



PALISADES

Palisades I - 5400 Trinity Rd, Raleigh, North Carolina 27607

Palisades II - 5410 Trinity Rd, Raleigh, North Carolina 27607

Palisades III - 1501 Nowell, Raleigh, North Carolina 27607

**THREE BUILDING CLASS A
CAMPUS FOR INNOVATIVE USE**

JOIN A CONNECTED CULTURE OF GROWTH AND INNOVATION

Space at Palisades empowers industry leaders and visionary entrepreneurs to realize new ideas and grow their companies in a dynamic workplace. Located in West Raleigh, there's no better place to let your imagination run free.



EVERYTHING YOU NEED TO THRIVE



SWEEPING VIEWS

Enjoy panoramic views of West Raleigh to ease your mind and invite creativity. Located in the Triangle Region's West Raleigh submarket, there's no better place to let your imagination run free.



IN-HOUSE CAFES

Take a break with your coworkers and re-energize in the self-serve cafe.



FITNESS CENTERS

Get your workout in before or after work to keep your energy levels up and your body healthy.



TECHNOLOGY-DRIVEN CONFERENCE ROOMS

Integrated communication technologies allow you to collaborate with teams anywhere in the world.



CONNECTIVITY

VTs Rise delivers a connected experience by providing convenient and secure access, facilitating streamlined communication with employees and helping build a sense of community. Through Palisades' WiredScore certifications, the buildings offer best-in-class connectivity and provide digital excellence to tenants.



SUSTAINABILITY DESIGN ELEMENTS

Bike racks, walking paths and sustainable design elements create an ecofriendly culture.



HIGH VISIBILITY SIGNAGE OPPORTUNITIES

Place your company's logo atop the building to increase brand awareness in the local market.



OUTDOOR AMENITIES

Hold outside meetings as a change of pace and enjoy the sun's energizing warmth.





DISCOVER THE VIBRANCY OF AN ENERGETIC COMMUNITY

Palisades connects you with a diverse set of lively local amenities. The intimate design of the neighborhood lets you explore the area by walking, biking or taking a short drive.



FOOD AND DRINK

Whether you need to entertain clients or looking for happy hours, the surrounding area are full of popular chains and artisan restaurants.



SPORTING EVENTS AND ENTERTAINMENT

Home to the Carolina Hurricanes and NC State Wolfpack, the PNC Arena hosts a wide range of professional and collegiate athletics, concerts and other events to create a community full of excitement. If you're looking to have some fun while working on your long game, the Drive Shack is within walking distance.



HOTELS AND LODGING

The area is full of top-rated hotels and comfortable lodging to accommodate visitors from around the world.



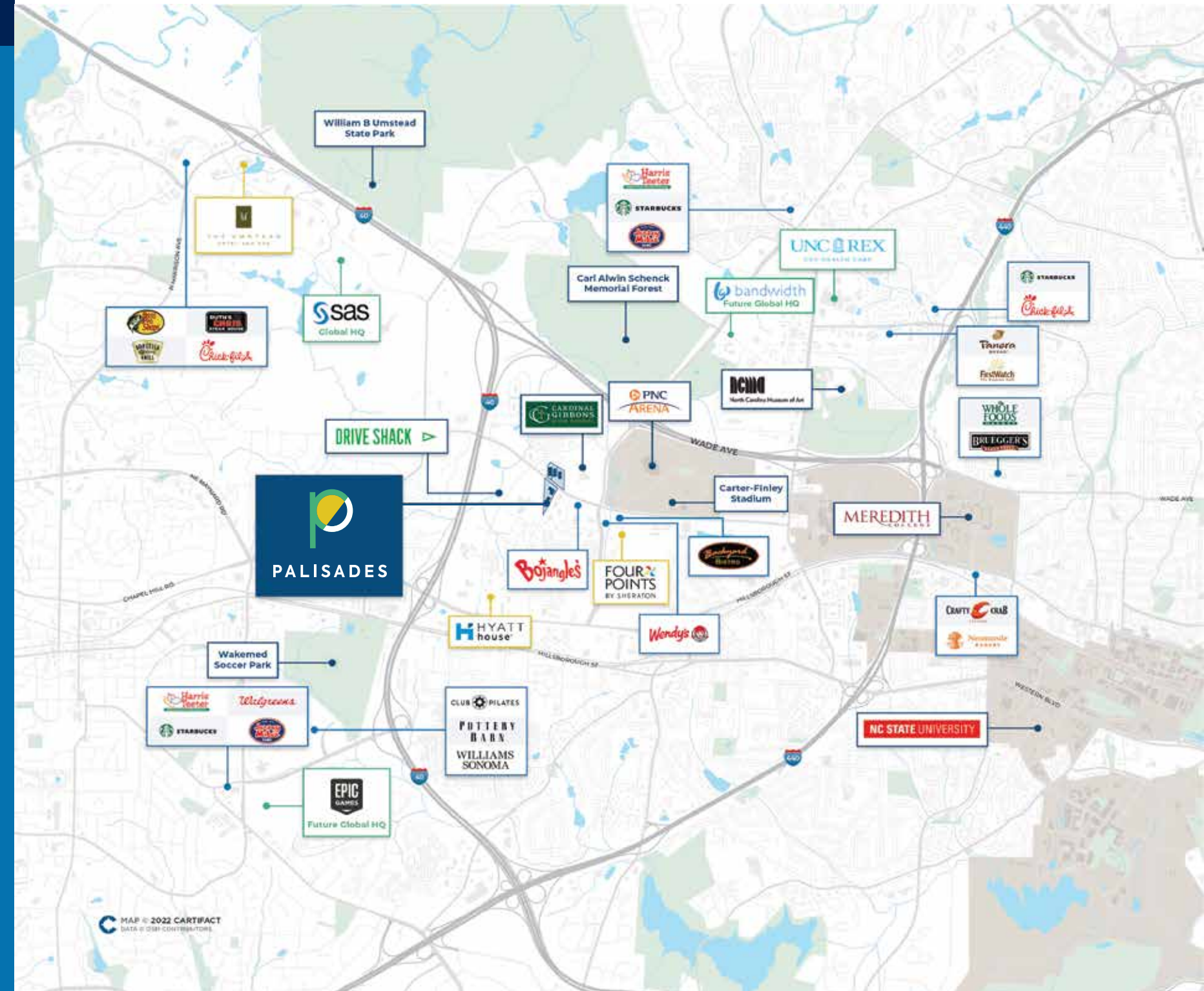
TIER-1 RESEARCH UNIVERSITIES

Duke, The University of North Carolina and NC State continue to lead the way in groundbreaking research and deliver high-level talent throughout the Triangle Region.



OUTDOOR ACTIVITIES

Greenway trails, Reedy Creek and Umstead Park allow you to rejuvenate your mind and body in nature.



A METRO RISING TO GLOBAL RECOGNITION

A well-balanced economy with strong economic fundamentals has taken the Triangle Region to new heights.

Combine that with one of the fastest-growing populations of highly educated people and the city is sure to become a highly ranked global hub of innovation.

#1

Largest Research Park in the U.S.

Research Triangle Foundation 2022

#1

Place to Live in the U.S.

Bankrate 2022

#2

Ranked City for Tech Jobs

Computer Science 2022

#5

Life Sciences Market CBRE

Research 2021

#7

Most Educated City in the U.S.

Forbes 2021

18,000+

Degrees Conferred Annually

UNC | NC State | Duke 2021

#1

Ranked City for Millennial Relocation

Home Buyer 2021

\$2.8B

in Annual Research Expenditures

UNC | NC State | Duke 2021

EXPLORE PALISADES

Palisades features two existing Class A office properties paired with a brand-new, trophy office building, Palisades III. Palisades is uniquely positioned in one of the country's most highly sought-after markets, and boasts an attractive mix of local, regional, and international firms.





PALISADES I

5400 TRINITY RD, RALEIGH, NC 27607



CONCEPTUAL RENDERING OF IMPROVEMENTS

A FOUNDATION FOR GROWTH

This Class A Office building features some of the best views in West Raleigh. The planned renovations will upgrade this commercial property to become the ideal location for tech, engineering, and other innovative companies.

- Parking: 3.42/1,0000 SF (surface and parking deck spaces shared between Palisades I and II)
- Site Acres: 3.84
- Total RSF: 80,894
- Number of Floors: 4
- Built in 2001

AVAILABILITIES

[Download Availabilty Brochure](#)



CONCEPTUAL RENDERING OF IMPROVEMENTS

PLANNED UPGRADES

- Development of outdoor streetscape with enhanced seating options and meeting spaces
- Hardscape and landscape updates
- Exterior painting and façade renovations
- Interior lobby and corridor upgrades
- Enhanced café and amenity center



CONCEPTUAL RENDERING OF IMPROVEMENTS

PALISADES II

5410 TRINITY ROAD, RALEIGH, NC 27607



CONCEPTUAL RENDERING OF IMPROVEMENTS



CONCEPTUAL RENDERING OF IMPROVEMENTS

EXPANDING THE VISION

The second addition to Palisades offers the same best-in-class amenities for the West Raleigh submarket with upgrades on the way. The exterior and interior renovations planned will create a more connected environment between Palisades I and II while also providing flexibility in business operations.

- Parking: 3.42/1,0000 SF (surface and parking deck spaces shared between Palisades I and II)
- Site Acres: 2.79
- Total RSF: 82,779
- Number of Floors: 4
- Built in 2005

AVAILABILITIES

Palisades II is currently fully leased.

PLANNED UPGRADES

- Development of outdoor streetscape with enhanced seating options and meeting spaces
- Hardscape and landscape updates
- Exterior painting and façade renovations
- Interior lobby and corridor upgrades
- Enhanced café and amenity center



PALISADES III

1501 NOWELL, RALEIGH, NC 27607

EXPERIENCE THE FUTURE



This suburban Class A+ office building sets a new standard for its class. The sweeping views from the 6th floor Sky Terrace Patio and built-in infrastructure to accommodate R&D use make Palisades III a versatile home for biotech, life sciences, and technology companies.

- Parking: 4.0/1,0000 SF
- Site Acres: 5.32
- Total RSF: 167,307
- Number of Floors: 6
- Built in 2021

AVAILABILITIES

[Download Availibty Brochure](#)

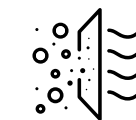


TRANSFORMING THE PARADIGM

With a commitment to clean sustainability, connectivity and modernization, the Palisades sits at the forefront of cutting-edge office buildings.



Energy Star
Rating Pending



HVAC Filtration
and Air Ionization



WiredScore
PLATINUM



A TESTED APPROACH TO OWNERSHIP AND MANAGEMENT

As a current owner in the Raleigh-Durham market with 2.0 million SF under management, Alidade Capital stands as a well-capitalized and stable institutional owner. Their proven track record of creatively completing deals opens the doorway for insightful negotiations.

CBRE | Raleigh

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