



PALISADES I

5400 TRINITY ROAD, RALEIGH, NC 27607

4-STORY, CLASS A OFFICE BUILDING

- Combination of surface and covered parking available on site
- 3.42/1,000 SF parking ratio
- Full light access to Trinity Road
- Easy access to major executive residential communities in central Raleigh, Cary, Apex and Morrisville
- Close to Downtown Raleigh, Research Triangle Park, PNC Arena, Carter Finley Stadium, and RDU International Airport
- Minutes from I-40, I-440, US Highway 1 and Wade Avenue



Completed!

On-Site Cafe,
Fitness Center and
Indoor and Outdoor
Collaborative
Meeting Spaces



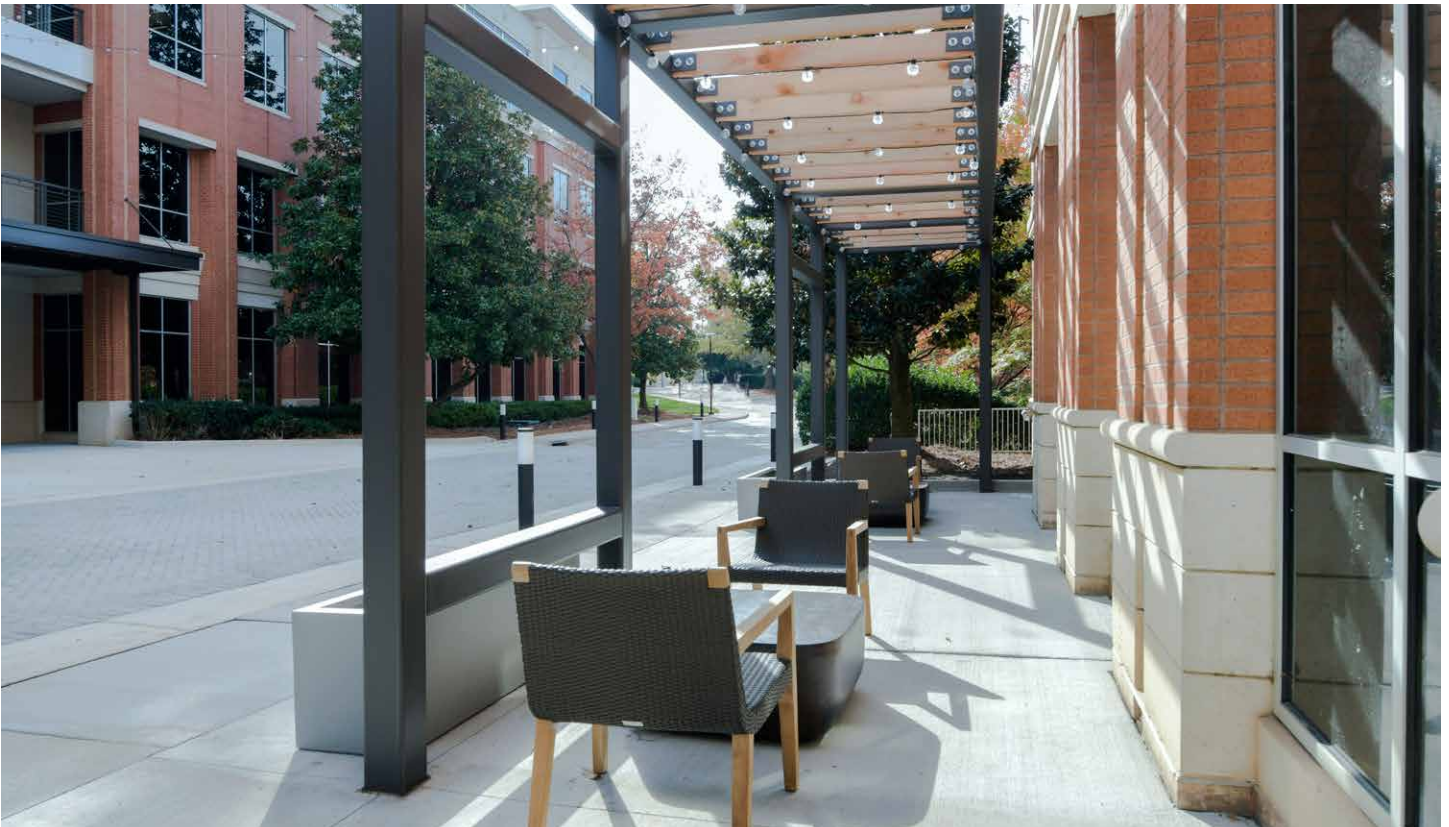
CONNECTIVITY ISN'T NICE TO HAVE, IT'S A REQUIREMENT

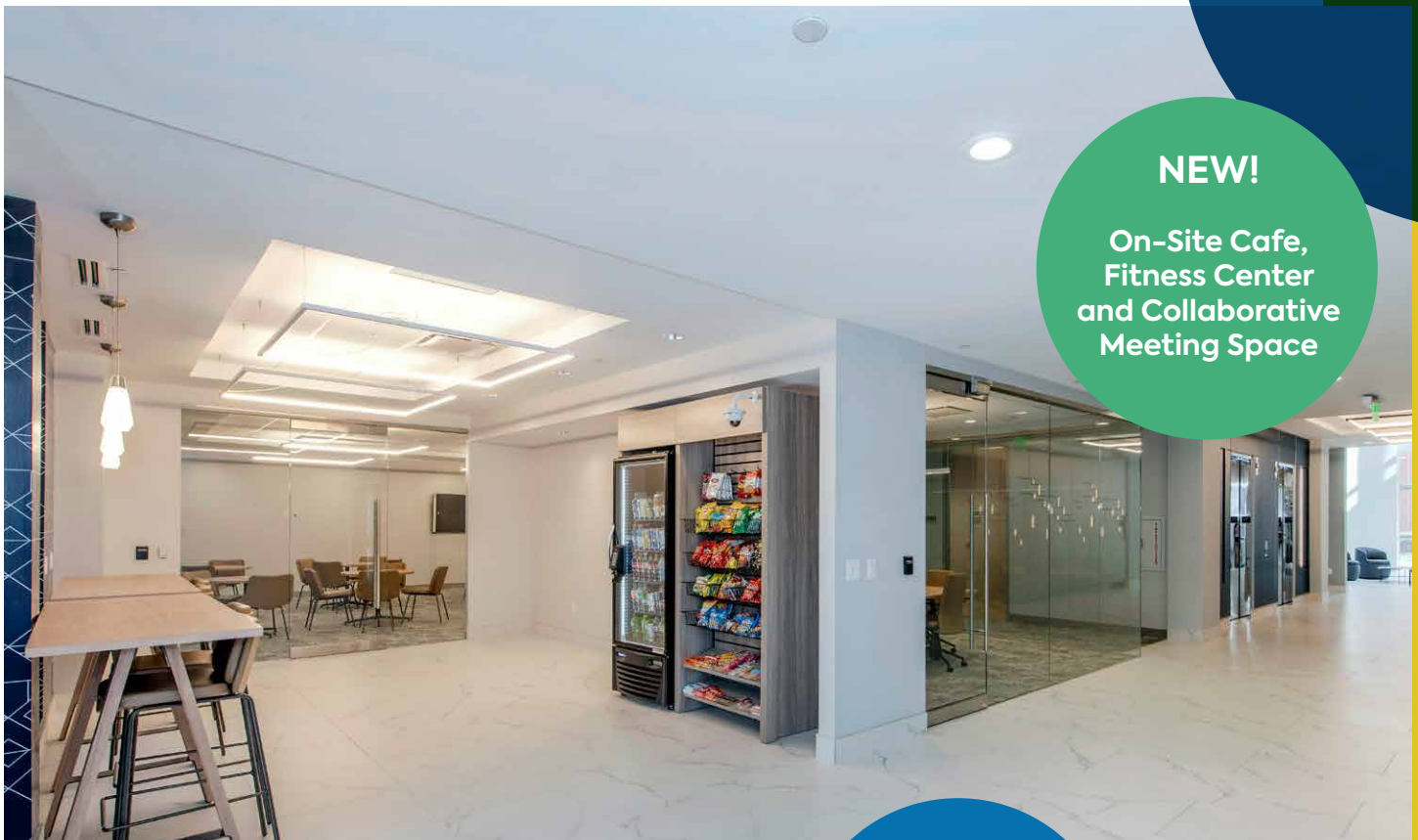
That's why Palisades I has worked with WiredScore to measure, improve and certify its digital connectivity and has achieved WiredScore Gold Certification. This means tenants will have the power to achieve success through:

- Secure connections
- Reliable telecommunication sources
- Capacity for growth



VTS Rise provides a premium experience to tenants, including seamless and secured access to the building, campus amenities, and local events.





NEW!

On-Site Cafe,
Fitness Center
and Collaborative
Meeting Space



Large,
Efficient
Floor Plates to
Accommodate
Users of All
Sizes

Fitness
Center with
Lockers and
Showers

3.4 to
1,000 SF
Parking
Ratio

Available
Now!

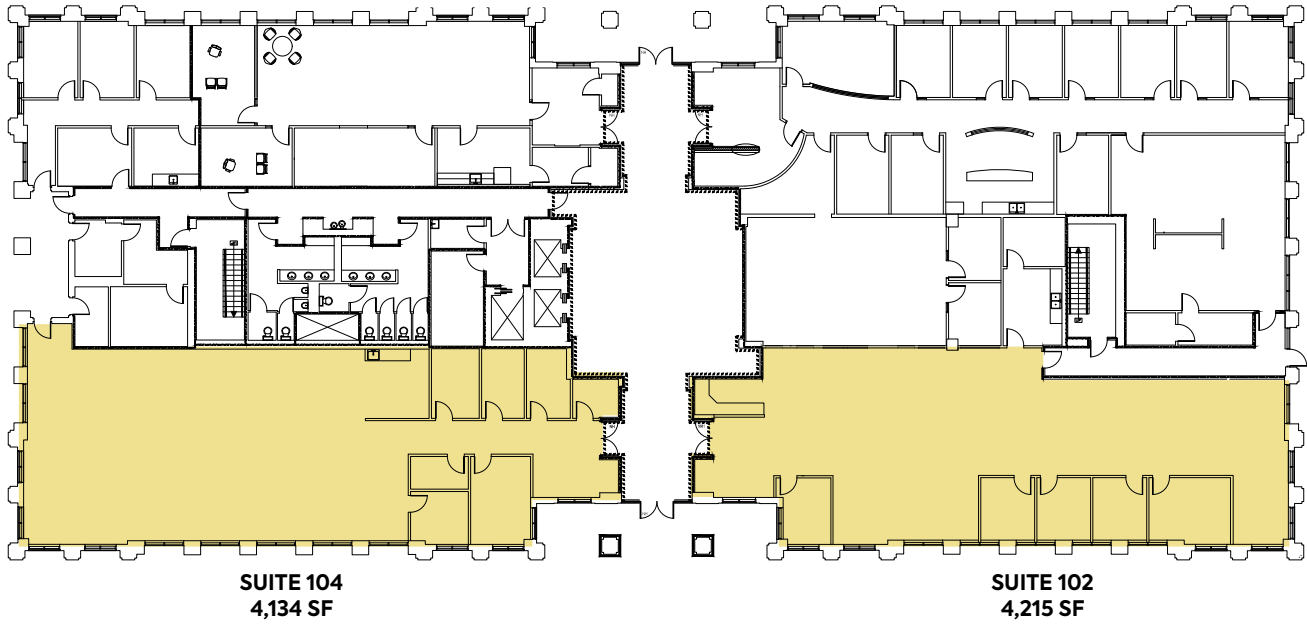
UPGRADES COMPLETED

- 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

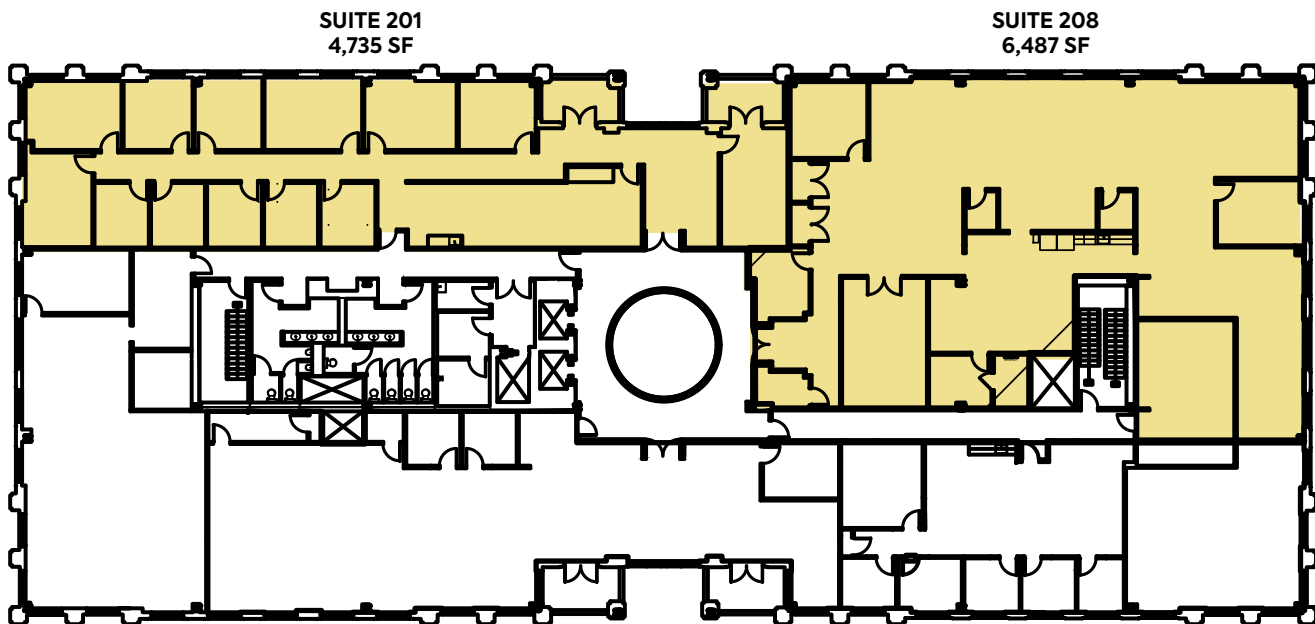


CONCEPTUAL RENDERING OF IMPROVEMENTS

FIRST FLOOR AVAILABILITIES



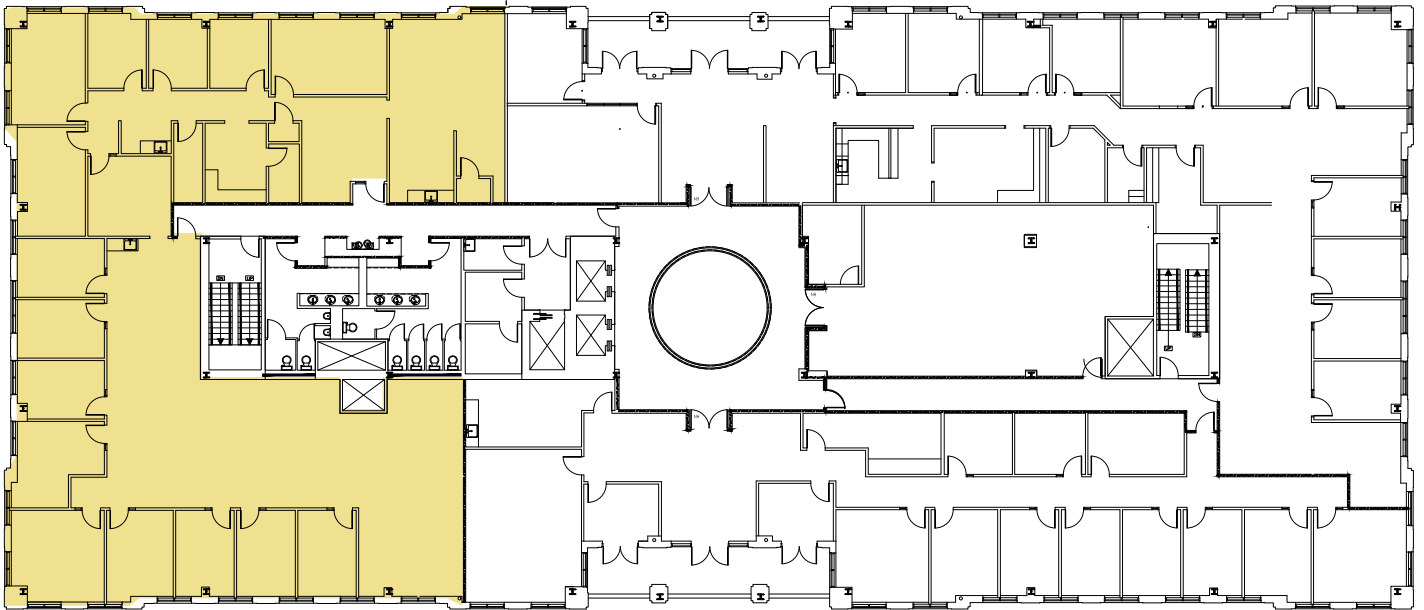
SECOND FLOOR AVAILABILITIES



2nd floor suites can be combined for 11,222 SF

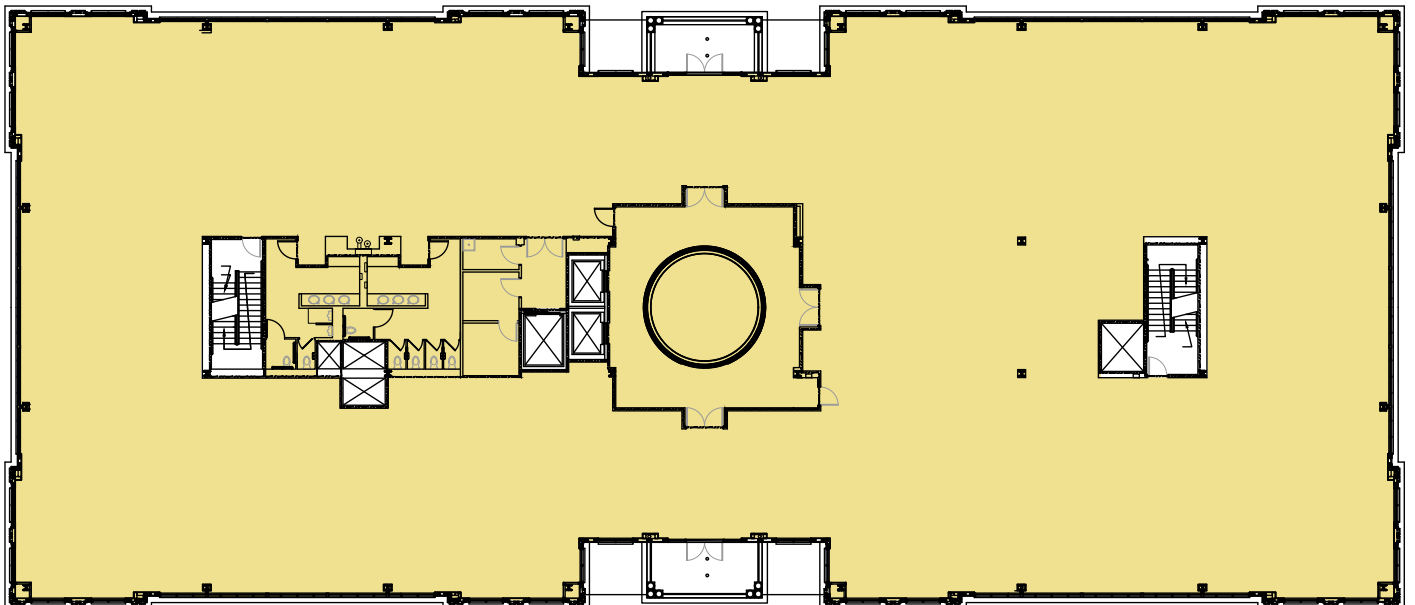
THIRD FLOOR AVAILABILITIES

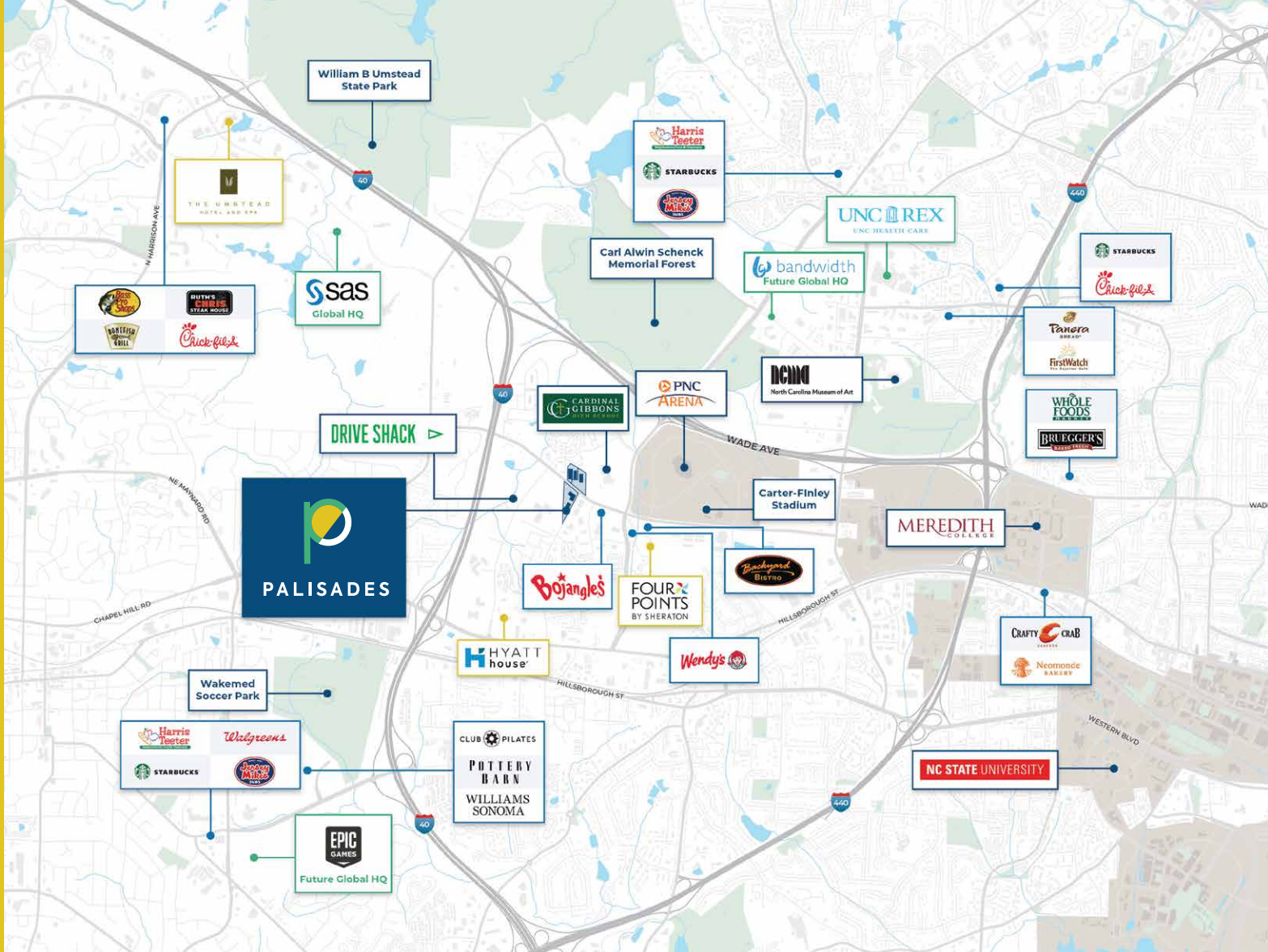
SUITE 304
7,259 SF



FOURTH FLOOR AVAILABILITIES

**SUITE 407: 21,508 RSF
(FULL FLOOR OPPORTUNITY)**





DRIVE TIMES

- NC State University** - 8 minutes
- RDU Airport** - 11 Minutes
- Downtown Raleigh** - 14 Minutes
- RTP** - 16 Minutes
- Downtown Durham/Duke** - 23 Minutes
- Chapel Hill/UNC** - 30 Minutes





PALISADES

CBRE | Raleigh

For additional information or to schedule a tour:

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