

OFFICE FOR LEASE

TRINITY PLACE

RALEIGH, NC 27607



NAI TRI PROPERTIES

PROPERTY OVERVIEW

Conveniently located off Wade Avenue between I-40 and I-440, Trinity Place is a recently renovated Class A Office building. Easy to access in a well-known West Raleigh location adjacent to Lenovo Center, Carter-Finley Stadium, and the NC State Fairgrounds.

ADDRESS 1201 Edwards Mill Road
Raleigh, NC 27607

BUILDING SIZE 113,630 RSF

AVAILABLE SPACE Suite 420: 3,047 RSF

RENTAL RATE \$29.95/SF, Full Service

PARKING RATIO 4 spaces per 1,000 SF

HIGHLIGHTS

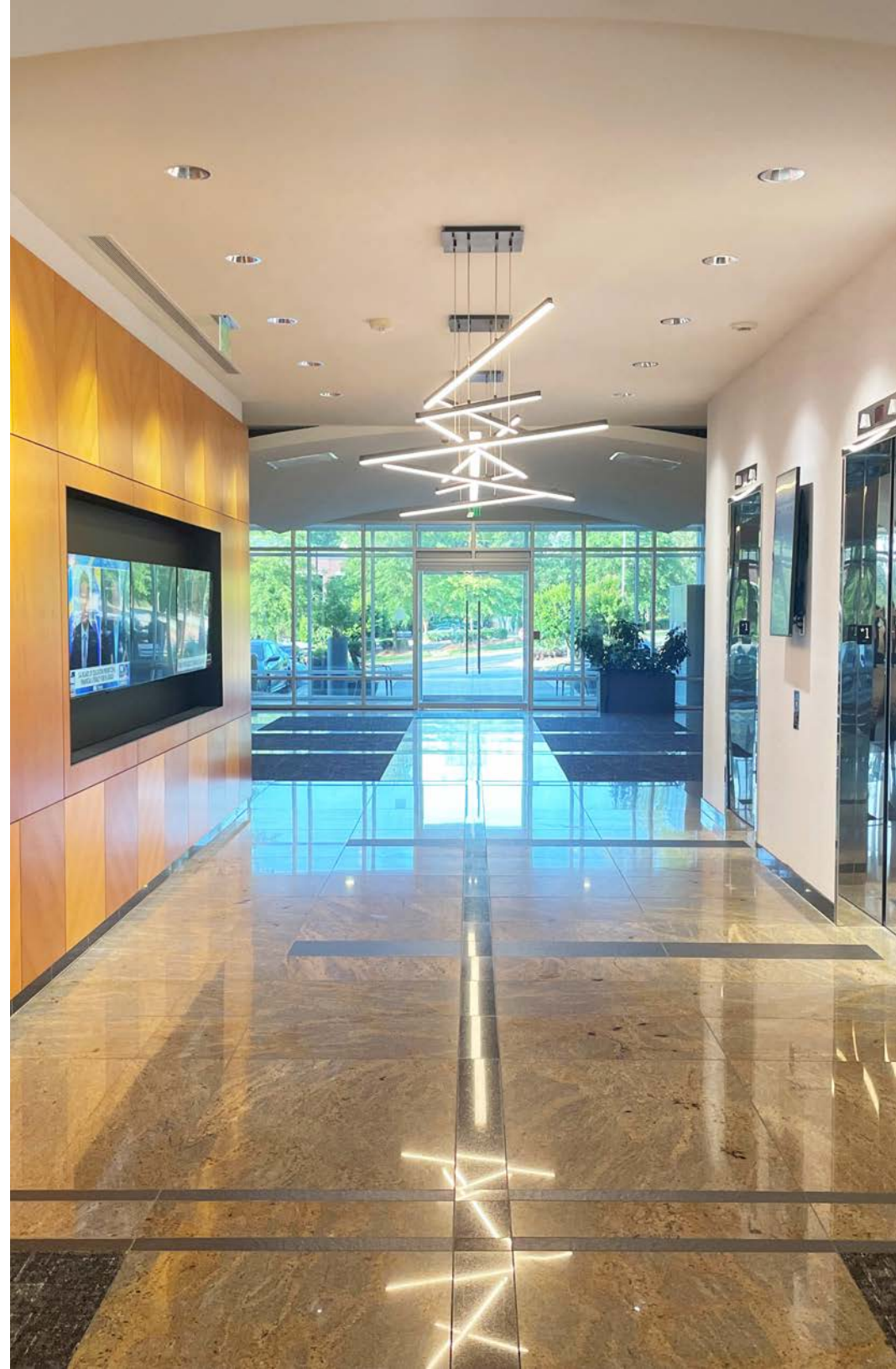
- Class A office building in prominent West Raleigh
- 0.7 Miles to Wade Avenue, 1.5 Miles to I-40, and 2.5 Miles to I-440
- Showers on First Floor
- Renovated Common Areas
- EV Charging Stations
- Package Lockers

CONTACT

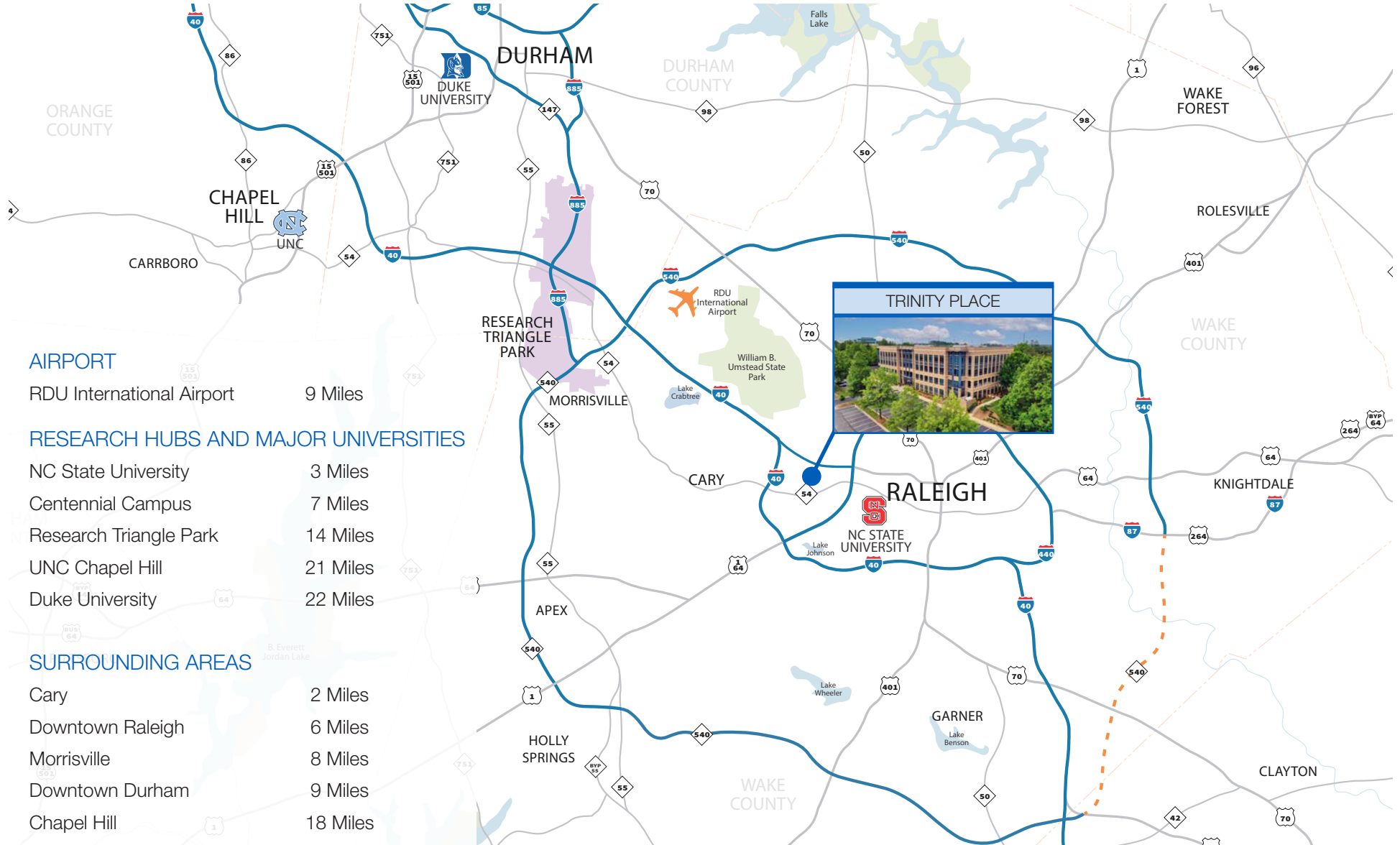
GREG SANCHEZ | 919.281.2321 | gsanchez@triprop.com

LEE BISHOP | 919.609.6331 | lbishop@triprop.com

NAITRI PROPERTIES



TRIANGLE REGION



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AERIAL

BANDWIDTH HQ



1.5 Miles



2.4 Miles

Wade Avenue

LENOVO CENTER

CARTER-FINLEY
STADIUM

TRINITY PLACE



Trinity Road

Edwards Mill Road

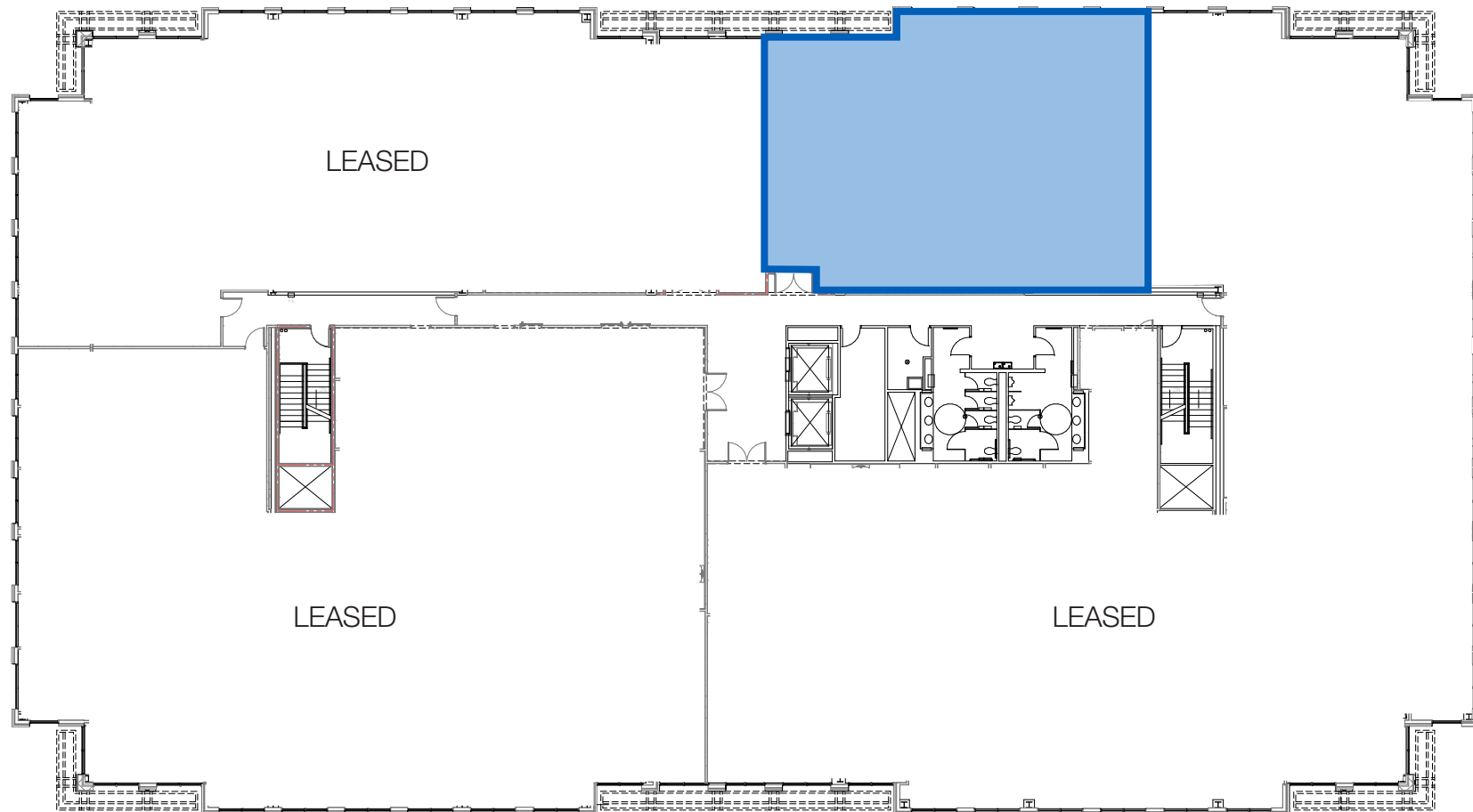
FLOOR PLAN

Fourth Floor

CLICK OR
SCAN FOR
VIRTUAL TOUR



Suite 420
Existing Layout
3,047 RSF



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NAITRI PROPERTIES

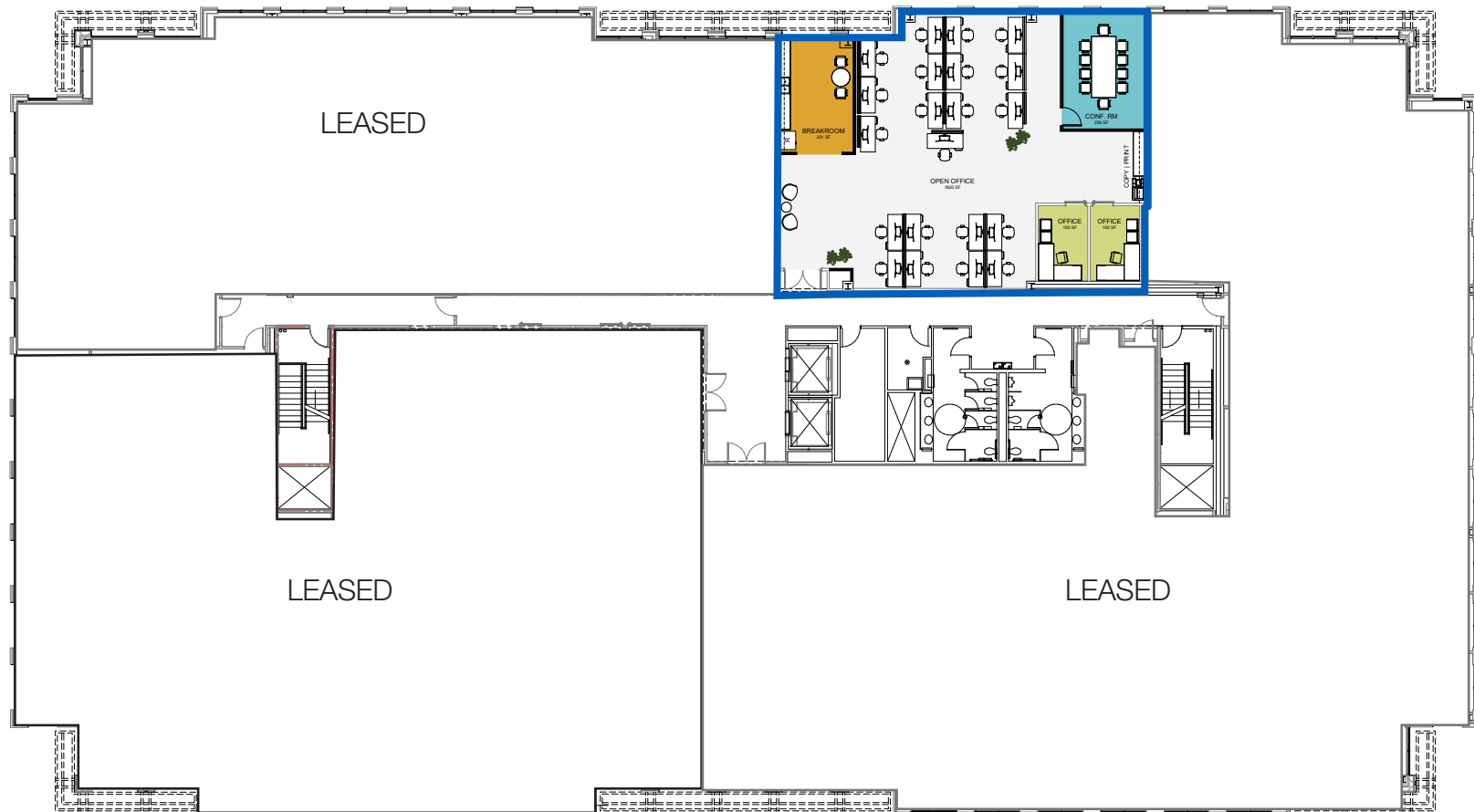
FLOOR PLAN

CLICK OR
SCAN FOR
VIRTUAL TOUR



Fourth Floor

Suite 420
Potential Layout
3,047 RSF
(Furniture not included)

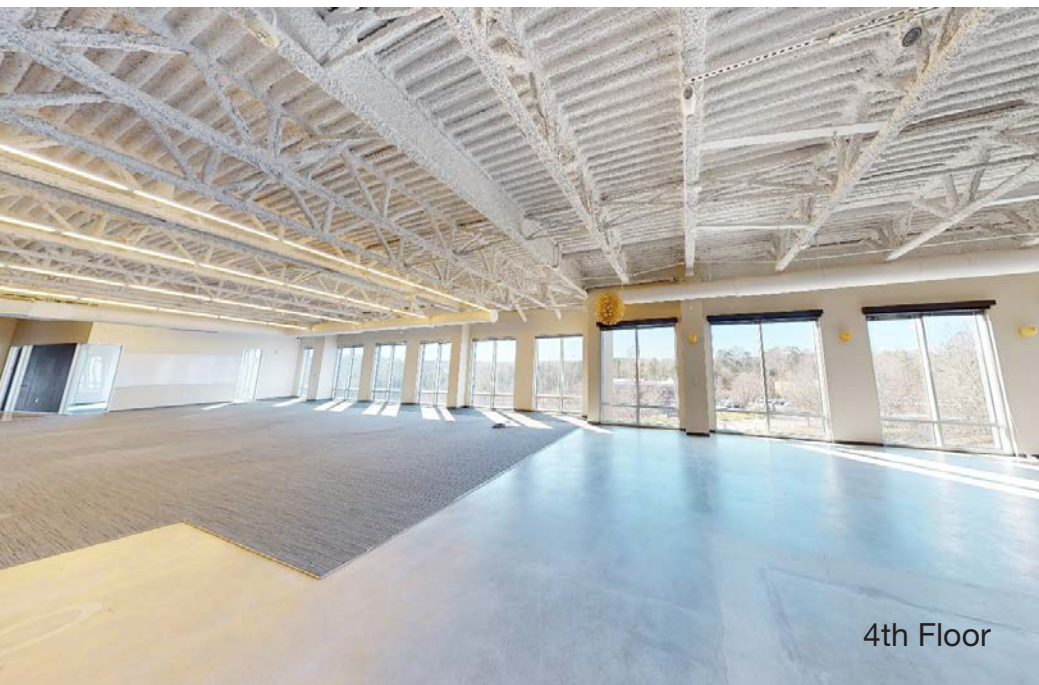


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NAI TRI PROPERTIES



4th Floor



4th Floor

CONTACT

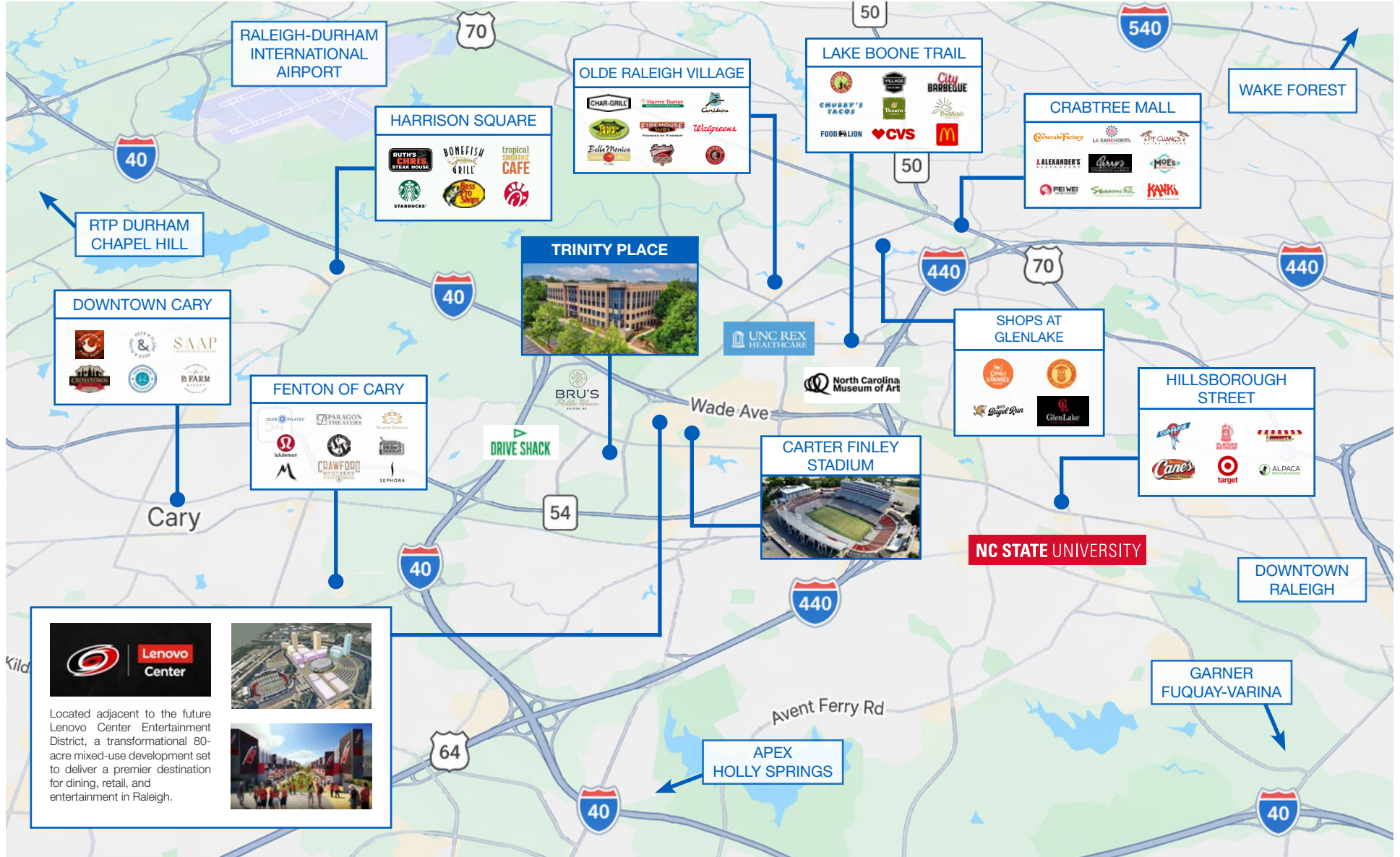
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NAITRI PROPERTIES

TRINITY PLACE AMENITIES



CONTACT

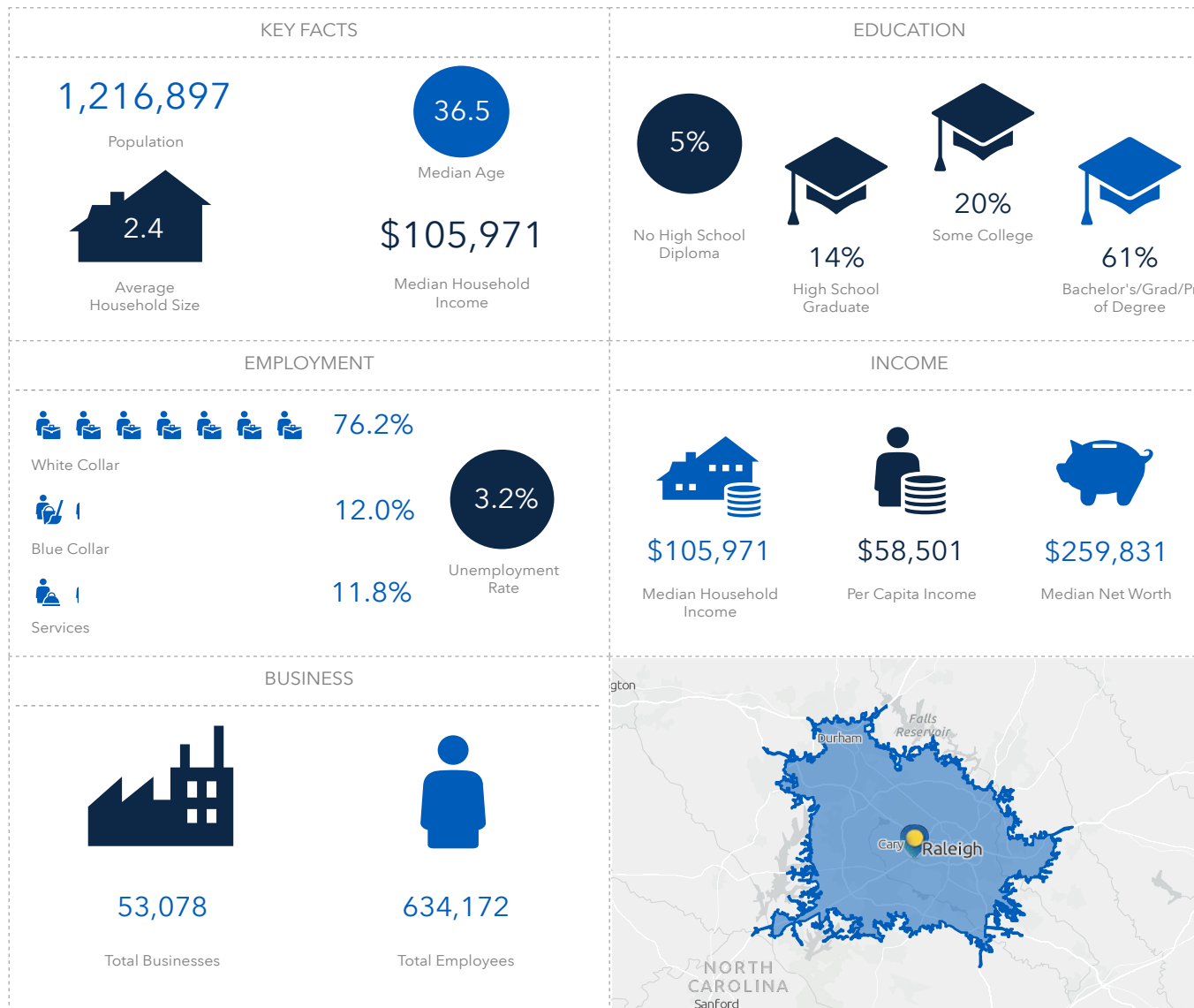
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DEMOGRAPHICS

27 MINUTE AVERAGE COMMUTE DRIVE TIME



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TRIANGLE REGION Accolades & Research Hubs

Three Tier One Universities (Duke, UNC-CH, NCSU), ten colleges and universities and 7 nationally renowned community colleges attract 176,000 students and produce 42,000 graduates each year. More than \$2.72 billion in R&D Research is conducted at the Tier One Universities alone.



THE UNIVERSITY
of NORTH CAROLINA
at CHAPEL HILL

\$1.6 billion+ in research annually

Top 5 public university nationally (US News and World Report)

#5 for federal research among universities

Top 10 US research university in volume and annual expenditures

Duke UNIVERSITY

Top 10 nationally ranked universities (US News and World Report)

\$1.2 billion+ annually invested in research and development

NC STATE UNIVERSITY

Largest four-year institution in NC

#6 in research expenditures nationally for public universities without a medical school

Centennial Campus - 1,000+ acre campus with 70+ corporate, nonprofit and government partners and over 3,000+ employees



RESEARCH TRIANGLE PARK

55,000+ Employees

385+ Companies

Billions in ongoing public and private investments

#1

**BEST PERFORMING
CITY IN THE US:**

RALEIGH

Milken Institute
2025

#4

**MOST ECONOMICALLY
RESILIENT METRO:
DURHAM-CHAPEL HILL**

CardRates
2026

#1

**CITY FOR EMPLOYMENT
OPPORTUNITY &
EARNING POTENTIAL:**

RALEIGH

New York Post
2025

#1

**BEST OVERALL METRO
AREA FOR YOUNG,
COLLEGE-DEGREEED
PROFESSIONALS:**

RALEIGH

Wall Street Journal
2025

**TOP 5 METRO
IN THE US FOR TECH
IMPACT ON LOCAL
ECONOMY:**

RALEIGH

CompTIA
2025

#1

**BEST BUSINESS
CLIMATE:**

RALEIGH/CARY

Business Facilities
2025

**NORTH CAROLINA
NAMED TOP STATE
FOR BUSINESS**

CNBC
2025

#1

**STEM HUB IN THE
NATION: RESEARCH
TRIANGLE PARK (RTP)**

CoWorkingCafe
2025

TRIANGLE REGION Overview



EXPONENTIAL POPULATION GROWTH

The Raleigh–Durham–Research Triangle region continues to be one of the fastest-growing areas in the country. The combined statistical area now exceeds 2.4 million residents and has added more than 240,000 people since 2020. Wake County remains the region's largest and fastest-growing county, with a population of approximately 1.25 million and growth of roughly 66 new residents per day, driven largely by domestic and international migration.

DIVERSIFIED EMPLOYMENT BASE

The Triangle's continued success is supported by a diverse and highly educated workforce. The region has seen significant growth in residents with college degrees in recent years, reinforcing its reputation as a talent hub. In the Raleigh metro area, more than 50% of adults hold a postsecondary degree, well above state and national averages, helping attract employers across technology, life sciences, healthcare, and advanced manufacturing sectors.

INNOVATION

Anchored by Duke University, the University of North Carolina at Chapel Hill, and North Carolina State University, the Triangle remains a leading center for research, innovation, and entrepreneurship. Research Triangle Park (RTP)—one of the largest research parks in the United States—includes: 385+ companies and startups, 55,000+ employees, and a strong focus on life sciences, tech, and advanced research industries.

QUALITY OF LIFE

The Triangle offers a high quality of life supported by a relatively moderate cost of living compared to other major tech markets, strong healthcare systems, and abundant recreational opportunities. Centrally located between the Blue Ridge Mountains and the Atlantic Coast, the region provides easy access to outdoor recreation, while a mild climate allows for year-round activity.

TOP BUSINESS CLIMATE

Consistently ranked among the nation's best places to do business, the Triangle benefits from a strong economic base and continued corporate investment. Major employers span pharmaceuticals, software, cleantech, and biotechnology, and thousands of new jobs and billions in investment continue to be announced annually in Wake County alone. Global companies continue to invest in the region. Notable mentions include Apple, which committed \$1 billion to a future RTP campus; FUJIFILM Diosynth Biotechnologies, which announced a \$3.2 billion expansion; and Novo Nordisk, which announced a \$4.1 billion investment.

CONSISTENT EMPLOYMENT GROWTH

The Triangle continues to experience steady employment growth and low unemployment. As of early 2026, the Raleigh area unemployment rate is approximately 3.0%, remaining below the national average. The region's strong labor market, population growth, and highly skilled workforce continue to support long-term economic expansion and rising incomes.