



PALISADES I

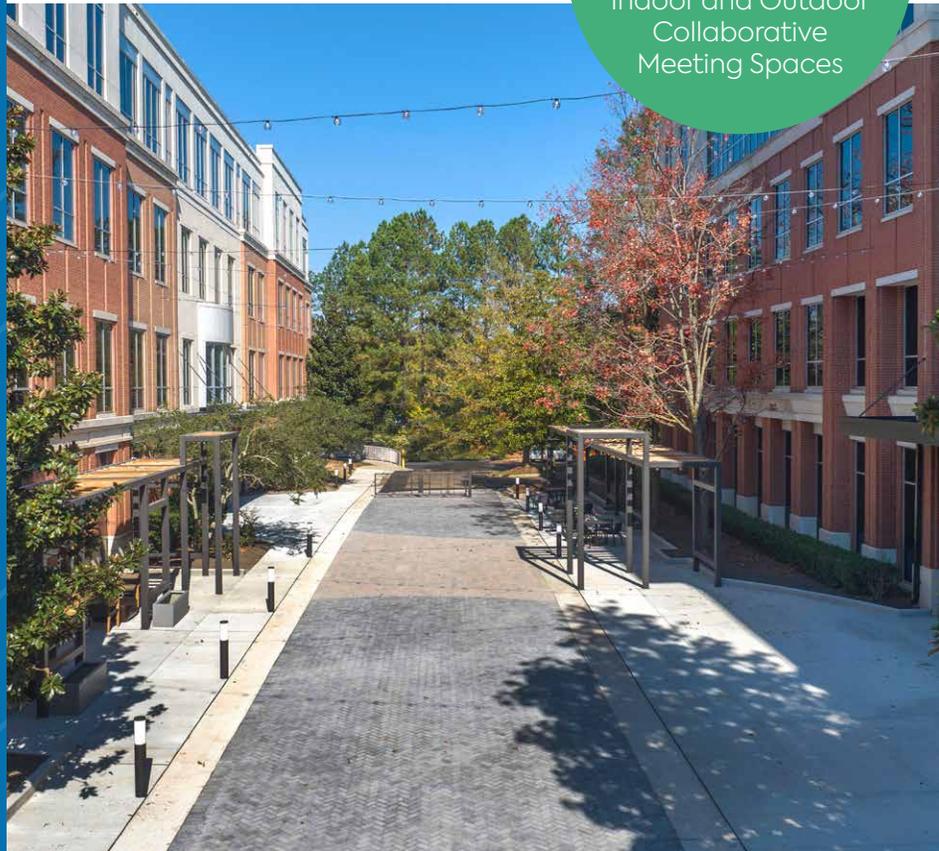
5400 TRINITY ROAD, RALEIGH, NC 27607

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

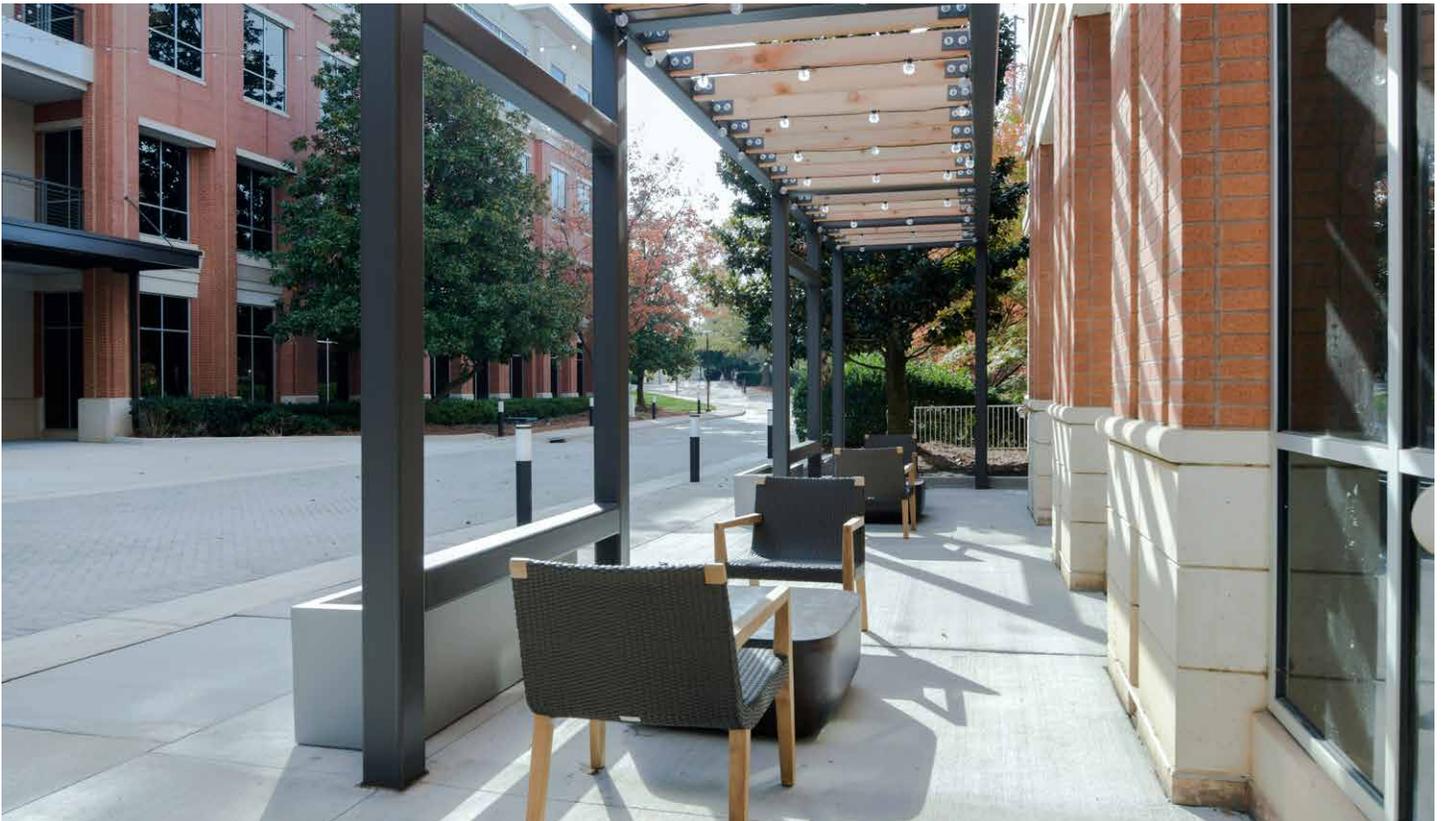
VTS Rise provides a premium experience to tenants, including seamless and secured access to the building, campus amenities, and local events.

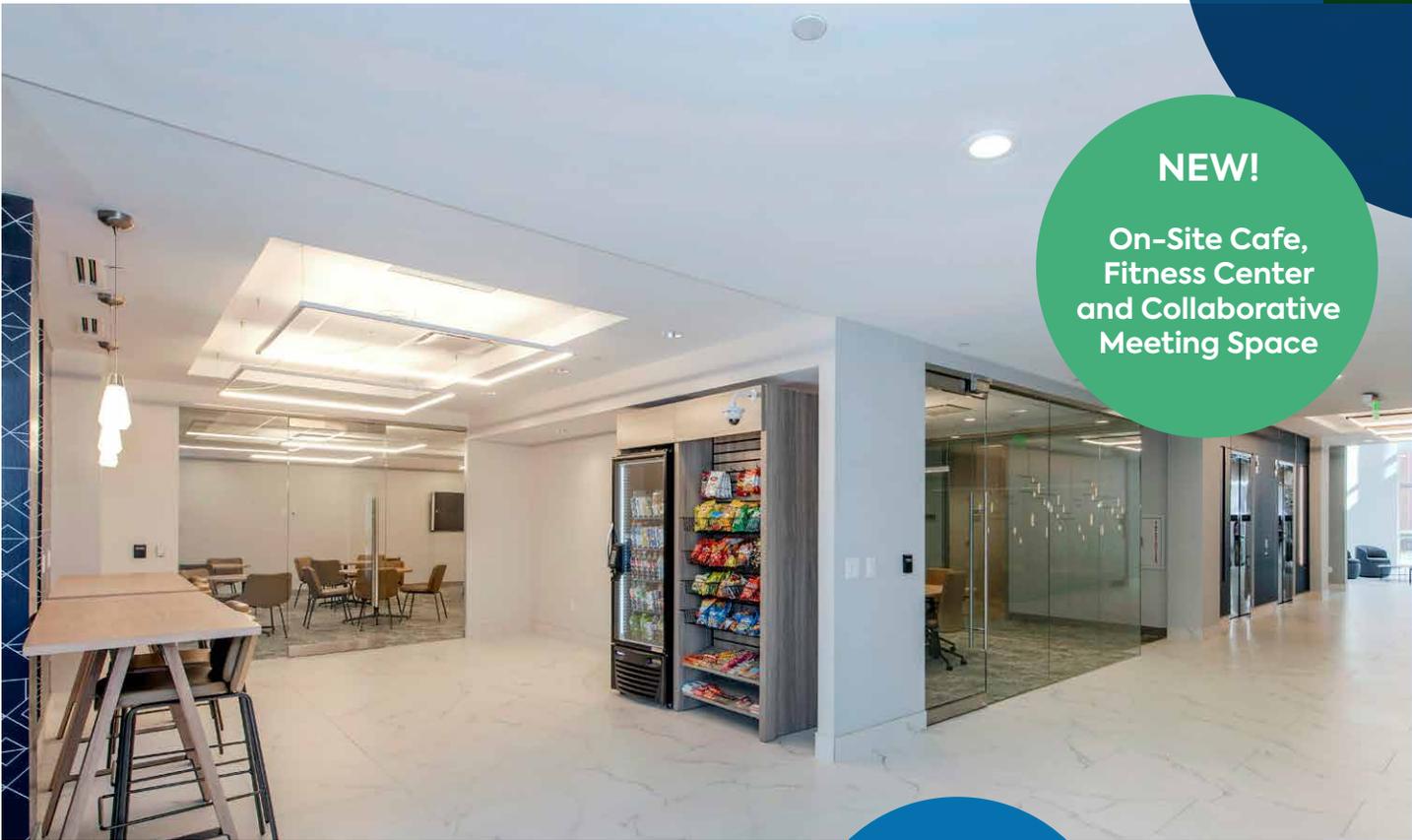


WiredScore
GOLD



Rise





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!

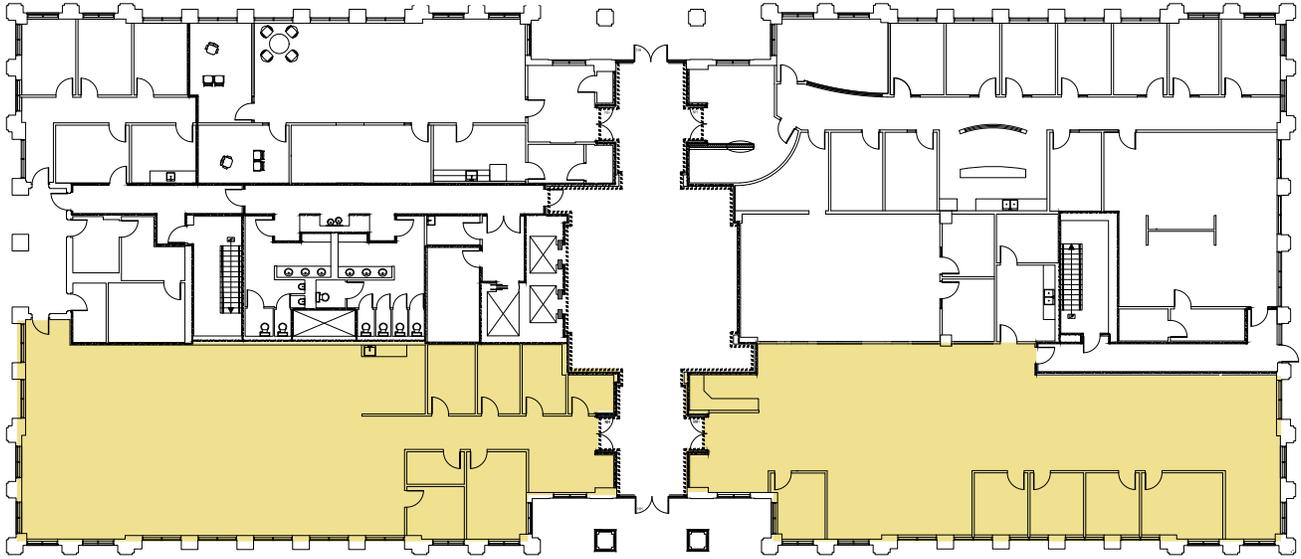
UPGRADES COMPLETED

- 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

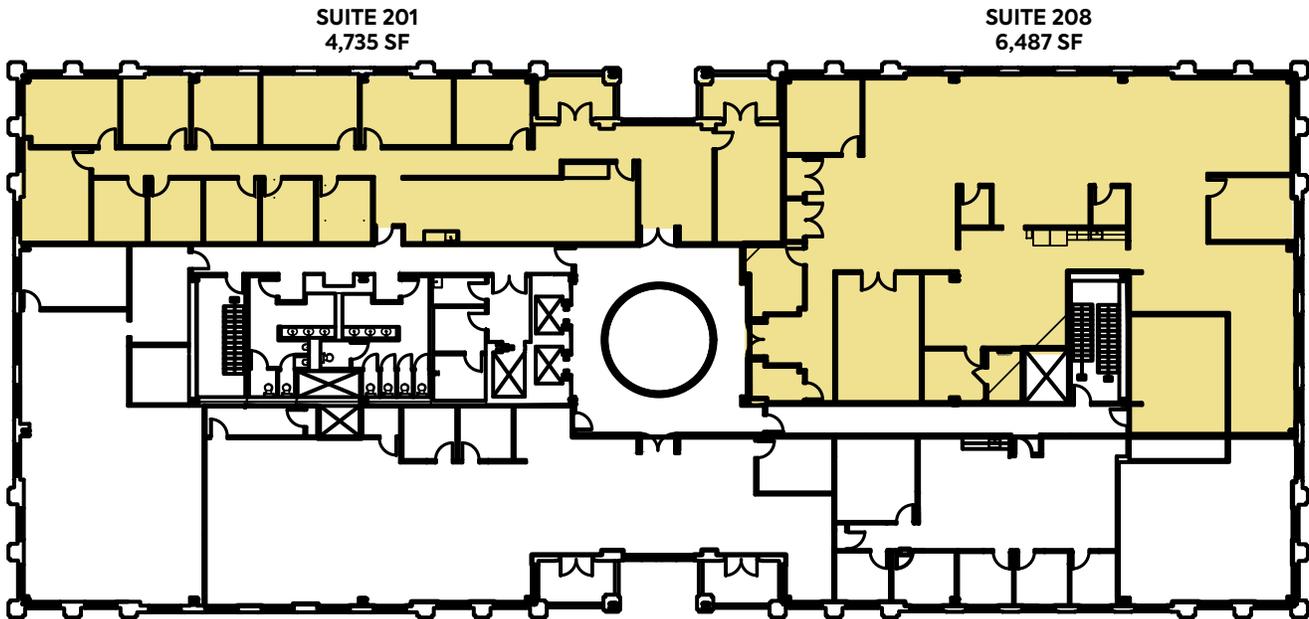
FIRST FLOOR AVAILABILITIES



SUITE 104
4,134 SF

SUITE 102
4,215 SF

SECOND FLOOR AVAILABILITIES



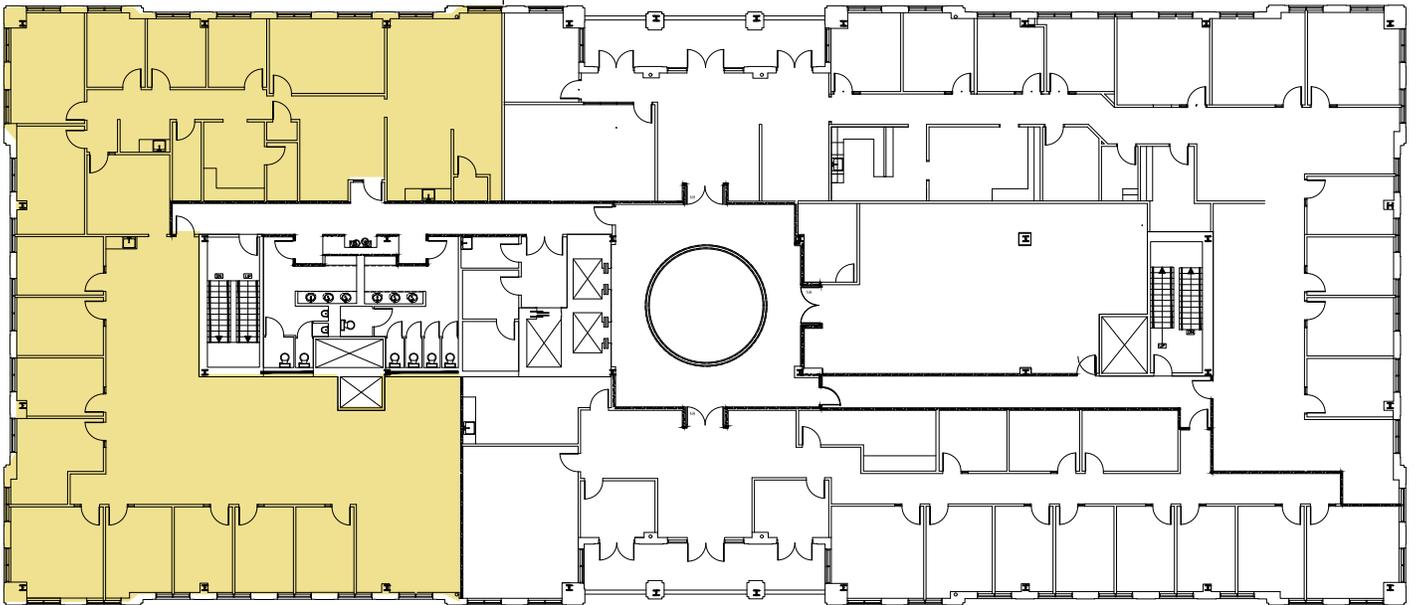
SUITE 201
4,735 SF

SUITE 208
6,487 SF

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

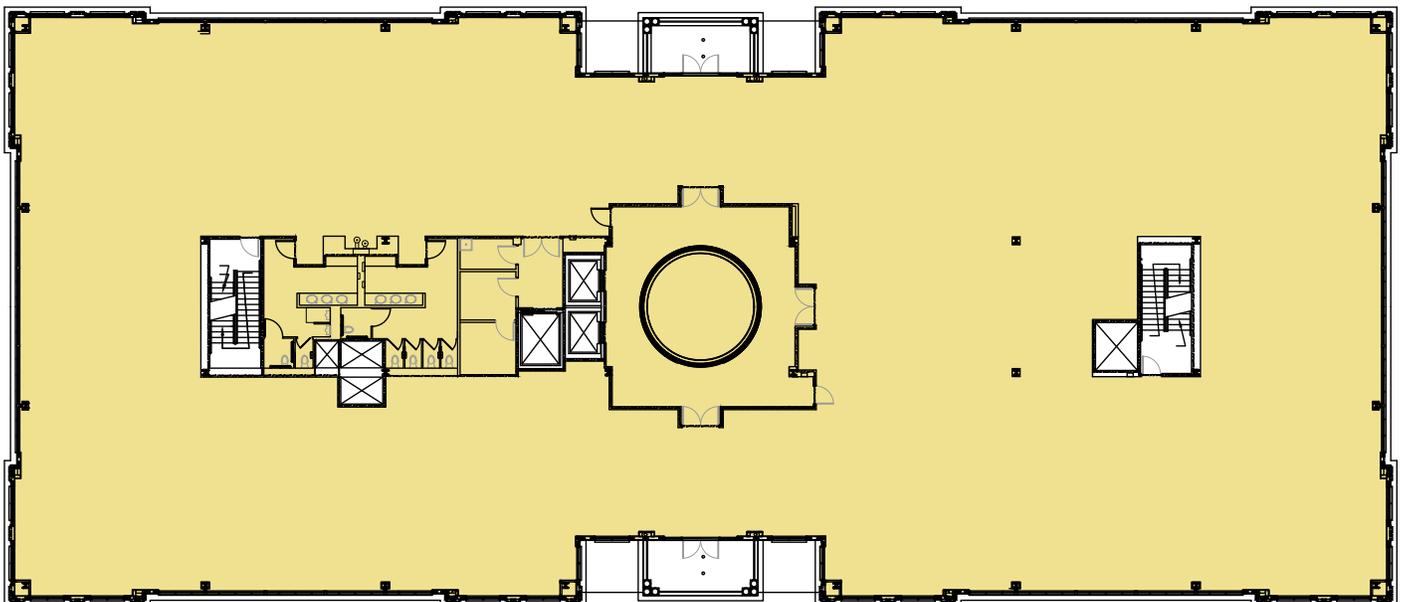
THIRD FLOOR AVAILABILITIES

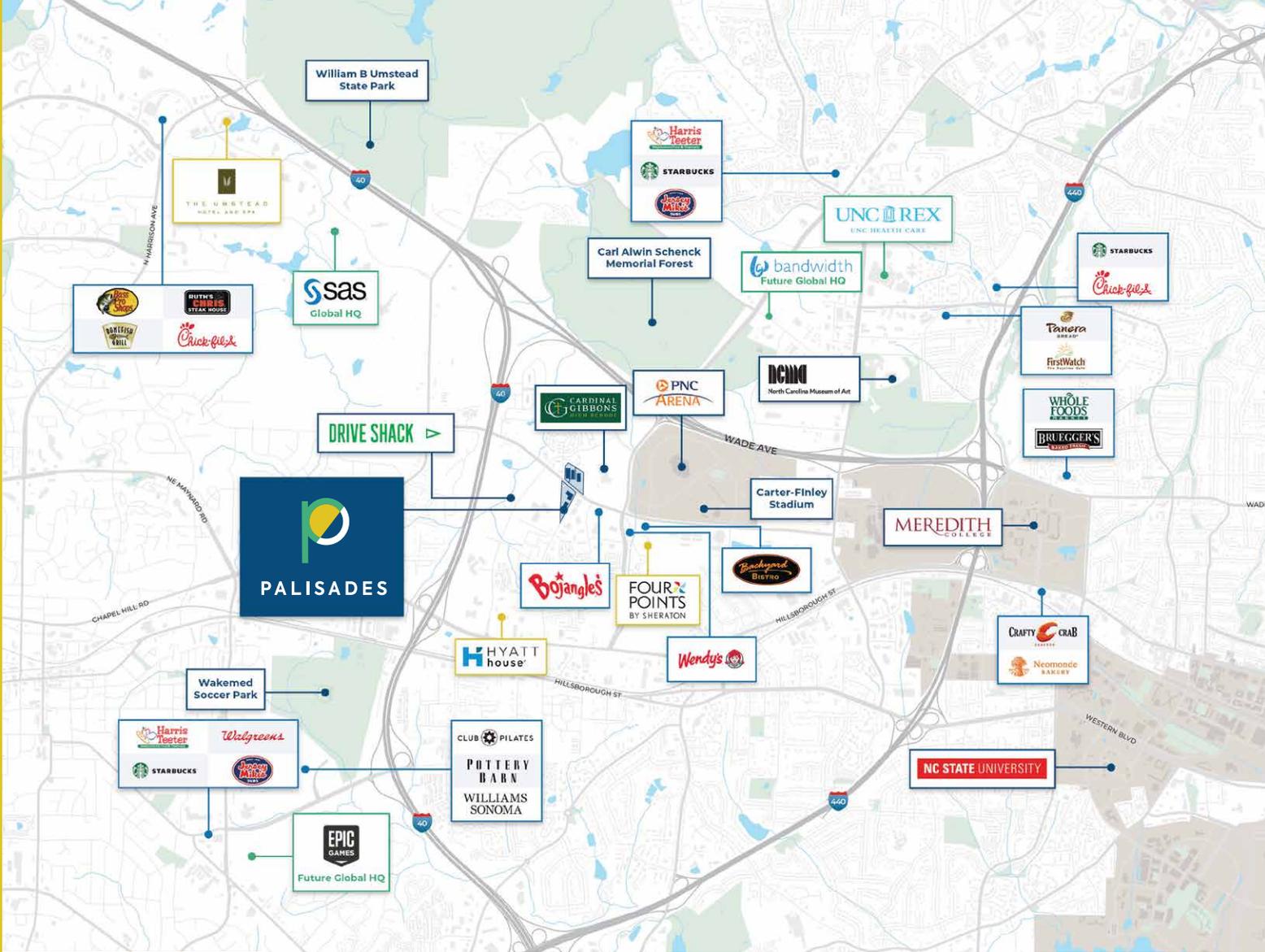
SUITE 304
7,259 SF



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:

JOHN BREWER

Executive Vice President

919 831 8214

john.brewer@cbre-raleigh.com

LEE CLYBURN, SIOR

Executive Vice President

919 831 8266

lee.clyburn@cbre-raleigh.com

HASTINGS JONES

Vice President

919 831 8219

hastings.jones@cbre-raleigh.com



Alidade[®]
Capital

Owned by Alidade Capital
www.alidadecapital.com