



# PALISADES III

1501 NOWELL ROAD, RALEIGH, NC 27607

**6-STORY, 167,765 RSF**  
CLASS A OFFICE BUILDING

- Spacious common amenities including cafe, on-site conferencing, lounge, fitness center, and top floor terrace
- Surface and structured parking combined to park 4 per 1,000 SF

## HEALTH AND WELLNESS FEATURES

- Sky gym
- Rooftop terrace
- Bipolar ionization HVAC filtration
- Touchless building entry doors and restroom fixtures
- Minutes from Umstead State Park and the NC Museum of Art

## AVAILABLE SPACE:

**5<sup>TH</sup> FLOOR: 33,637 RSF**  
**6<sup>TH</sup> FLOOR: 25,298 RSF**



# WHAT IT MEANS TO BE WIREScore CERTIFIED



**WiredScore**  
**PLATINUM**

Palisades III has achieved WiredScore Platinum Certification!

## **WHAT DOES THAT MEAN FOR TENANTS AT PALISADES?**

Working in a WiredScore certified property ensures that measures have been taken to reduce the risk of connectivity loss and interruption, validating that Palisades can support your connectivity needs with confidence - all free of charge to tenants.

## **COMPLIMENTARY INTERNET PROCUREMENT SERVICE**

Review and select internet service packages for your office.

## **PROTECTION FROM INTERNET OUTAGES**

Minimal risk of physical disruption to the digital infrastructure that underpins your business' connectivity.

## **PREPARATION FOR FUTURE TECHNOLOGY**

Ensures the building can keep pace with digital innovation.

## **LEARN MORE:**

[\*\*PALISADES III OCCUPIER REPORT \(CERTIFIED PLATINUM\)\*\*](#)



4 to  
1,000 SF  
Parking  
Ratio

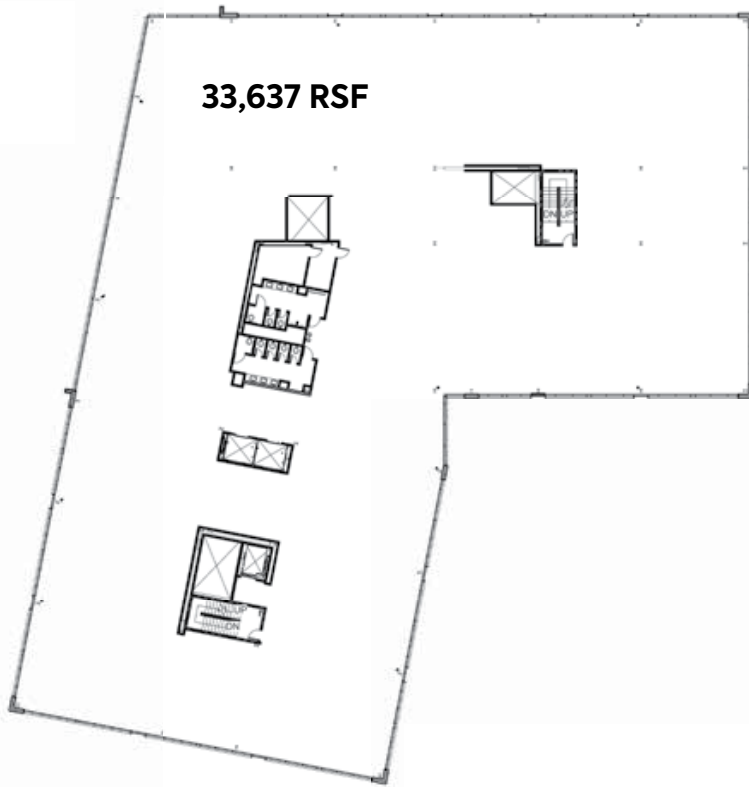


Conference  
Center on Rooftop  
Terrace Level  
With  
Spectacular  
Views!

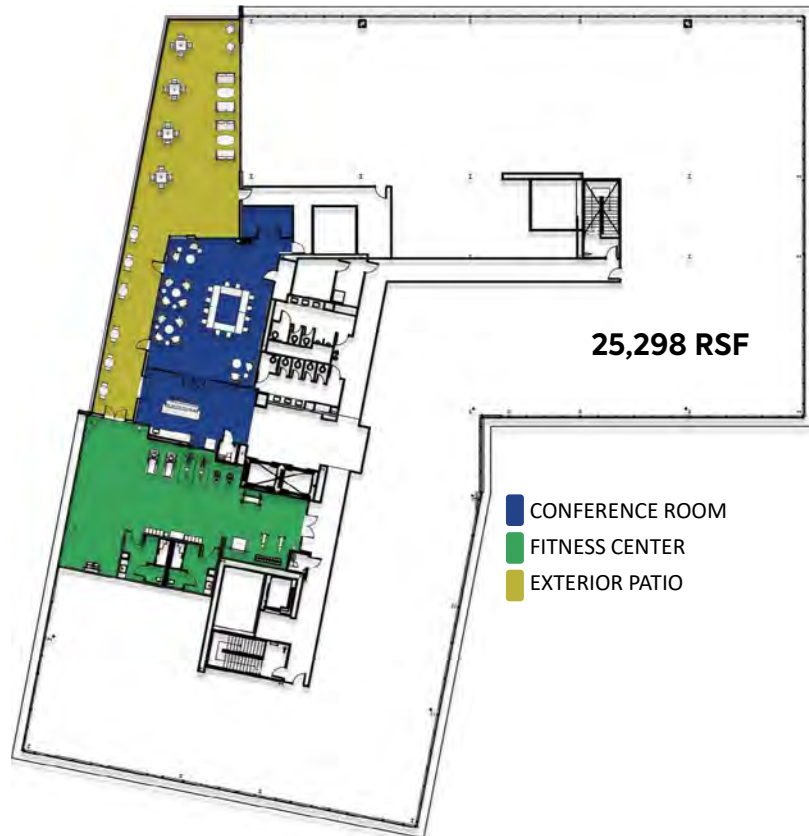


Large,  
Efficient  
Floor Plates to  
Accommodate  
Users of All  
Sizes

**FIFTH FLOOR**  
**33,637 RSF**

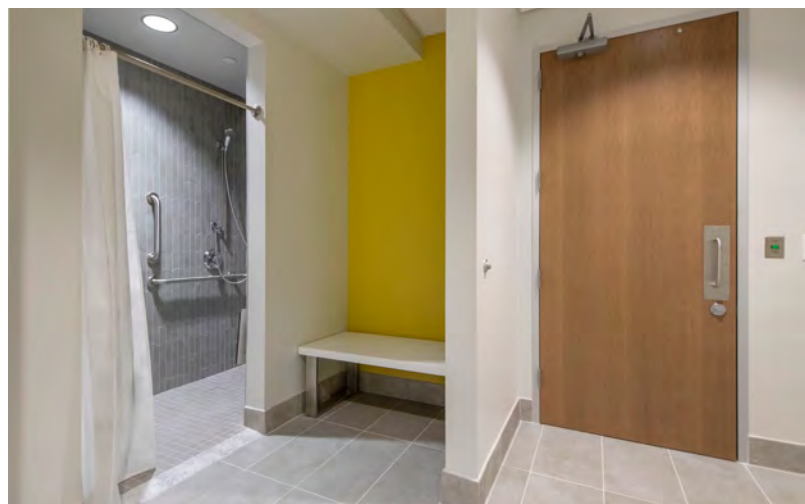
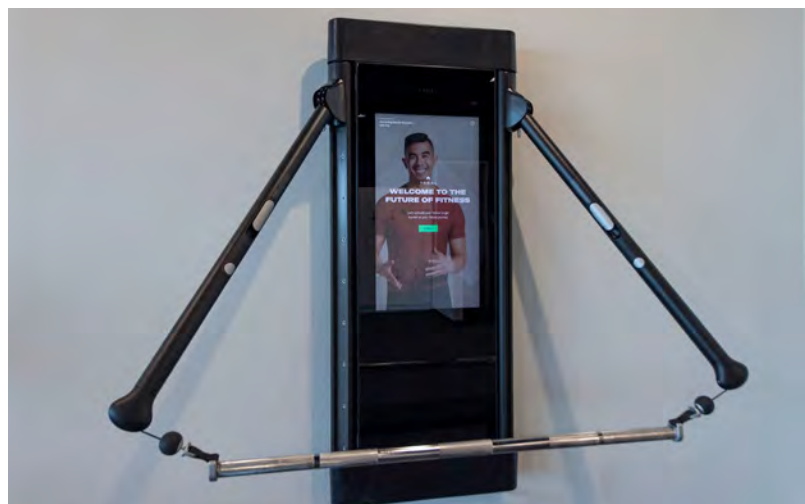
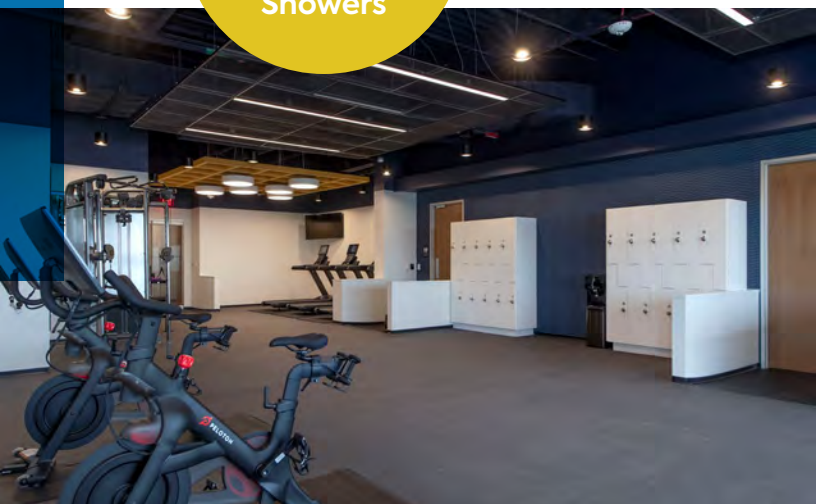


**SIXTH FLOOR**  
**25,298 RSF**





State-of-the-Art Fitness Center with Lockers and Showers





Stunning  
Modern and  
Light-Filled  
Two Story  
Lobby



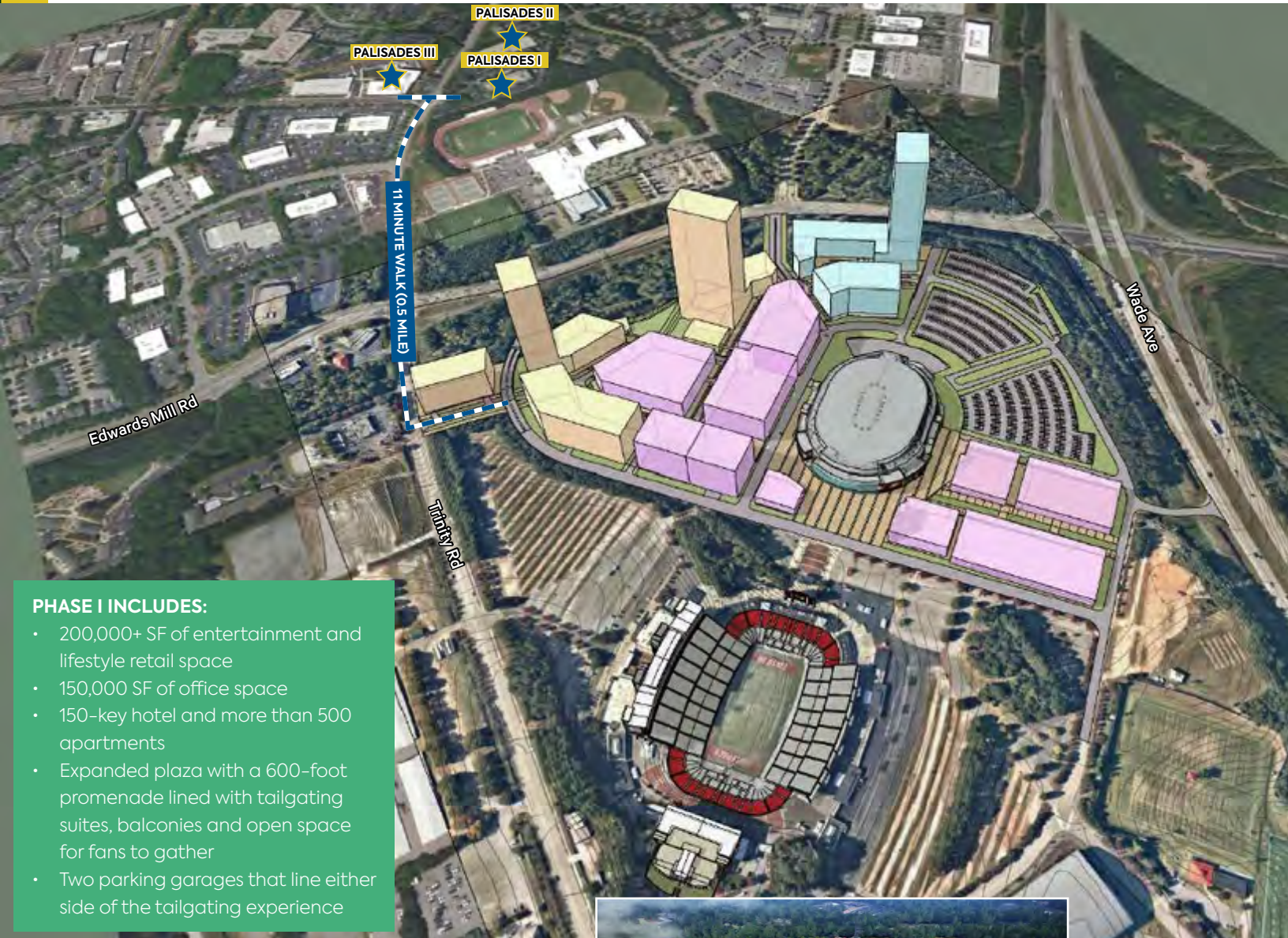
High-Tech  
Conference  
Center with  
Customizable  
Layouts



On-site  
Cafe &  
Rooftop  
Terrace

## EXCITING DEVELOPMENTS UNDERWAY

# WEST RALEIGH SPORTS AND ENTERTAINMENT DISTRICT



### PHASE I INCLUDES:

- 200,000+ SF of entertainment and lifestyle retail space
- 150,000 SF of office space
- 150-key hotel and more than 500 apartments
- Expanded plaza with a 600-foot promenade lined with tailgating suites, balconies and open space for fans to gather
- Two parking garages that line either side of the tailgating experience

A major \$1 billion development plan is set for the Raleigh Sports and Entertainment District around the Lenovo Center (formerly PNC Arena). The proposal includes four subdistricts with 4,000 residential units, up to 3 million square feet of non-residential space, and building heights up to 40 stories. Key features include upgraded arena facilities, extensive parking, entertainment venues, retail, hotels, and enhanced tailgating experiences. The development, led by Carolina Hurricanes owner Tom Dundon, aims to transform the area over a 15-year timeline, with phase one starting in late 2025.



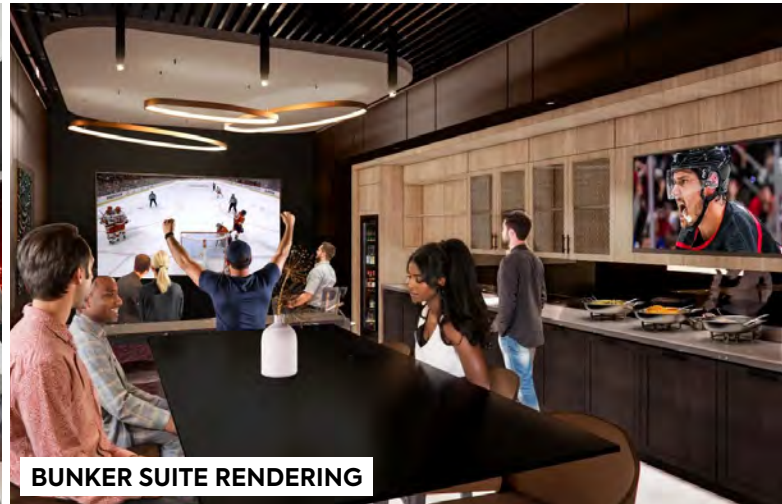
# LENOVO CENTER RENOVATIONS

The Lenovo Center is undergoing exciting renovations for the 2025–26 season, focusing on enhancing the arena and 300 levels. Key improvements include the luxurious Lenovo Legend Club with premium food and beverage offerings, new bunker suites for top-tier hospitality, and a state-of-the-art View Bar on the 300 level. Additional upgrades feature a new grab-and-go concession space and a complete restroom refresh, ensuring a top-notch experience for all fans.



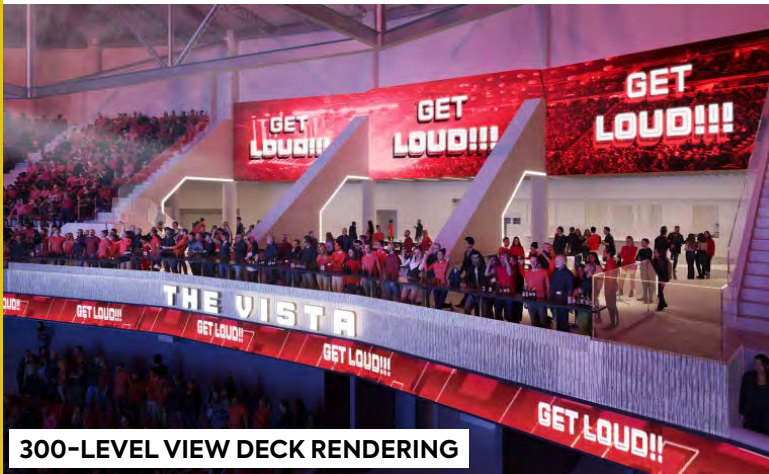
LENOVO LEGEND CLUB RENDERING

300-LEVEL GRAB-N-GO CONCESSION SPACE RENDERING



300-LEVEL CONCOURSE RENDERING

BUNKER SUITE RENDERING



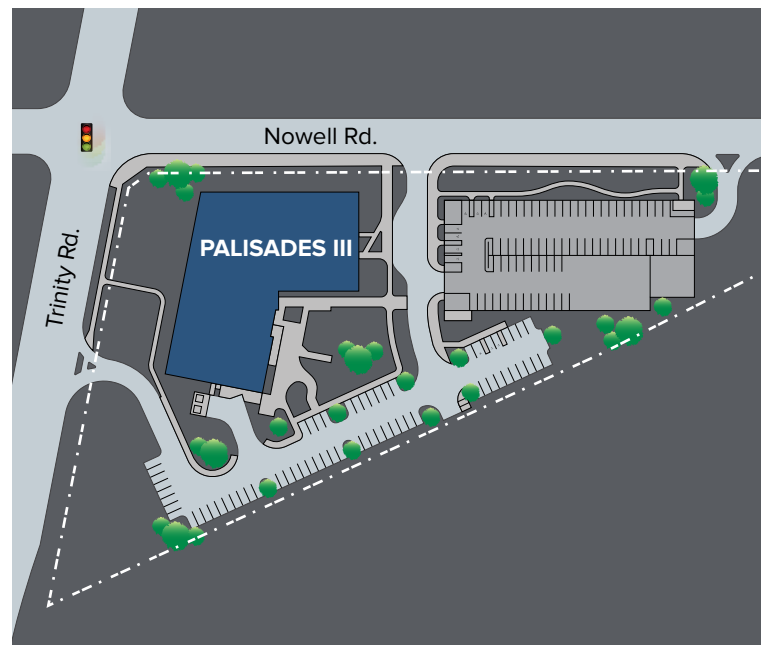
300-LEVEL VIEW DECK RENDERING

300-LEVEL VIEW BAR RENDERING



## 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

For additional information or to schedule a tour:

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