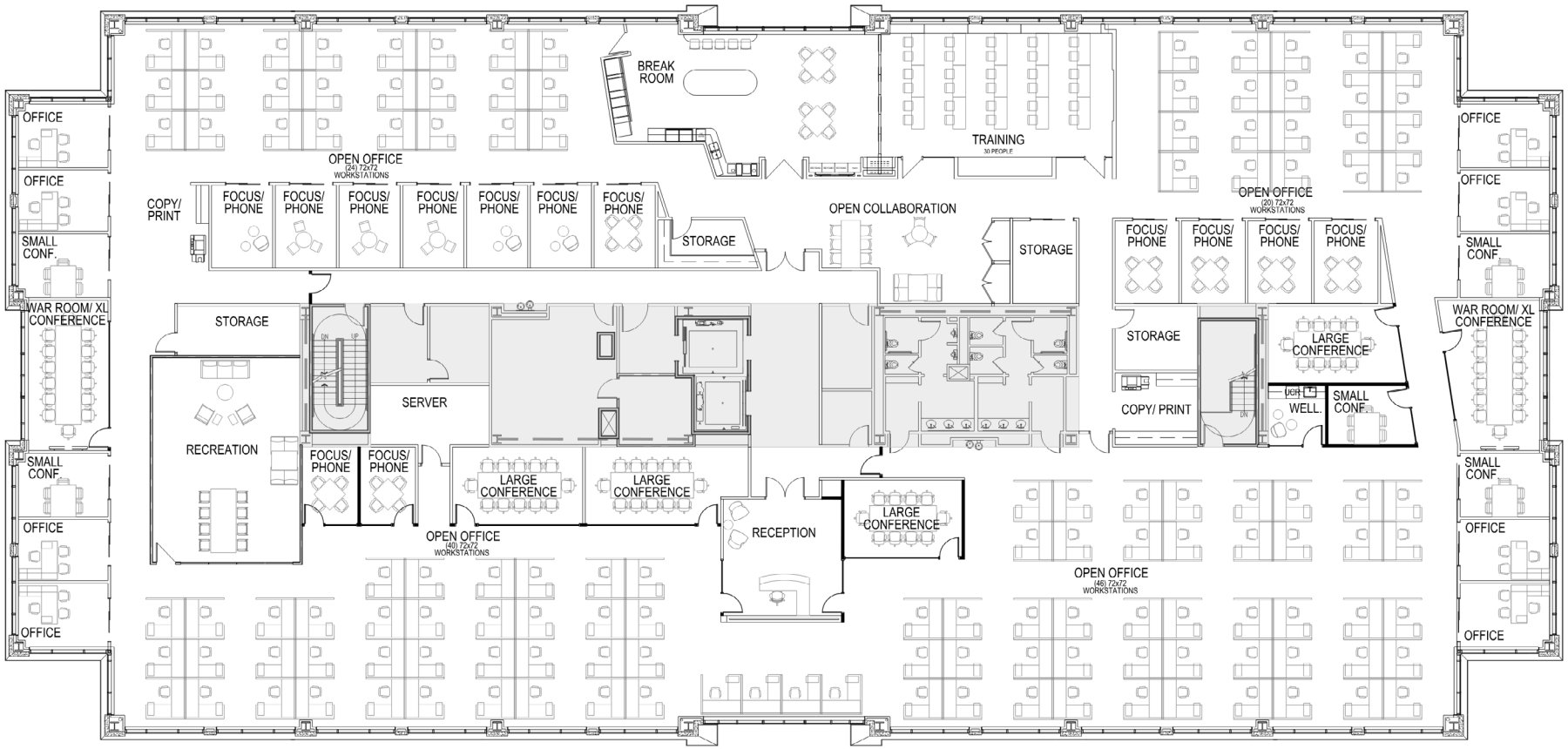
27,328 SF AVAILABLE





SAMPLE TEST FIT

26,769 SF AVAILABLE



SAMPLE TEST FIT

~20,000 RSF





WADE PARK

SPRING ROLLS
WADE PARK CAFE
BRU'S PUBLIC HOUSE

02

EDWARDS MILL ROAD & TRINITY ROAD

BOJANGLES
WENDY'S
THE LOCAL | SPORTS BAR

03

RIDGEWOOD SHOPPING CENTER

DRIFT COFFEE SHOP
JERSEY MIKES
RIDGEWOOD WINE & BEER
TACO BAMBA
WALGREENS
WHOLE FOODS MARKET

04

LAKE BOONE SHOPPING CENTER & MARKETPLACE AT LAKE BOONE TRAIL

BUFFALO BROTHERS
CHICKEN SALAD CHICK
CHICK-FIL-A
CHUBBY'S TACOS
CITY BARBEQUE
CVS PHARMACY
FIRST WATCH
FOOD LION
GUASACA
JUST SALAD
MCDONALD'S
PANERA BREAD
RANDY'S PIZZA
STARBUCKS
SUSHI-THAI
THE OAK
TWO ROOSTERS ICE CREAM
VIC'S ITALIAN RESTAURANT
VILLAGE DELI
WALGREENS

05

OLDE RALEIGH VILLAGE & EDWARDS MILL ROAD RETAILERS

BELLA MONICA
BRONCO TACOS
CARIBOU COFFEE
CAROLINA NUTRITION
CHAR-GRILL
FIREHOUSE SUBS
GROOVY DUCK BAKERY
HARRIS TEETER
JERSEY MIKE'S
ROLY POLY SANDWICHES
RUDINO'S SPORTS CORNER
STARBUCKS
TENKO JAPAN
THE MILL RALEIGH
WALGREENS

I-40 ONE MINUTE | **I-440** THREE MINUTES | **US-70** SIX MINUTES

AIRPORT & DOWNTOWN 10 MINUTES

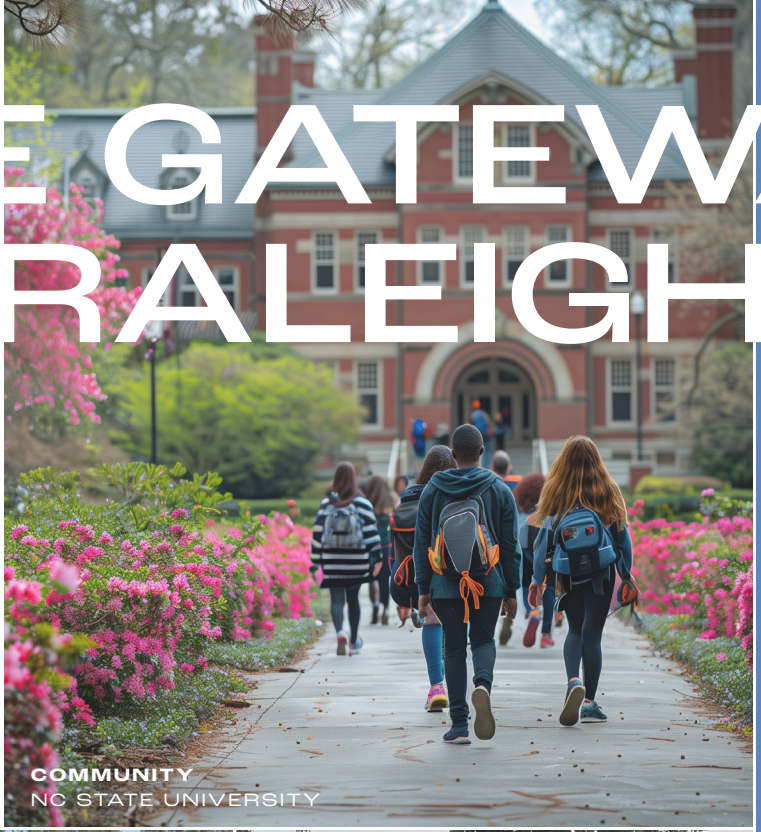
DURHAM & CHAPEL HILL 20 MINUTES

UNBEATABLE LOCATION

THE GATEWAY TO RALEIGH



ENTERTAINMENT
LENOVO CENTER



COMMUNITY
NC STATE UNIVERSITY



NATURAL ENVIRONMENT
100+ MILE GREENWAY SYSTEM



CULTURE
DOWNTOWN RALEIGH

#1 BEST CITY FOR CORPORATE WORKERS
CHECKR | MARCH 2024

#1 BEST PERFORMING CITY IN THE U.S.
MILKEN INSTITUTE | FEBRUARY 2024

#2 BEST CITY TO MOVE TO
FORBES | MARCH 2024

#2 TOP STATE FOR BUSINESS
CNBC

#3 FASTEST GROWING STATE IN THE COUNTRY
EDPNC

YOU'RE IN GOOD COMPANY

Lenovo Center
UNC HEALTH CARE
NC STATE UNIVERSITY
CAROLINA HURRICANES
the Y
ON LOCATION
SAMET
North Carolina Museum of Art
AECOM
BlueRidge CORRIDOR ALLIANCE
CRANFILL SUMNER LLP
VONTIER

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