



# 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



# WHAT IT MEANS TO BE WIREScore CERTIFIED



**WiredScore**  
GOLD

Palisades I & II has achieved WiredScore Gold 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 II OCCUPIER REPORT \(CERTIFIED GOLD\)\*\*](#)

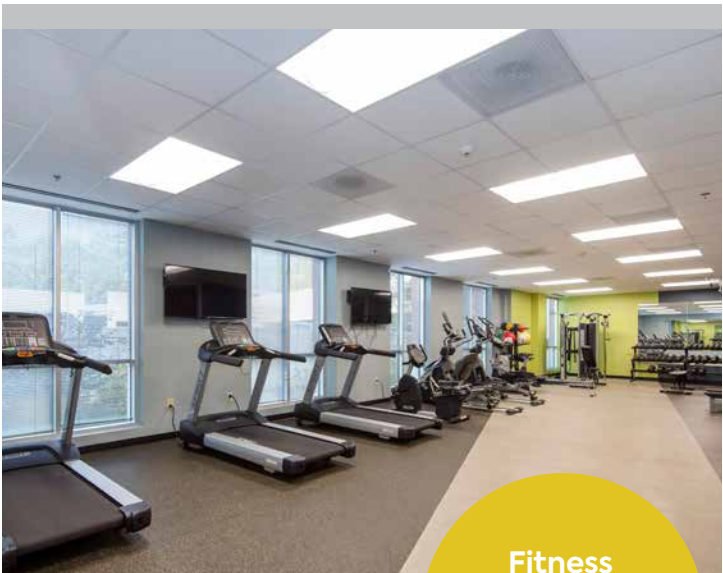


# UPGRADES COMPLETED

- 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

**NEW!**

**On-Site Cafe,  
Fitness Center  
and Collaborative  
Meeting Space**

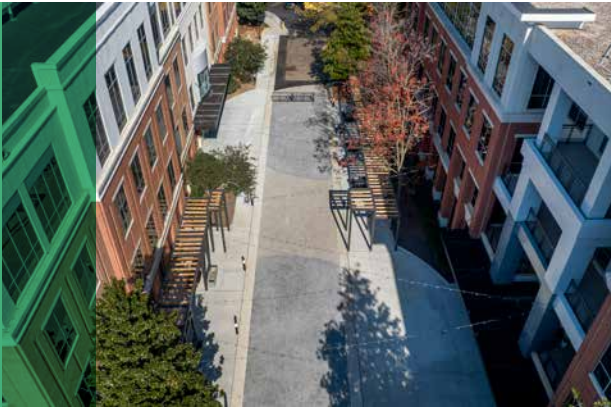


**Fitness  
Center with  
Lockers and  
Showers**

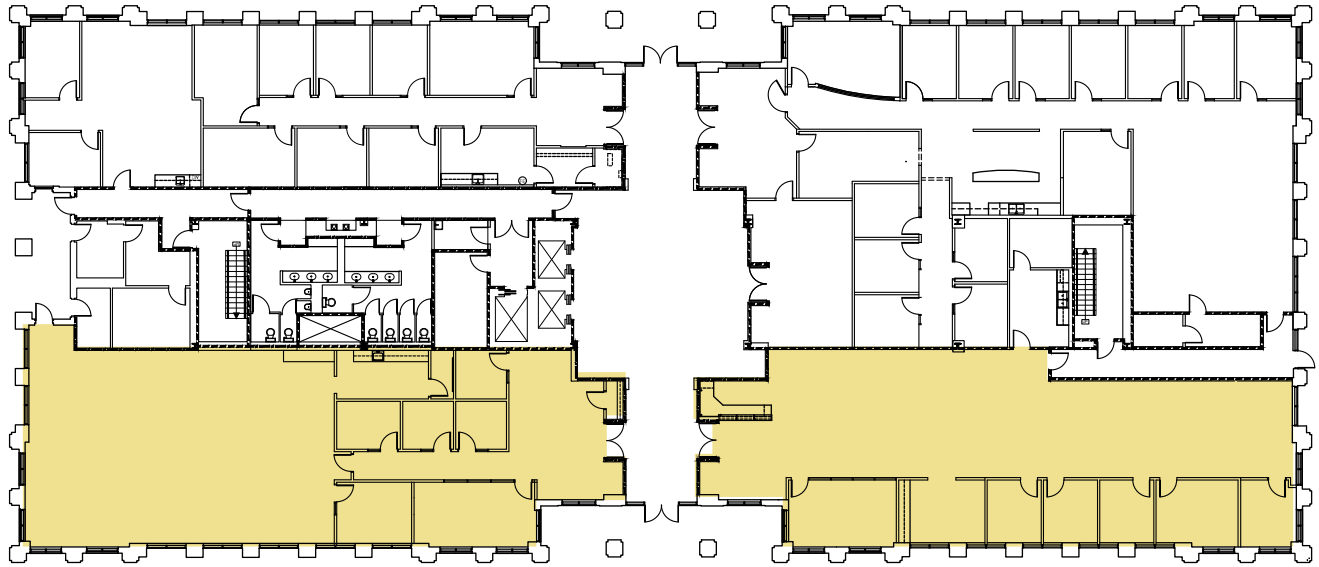


## PLAZA ACTIVATION!

- The outdoor plaza in between Palisades I & II offers fresh and modern outdoor landscaping delivering exceptional connectivity between the two buildings
- Versatile and comfortable outdoor seating options with ambient café lights above
- Modernized building facades and private balconies (Palisades I only) with sweeping views of Downtown Raleigh, Umstead Park, Bandwidth Campus and PNC Arena's Entertainment District
- Food truck court with weekly programming posted on VTS | Rise
- Free Wi-Fi in all indoor and outdoor common areas



## FIRST FLOOR AVAILABILITIES

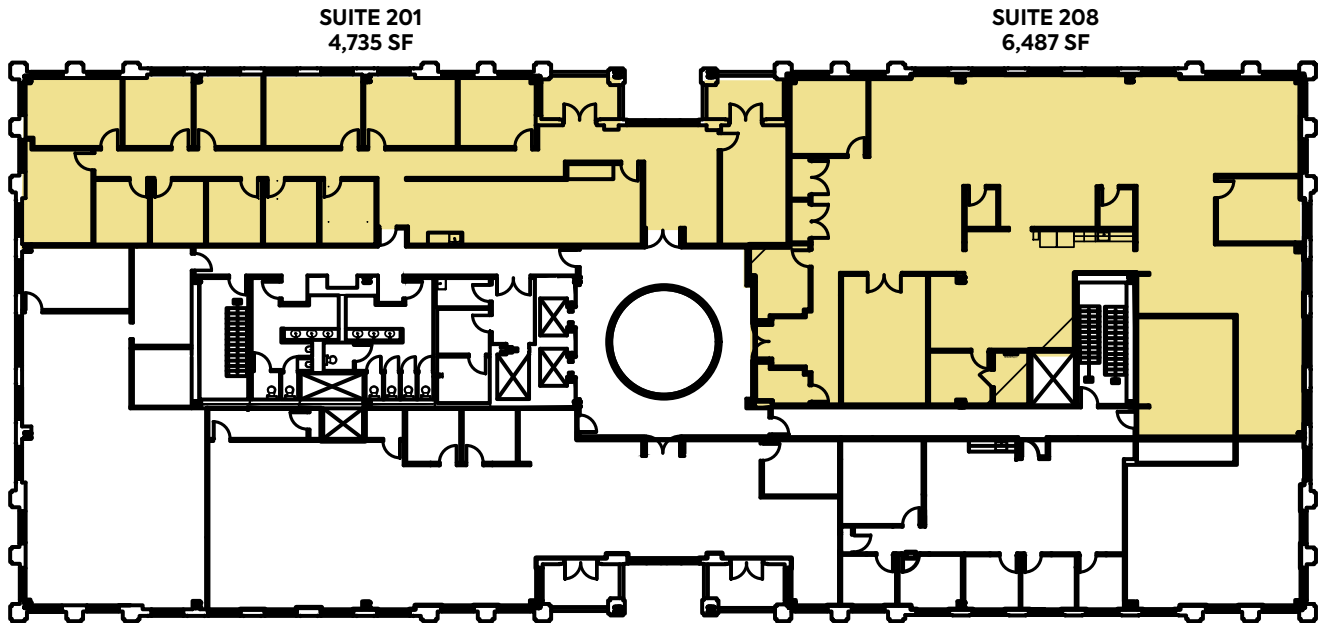


SUITE 104  
4,134 SF

SUITE 102  
4,215 SF

Available  
Now!

## SECOND FLOOR AVAILABILITIES



SUITE 201  
4,735 SF

SUITE 208  
6,487 SF

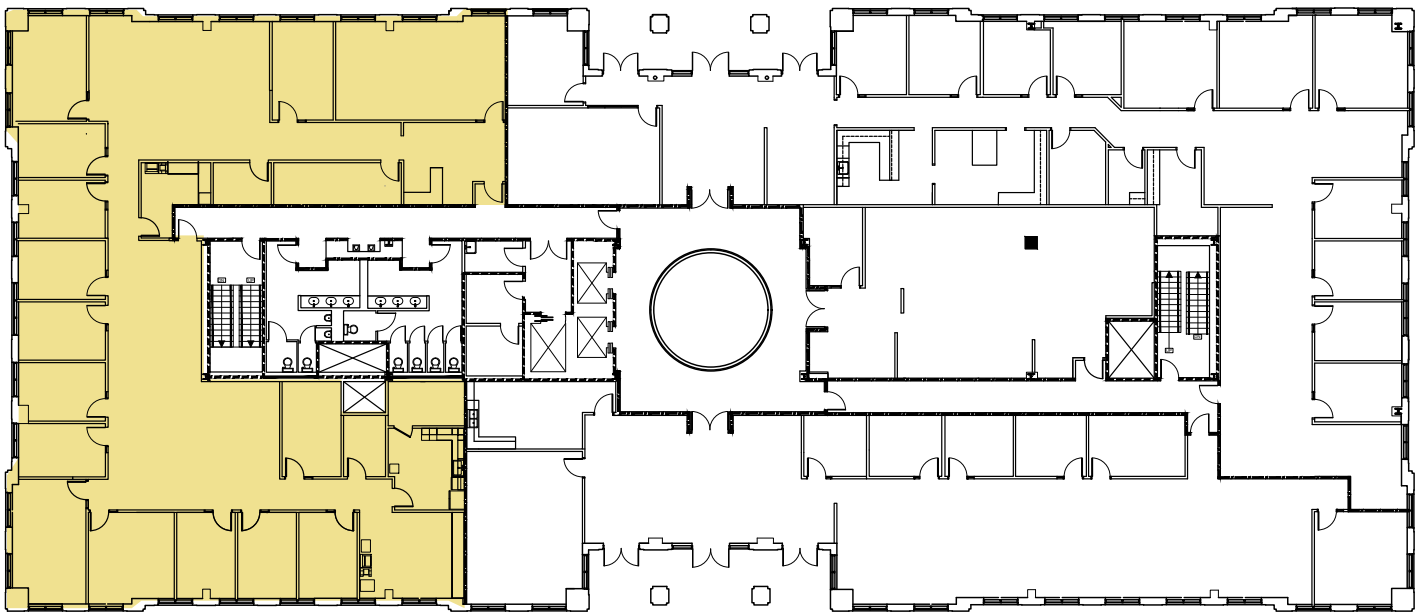
3.4 to  
1,000 SF  
Parking  
Ratio

2<sup>nd</sup> floor suites can be combined for 11,222 SF

**CBRE**

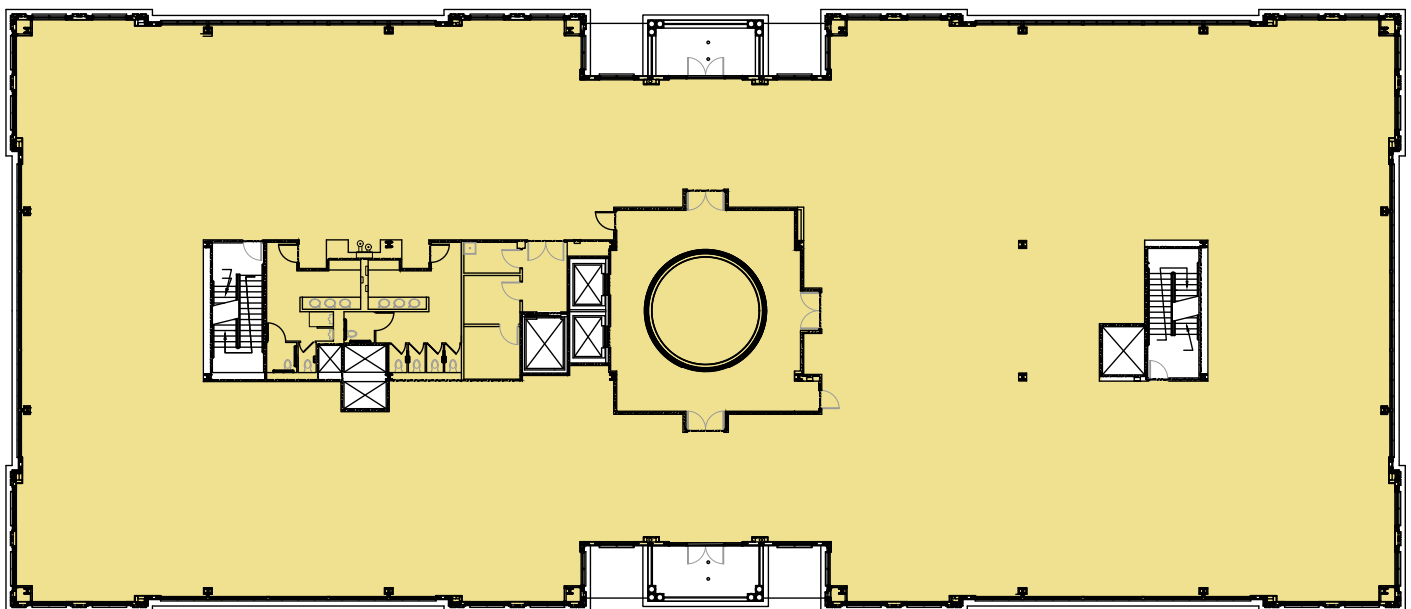
## THIRD FLOOR AVAILABILITIES

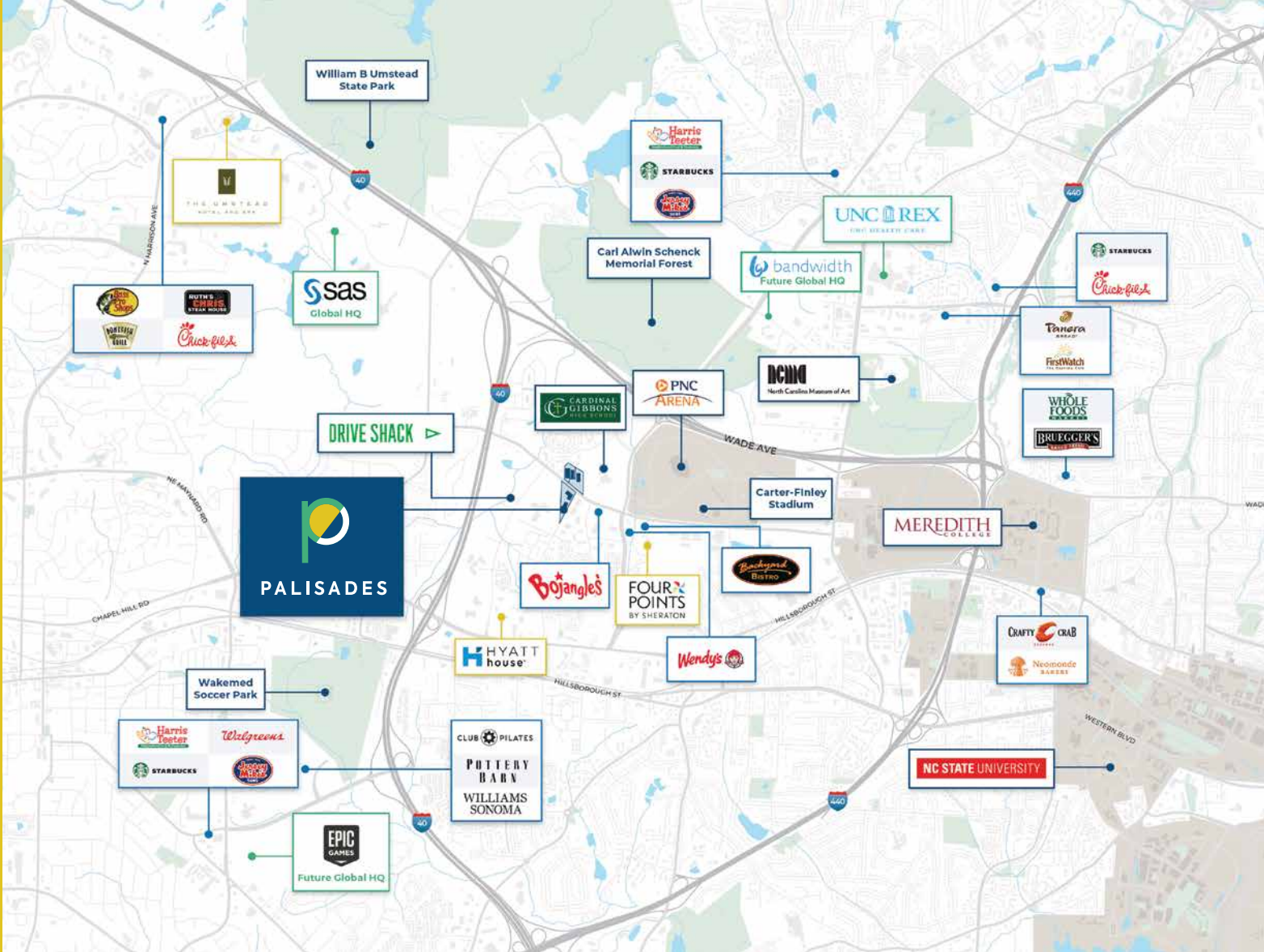
SUITE 304  
7,259 SF



## 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

For additional information or to schedule a tour:

**JOHN BREWER**  
Executive Vice President  
919 831 8214  
[john.brewer@cbre.com](mailto:john.brewer@cbre.com)

**LEE CLYBURN, SIOR**  
Executive Vice President  
919 831 8266  
[lee.clyburn@cbre.com](mailto:lee.clyburn@cbre.com)

**HASTINGS JONES**  
Vice President  
919 831 8219  
[hastings.jones@cbre.com](mailto:hastings.jones@cbre.com)



**Alidade**<sup>®</sup>  
*Capital*

Owned by Alidade Capital  
[www.alidadecapital.com](http://www.alidadecapital.com)