

CRABTREE

Overlook

FOUNDRY
COMMERCIAL

A PREMIER OFFICE DESTINATION.

Crabtree Overlook is a premier Class A office destination in one of Raleigh's most desirable business locations, just steps from Crabtree Valley Mall and minutes from the energy of North Hills. Surrounded by premier shopping, dining, and entertainment, the property offers unmatched convenience for both employees and clients. With flexible office layouts, ample parking, and a professional environment, Crabtree Overlook delivers a refined workplace for businesses seeking connectivity, visibility, and long-term value.

OVERLOOKING THE BEST OF RALEIGH



CRABTREE

Overlook



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2301 SUGAR BUSH ROAD RALEIGH, NC 27612

±1,426 - 21,468 SF

CLASS A OFFICE SPACE FOR LEASE

156,947 SF | 6 FLOORS

BUILDING SIZE

4.1 / 1,000 SF

COVERED & SURFACE PARKING

1-440 BELTLINE & GLENWOOD AVENUE

CONVENIENT ACCESS

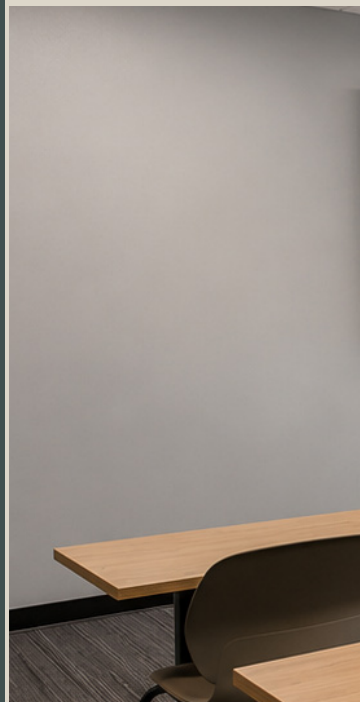
NORTH HILLS PROXIMITY

CONVENIENT ACCESS

**AVENUE C VENDING FOOD
TRUCK ROTATION**

FOOD & BEVERAGE

EV CHARGING STATIONS





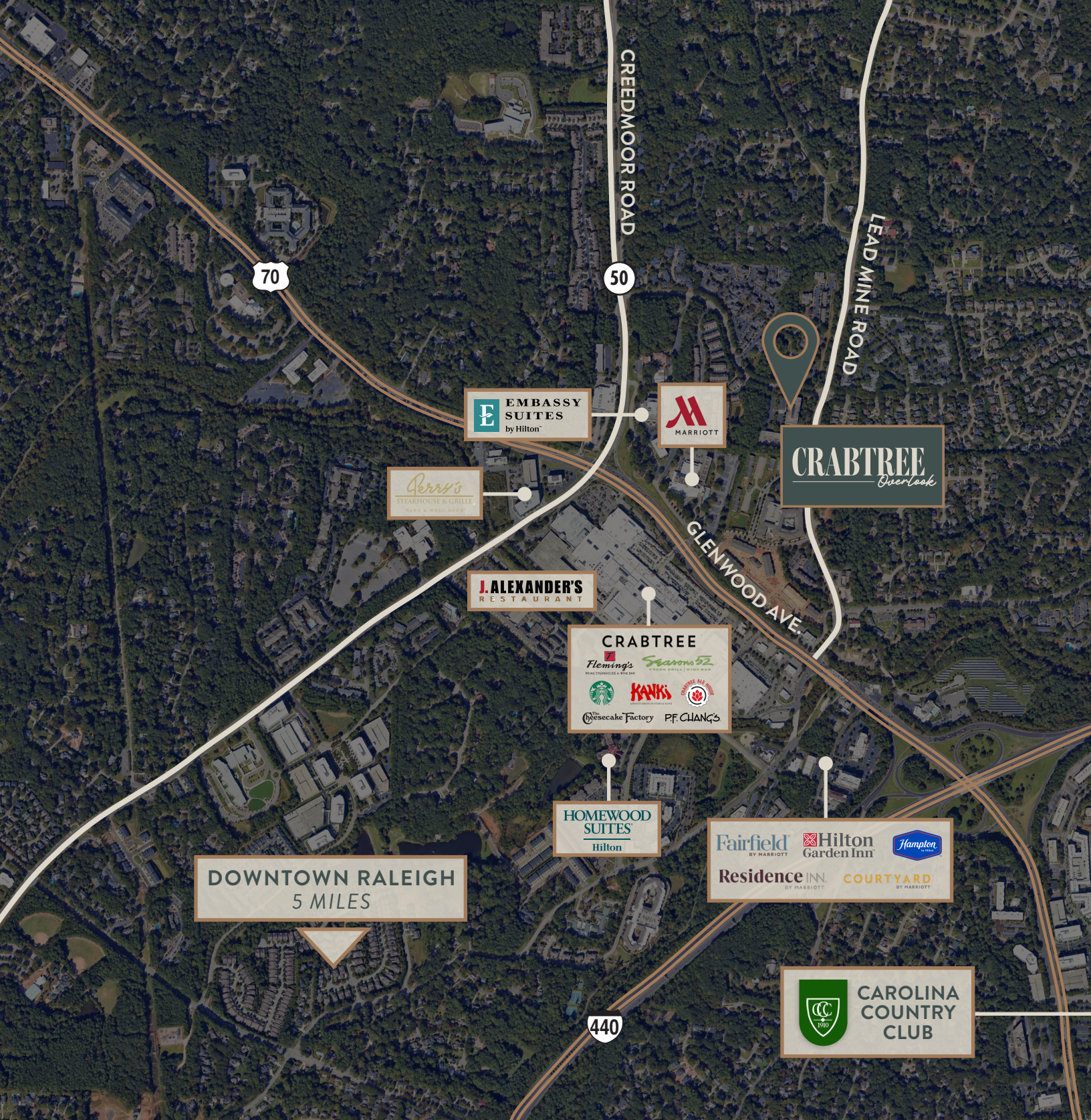
FRONT LOBBY ENTRANCE



OUTDOOR TERRACE

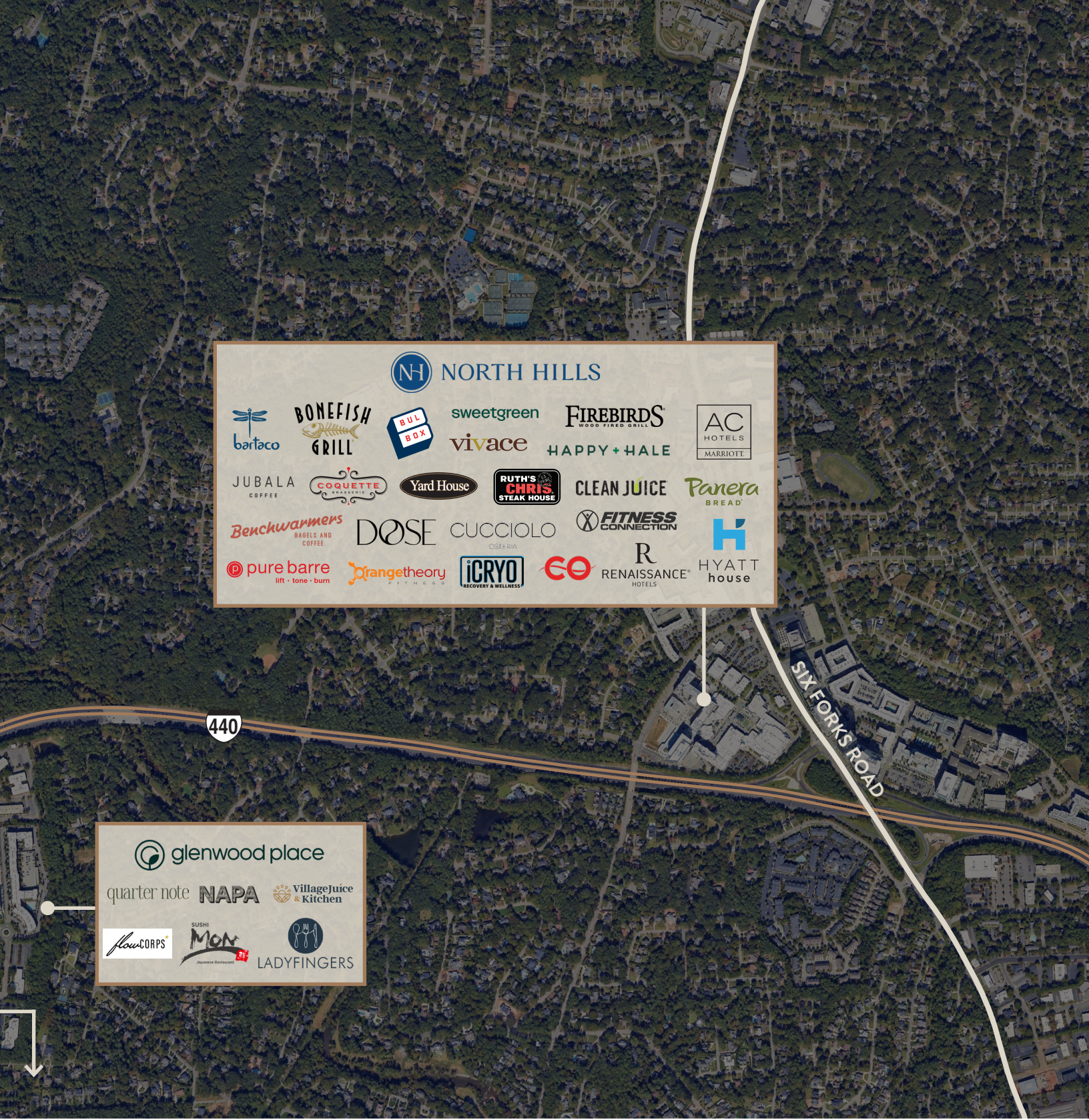


SHARED CONFERENCE ROOM



NEARBY AMENITIES

2301 SUGAR BUSH ROAD RALEIGH, NC 27612



NH NORTH HILLS

bartaco | BONEFISH GRILL | BUL BOX | sweetgreen | FIREBIRDS WOOD FIRED GRILL | AC HOTELS MARRIOTT
 JUBALA COFFEE | COQUETTE | Yard House | RUTH'S CHRIS STEAK HOUSE | HAPPY + HALE | CLEAN JUICE | Panera BREAD
 Benchwarmers BAKELS AND COFFEE | DOSE OSTEIA | CUCCILO | FITNESS CONNECTION | pure barre lift · tone · burn | Orangetheory FITNESS | iCRYO RECOVERY & WELLNESS | CO RENAISSANCE HOTELS | HYATT house

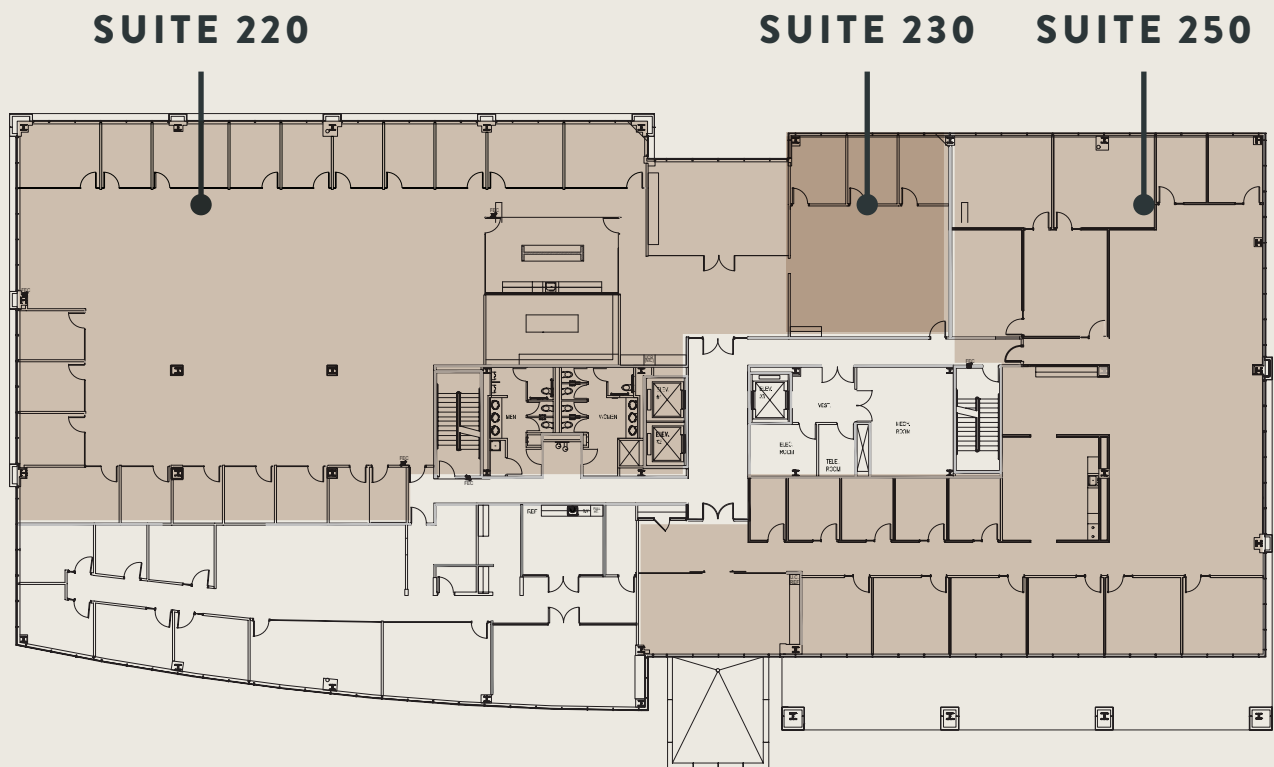
glenwood place

quarter note | NAPA | Villagejuice & Kitchen
 FlowCORPS | SUSHI MON Japanese Restaurant | LADYFINGERS

DRIVE TIMES

CRABTREE VALLEY MALL	2 MINUTES
GLENWOOD PLACE	5 MINUTES
NORTH HILLS	7 MINUTES
GLENWOOD SOUTH	10 MINUTES
VILLAGE DISTRICT	10 MINUTES
DOWNTOWN RALEIGH	15 MINUTES
RDU INTERNATIONAL AIRPORT	15 MINUTES

SECOND *Floor*



***FLOOR CAN BE COMBINED FOR A CONTIGUOUS 21,458 SF**

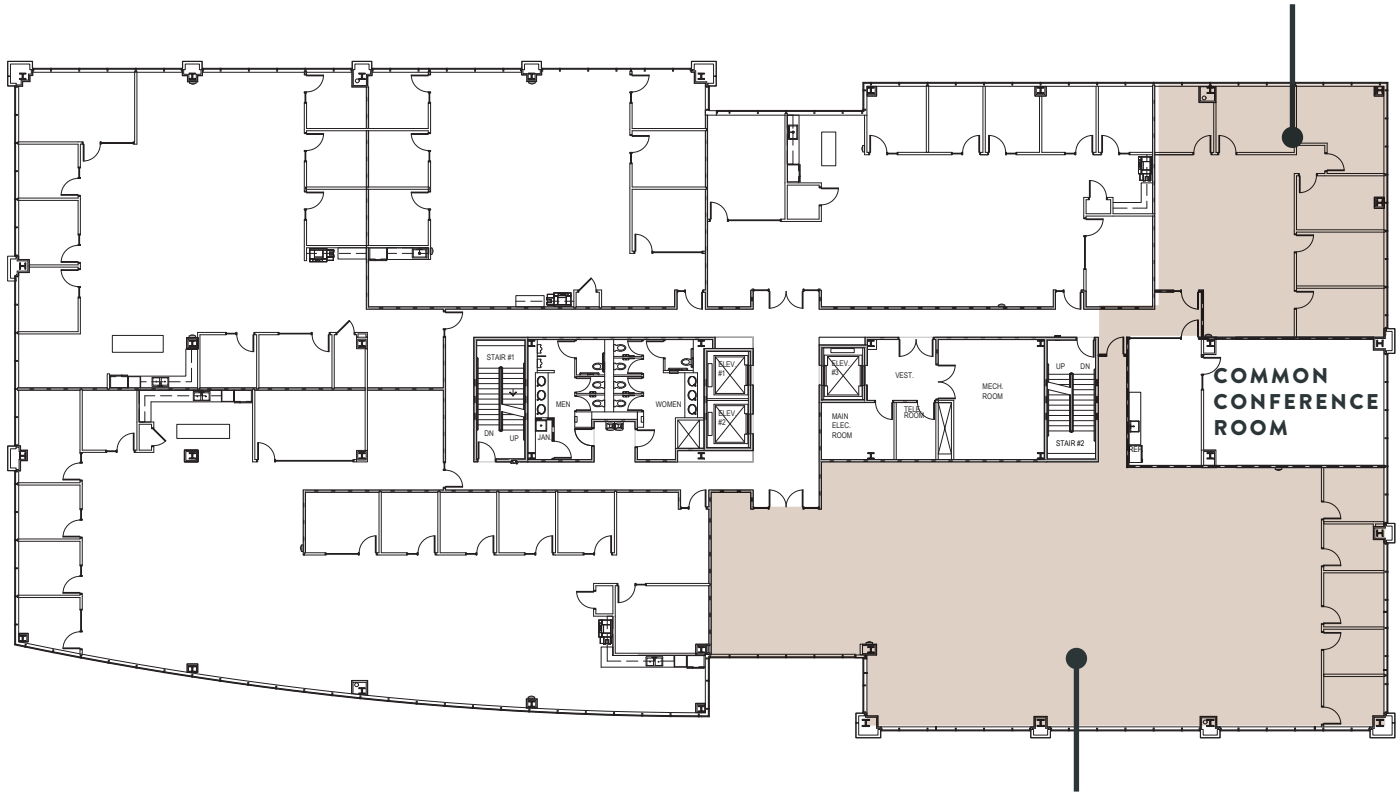
○ **10,884 SF**
SUITE 220

○ **1,426 SF**
SUITE 230

○ **9,148 SF**
SUITE 250

THIRD *Floor*

SUITE 360



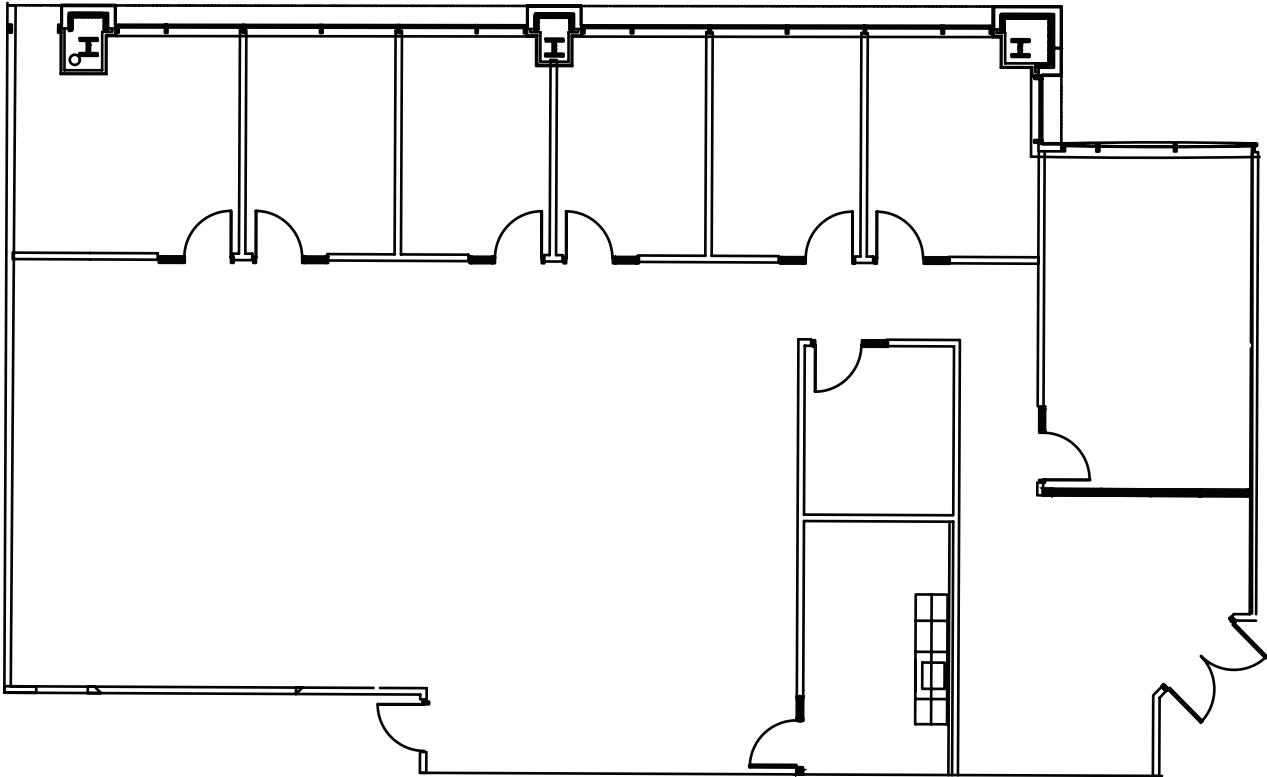
SUITE 360

○ 6,312 SF
SUITE 300

○ 2,218 SF
SUITE 360

FOURTH *Floor*

SUITE 425 | 4,112 SF AVAILABLE



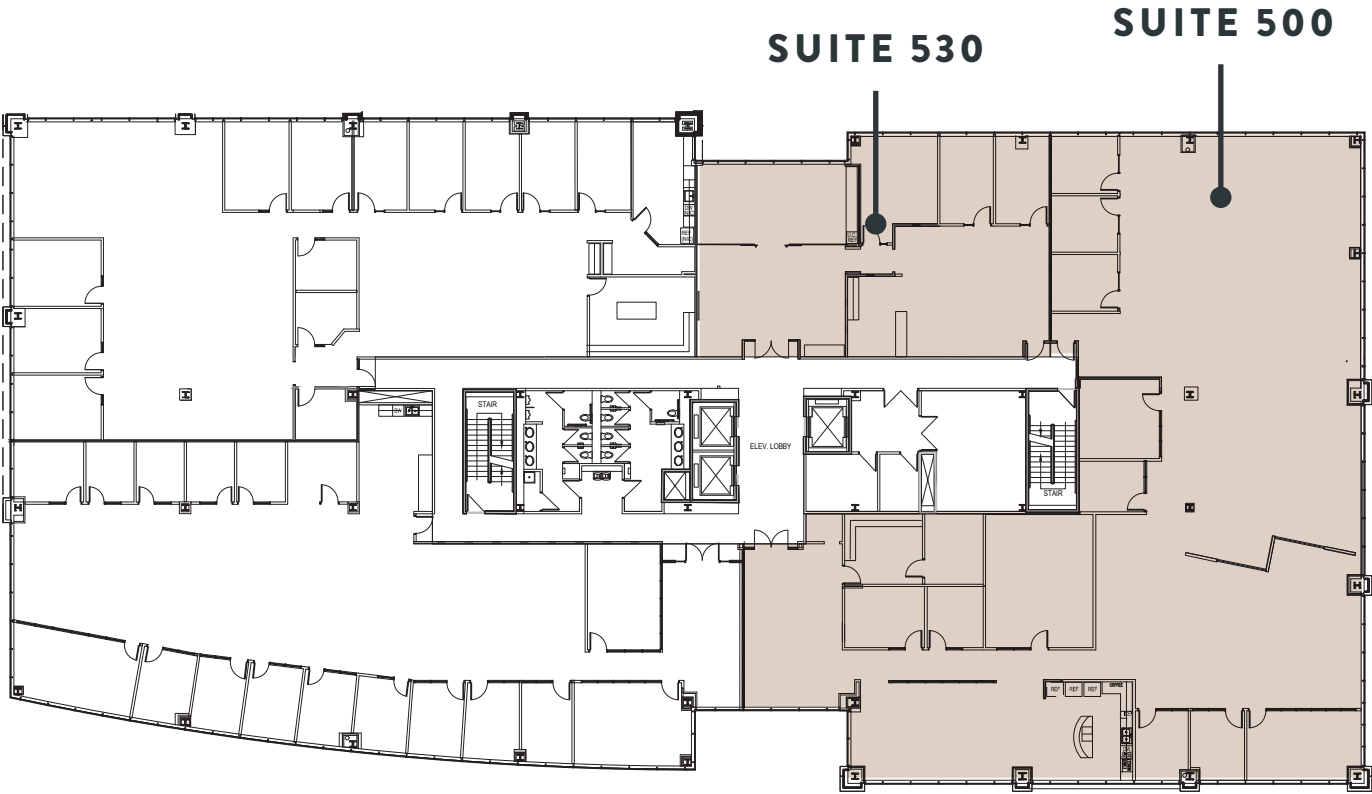
FEATURES

- Reception
- Conference Room
- 7 Private Offices
- Break Room
- Open Area for Work Stations
- Floor to Ceiling Glass Line



FIFTH *Floor*

SUITE 500 | 10,066 SF AVAILABLE



● 10,066 SF
SUITE 500

● 2,752 SF
SUITE 530



FOR MORE INFORMATION ON CRABTREE OVERLOOK:

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