THE OFFICES AT

WADE

5438 WADE PARK BOULEVARD

RALEIGH, NC 27607

WADE V - 43,556 SF AVAILABLE

FOUNDRY COMMERCIAL

PRIME OFFICE OPPORTUNITY

5 BUILDING CAMPUS

621,800 SF OFFICE SPACE

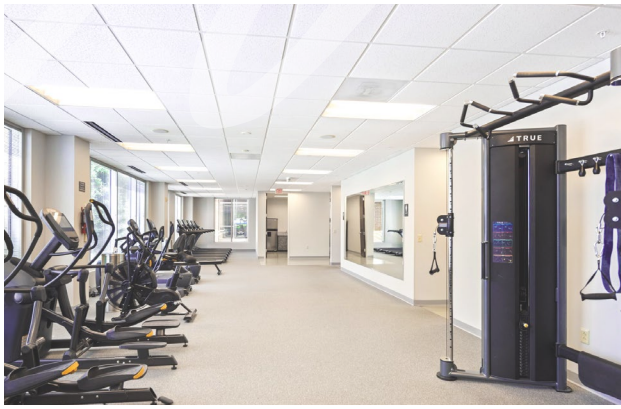
25,000 SF RETAIL SPACE

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
3,300 - 76,405 SF AVAILABLE	2,126 - 10,343 SF AVAILABLE	6,271 - 40,638 SF AVAILABLE	19,693 SF AVAILABLE	6,265 - 43,556 SF AVAILABLE









WADE V AVAILABILITIES

1ST FLOOR

6,265 SF

2ND FLOOR

6,673 SF

3RD FLOOR

13,987 SF

4TH FLOOR

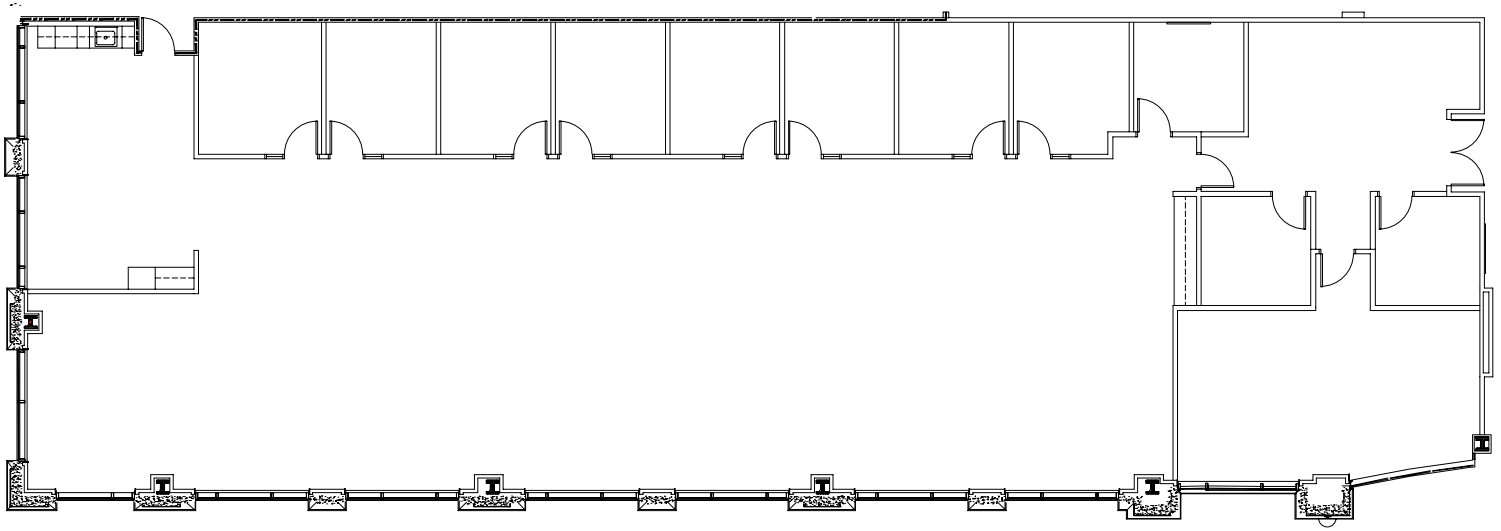
8,286 SF

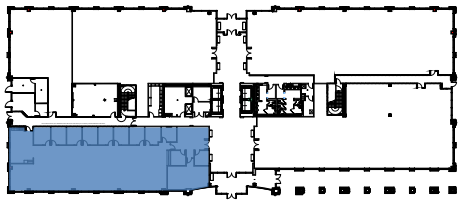
5TH FLOOR

8,345 SF

SUITE 100

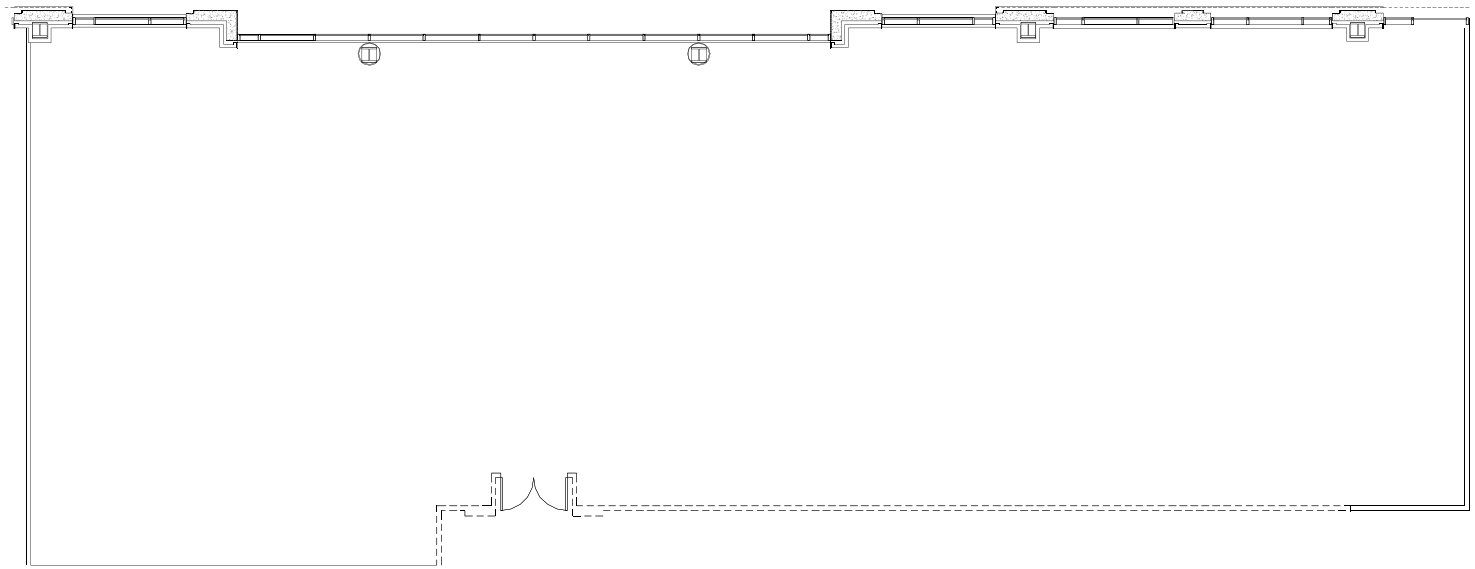
6,265 SF AVAILABLE

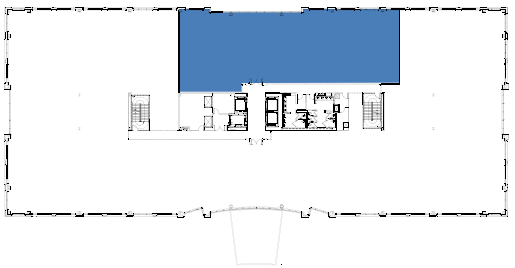




SUITE 210

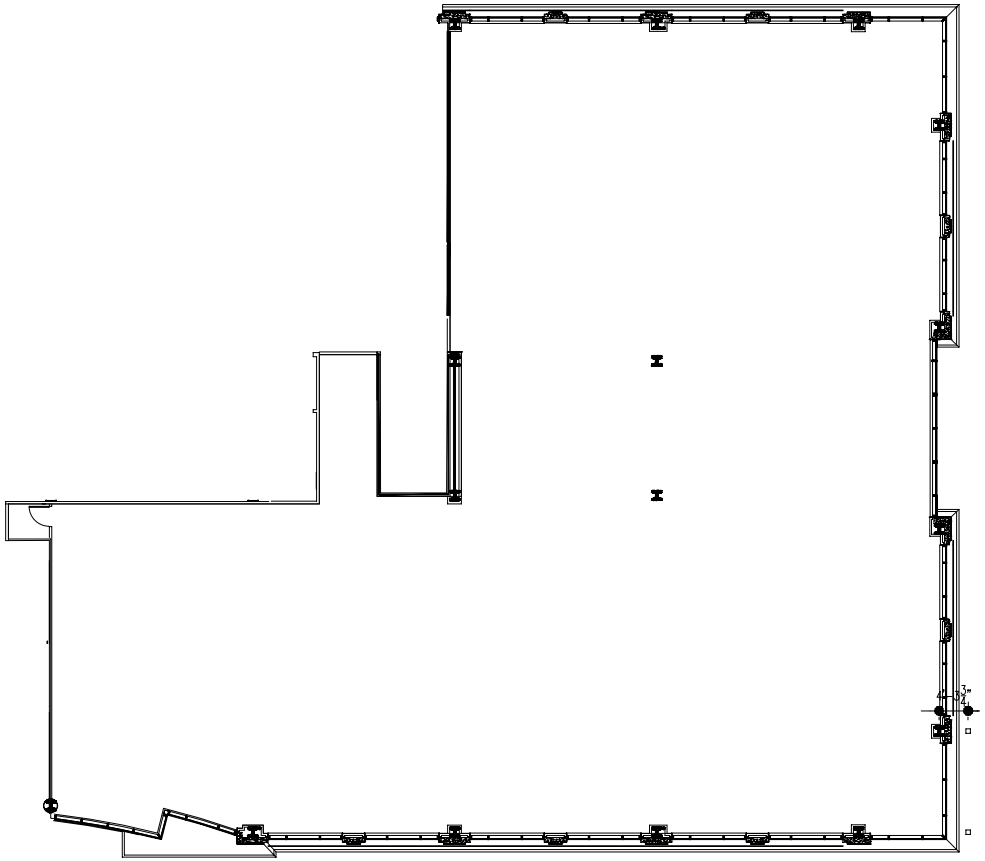
6,673 SF AVAILABLE

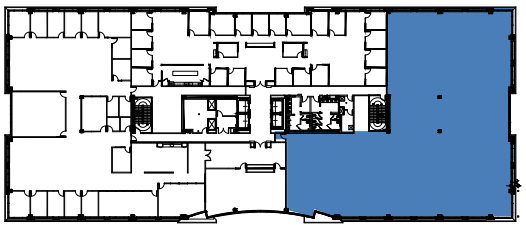




SUITE 320

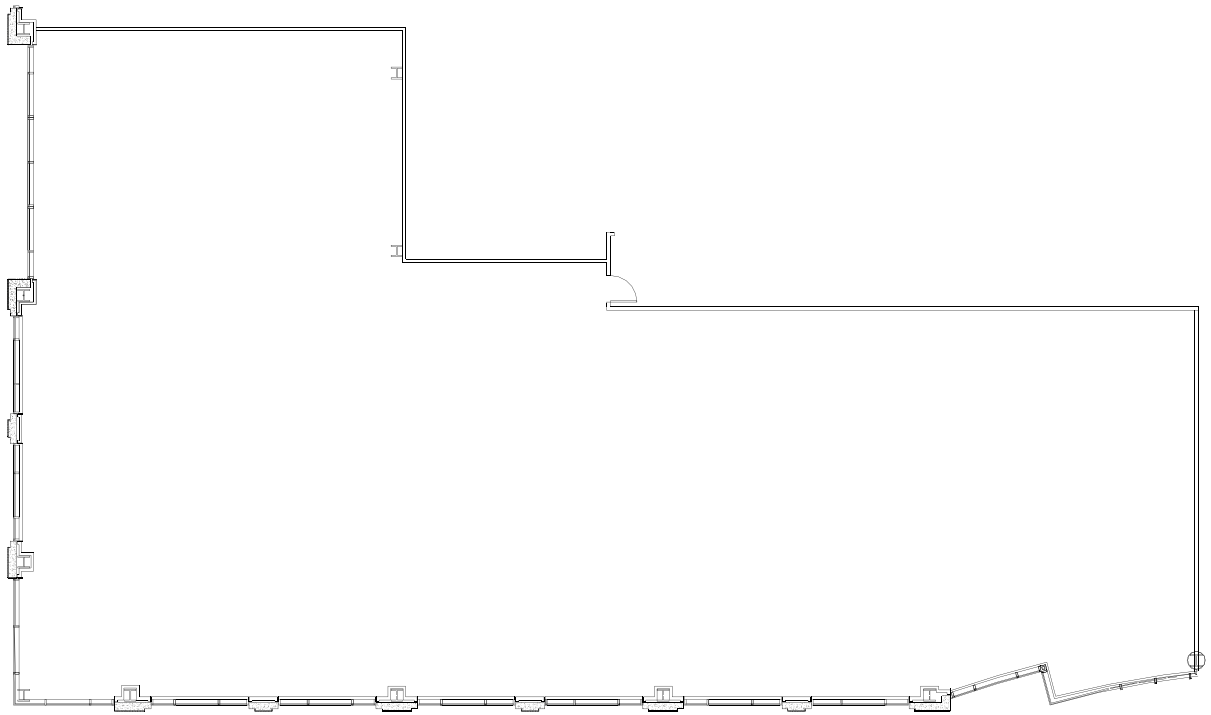
13,968 SF AVAILABLE

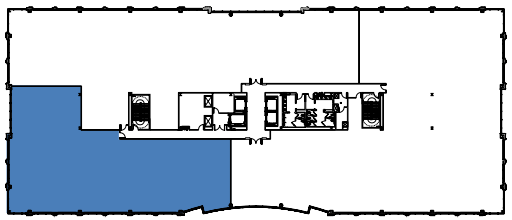




SUITE 410

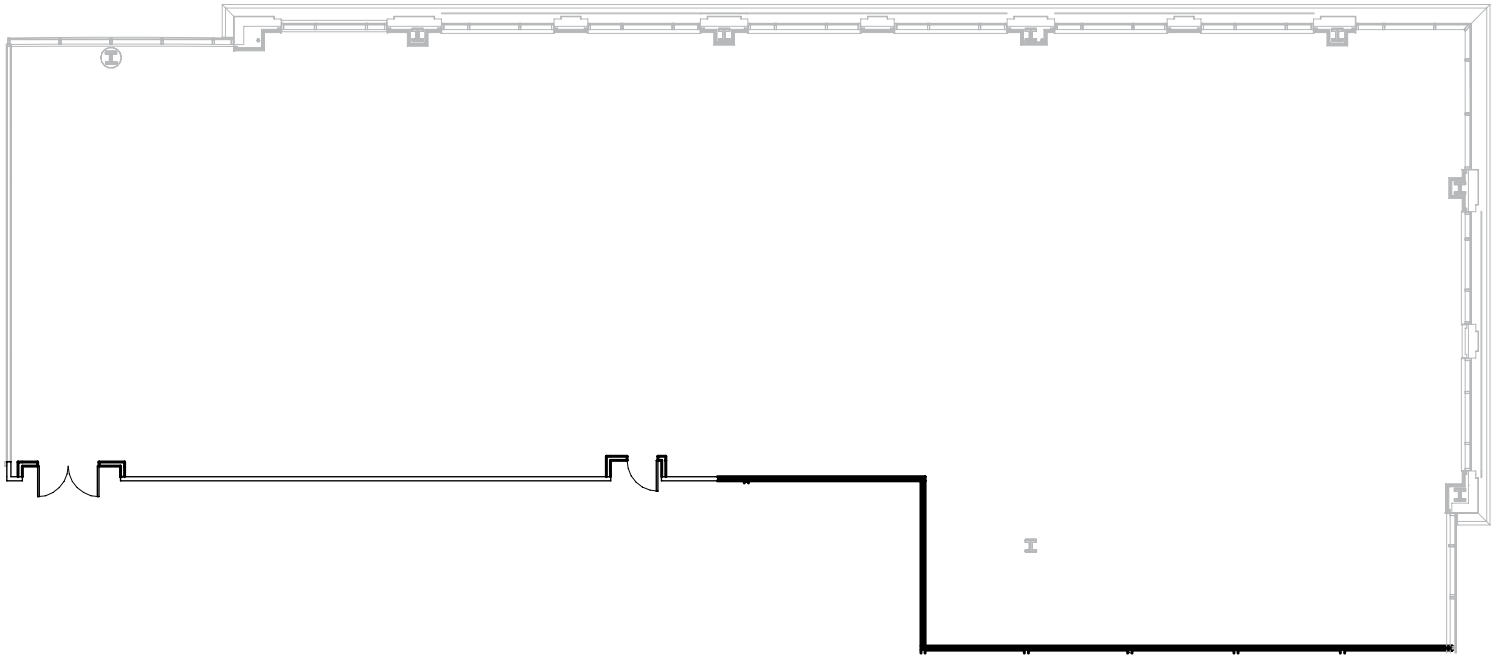
7,493 SF AVAILABLE

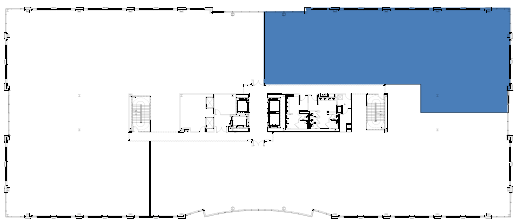




SUITE 540

8,345 SF AVAILABLE







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

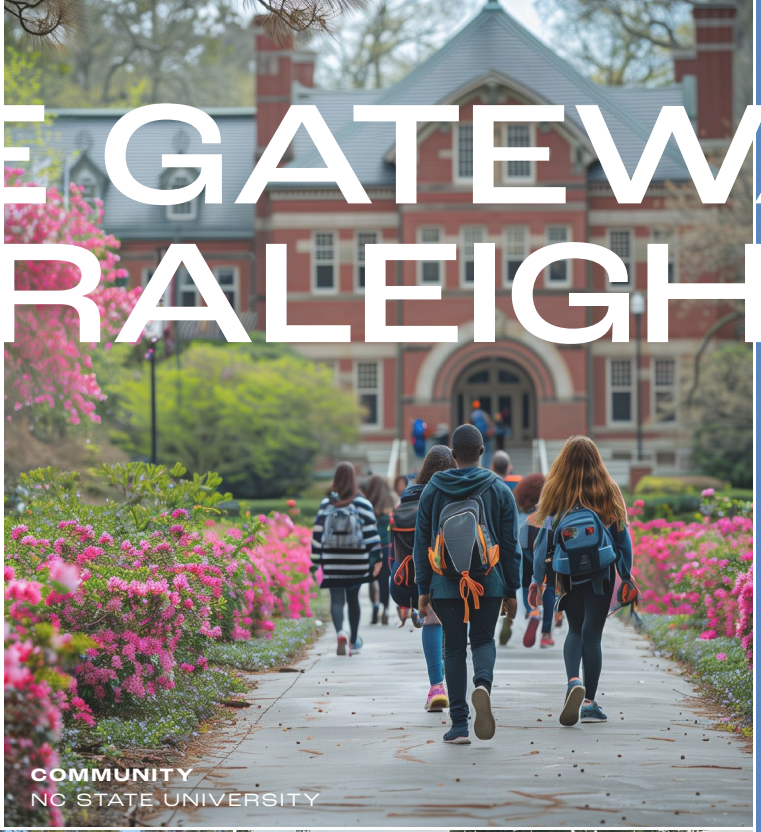
DURHAM & CHAPEL HILL 20 MINUTES

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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