

THE OFFICES AT
WADE

5440 WADE PARK BOULEVARD

RALEIGH, NC 27607

WADE IV

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

3,300 - 76,405 SF

AVAILABLE

WADE I

2,126 - 10,343 SF

AVAILABLE

WADE II

6,271 - 40,638 SF

AVAILABLE

WADE III

5,812 SF

AVAILABLE

WADE IV

5,388 - 48,280 SF

AVAILABLE

WADE V



WADE IV AVAILABILITIES

1ST FLOOR

5,812 SF

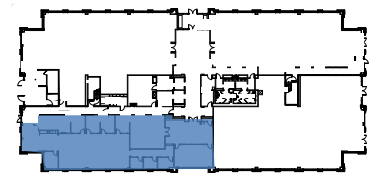
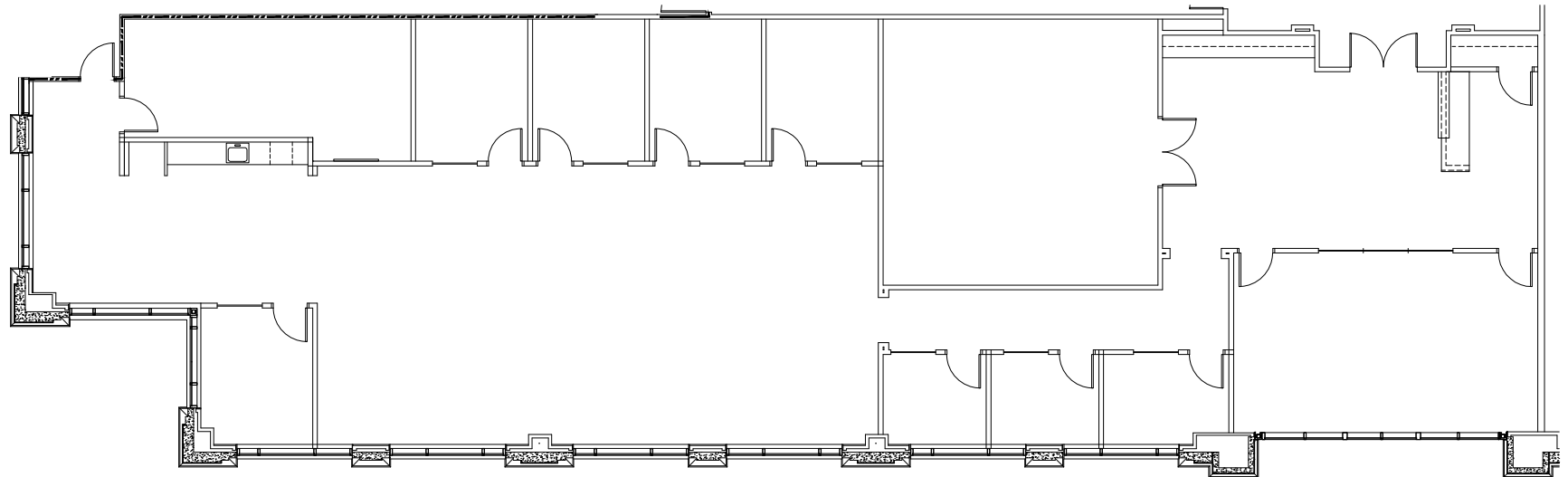
SUITE 150

5,812 SF



SUITE 150

5,812 SF AVAILABLE



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

03

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 X

ON LOCATION

SAMET

**North Carolina
Museum of Art**

AECOM

**BlueRidge
CORRIDOR ALLIANCE**

**CRANFILL
SUMNER^{LLP}**

VONTIER
ENABLING THE WAY THE WORLD MOVES™

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