



# PALISADES II

5410 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
- On site tenant lounge, fitness center, conference center
- 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

**2,192 SF SPEC SUITE  
AVAILABLE NOW!**

**MOVE-IN READY!**

### 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!

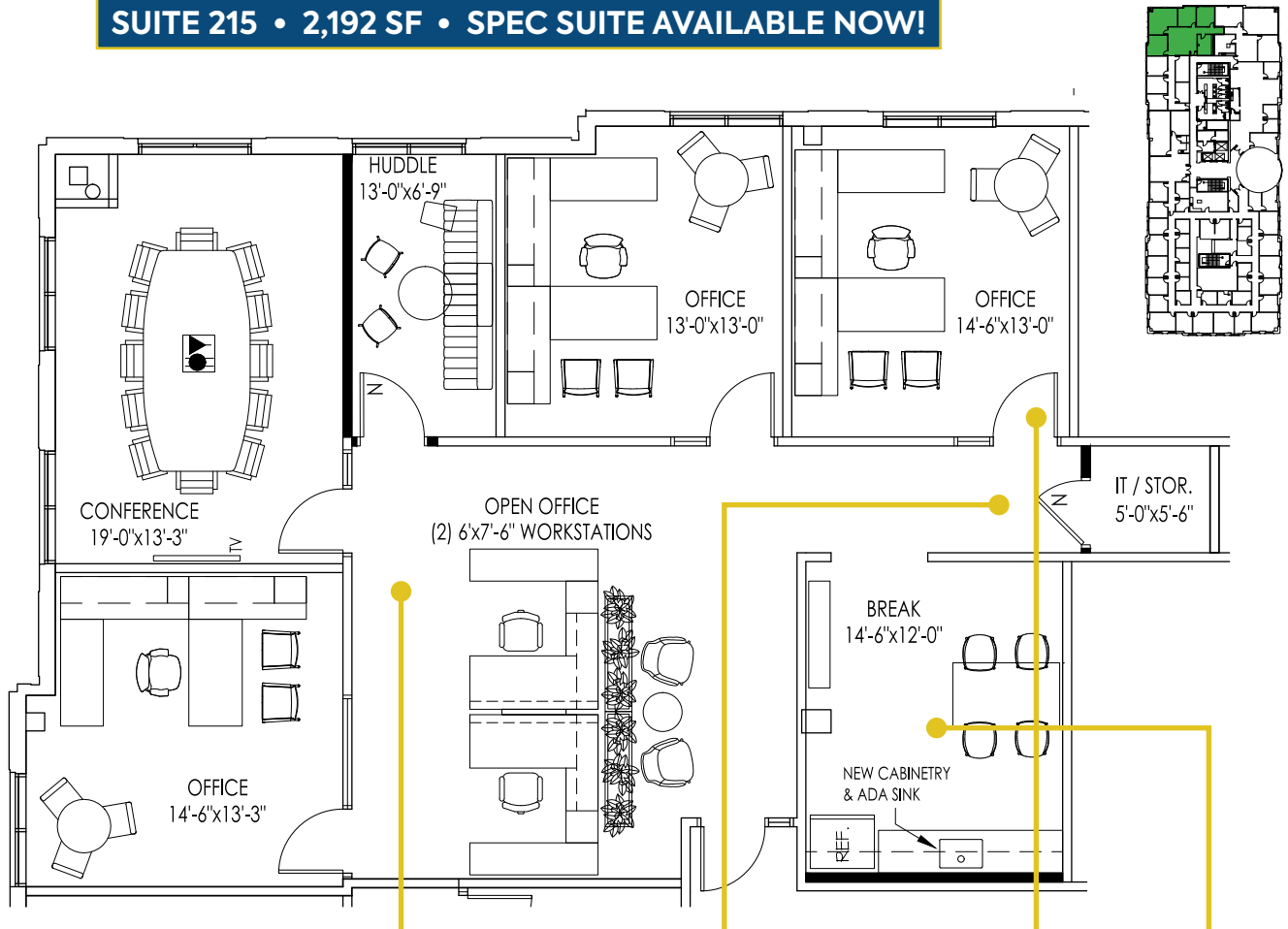
- The outdoor plaza in between Palisades I & II offers fresh and modern outdoor landscaping delivering exceptional connectivity between the two buildings
- Versatile and comfortable outdoor seating options with ambient café lights above
- Modernized building facades and private balconies (Palisades I 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



Move-in  
Ready Spec  
Suite!

## SECOND FLOOR AVAILABILITY

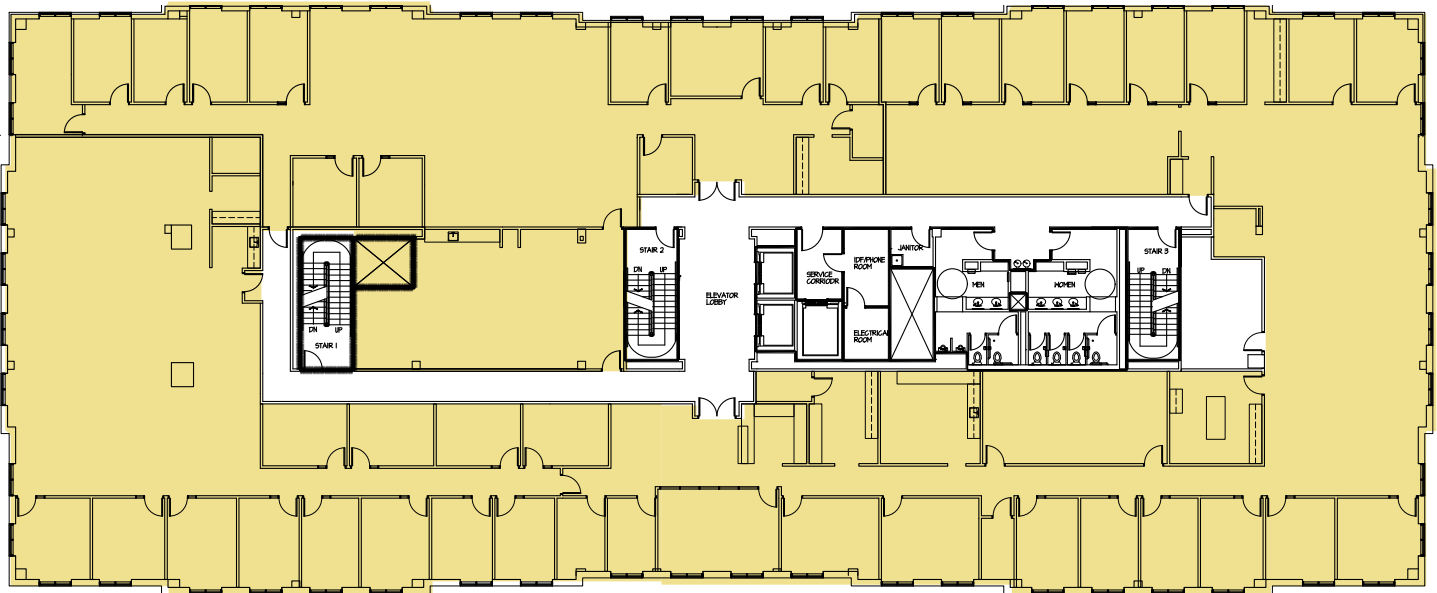
**SUITE 215 • 2,192 SF • SPEC SUITE AVAILABLE NOW!**



## THIRD FLOOR AVAILABILITIES

FULL FLOOR OPPORTUNITY • 23,040 SF

SUITE 310  
6,406 SF

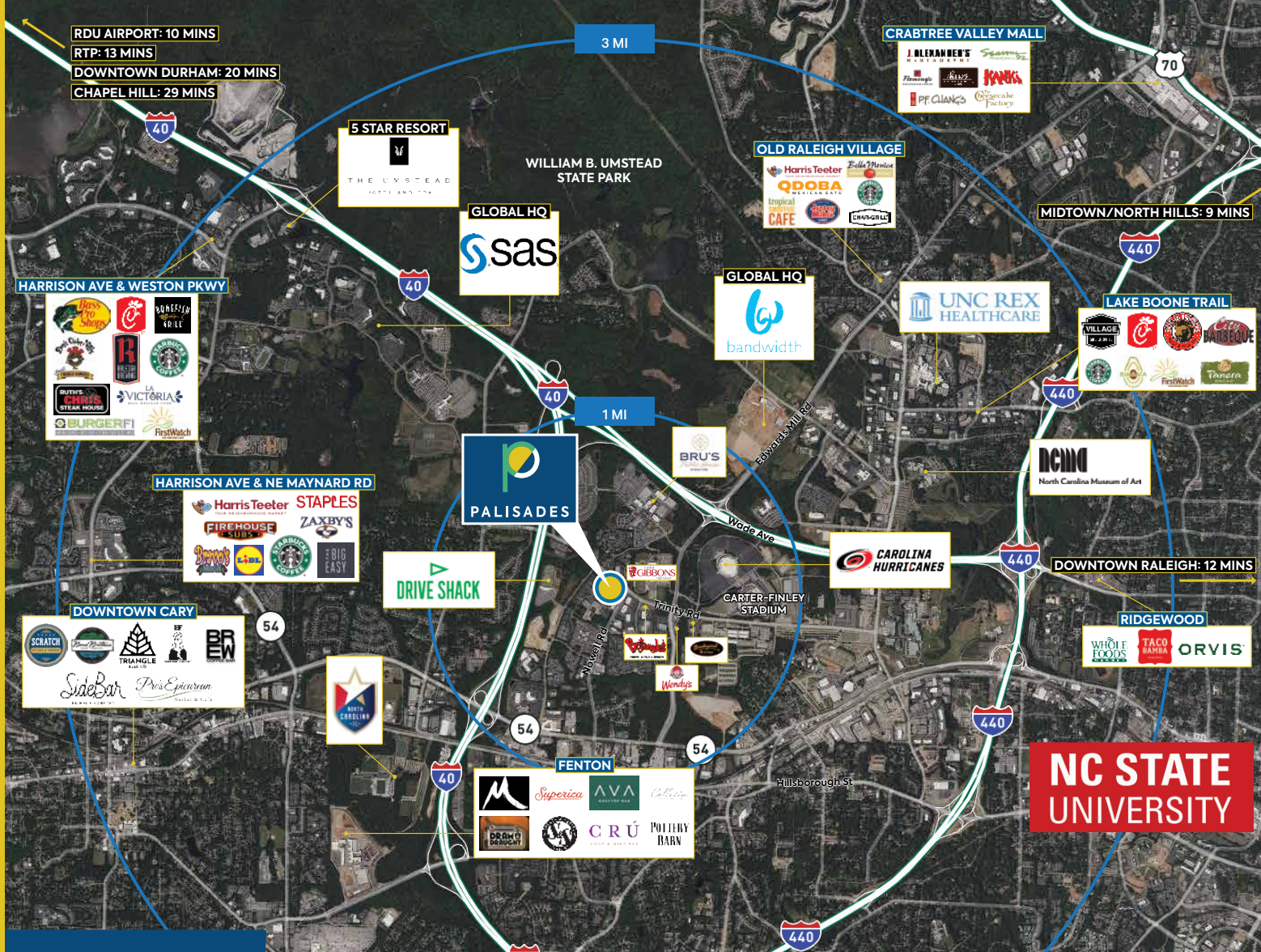


SUITE 305  
16,634 SF



Large,  
Efficient  
Floor Plates to  
Accommodate  
Users of All  
Sizes

3.4 to  
1,000 SF  
Parking  
Ratio



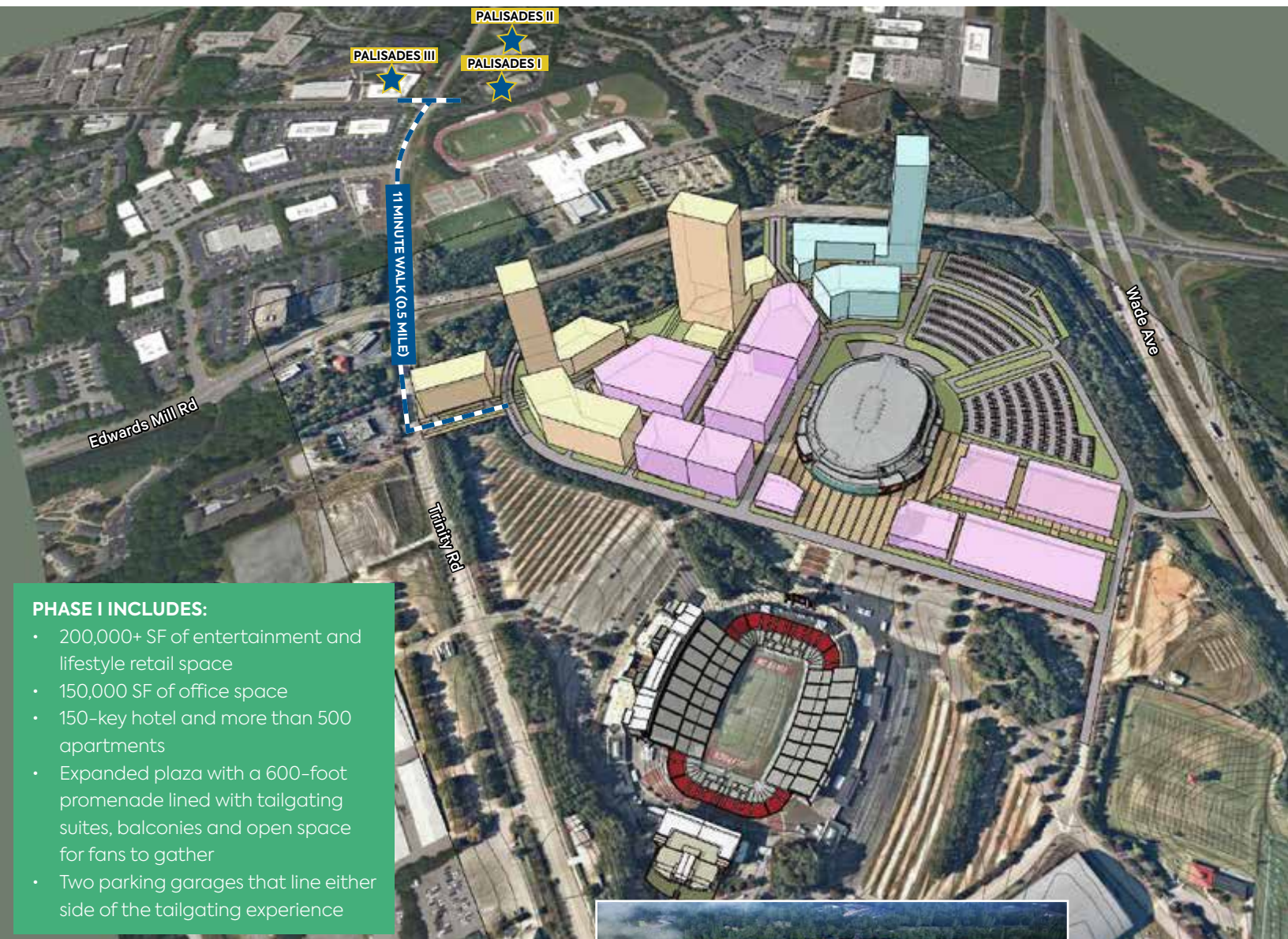
## DRIVE TIMES

- 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



## EXCITING DEVELOPMENTS UNDERWAY

# WEST RALEIGH SPORTS AND ENTERTAINMENT DISTRICT



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



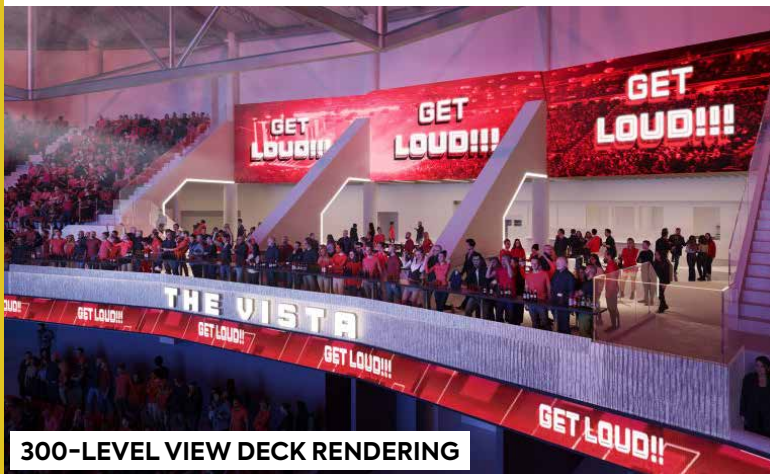
300-LEVEL GRAB-N-GO CONCESSION SPACE RENDERING



300-LEVEL CONCOURSE RENDERING



BUNKER SUITE RENDERING



300-LEVEL VIEW DECK RENDERING



300-LEVEL VIEW BAR RENDERING



# 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)



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