

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

6,551 - 65,809 SF

AVAILABLE

WADE I

8,216 - 16,502 SF

AVAILABLE

WADE II

3,641 - 41,561 SF

AVAILABLE

WADE III

5,812 SF

AVAILABLE

WADE IV

5,444 - 48,207 SF

AVAILABLE

WADE V





WADE III AVAILABILITIES

1ST FLOOR

13,869 SF

SUITE 102
3,641 SF

SUITE 104
6,271 SF

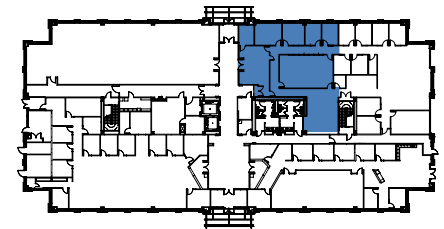
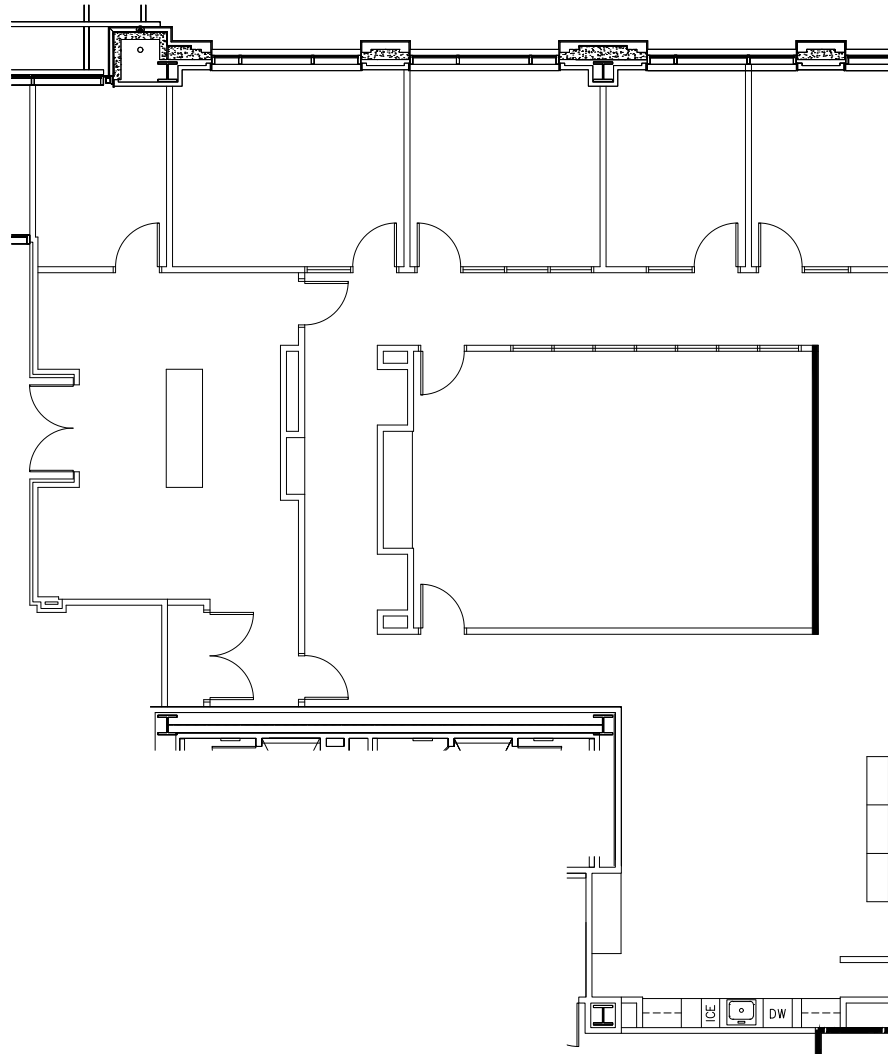
4TH FLOOR

12,340 - 26,769 SF



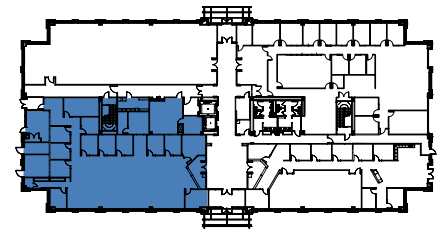
SUITE 102

3,641 SF AVAILABLE



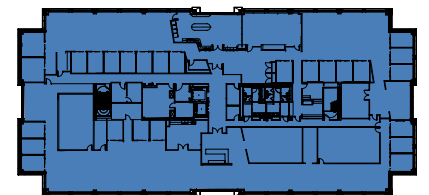
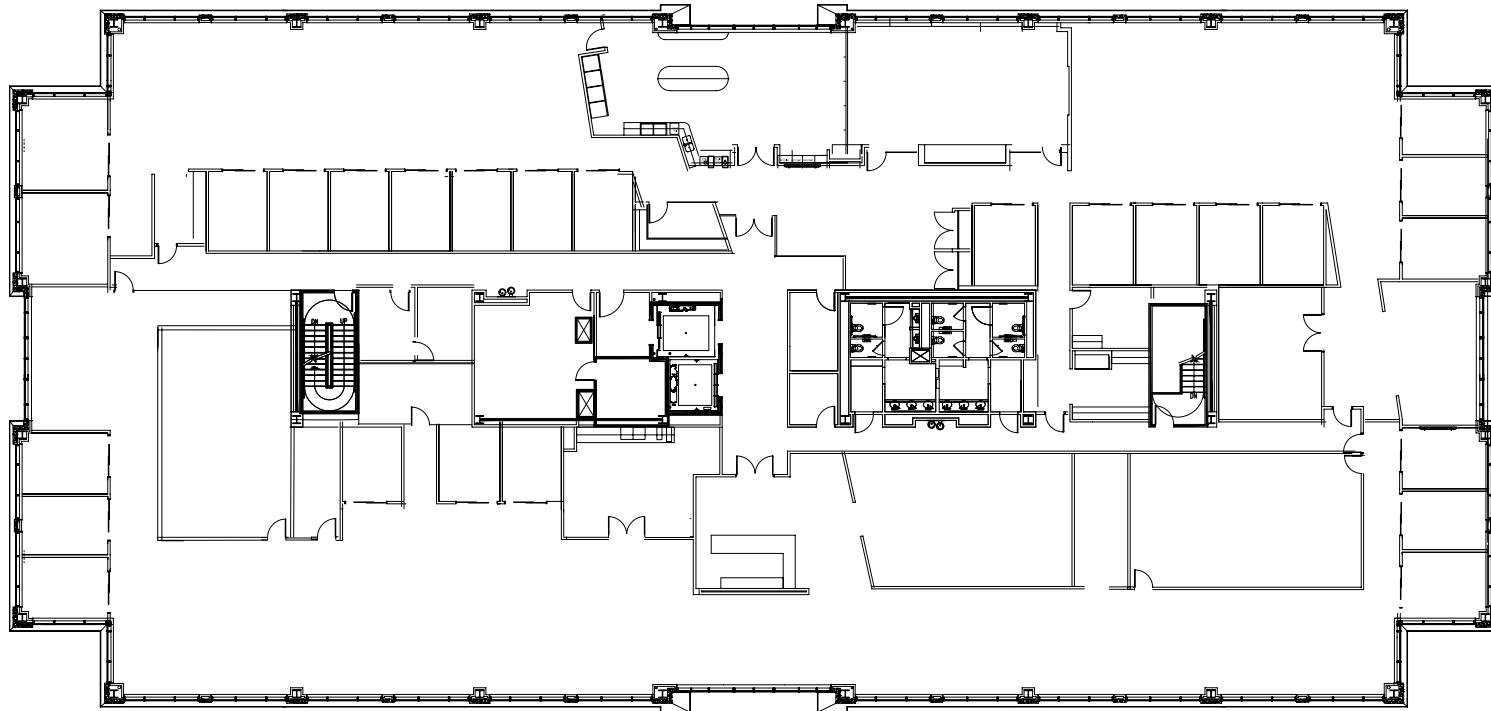
SUITE 104

6,271 SF AVAILABLE



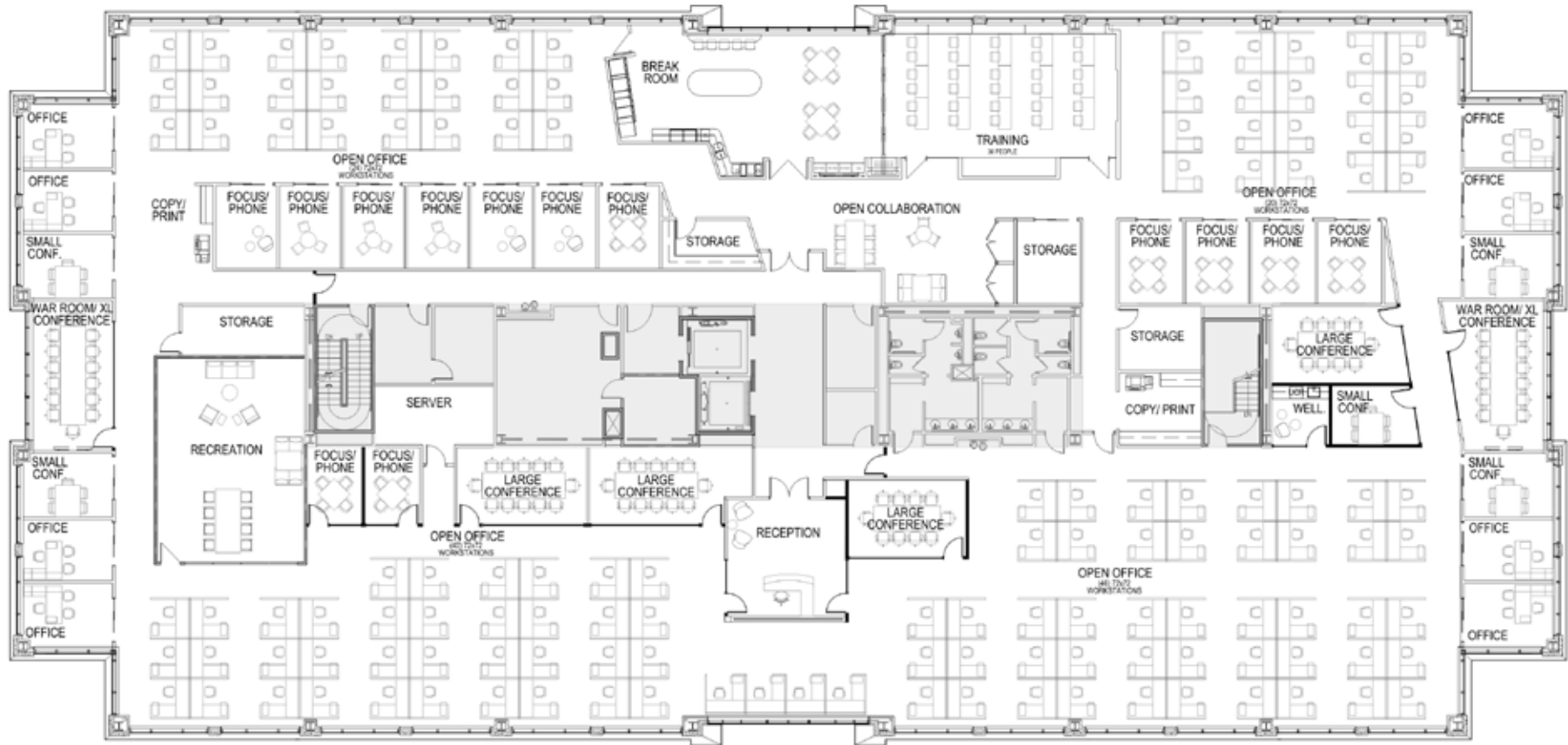
FOURTH FLOOR

26,769 SF AVAILABLE



SAMPLE TEST FIT

26,769 SF AVAILABLE



SAMPLE TEST FIT

~20,000 RSF



UMSTEAD STATE
PARK

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

DURHAM/CHAPEL HILL
RDU AIRPORT

BANDWIDTH HQ
CAMPUS

05

UNC
HOSPITAL

04

04

DHHS HQ
CAMPUS

NC MUSEUM
OF ART

DRIVE
SHACK

LENOVO
CENTER

CARTER-FINLEY
STADIUM

02

NC STATE
FAIRGROUND

NC STATE
VET SCHOOL

MEREDITH
COLLEGE

DOWNTOWN
RALEIGH

I-40
ONE MINUTE

I-440
THREE MINUTES

US-70
SIX MINUTES

AIRPORT &
DOWNTOWN
10 MINUTES

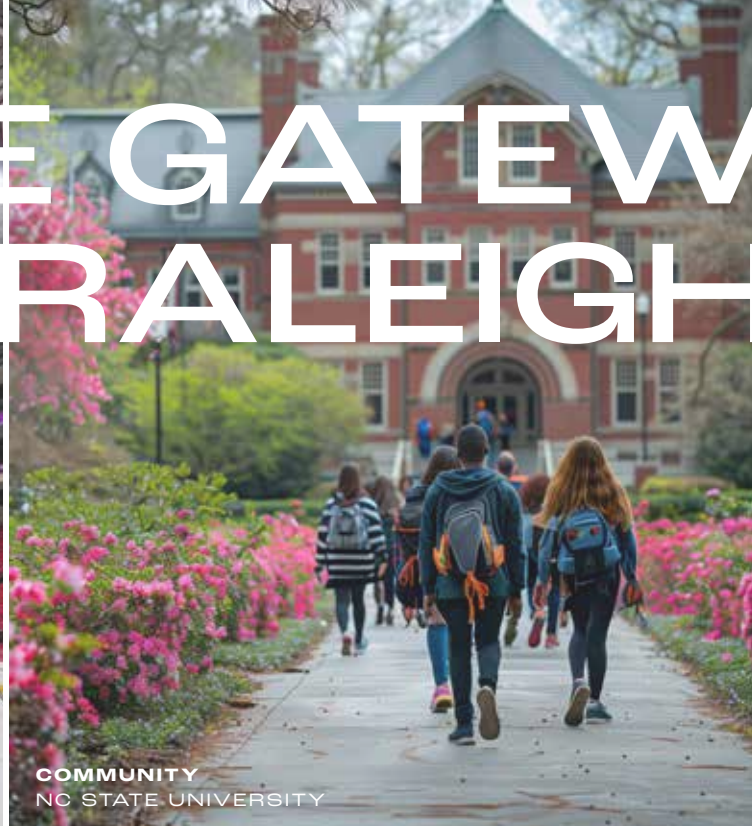
DURHAM &
CHAPEL HILL
20 MINUTES

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**

VONTIER
DRINKING THE BEST THE WORLD OFFERS

BROKER CONTACTS

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