

FOR SALE

1700 GLENWOOD AVENUE

RALEIGH, NC 27608

ICONIC BUILDING IN THE HEART OF FIVE POINTS



CAPITAL
ASSOCIATES®

FIVE POINTS LANDMARK PROPERTY FOR SALE

1700 GLENWOOD AVENUE sits prominently at Raleigh's Five Points intersection, on the corner of Fairview and W. Whitaker Mill. This is a **rare opportunity** to own an iconic piece of Raleigh architecture, consisting of 6,950 SF with a show stopping 600 SF **rooftop terrace**. The floor-to-ceiling glass windows give this already recognizable property a distinctly unique look. An extensive ADA-compliant renovation was completed in 2016 which included the addition of a 42-foot **elevator tower**, servicing the second floor and the newly created rooftop terrace. The renovation also features the addition of a second floor **custom kitchen** with stainless steel appliances and quartz countertops. **Expansive open floor plans** allow for efficient and functional use of every inch of the space.

This prominent piece of real estate is suitable for a single-tenant or combination of office and/or retail. The current zoning allows for a **wide variety of uses** including: retail, office, medical office, residential, public and institutional, indoor recreation, personal services, and more.

ADDRESS 1700 Glenwood Avenue Raleigh, NC 27608
PIN 1704571733
SIZE 6,950 SF + 600 SF Rooftop Terrace
YEAR BUILT 1964
ZONING NX-3-UG (Neighborhood Mixed Use)
ACREAGE 0.24
PARKING 16 Spaces - 3 Shared with Neighboring Church
SALE PRICE Contact Broker

Click **HERE**
for a virtual
sneak peak!

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EXPANSIVE & EFFICIENT VIEWS

The 2010 renovation of 1700 Glenwood was focused on **sustainability and energy efficiency**. Using new insulated glazing, long-lasting zinc siding and a custom shade system, this building has reached great levels of energy efficiency. The building now shades its interior space from glare and reduces summer heat gain by more than 70%.



ROOFTOP TERRACE

Sprawling 600 SF rooftop terrace is equipped with two built-in infrared electric heaters, two standing propane heaters, and an outdoor sound system. Enjoy outstanding views of Five Points as well as seasonal views of Downtown Raleigh's skyline.



Perfect for
corporate events
and
private parties!

ARTISTIC TOUCHES



A **timeless** neon sign created by local artist Nate Scheaffer sits prominently on the Five Points facing corner of the building calling the attention of passersby.

This **modern** sculpture by local artist Matt McConnell graces the side of the newly built elevator shaft.



FIVE POINTS

POINTS OF INTEREST

Bloomsbury Bistro

Lone Rider Brewing at The Point (Coming Soon)

Hayes Barton Cafe and Dessertery

Lily's Pizza

NOFO @ The Pig

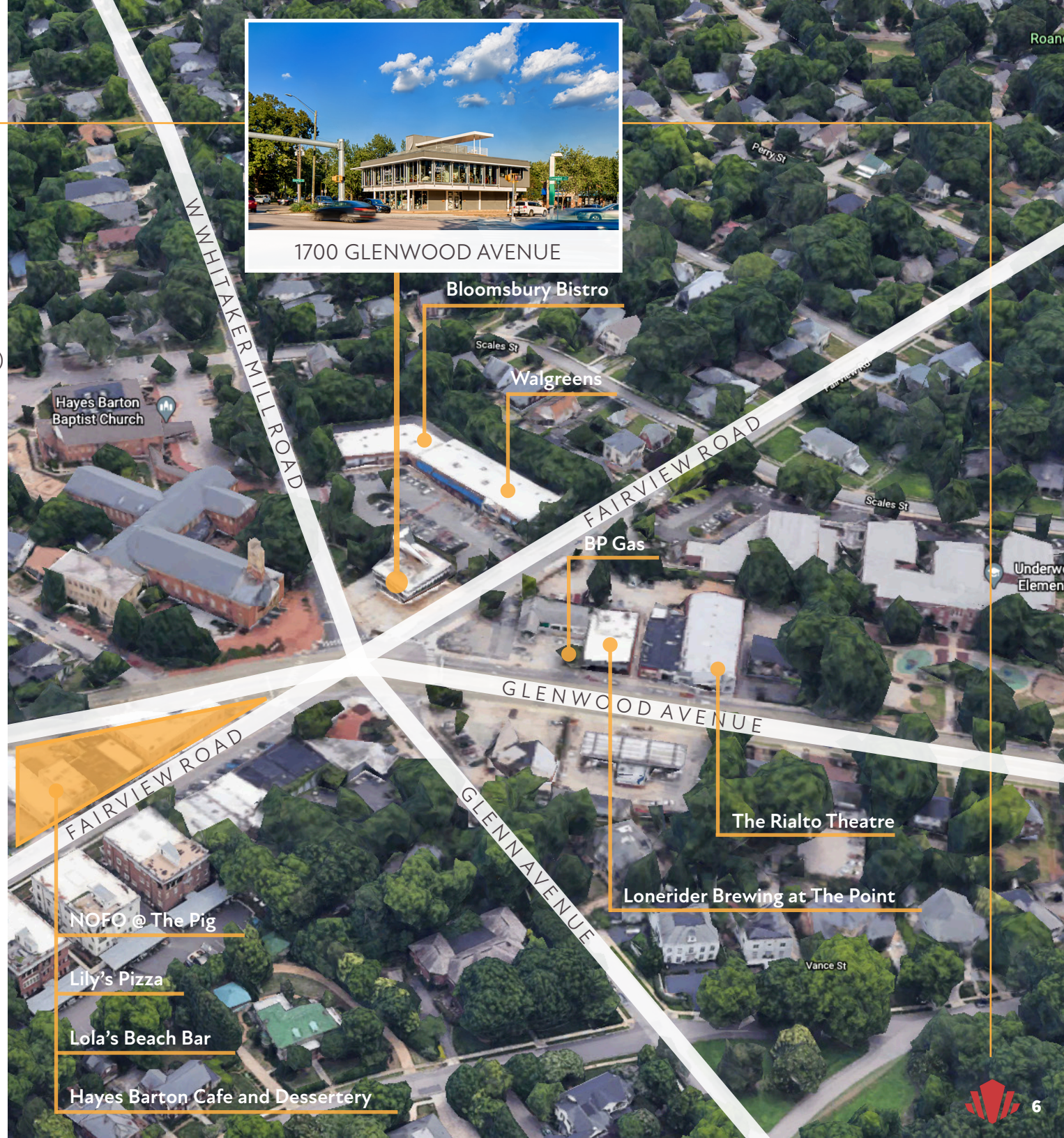
Tic Toc Escape Rooms

The Rialto Theatre

Lola's Beach Bar

Crafty Beer, Wine, and Spirits

The Third Place Coffee Shop



1700 GLENWOOD AVENUE

Bloomsbury Bistro

Walgreens

BP Gas

The Rialto Theatre

Lonerider Brewing at The Point

NOFO @ The Pig

Lily's Pizza

Lola's Beach Bar

Hayes Barton Cafe and Dessertery

LOCATION OVERVIEW

 **3 mins** Downtown Raleigh

 **4 mins** Cameron Village

 **7 mins** North Hills

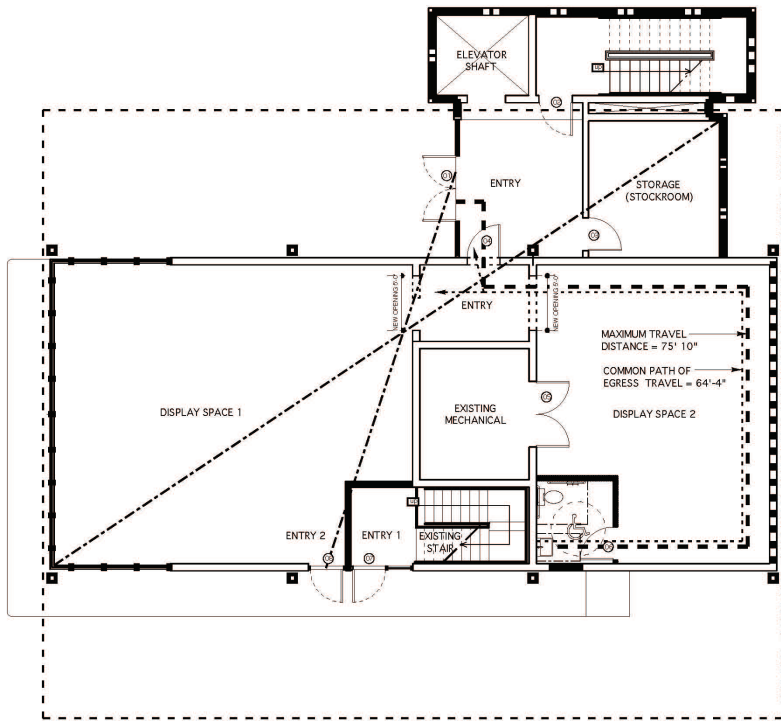
 **19 mins** RDU Intl. Airport

Approximately
37,500 vehicles
pass 1700 Glenwood
per day

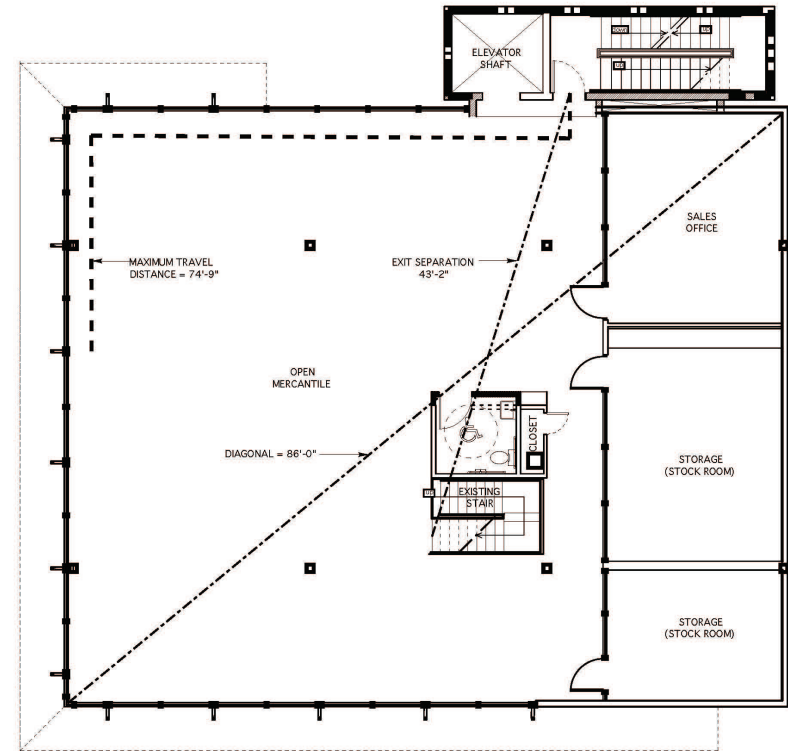
Incredible
Signage
Opportunity!

Less than a
10 minute drive
to I-40 and
I-440

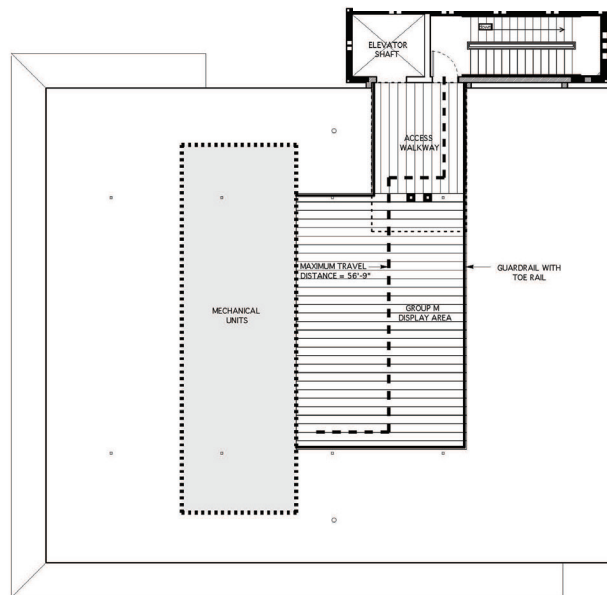
FLOOR PLAN



FIRST FLOOR



SECOND FLOOR



ROOFTOP TERRACE

HISTORY & MERITS

BEFORE



MERITS & AWARDS

- 2017 - Sir Walter Raleigh Award - Preservation/Rehabilitation
- 2016 - AIA North Carolina - Merit Award
- 2016 - AIA Triangle - Merit Award
- 2012 - Inform Awards - Jury Recognition

AFTER



1700 Glenwood was built in 1964 for a progressive mechanized dry cleaner, designed to display the machinery and cleaning process in its large, elevated glass expanses. The next owner purchased the building in 1979 and launched a new and quickly evolving business, Audio Buys, which sold and repaired audio, video, and computer equipment.

CONTACT

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