

# DOWNTOWN CLASS A CREATIVE OFFICE

122 GLENWOOD AVENUE, RALEIGH, NC 27603

**NOW  
LEASING!**



FOR MORE INFORMATION,  
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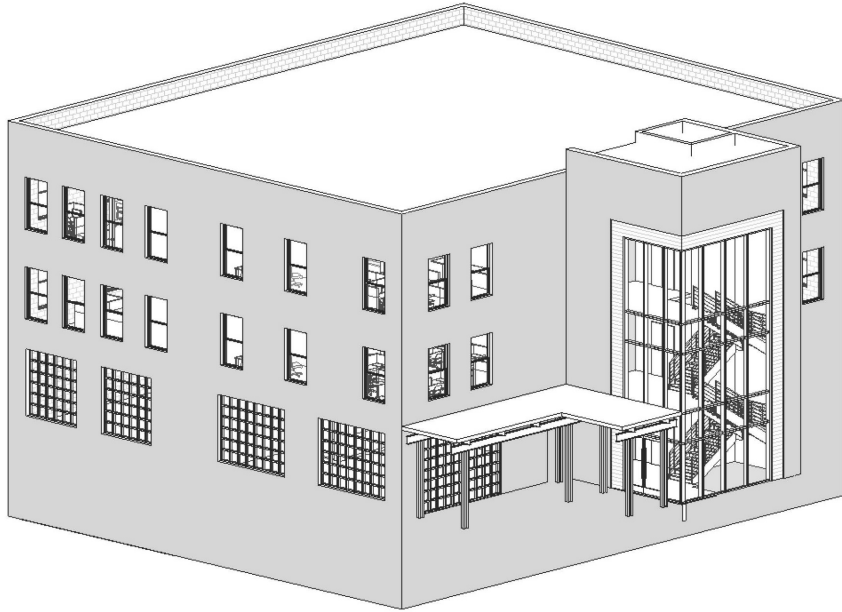
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# PROPERTY OVERVIEW

122 GLENWOOD AVE  
RALEIGH, NC 27603



## PLANNED IMPROVEMENTS

New stair tower and elevator along with new restrooms and mechanical systems

Reintroduction of original window openings on all sides of building

Exposed brick and wood beams

## BUILDING FEATURES

Lease Rate	\$39.50/PSF, Full Service
Delivery Date	Mid-2022
Space Availability	Approx. 5,500 SF to 20,000 SF of Class A office space
Parking	14 adjacent surface lot spaces, multiple decks within walking distance
Available Signage	Prominent building signage along Glenwood Ave.
Amenities	In the heart of amenity rich Glenwood South, a Walker's Paradise (Walk Score 90)
Vendors	Gensler & Brookwood Construction

# FLOORPLANS

122 GLENWOOD AVE  
RALEIGH, NC 27603

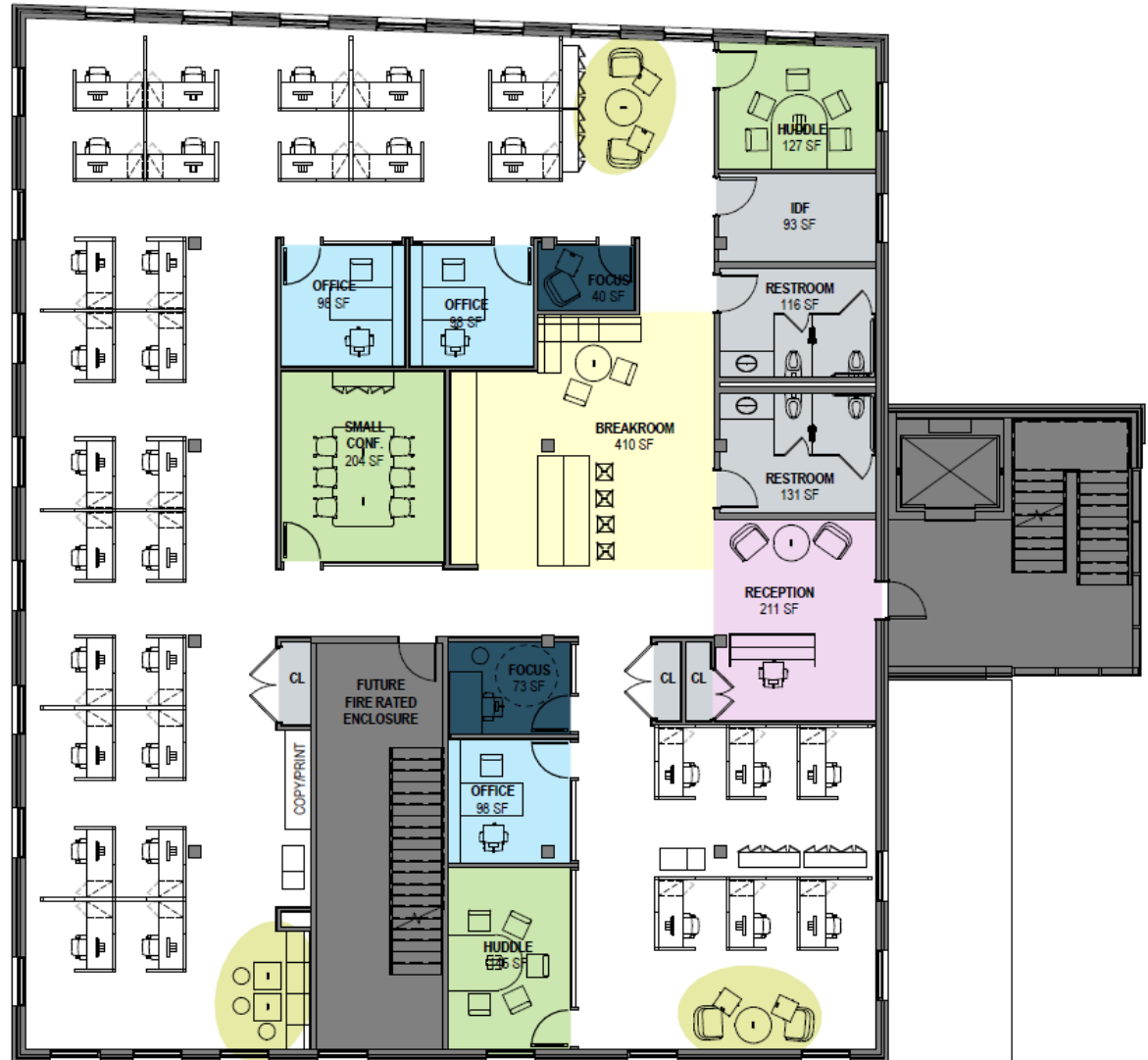
## CREATIVE LAYOUT

**Headcount: 150 SF/person**  
6'x6' Workstations (90%): 32  
10'x10' Offices (10%): 3

**Total: 35**

## Meeting Spaces

Open Collab (1:25): 3  
Focus (1:15): 2  
Huddle (1:25): 1  
Small Conf (6-8PP) (1:25): 1



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## TRADITIONAL LAYOUT

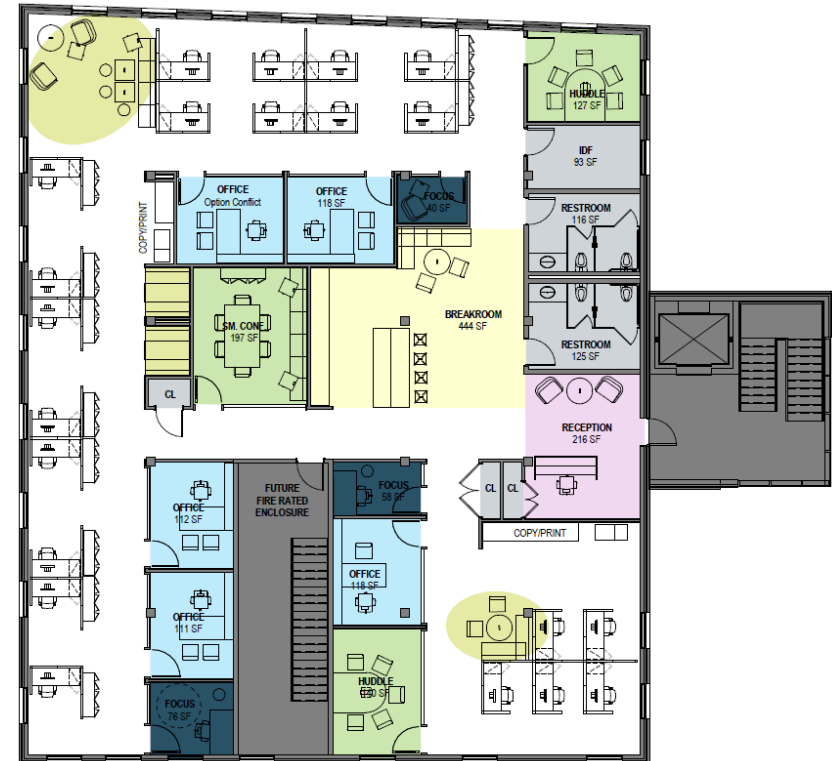
**Headcount: 210 SF/person**

7'x7' Workstations (70%): 17  
10'x12' Offices (30%): 8

**Total: 25**

**Meeting Spaces**

Open Collab (1:25): 1  
Focus (1:15): 2  
Huddle (1:25): 1  
Small Conf (6-8PP) (1:25): 1



## BLENDED LAYOUT

**Headcount: 200 SF/person**

6'x6' Workstations (80%): 21  
10'x12' Offices (20%): 5

**Total: 26**

**Meeting Spaces**

Open Collab (1:25): 3  
Focus (1:15): 3  
Huddle (1:25): 2  
Small Conf (6-8PP) (1:25): 1

Break Room

Focus

Meeting

Private Office

Reception

Support

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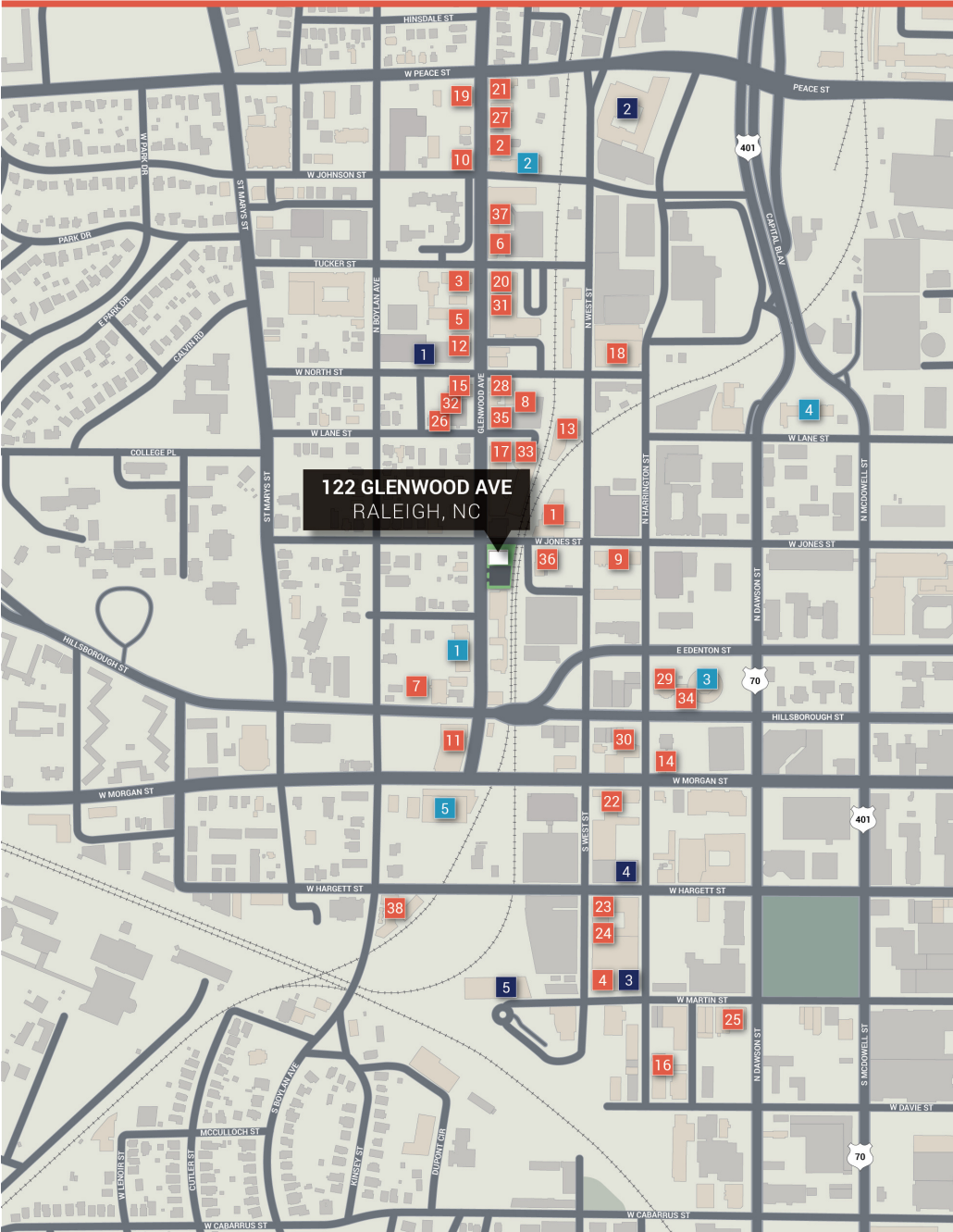
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# AMENITIES MAP

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## RESTAURANT & BARS

- |   |                                |
|---|--------------------------------|
| 1 42nd St Oyster Bar                    | 20 Milk Bar                    |
| 2 Alchemy                               | 21 MoJoe's Burger Joint        |
| 3 Armadillo Grill                       | 22 Morgan Street Food Hall     |
| 4 Barcelona Wine Bar                    | 23 Oak Steakhouse              |
| 5 C. Grace                              | 24 O-Ku Sushi                  |
| 6 Carolina Ale House                    | 25 Parkside                    |
| 7 Char-Grill                            | 26 Plates Neighborhood Kitchen |
| 8 Clockwork                             | 27 Raleigh Beer Garden         |
| 9 Clouds Brewing                        | 28 Rockford                    |
| 10 Cornerstone Tavern                   | 29 Second Empire               |
| 11 Dram & Draught                       | 30 State of Beer               |
| 12 Empress Room                         | 31 Sullivan's Steakhouse       |
| 13 Five Star                            | 32 Sushi Blues Café            |
| 14 Flying Saucer                        | 33 Sushi O                     |
| 15 Hibernian Irish Pub                  | 34 Taverna Agora               |
| 16 Humble Pie                           | 35 Tin Roof                    |
| 17 La Santa                             | 36 Tobacco Road                |
| 18 Little City Brewing + Provisions Co. | 37 Vidrio                      |
| 19 Mellow Mushroom                      | 38 Wye Hill Kitchen            |

## RETAILERS

- |                                    |
|------------------------------------|
| 1 Glenwood South Pharmacy & Market |
| 2 Publix Super Market              |
| 3 Urban Outfitters                 |
| 4 Weaver Street Market             |
| 5 Wine & Design                    |

## HOTELS

- |                      |
|----------------------|
| 1 AC Hotel           |
| 2 Hampton Inn        |
| 3 Holiday Inn        |
| 4 The Longleaf Hotel |
| 5 Origin Hotel       |

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**NORTHPOUND PARTNERS** focuses on the acquisition, development, and redevelopment of retail and mixed-use real estate; located in select urban and suburban markets domestically. Leveraging decades of expertise and relationships, Northpond targets value-add and opportunistic investment strategies. Through a hands-on management approach, Northpond is able to reposition, remerchandise or redevelop real estate – increasing net operating income and maximizing value from the property level up.

**L O D E N**  
**P R O P E R T I E S**

**LODEN PROPERTIES** is a Raleigh-based commercial real estate development company that assembles multifaceted teams to create magnetic hospitality, retail and mixed-use experiences. They are driven to find opportunities that are unique, a bit unusual and potentially transformative in nature with an overarching goal to create places that contribute to the betterment and enhancement of the community.



### CALL OUR OFFICE

(919) 821-7880



### VISIT OUR WEBSITE

[www.richcommercialrealty.com](http://www.richcommercialrealty.com)



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