

OFFICE FOR LEASE

KINGDOM WAY CENTRE

5121 KINGDOM WAY, RALEIGH, NC 27607

SPEC
SUITE
AVAILABLE



NAITRI PROPERTIES

PROPERTY OVERVIEW

Conveniently located off Wade Avenue between I-40 and I-440, Kingdom Way Centre is a 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	Kingdom Way Centre 5121 Kingdom Way, Raleigh, NC 27607
BUILDING SIZE	44,561 RSF
AVAILABLE	Spec Suite 302* - 5,561 RSF Suite 305* - 2,754 RSF, Available 9/1/2026 <i>*Contiguous - 8,315 RSF</i>
RENTAL RATE	\$29.50/SF, Full Service
PARKING	4 spaces per 1,000 SF
FEATURES	• Class A office building in prominent West Raleigh • 0.6 Miles to NC 54 • 0.7 Miles to Wade Avenue • 1.5 Miles to I-40 • 2.5 Miles to I-440 • Abundant natural light to the interior • Two (2) passenger elevators • Close proximity to numerous restaurants, banks, and hotels • On-site ownership

CONTACT

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NAITRI PROPERTIES



TRIANGLE REGION



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NAI TRI PROPERTIES

AERIAL

BANDWIDTH HQ



WADE AVENUE



2.4 Miles

1.5 Miles

DOWNTOWN
DURHAM

DOWNTOWN
RALEIGH

LENOVO CENTER

CARTER-FINLEY
STADIUM

CARDINAL GIBBONS
HIGH SCHOOL

TRINITY ROAD



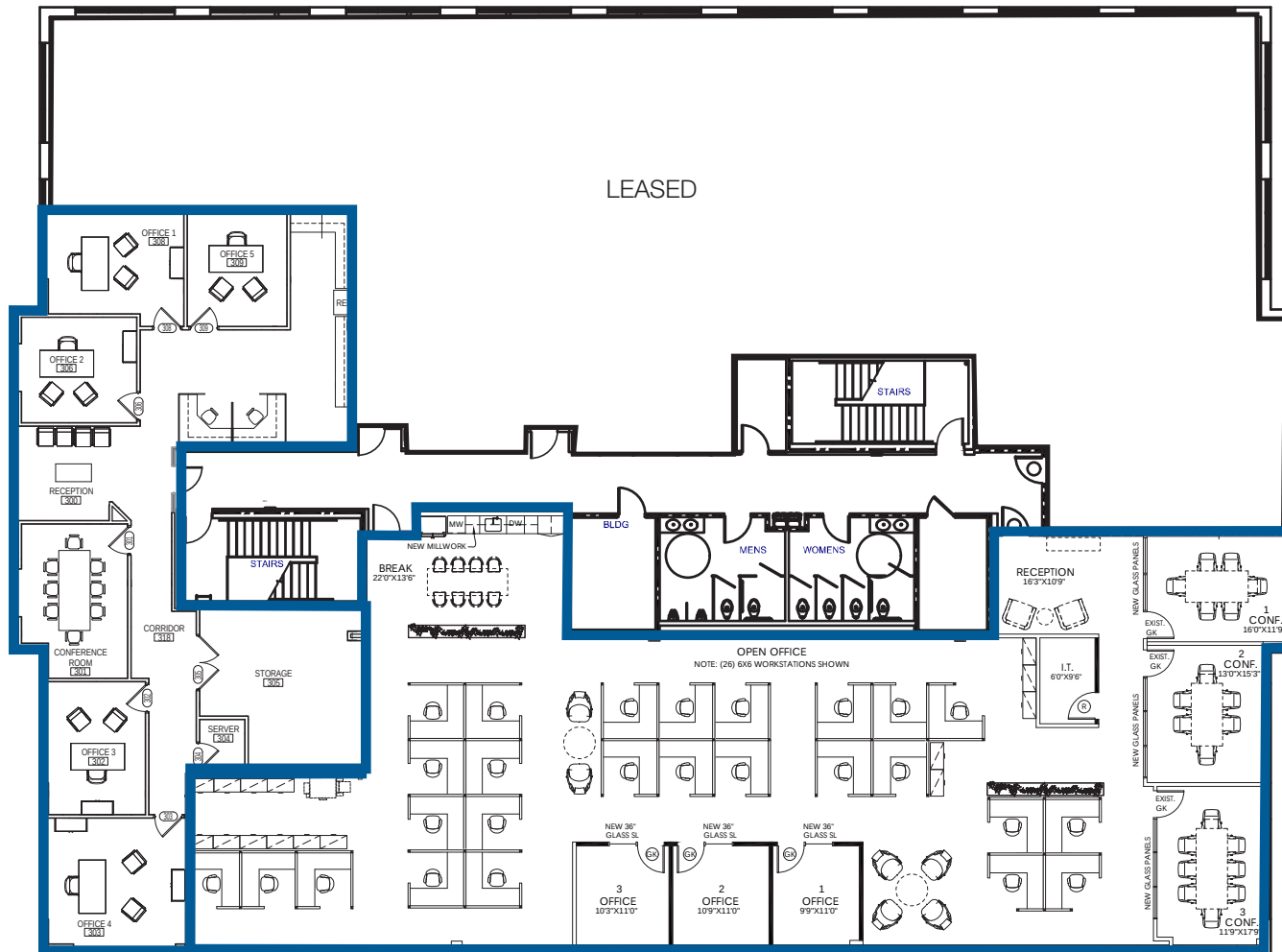
KINGDOM WAY CENTRE

EDWARDS MILL ROAD

Google

FLOOR PLAN

Third (3rd) Floor
*Contiguous: 8,315 RSF



Suite 305*
2,754 RSF
Available 9/1/2026



CLICK OR
SCAN FOR
VIRTUAL TOUR

Spec Suite 302*
5,561 RSF



CLICK OR
SCAN FOR
VIRTUAL TOUR

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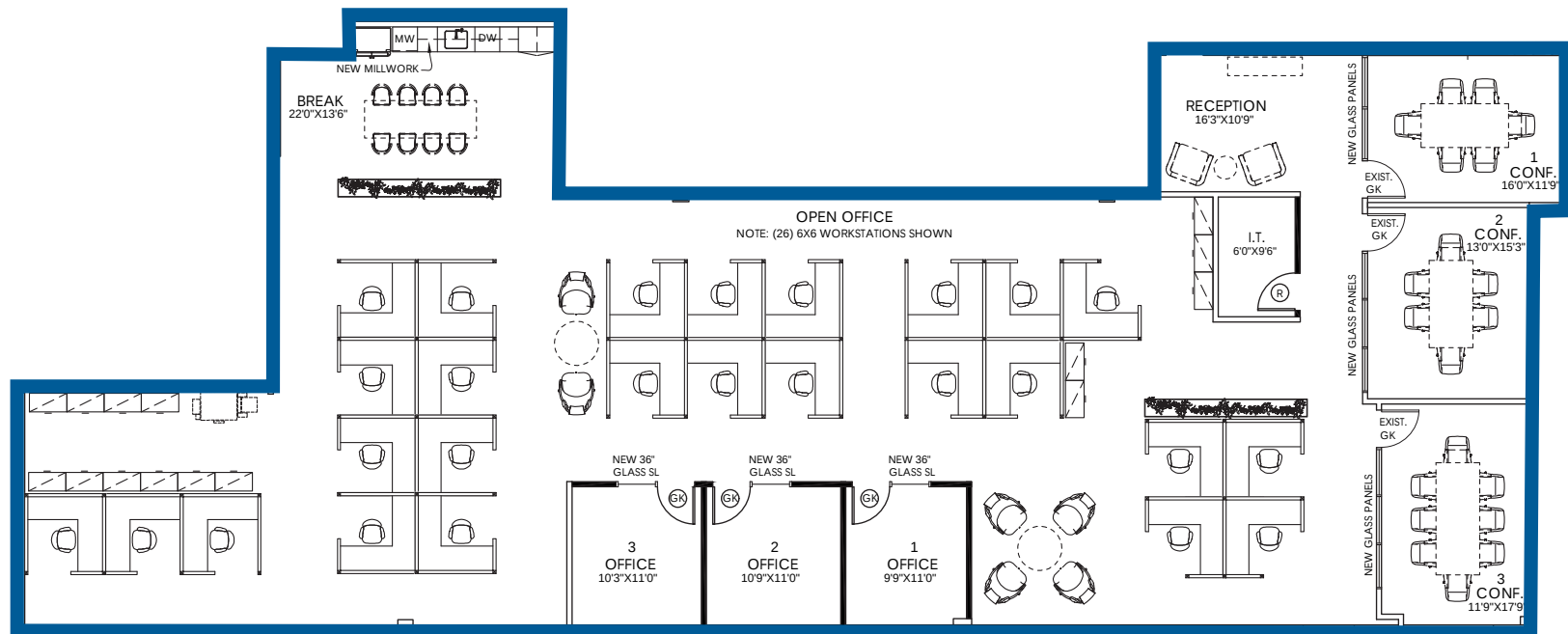
NAITRI PROPERTIES

FLOOR PLAN



CLICK OR
SCAN FOR
VIRTUAL TOUR

Spec Suite 302
5,561 RSF
Furniture Not Included

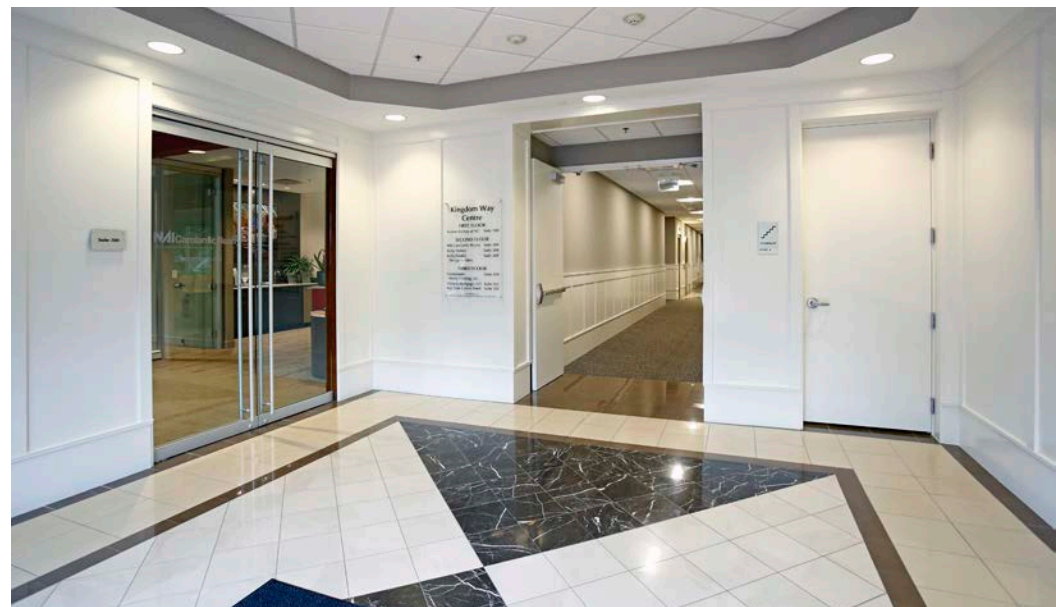


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AMENITIES

Located next to Lenovo Center and Carter-Finley Stadium in the West Raleigh submarket, Kingdom Way boasts many nearby amenities including entertainment and nightlife, food, and parks and recreation activities. It is convenient to Drive Shack, Wade Park restaurants, Crabtree Valley Mall amenities, UNC Rex Hospital, The Marketplace at Lake Boone, Umstead Park, and more. Below are some amenities within a 5 mile radius.



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NAI TRI PROPERTIES

RALEIGH 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

\$1.14 billion in research annually
#5 ranked public university nationally (US News and World Report)
#5 for federal research among universities
12th largest US research university in volume and annual expenditures

Duke UNIVERSITY

#8 ranked university nationally (US News and World Report)
\$1 billion+ annually invested in research and development

NC STATE UNIVERSITY

Largest four-year institution in NC
8th largest recipient of industry-sponsored research among public universities without a medical school
Centennial Campus - 1,000+ acre campus with 60 corporate, nonprofit and government partners and over 2,500 employees



RESEARCH TRIANGLE PARK

60,000+ Employees
300+ Companies
\$300 million invested annually

#2

**BEST PERFORMING
CITY IN U.S.: RALEIGH**

Millikin Institute
2025

#1

**BEST PLACES TO
START A BUSINESS:**

RALEIGH
Lending Tree
2023

#3

**HAPPIEST CITY IN
AMERICA: RALEIGH**

Men's Health
2021

#2

**BEST PLACE TO LIVE
RALEIGH/DURHAM**

U.S. News & World Report
2025

#1

**LEAST RISKY CITY
FOR SMALL BUSINESS:
RALEIGH/CARY**

Forbes
2024

#2

**BEST CITIES TO
MOVE TO:
RALEIGH-DURHAM**

Forbes
2024

#4

**BEST WORK/LIFE
BALANCE IN THE U.S.:
RALEIGH**

Wake County Economic
Development | 2025

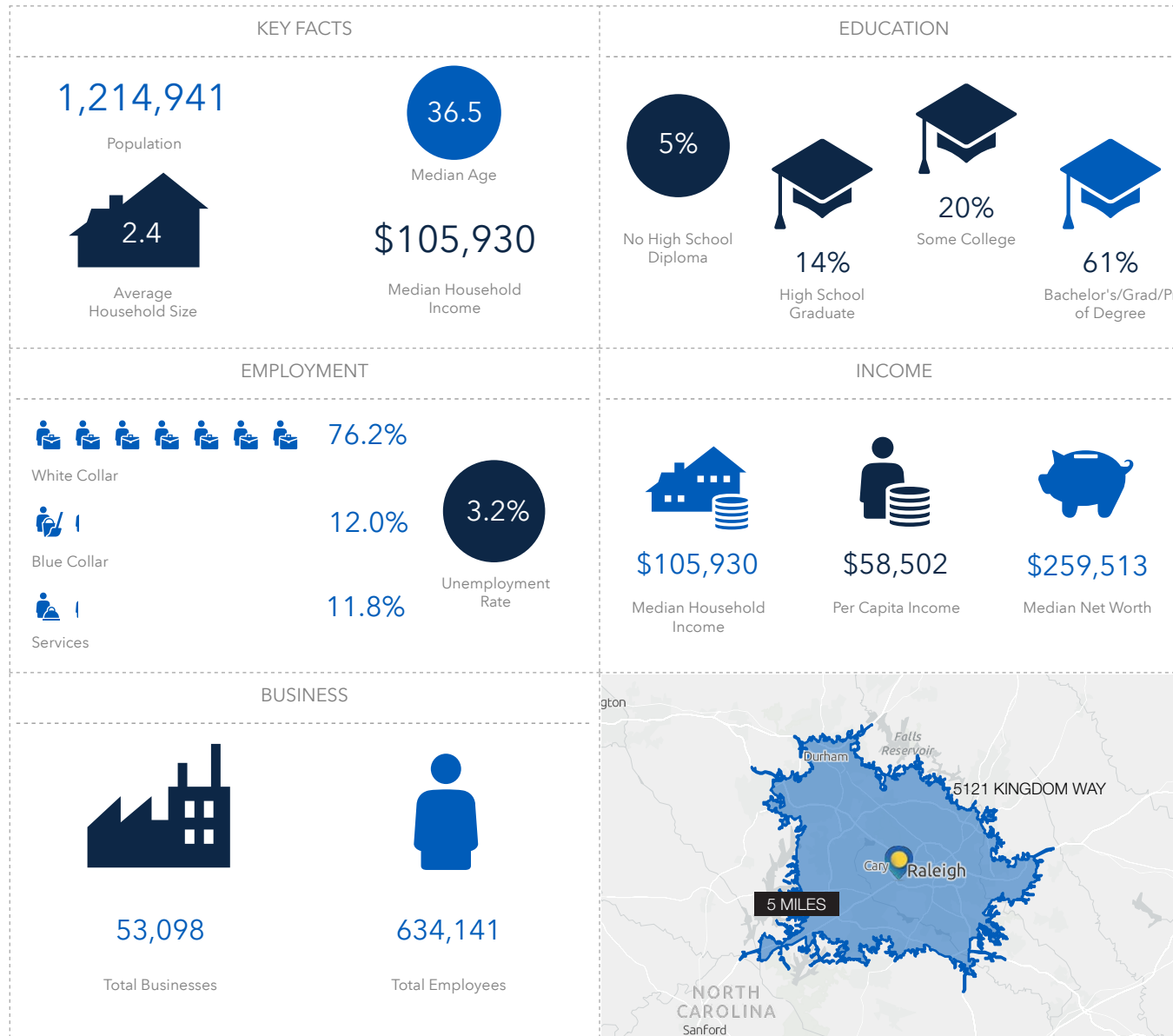
#1

**ECONOMIC RESILIENCE
FUELING JOB GROWTH
& HIGH EARNINGS:**

RALEIGH
Globe Street
2025

DEMOGRAPHICS

27 MINUTE AVERAGE COMMUTE DRIVE TIME



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