



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:

4TH FLOOR: 33,746 RSF

5TH FLOOR: 33,637 RSF

6TH 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

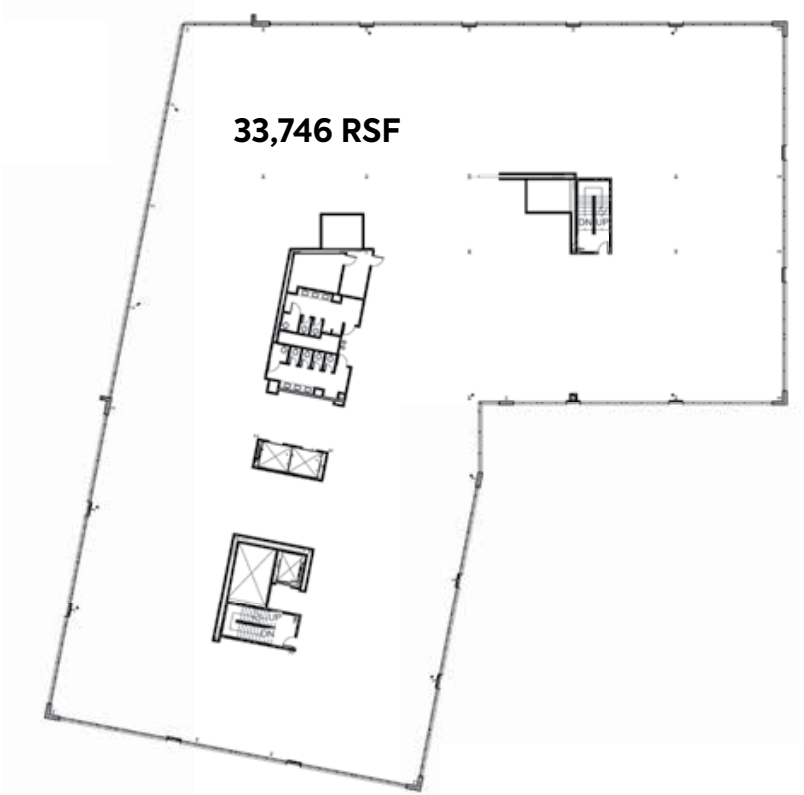


Conference
Center on Rooftop
Terrace Level
With
Spectacular
Views!

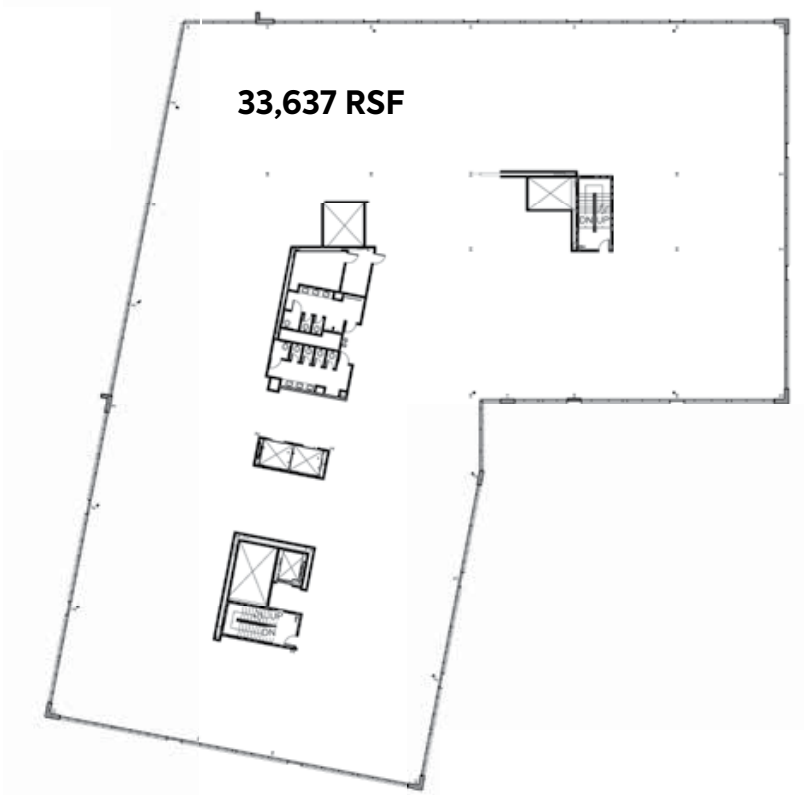


Large,
Efficient
Floor Plates to
Accommodate
Users of All
Sizes

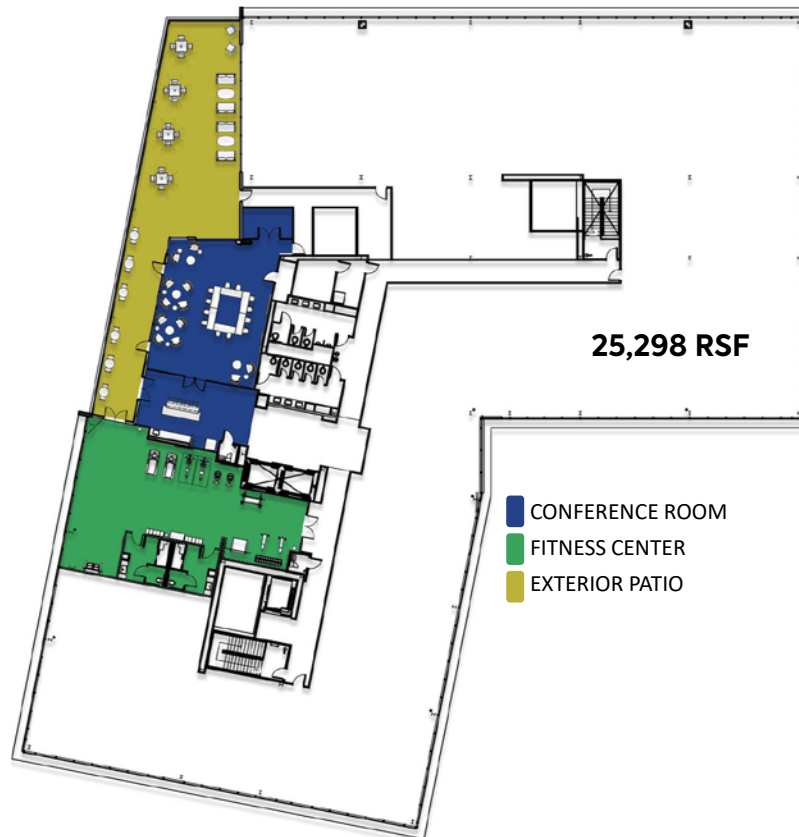
FOURTH FLOOR
33,746 RSF



FIFTH FLOOR
33,637 RSF



SIXTH FLOOR
25,298 RSF





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

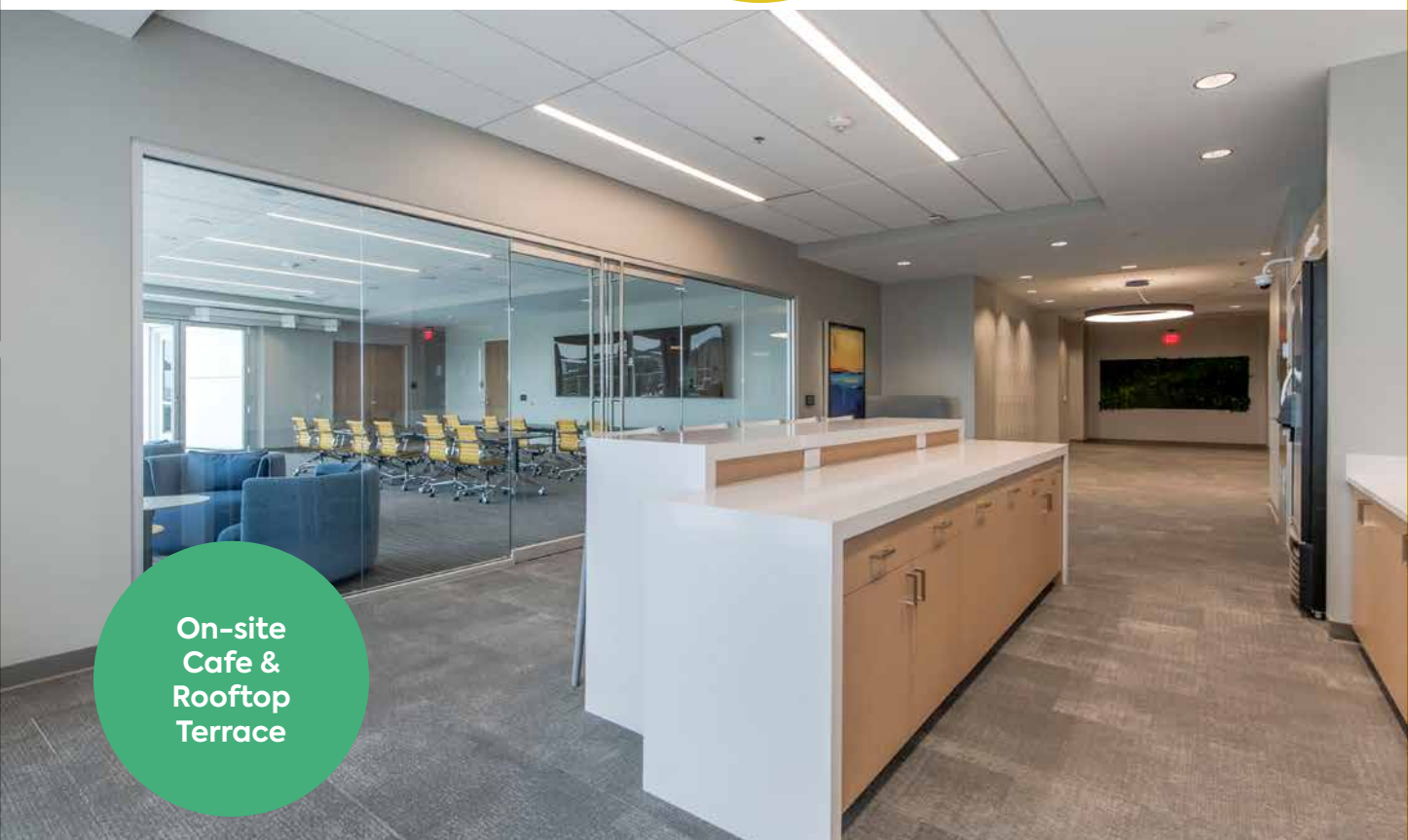
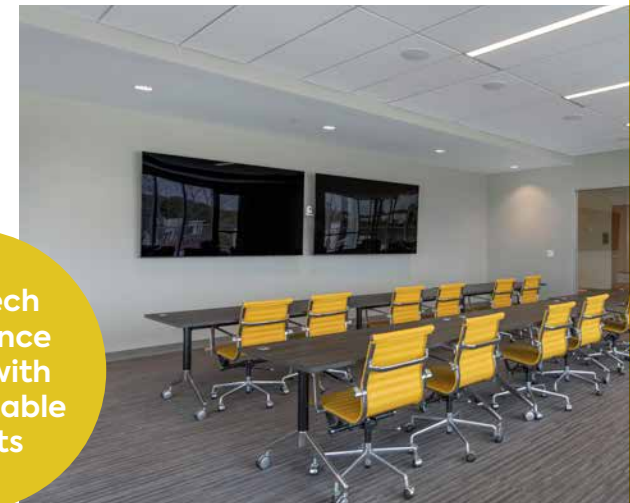




Stunning
Modern and
Light-Filled
Two Story
Lobby



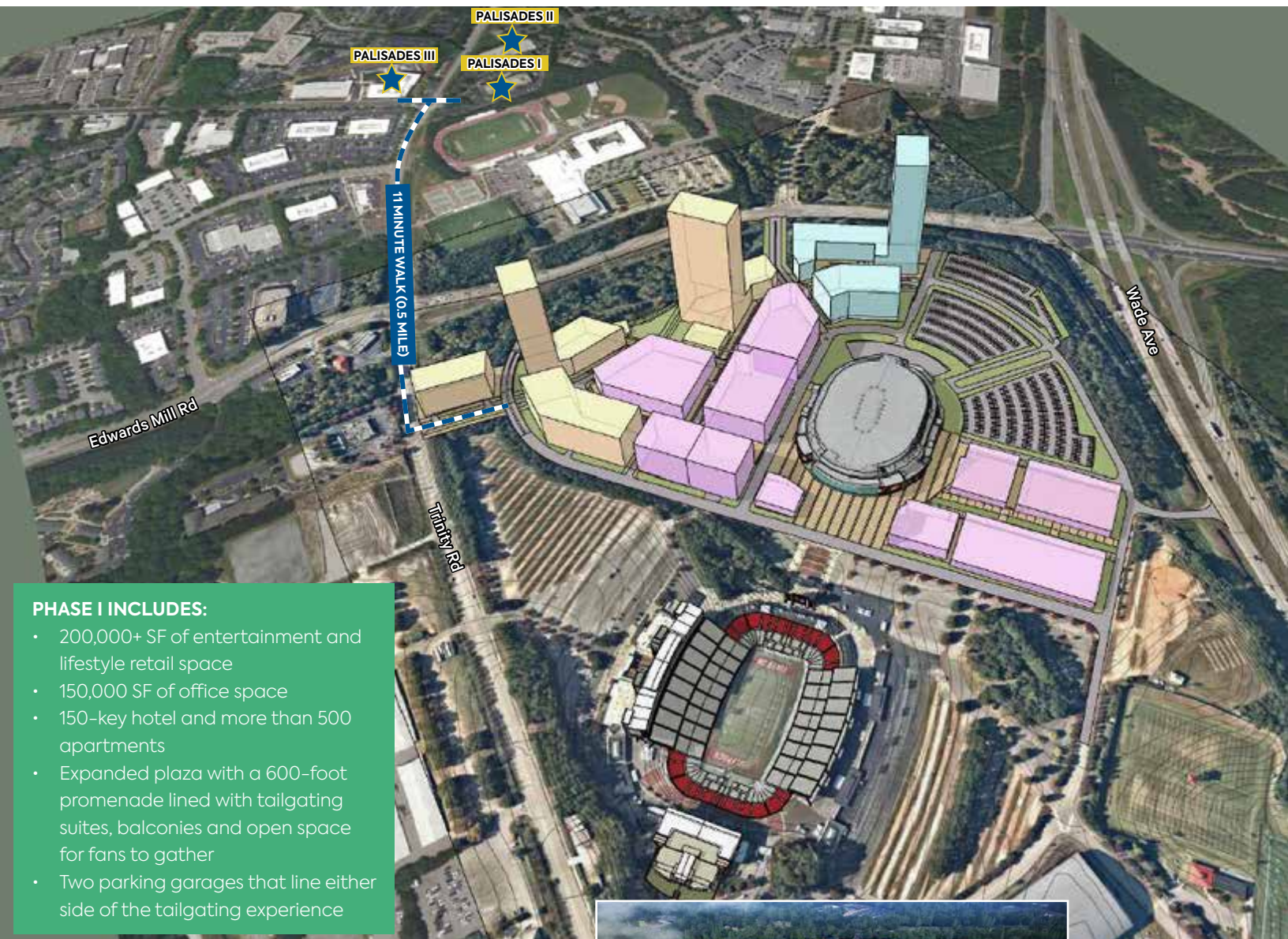
High-Tech
Conference
Center with
Customizable
Layouts



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.



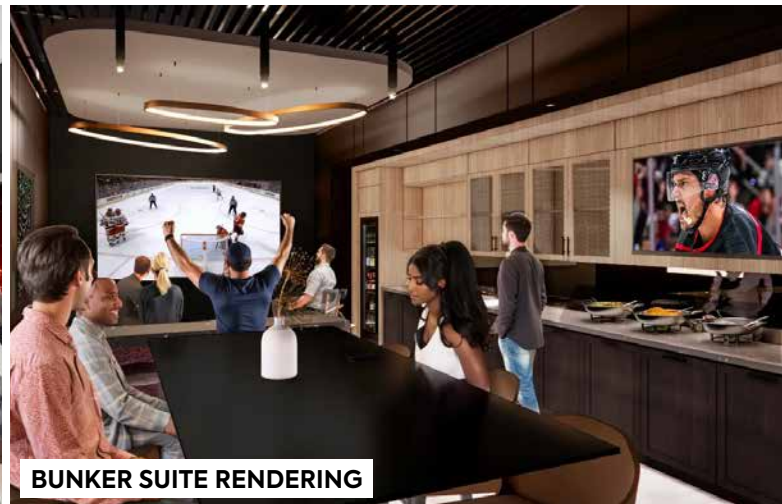
LENOVO LEGEND CLUB RENDERING



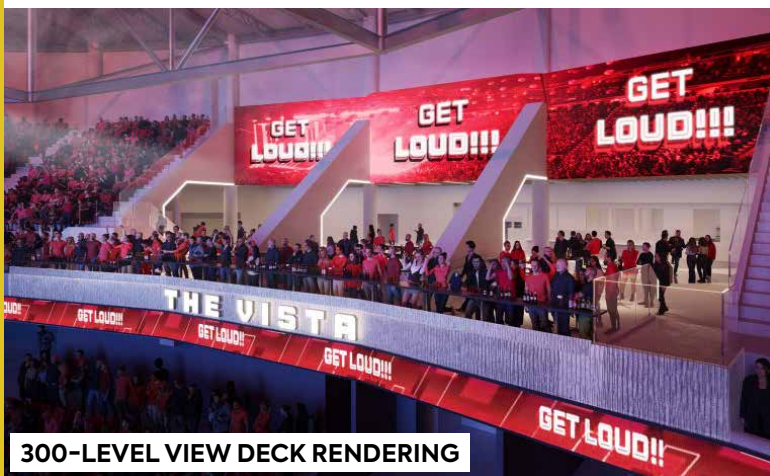
300-LEVEL GRAB-N-GO CONCESSION SPACE RENDERING



300-LEVEL CONCOURSE RENDERING



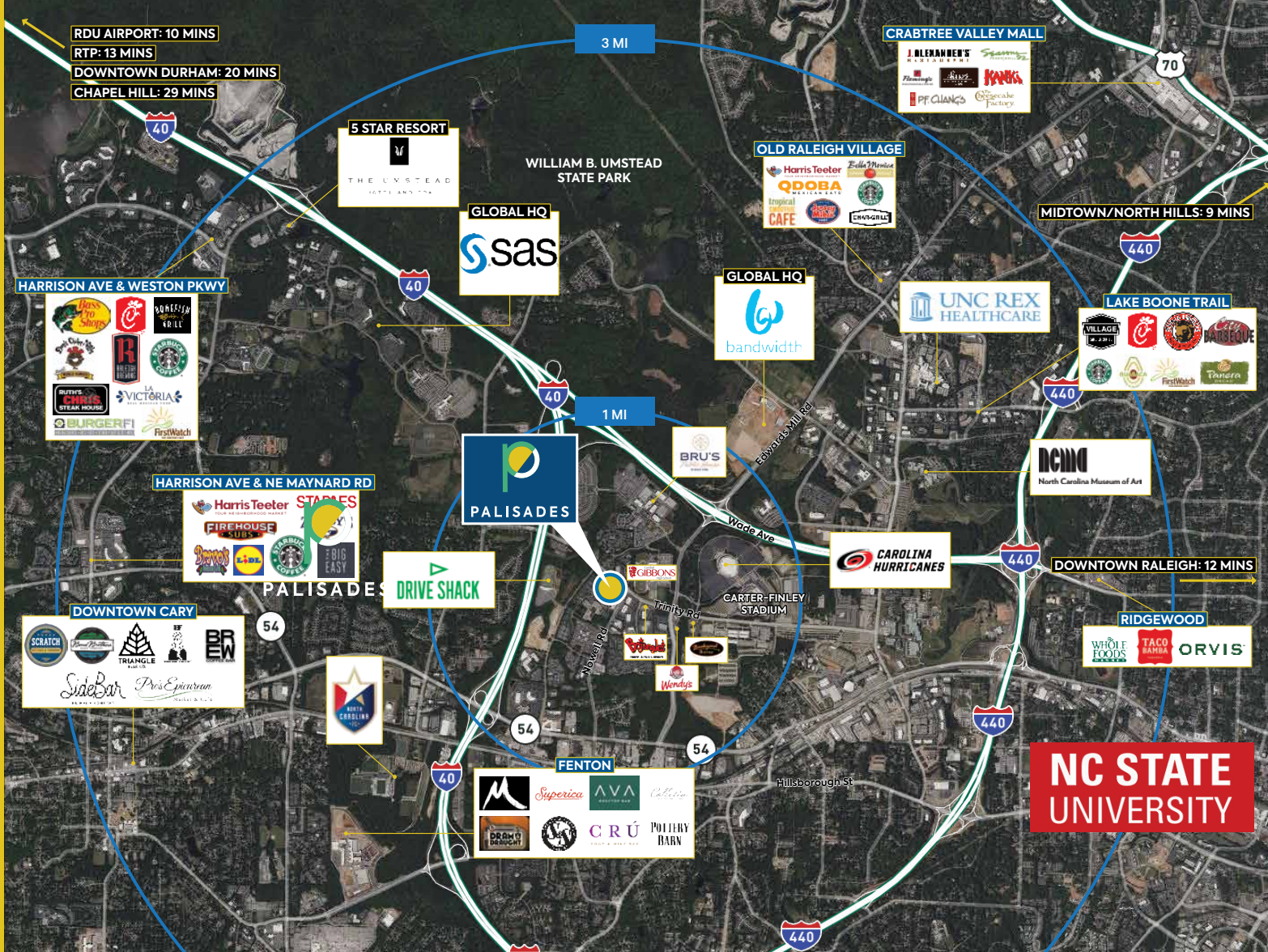
BUNKER SUITE RENDERING



300-LEVEL VIEW DECK RENDERING

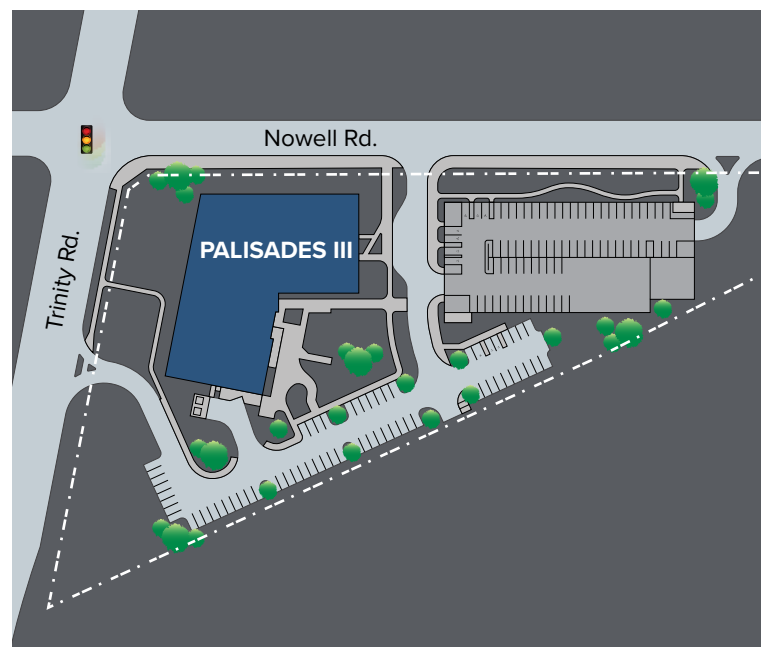


300-LEVEL VIEW BAR RENDERING



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:

JOHN BREWER

Executive Vice President

919 831 8214

john.brewer@cbre.com

LEE CLYBURN, SIOR

Executive Vice President

919 831 8266

lee.clyburn@cbre.com

HASTINGS JONES

Vice President

919 831 8219

hastings.jones@cbre.com



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