



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



**BUILDING SIGNAGE AVAILABLE
WITH VISIBILITY TO LENOVO
CENTER AND 9,500 VPD ALONG
TRINITY ROAD**

WHAT IT MEANS TO BE WIREScore CERTIFIED

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 I 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**

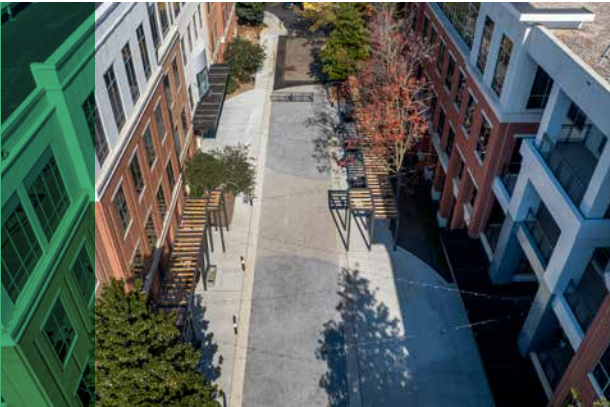


**Fitness
Center with
Lockers and
Showers**

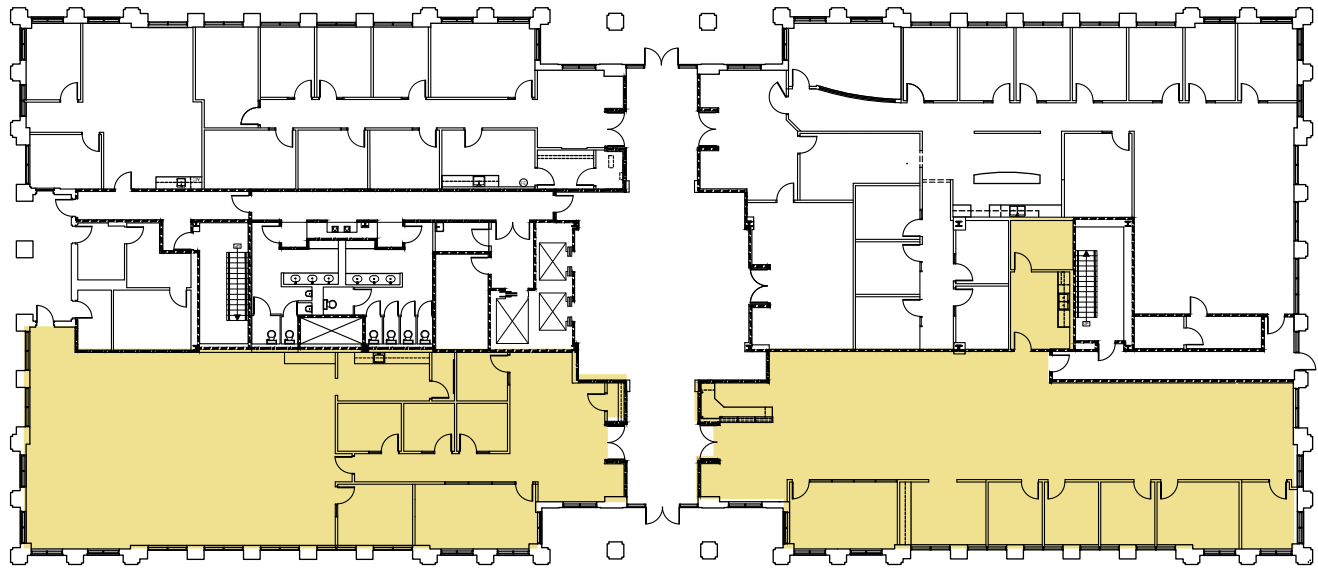


PLAZA ACTIVATION!

- 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
4,241 SF

SUITE 102
4,215 SF

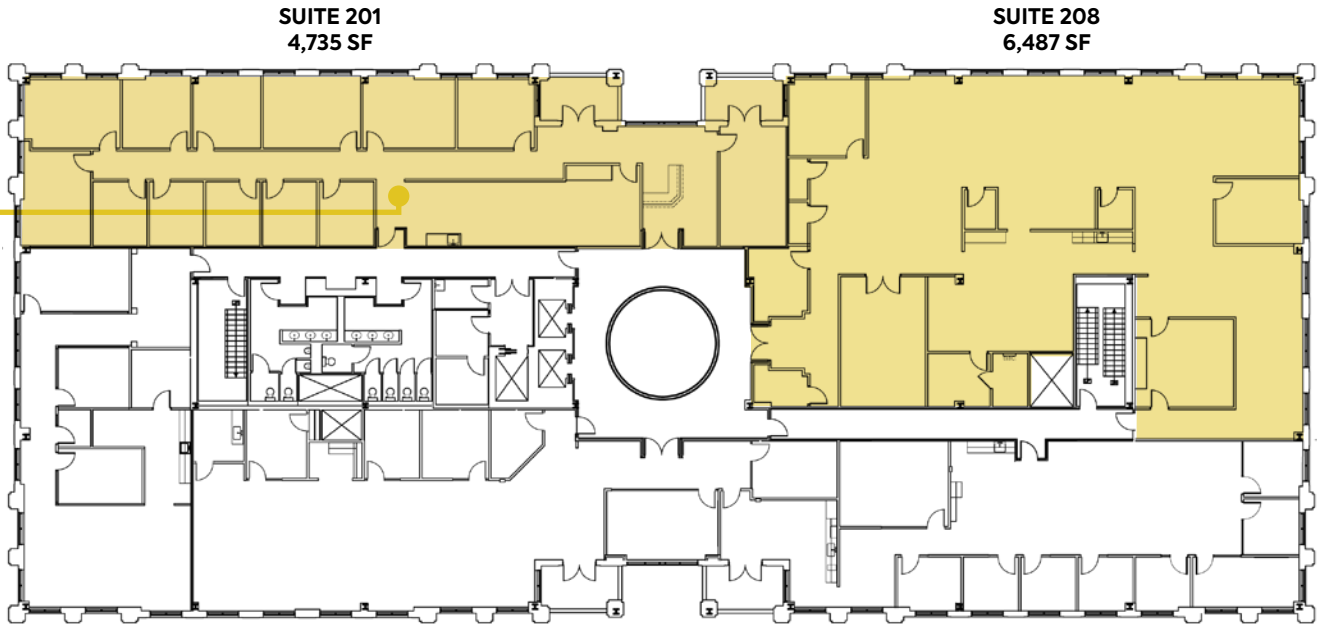
**Available
Now!**



**3.4 to
1,000 SF
Parking
Ratio**

CBRE

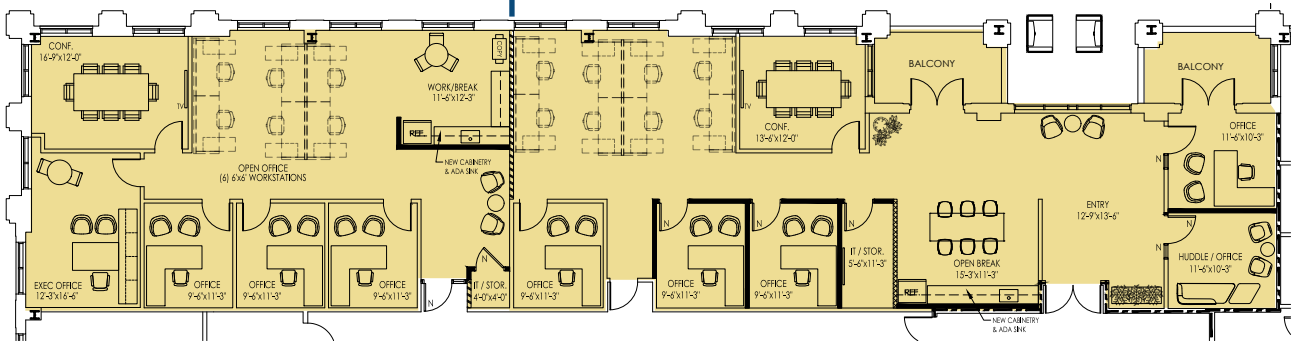
SECOND FLOOR AVAILABILITIES



SUITE 201 | DEMISED SAMPLE LAYOUTS

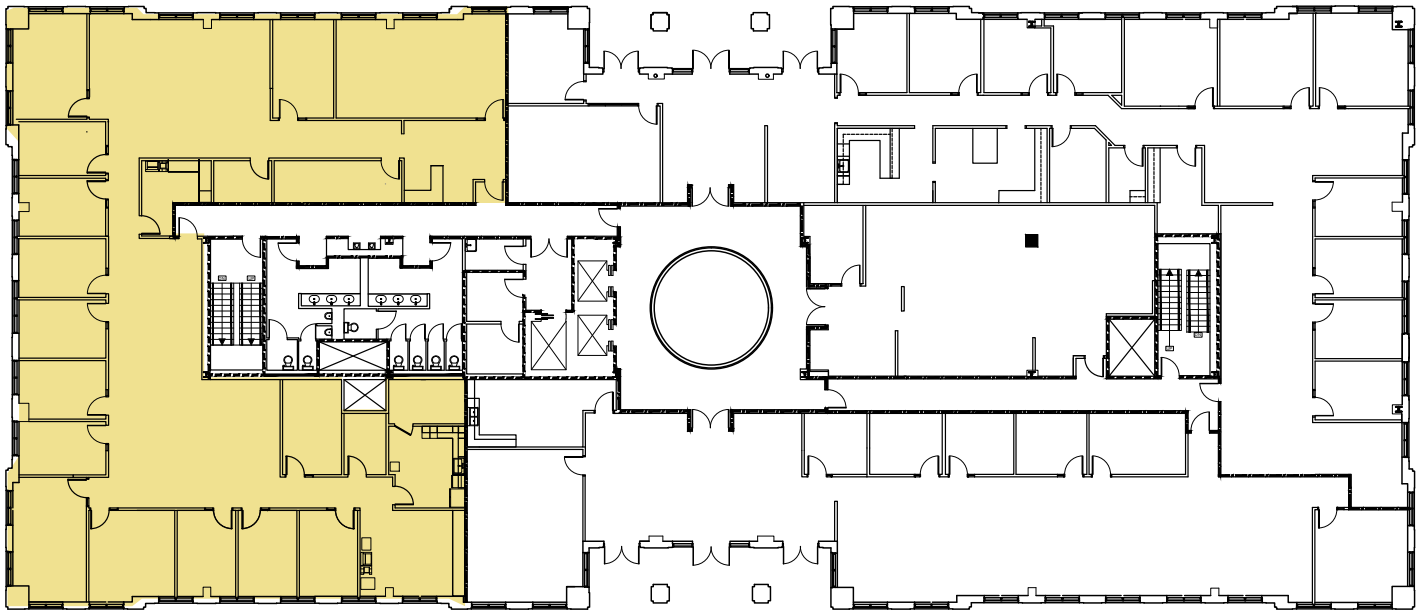
SUITE B • 1,921 RSF SAMPLE LAYOUT

SUITE A • 2,814 RSF SAMPLE LAYOUT



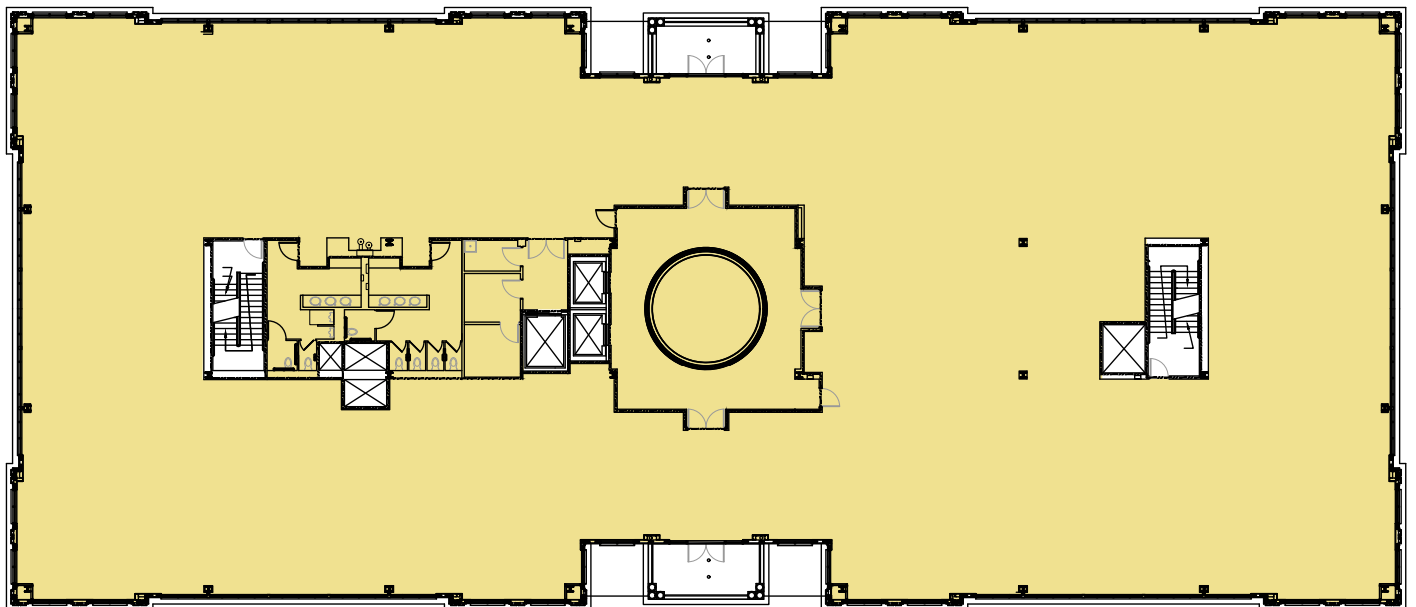
THIRD FLOOR AVAILABILITIES

SUITE 304
7,259 SF



FOURTH FLOOR AVAILABILITIES

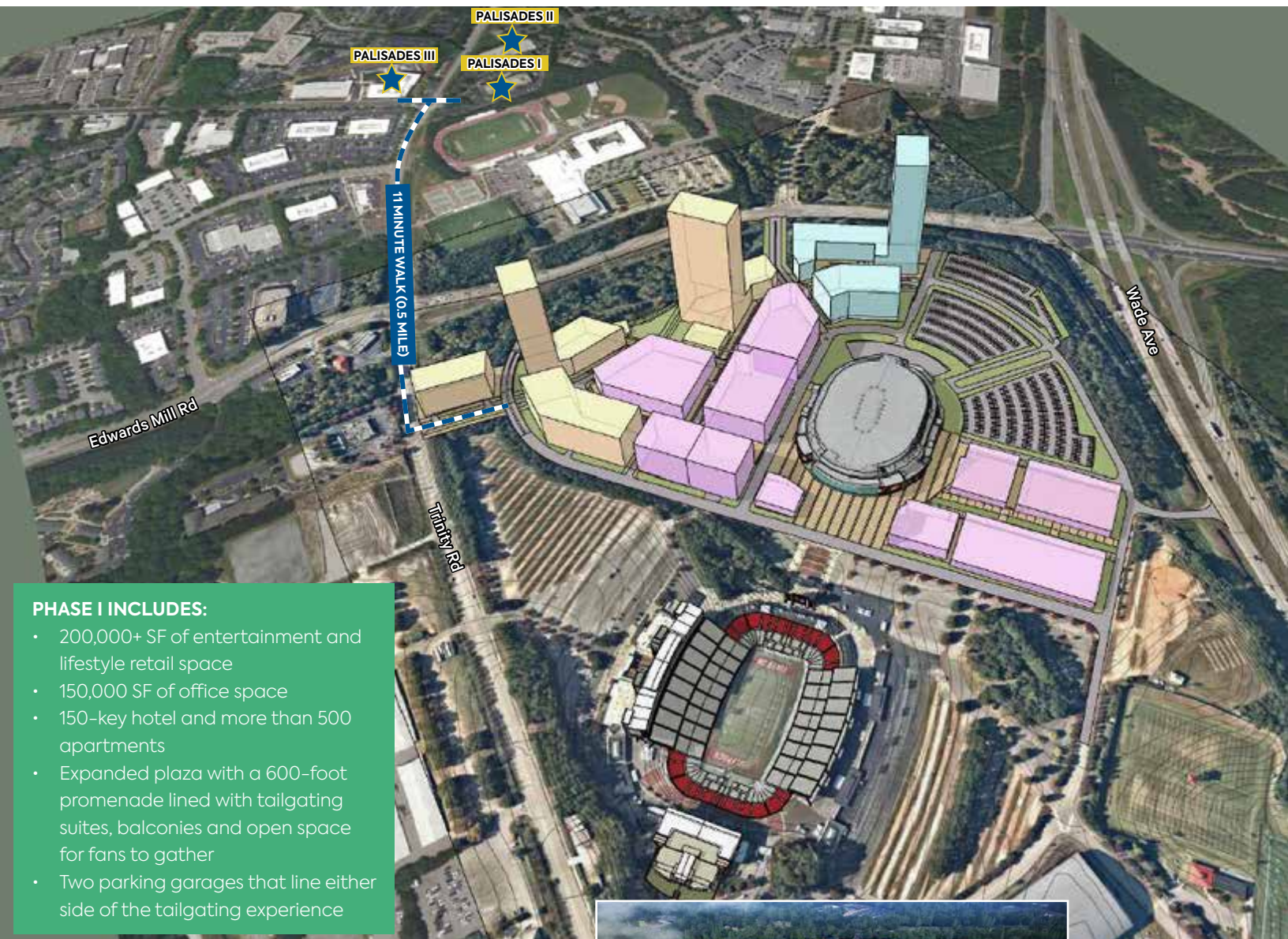
**SUITE 407: 21,508 RSF
(FULL FLOOR OPPORTUNITY)**



Large,
Efficient
Floor Plates to
Accommodate
Users of All
Sizes

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.



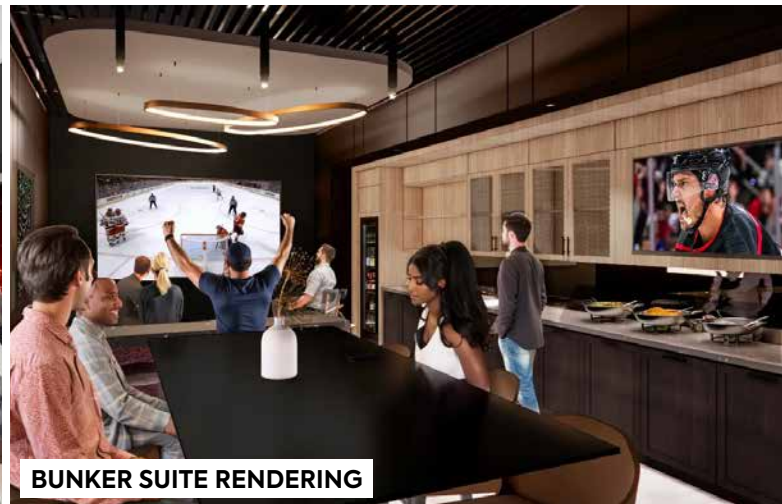
LENOVO LEGEND CLUB RENDERING



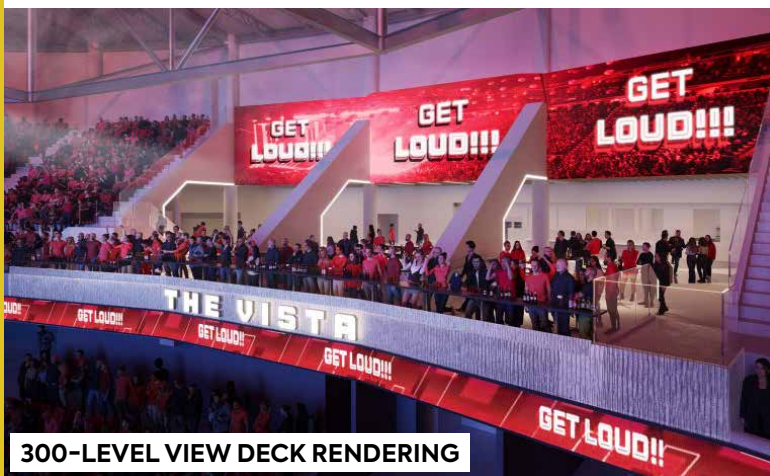
300-LEVEL GRAB-N-GO CONCESSION SPACE RENDERING



300-LEVEL CONCOURSE RENDERING



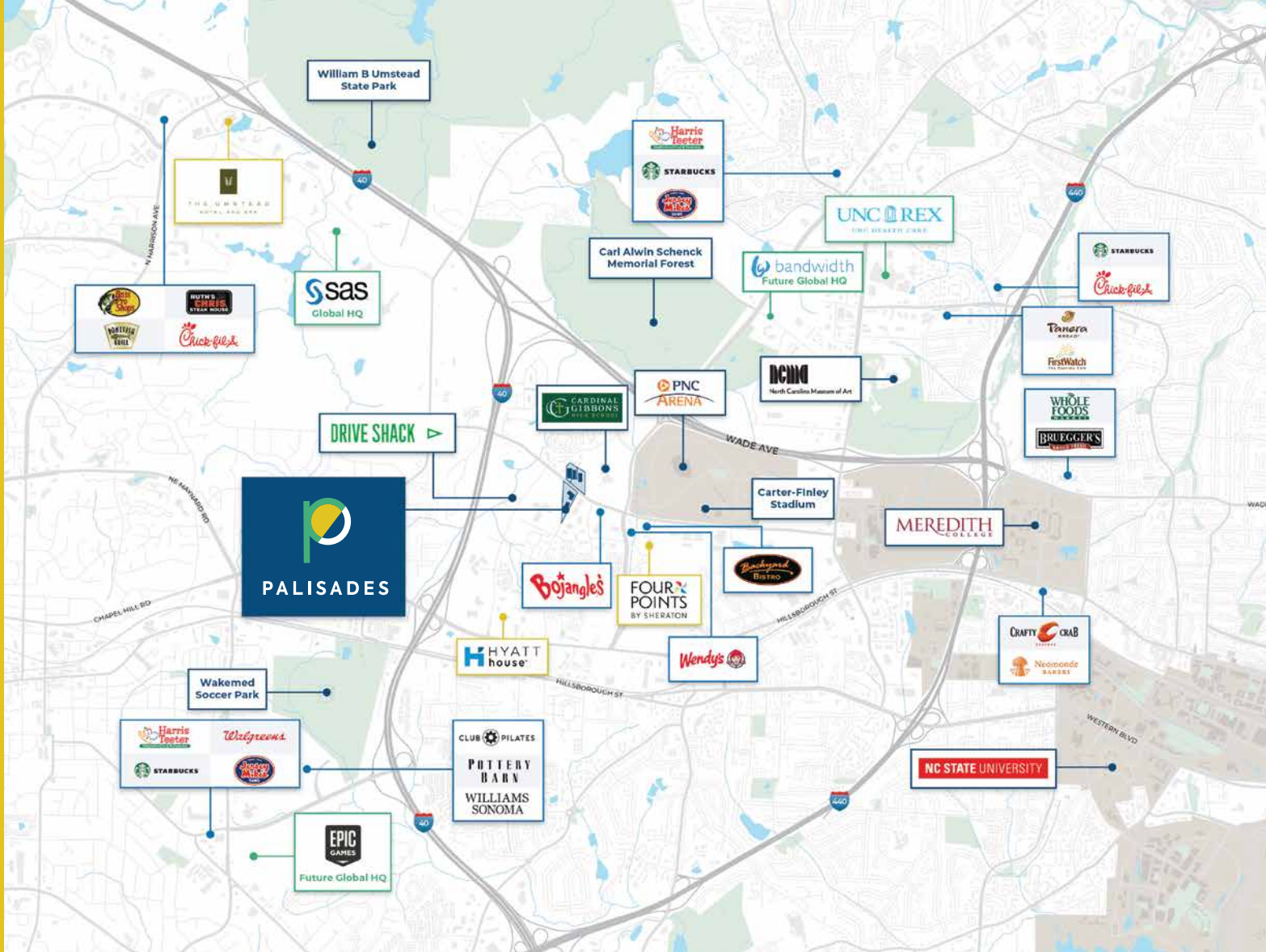
BUNKER SUITE RENDERING



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

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