

# Class A Office for Lease

3515 Glenwod Avenue  
Raleigh, NC 27612

Outstanding "Inside-the-Beltline" Location  
New Construction!



**NAI** Carolantic Realty

Presented by

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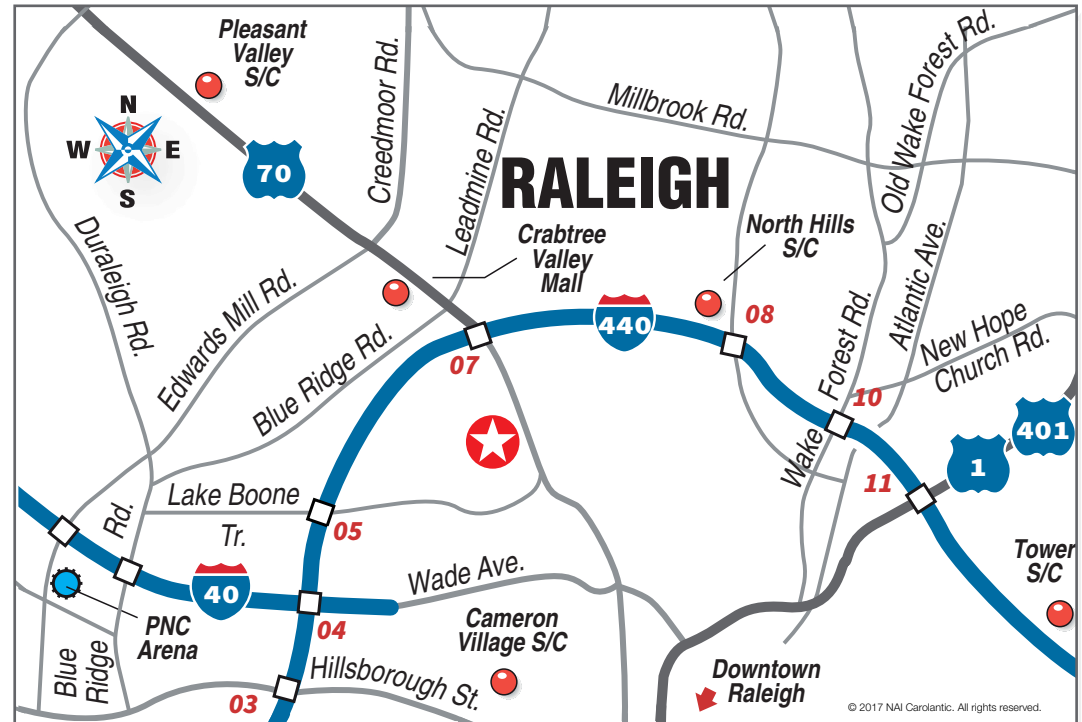
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# 3515 Glenwood

## Overview

### Property Features:

- 74,000 SF, 3-story Class A office in a superior location
- LEED certified construction
- Distinguished Glenwood Avenue address
- Dedicated stoplight at Glenwood Ave. and Pasquotank Dr.
- Prominent monument signage visible to 29,000 cars/day on Glenwood Ave.
- Generous parking at 4/1000 ratio
- 54 reserved covered parking spaces available
- Locally owned and managed
- Lease rate: \$29.50/SF, full service
- \$30/SF Tenant Improvement allowance in a warm shell condition



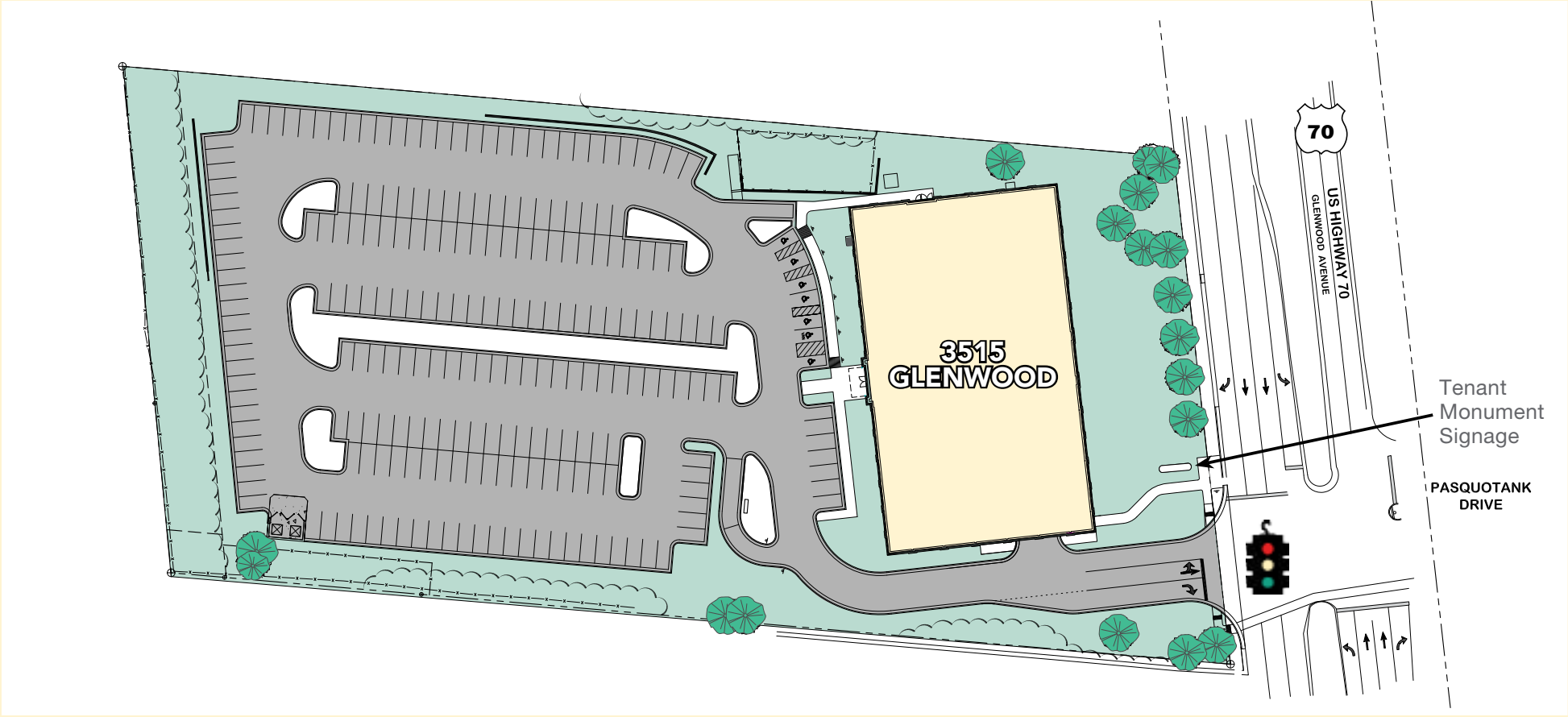
### Additional Features:

- Hybrid vehicle charging stations
- Advanced, highly efficient HVAC system with built-in redundancy
- State-of-the-art Energy Management System
- Keyless entry, 24-hr. video surveillance
- LED interior & exterior lighting
- Floor plates are efficient and flexible for the ultimate tenant customization
- Nine-foot finished ceiling in tenant spaces
- On-location access to public transportation



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## Site Plan



# 3515 Glenwood

## 2nd Floor





## 3rd Floor



# 3515 Glenwood



LOBBY

# 3515 Glenwood

**SOUTH VIEW - COVERED PARKING ENTRANCE**



**EAST VIEW - MAIN ENTRANCE**

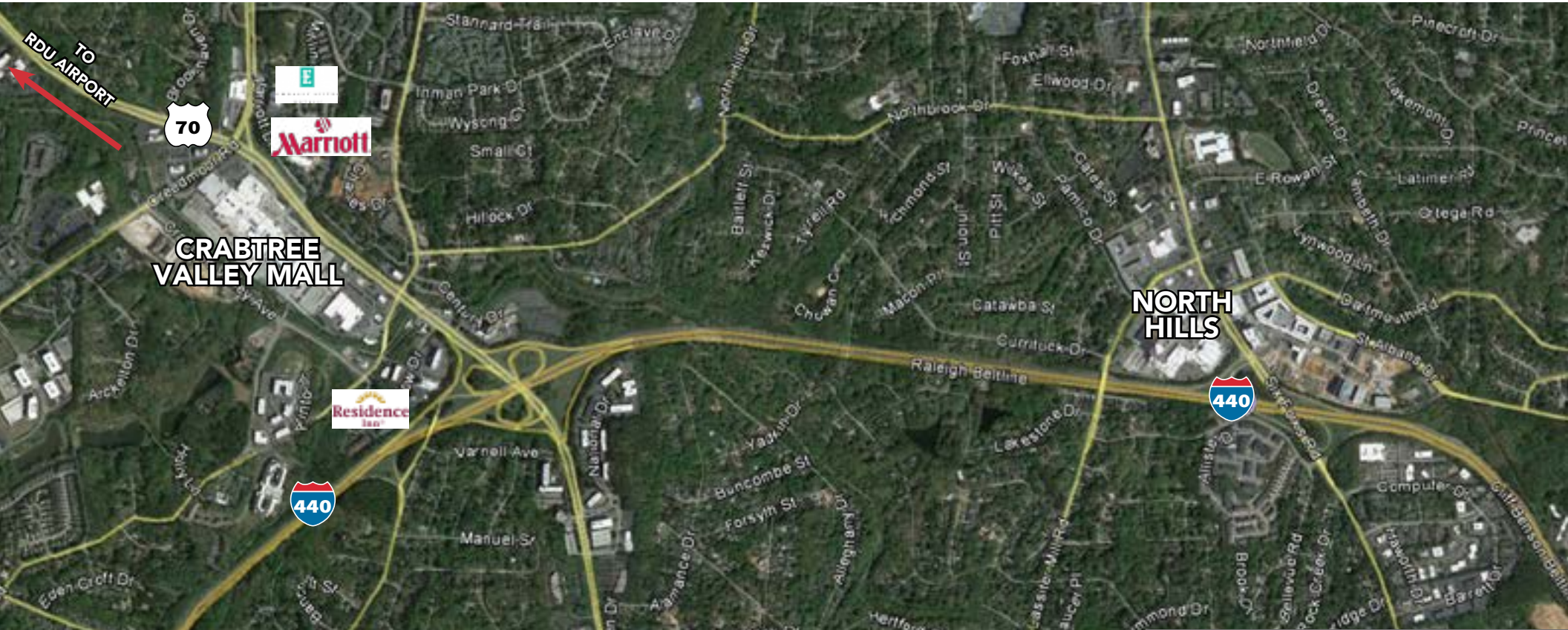




# 3515 Glenwood



Aerial



## CRABTREE MALL (COMPLETE DIRECTORY)

- BELK
- SEARS
- MACY'S
  
- ANN TAYLOR
- ATHLETA
- CHICO'S
- J. JILL
- LOFT
- VICTORIA'S SECRET
  
- AVIS
- BANK OF AMERICA
- BUDGET CAR RENTAL
- BARNES & NOBLE
- COACH
- COASTAL FEDERAL CREDIT UNION
- HALLMARK
- LEGO
- LINDT
  
- SEARS AUTO
- SPECTRUM
- SWAROVSKI
- THINGS REMEMBERED
- WELLS FARGO
  
- APPLE
- BEST BUY
- GAME STOP
  
- BRIO
- CHEESECAKE FACTORY
- CHICK-FIL-A
- CINNABON
- KANKI
- MCDONALD'S
- MOE'S SOUTHWEST GRILL
- P.F. CHANG'S
- PANERA BREAD
- STARBUCKS
- WHICH WICH



## NORTH HILLS (COMPLETE DIRECTORY)

- TARGET
- JCPENNEY
- WALGREENS
- THE UPS STORE
- EXXON
  
- HARRIS TEETER
- TOTAL WINE
  
- BANK OF AMERICA
- NORTH STATE BANK
- SUNTRUST BANK
- WELLS FARGO
  
- AT&T
- VERIZON
  
- REI
- OMEGA SPORTS
- ANTHROPOLOGIE
- LULULEMON
  
- THE MATTRESS FIRM
- MASSAGE ENVY
- SEPHORA
- GNC
  
- STARBUCKS
- PANERA BREAD
- ZOE'S KITCHEN
- CHICK-FIL-A
- YARD HOUSE
- MOE'S SOUTHWEST GRILL
  
- AC HOTEL
- RENAISSANCE RALEIGH HOTEL
- HYATT HOUSE
  
- THE OFFICE AT NORTH HILLS
- BANK OF AMERICA TOWER
- CAPTRUST TOWER
- MIDTOWN PLAZA



### Exponential Population Growth

Considered the fastest growing region in the state, the Raleigh/Durham/Research Triangle region has a population of over 2 million and has grown by more than 40% in the last 20 years. The region is expected to continue to grow at an even faster rate in the next decade. Within the Triangle region, Wake County is the largest and fastest growing area with a population of more than 925,000, adding approximately 65 people per day.

### Diversified Employment Base

At the heart of the region's success lies a diverse and growing blend of people and cultures from every corner of the globe. The region's quality growth and ability to mix native traditions and newcomer influences have shaped a population full of vitality, diversity, and prosperity. With a diversified and prosperous business climate and an environment attractive to tomorrow's technology, the Triangle boasts one of the most highly educated and diverse workforces in the nation. With more than 46 percent of its 25-or-older population holding a bachelor's degree or higher, it's no wonder Forbes magazine ranked Raleigh as one of the best cities for new college grads.

### Innovation

As the home of three nationally renowned research universities, the Triangle has garnered a reputation for innovation and entrepreneurship. The Research Triangle region utilizes a triple helix business model in which leaders from the area's businesses, government, and major research universities work together to transform business practices, acquire and develop the latest technology to enable new companies and industries to thrive.

### Quality of Life

The low cost of living, quality health care, and ready access to abundant recreational activities make the Triangle region a desirable place to start or relocate a business. Centrally located between the majestic Blue Ridge Mountains to the west and the legendary Outer Banks and Atlantic coast to the east, the Triangle enjoys a favorable climate year-round. Tropical air in the summer and mild temperatures in the winter keep the mean annual temperature at a comfortable 60 degrees.

### Top Business Climate

Anchored by one of the nation's largest research parks and three nationally renowned research universities, the Research Triangle area consistently ranks among the nation's best economies year after year. Industry giants in pharmaceuticals, computer software, telecommunications, cleantech, and biotechnology dot the landscape, helping to fuel thriving retail sales and entrepreneurial success.

### Consistent Employment Growth

The Triangle area has had consistently low unemployment rates accompanied by high rates of job growth. The area's unemployment is consistently below the statewide unemployment rate as well as the national rate. The metro area's economic success is most evident in the rising incomes of its residents. The region's per capita income has long outstripped the state's per capita income, and this strong economic performance is projected to continue to increase over the next 15 years.

**#2 Best City for Young  
Entrepreneurs**

(Raleigh, NC)  
MoneyRates | July 2016

**#7 Best City for Tech Jobs**

(Raleigh, NC)  
Entrepreneur | July 2016

**#6 Big City Where White-Collar  
Employment is Booming 2016**

(Raleigh, NC)  
Forbes | July 2016

**#9 Top 10 Cities Americans are  
Moving to Right now**

(Raleigh, NC)  
Forbes | July 2016

**#10 South Atlantic Metro  
for Sustainability**

(Raleigh, NC)  
Site Selection Magazine | July 2016

**#3 Best Midsize Metro for  
Job Seekers**

(Raleigh, NC)  
American Institute for Economic  
Research | May 2016

**#7 '18 Hour City' for New Grads to  
Start Their Careers**

(Raleigh, NC)  
Business Insider | May 2016

**#4 City in the U.S. for Fostering  
Entrepreneurial Growth**

(Raleigh, NC)  
1776 | May 2016

**#9 Best City for Jobs**

(Raleigh, NC)  
Forbes | May 2016

**#9 America's Favorite City**

(Raleigh, NC)  
Travel & Leisure | April 2016

**#5 Top 10 Software Hotspot**

(Raleigh, NC)  
Forbes | April 2016

**#6 Large Metro for Private-Sector  
Salary Growth**

(Raleigh, NC)  
U.S. Bureau of Labor Statistics | April 2016

**#8 Leading Metro for  
Biotech Investment**

(Raleigh, NC)  
City Lab | April 2016

**#9 Fastest Growing City**

(Raleigh, NC)  
Forbes | March 2016

**#1 Healthiest NC County**

(Wake County, NC)  
County Health Rankings |  
March 2016

**#4 Best Place to Live**

(Raleigh-Durham, NC)  
US News | March 2016

**#5 Best City to Live and Work**

(Raleigh, NC)  
Robert Half Career City Index | February 2016

**#5 Best Metro for  
Middle-Class Families**

(Raleigh, NC)  
Chapman Center for Demographics  
and Policy | January 2016

**The 7 Hottest Startup Hubs  
(That Aren't Silicon Valley)**

(Raleigh, NC)  
Inc. | January 2016

**#5 City of the Future**

(Raleigh, NC)  
Forbes | January 2016

**#6 Most Future-Ready City**

(Raleigh, NC)  
Dell & IHS Economics Group |  
January 2016

**#4 Metro for  
"Creative-in-Traded" Jobs**

(Raleigh, NC)  
CityLab | January 2016

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