

CLASS A CREATIVE OFFICE

FOR LEASE



The Junction AT FIVE POINTS

1501 SUNRISE AVE RALEIGH, NC 27608



CAPITAL
ASSOCIATES®

CLASS A CREATIVE OFFICE



The Junction at Five Points was built in 1954, before Capital Boulevard was even created, and will be completely remodeled in 2021. It lies in the heart of Five Points Neighborhood north of Downtown Raleigh. At the corner of Carson Street and Sunrise Avenue sits a unique combination of 35,000 square feet of creative office and retail space. Additionally 10,000 square feet of sprinklered ground floor storage space with exterior roll-up door access opens directly to the parking lot. Few, if any, projects similar to this property offer such ample surface parking. With a complete exterior makeover and shade trees on the perimeter, you'll find an adaptive reuse project unlike any other inside the beltline. The front patio area will provide a perfect location for coffee and beer enjoyment while Nickelpoint Brewing Company and Neuse River Brewing and Brasserie are both within walking distance.

KEY BUILDING FEATURES

- **BUILDING SIZE:** 35,000 SF
- **ASKING RATE:** \$33.50 - \$35.50 PSF

PROPERTY FEATURES

- **PARKING:** ~4.0 / 1,000 SF
- Level 2 Electric Vehicle Charging
- Building and Monument Signage Available
- On-Site Retail
- Natural Light - 12' Windows and Skylights
- 17' Ceilings
- Showers
- Indoor Bike Storage
- Sprinkled Storage
- Food Truck Power



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WHY CHOOSE *The Junction* AT FIVE POINTS?

- *The Junction* offers a **RARE** opportunity to invest in Five Points, one of the most recognizable neighborhoods in Raleigh
- Central **LOCATION** in Five Points being only 5 minutes from Downtown Raleigh, 10 minutes from North Hills, 20 minutes from Raleigh-Durham International Airport, and 25 minutes from Research Triangle Park
- Ample free **PARKING**
- Unique **VIEWS** of the railroad tracks and Downtown Raleigh

COMMUNITY IS KEY

- Ample outdoor seating and gathering spaces
- Food truck power availability for weekly food truck events
- Residential setting with neighborhood walkability
- Large surface parking lots can be converted to hosting space for community events



OFFICE SPACE IN THE AGE OF SOCIAL DISTANCING

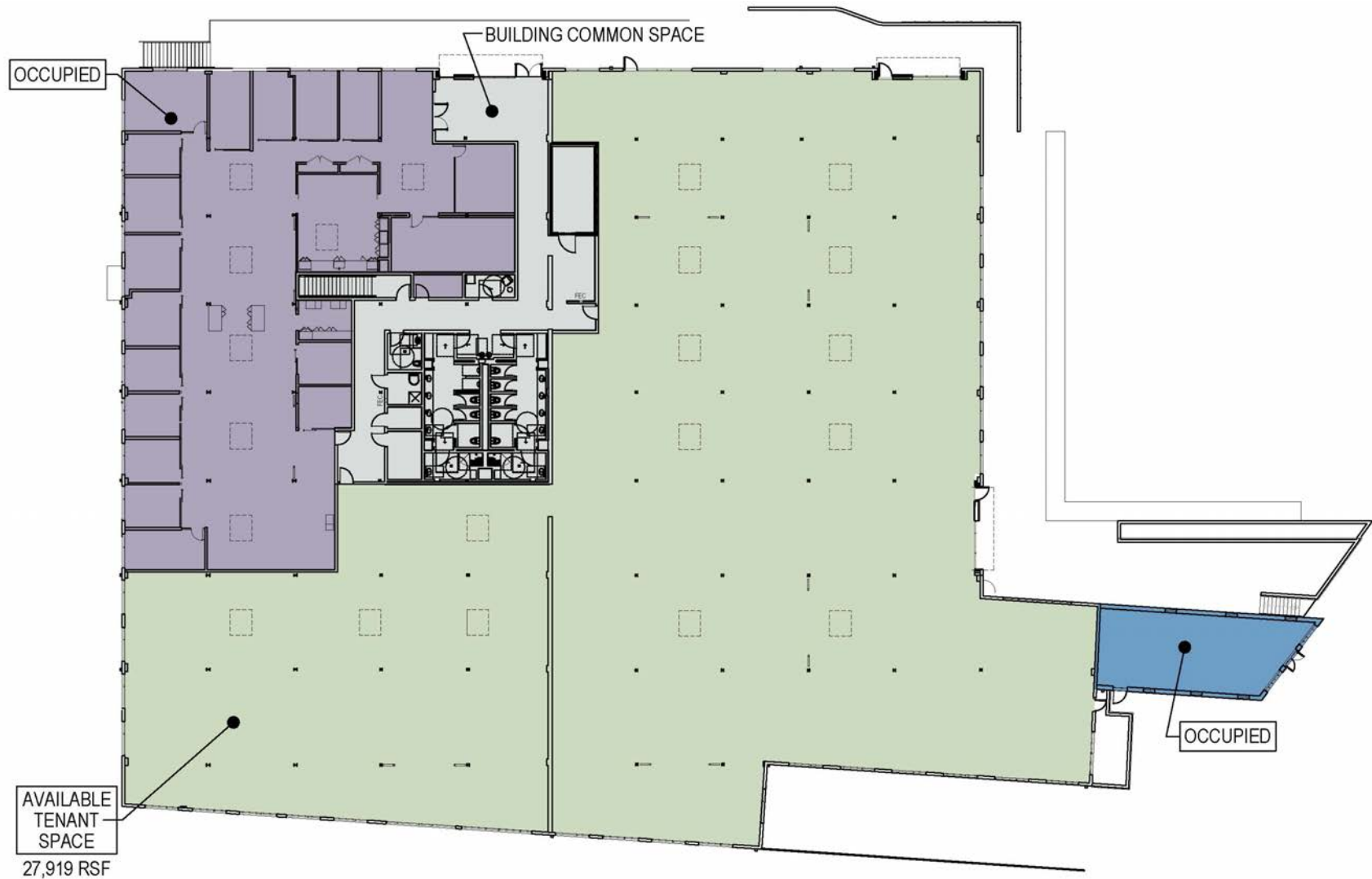
- State-of-the-art air filtration system
- Direct building access - Individual entry and exit points are possible for most tenant layouts
- Single-story office layout - No elevators or internal stairway required
- No structured parking requiring stairs, elevators, or payment ticket interactions
- Outdoor amenity area and front patio serve as great areas for social distancing and working outside
- Multiple skylights allow for ample natural light to the interior of the building



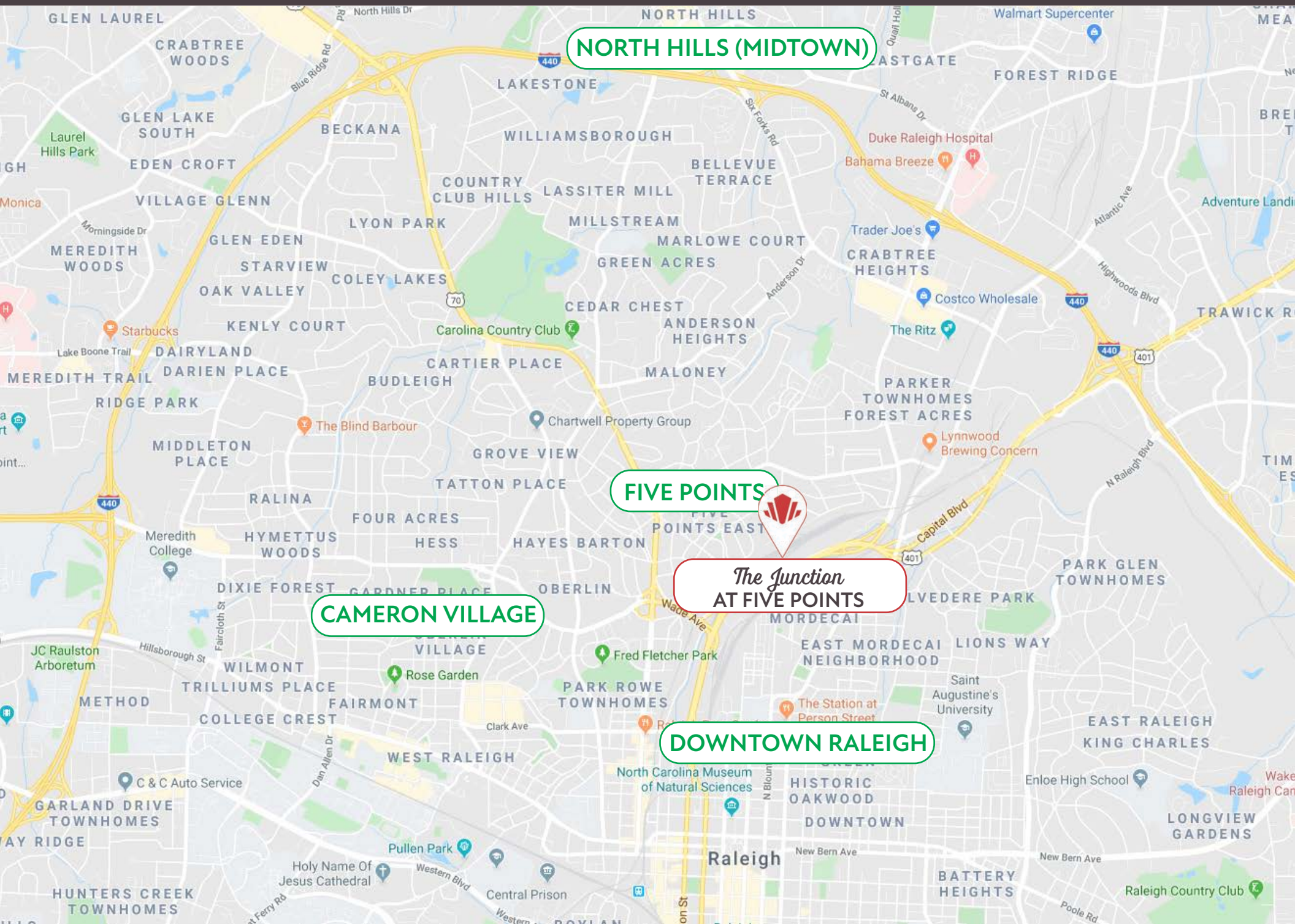


ONE. OF. A. KIND.
CREATIVE OFFICE
WITH AMPLE FREE PARKING





MAIN LEVEL





NOFO @ The Pig

Lola's Beach Bar

Rialto Theatre

FIVE POINTS

Lonerider Brewing

The Third Place
Coffee Shop

Hayes Barton Cafe
& Dessertery



The Junction
AT FIVE POINTS

GLENWOOD AVENUE
50

401
CAPITAL BOULEVARD

FOOD

- 1. Lilly's Pizza
- 2. Bloomsbury Bistro
- 3. The Point at Glenwood
- 4. NOFO @ The Pig
- 5. Lola's Beach Bar
- 6. High Park Bar & Grill
- 7. Neuse River Brewing & Brasserie

CAFE & BAKERY

- 8. Hayes Barton Cafe & Dessertery
- 9. Anisette
- 10. Larry's Coffee

BREWERIES & DRINKS

- 11. Crafty Beer, Wine & Spirits
- 12. Lonerider Brewing
- 13. R&D Brewing
- 14. Nickelpoint Brewing Co.
- 15. Seaboard Wine

CONVENIENCE

- 16. Walgreens
- 17. Lighthouse Food Mart

NEARBY AMENITIES



The Junction AT FIVE POINTS



1956

HISTORICAL PERSPECTIVE



CAMERON VILLAGE

GLENWOOD AVENUE

WADE AVENUE

CAPITAL BOULEVARD

FAIRVIEW ROAD

MORDECAI VILLAGE

The Junction has the benefit of a **ONE-OF-A-KIND** aesthetic palette courtesy of **80 years** of history and building materials such as brick and masonry, exposed steel columns, and original tongue and groove wood ceilings.

The Junction
AT FIVE POINTS

SOURCE: The Conservation and Development Photograph File, State Archives of North Carolina



LEASING CONTACT

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