



the Arbors

RALEIGH, NC

3120 & 3128 HIGHWOODS BOULEVARD, RALEIGH



BRIGHTMAN & GIL
REAL ESTATE INVESTMENT MANAGEMENT





THE CAMPUS

The Arbors is a 211,500 SF, three-building, Class A office property minutes from Downtown Raleigh and adjacent to Interstate 440, Raleigh's "Inner Beltline". The Arbors is part of the renowned 100-plus acre, master-planned Highwoods Office Center, offering a beautifully landscaped setting with convenient access to a rapidly expanding and diverse amenity base.

HIGH-QUALITY CLASS A OFFICE BUILDINGS

The three most desirable Class A low-rise office buildings located within Highwoods Office Center, Raleigh's first and most well-known campus-style business park.

BUILDING FEATURES



Magnolia
Building Size
57,939 SF



Rental Rate
\$27.50
Full Service



Magnolia
Parking Ratio
4.0:1,000 SF

Red Oak
Building Size
65,316 SF

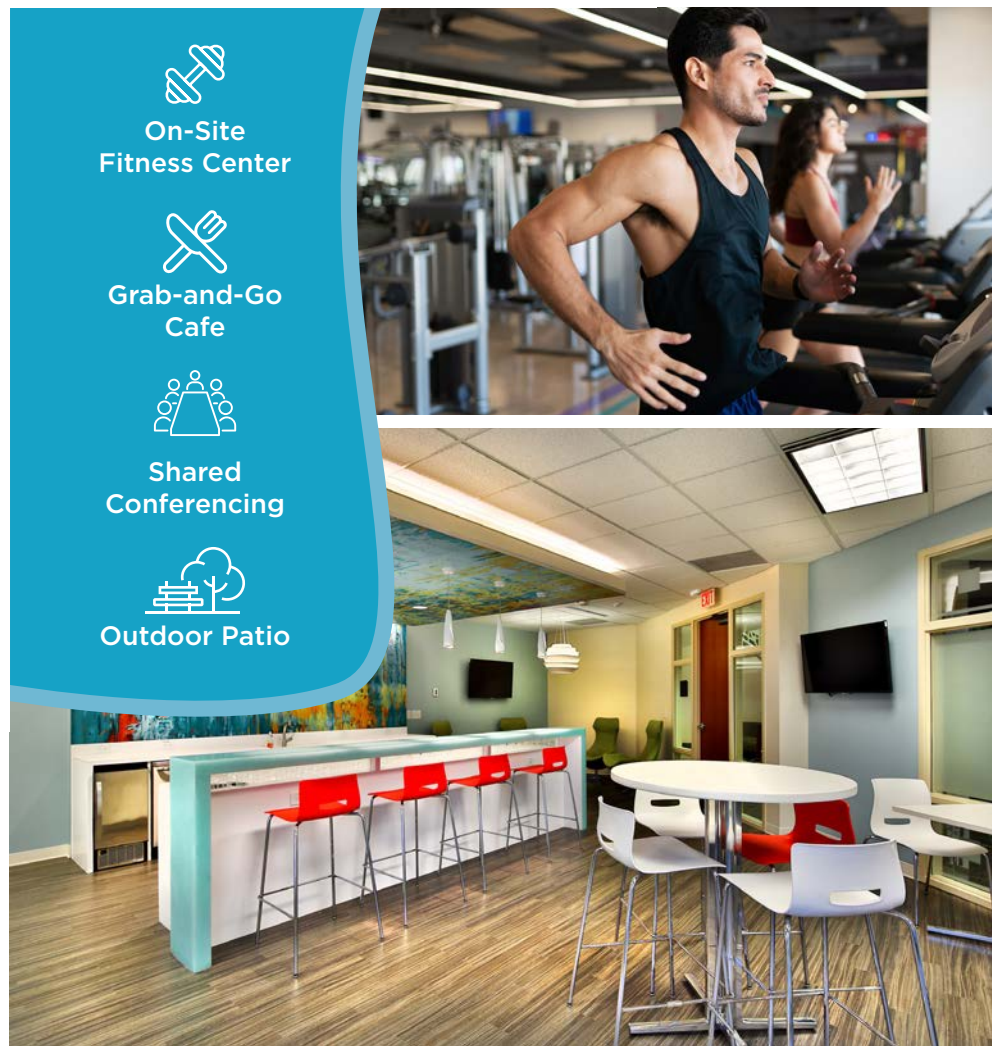
Red Oak
Parking Ratio
4.7:1,000 SF





HIGHLIGHTED CAMPUS FEATURES

The Arbors goes beyond just an office space - it nurtures a balanced work environment and promotes collaboration and wellness. Whether it's our tenant lounge, spacious outdoor patio, or shared meeting spaces, these amenities are thoughtfully designed to enhance your experience and ensure that you have everything needed to thrive in your daily work life.




**On-Site
Fitness Center**


**Grab-and-Go
Cafe**


**Shared
Conferencing**


Outdoor Patio

TENANT LOUNGE

with fresh vending options

FITNESS CENTER

featuring state-of-the-art strength & cardio equipment, locker rooms and showers

OUTDOOR SEATING AREA

with free public WiFi

CONFERENCE CENTER

with free conference rooms and a 70" 4K Smart TV



Building Size:
57,939 SF



Rental Rate
\$27.50
Full Service



Parking Ratio
4.0 spaces
per 1,000 SF



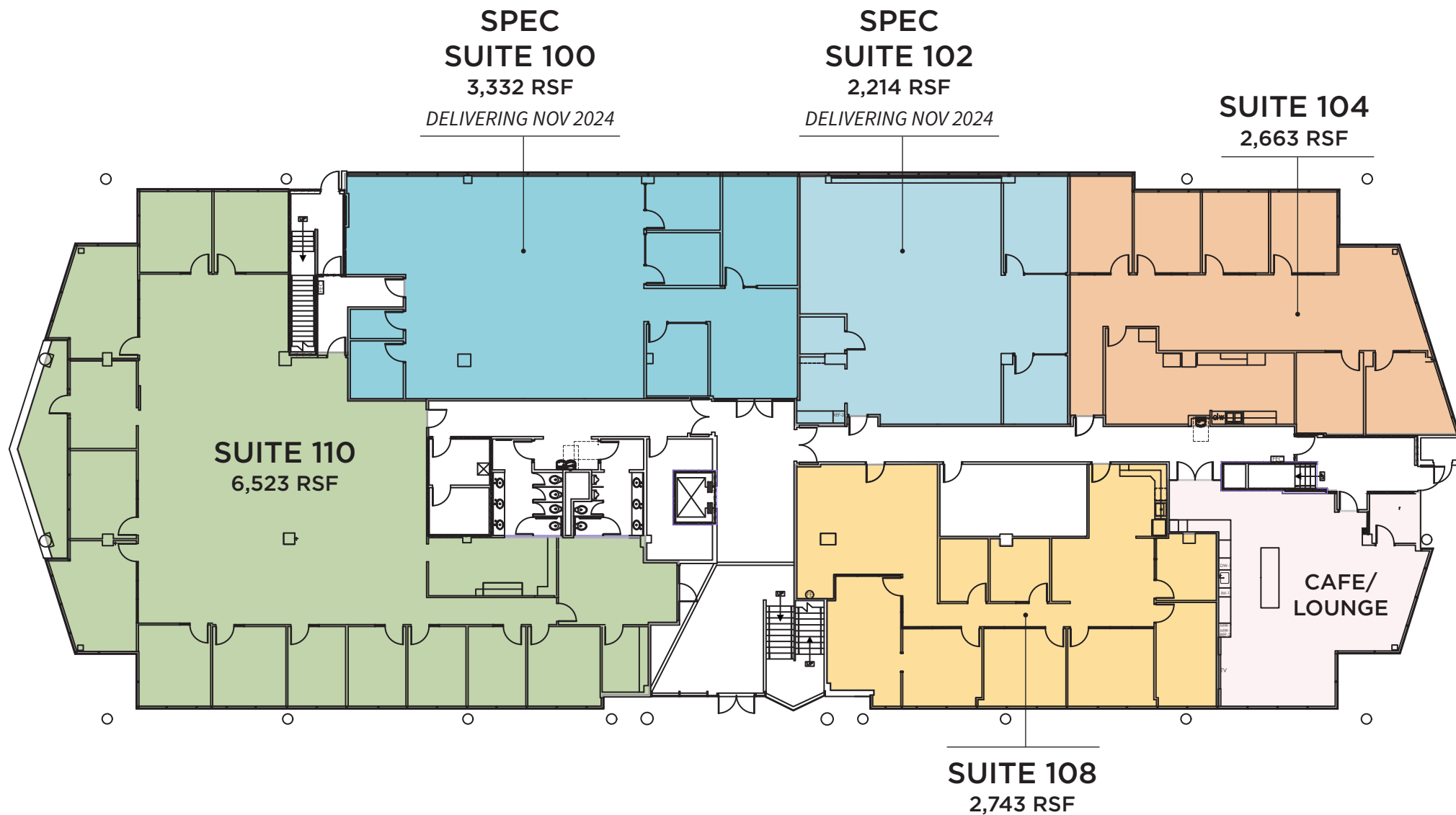
MAGNOLIA

3120 HIGHWOODS BLVD



MAGNOLIA 3120 HIGHWOODS BLVD

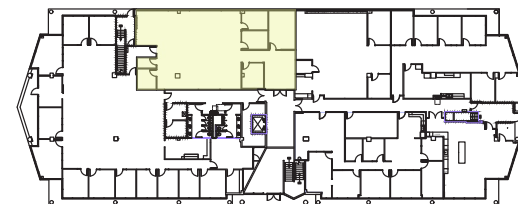
1ST FLOOR AVAILABILITY



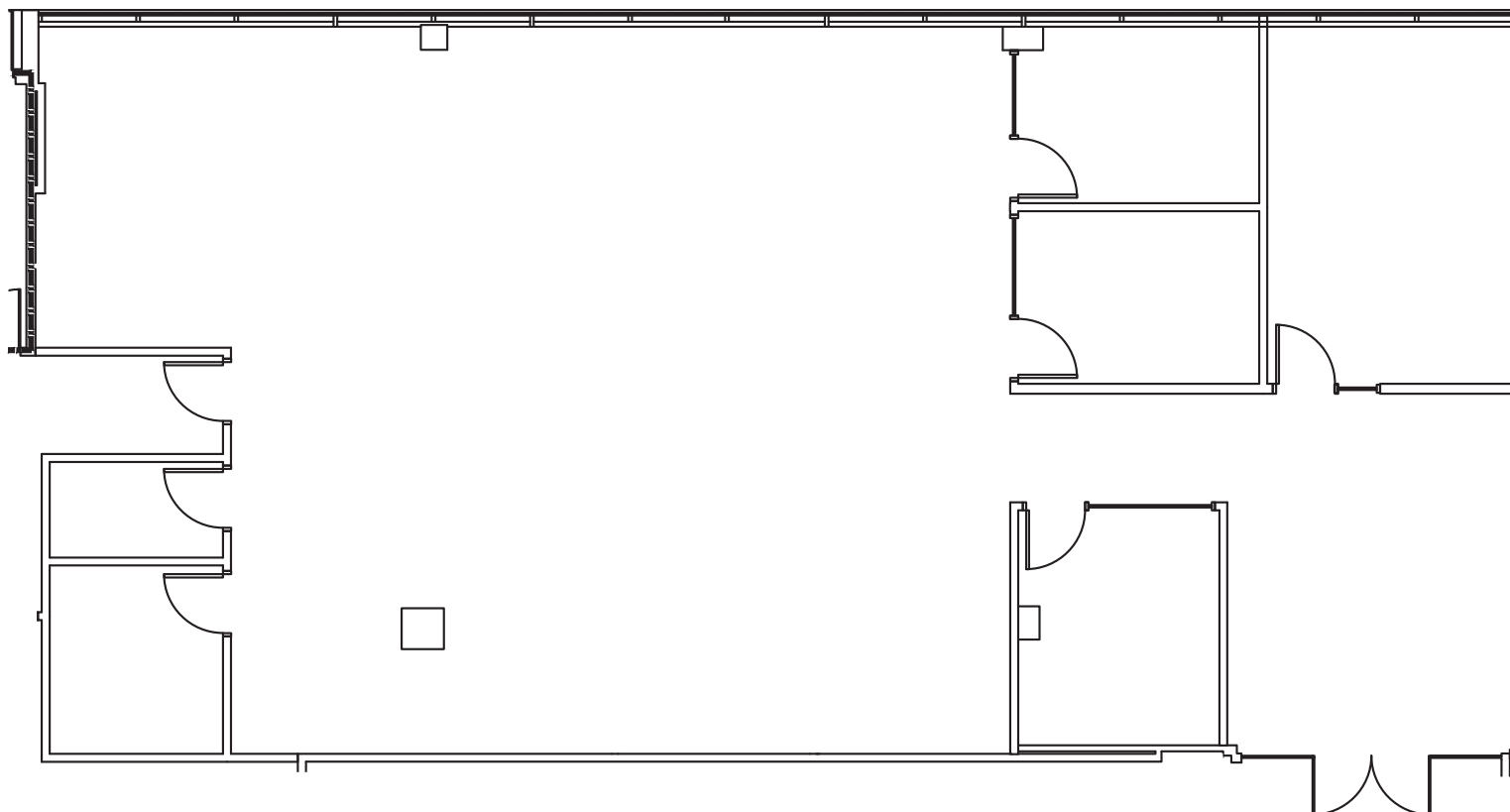


MAGNOLIA 3120 HIGHWOODS BLVD

SUITE 100 - 3,332 RSF *Available 11/1/24*



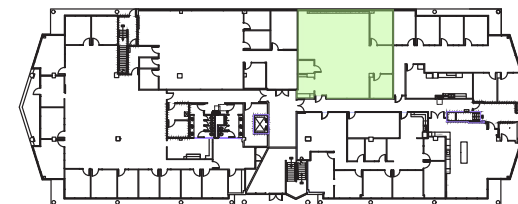
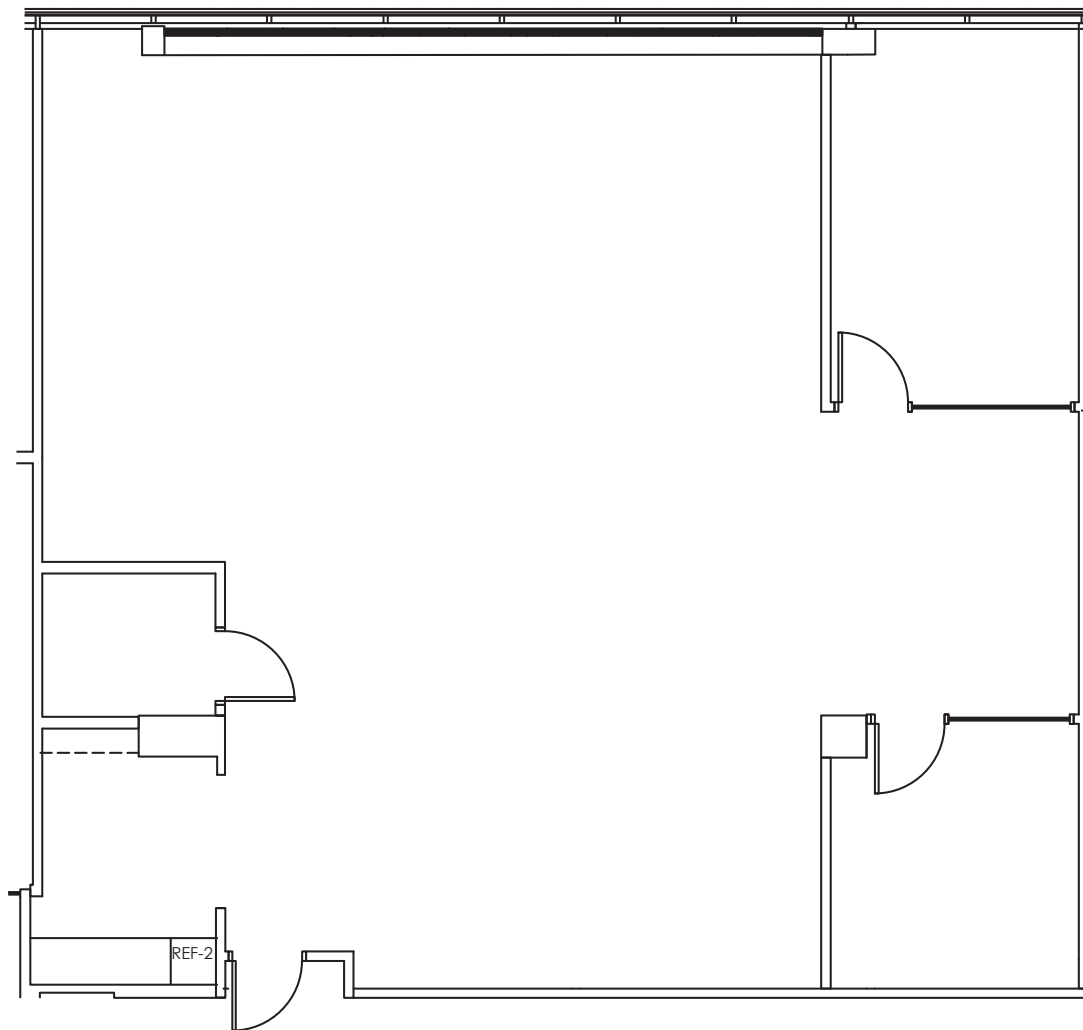
KEY PLAN





MAGNOLIA 3120 HIGHWOODS BLVD

SUITE 102 - 2,214 RSF *Available 11/1/24*

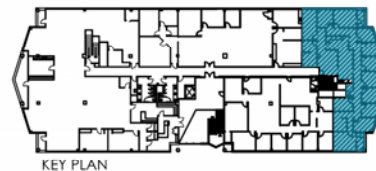
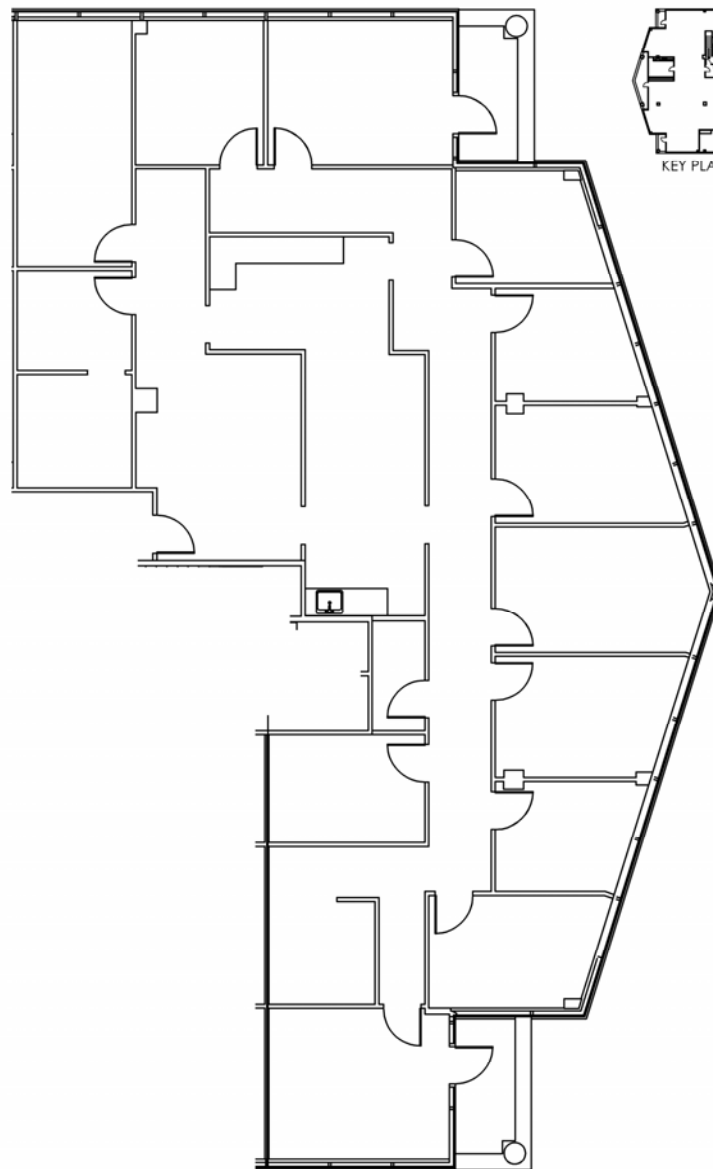


KEY PLAN



MAGNOLIA 3120 HIGHWOODS BLVD

SUITE 207 - 3,545 RSF *Available 11/1/24*

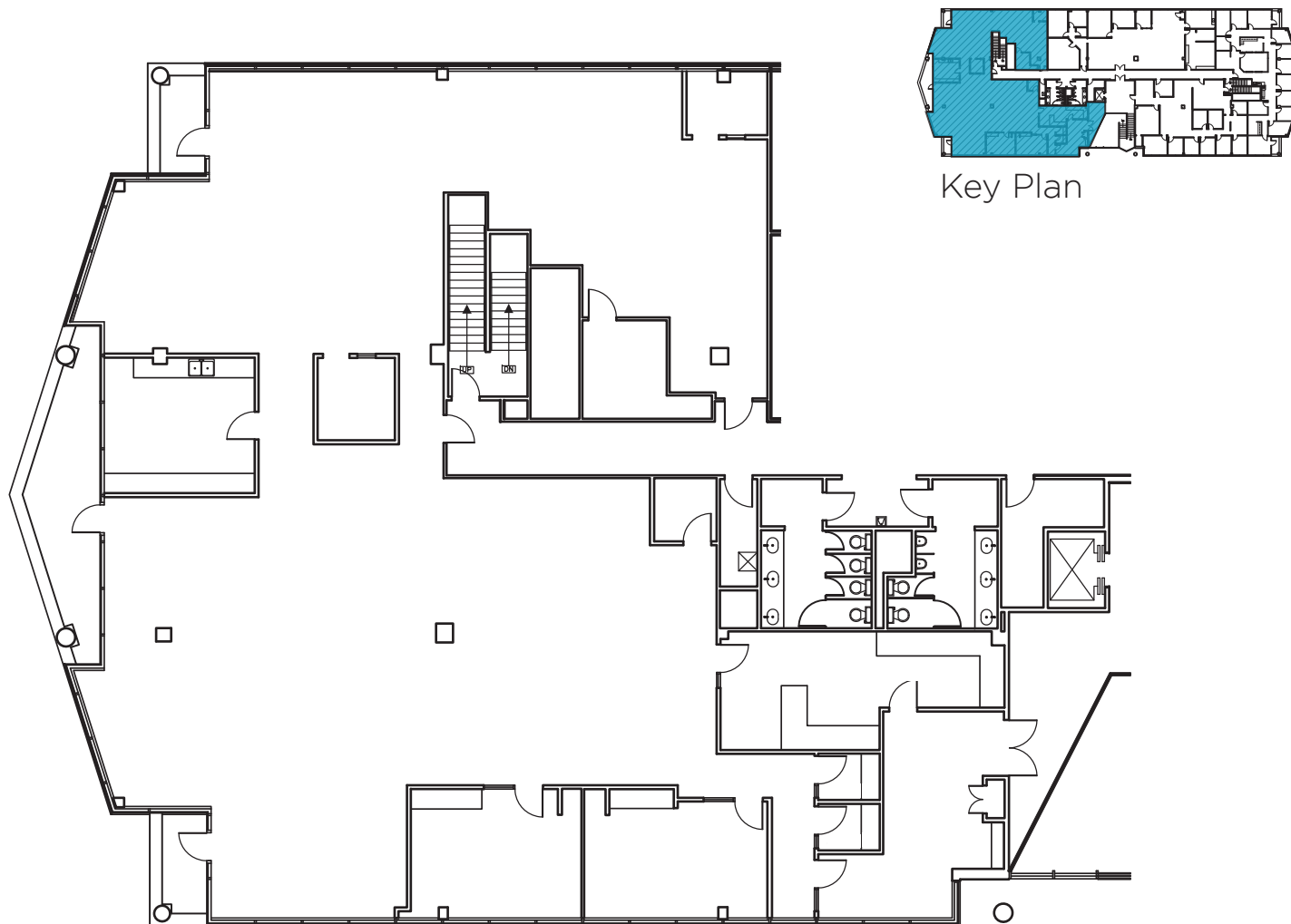


KEY PLAN



MAGNOLIA 3120 HIGHWOODS BLVD

SUITE 214 - 7,674 RSF





RED OAK

3128 HIGHWOODS BLVD



Building Size:
65,316 SF



Rental Rate
\$27.50
Full Service



Parking Ratio
4.7 spaces
per 1,000 SF

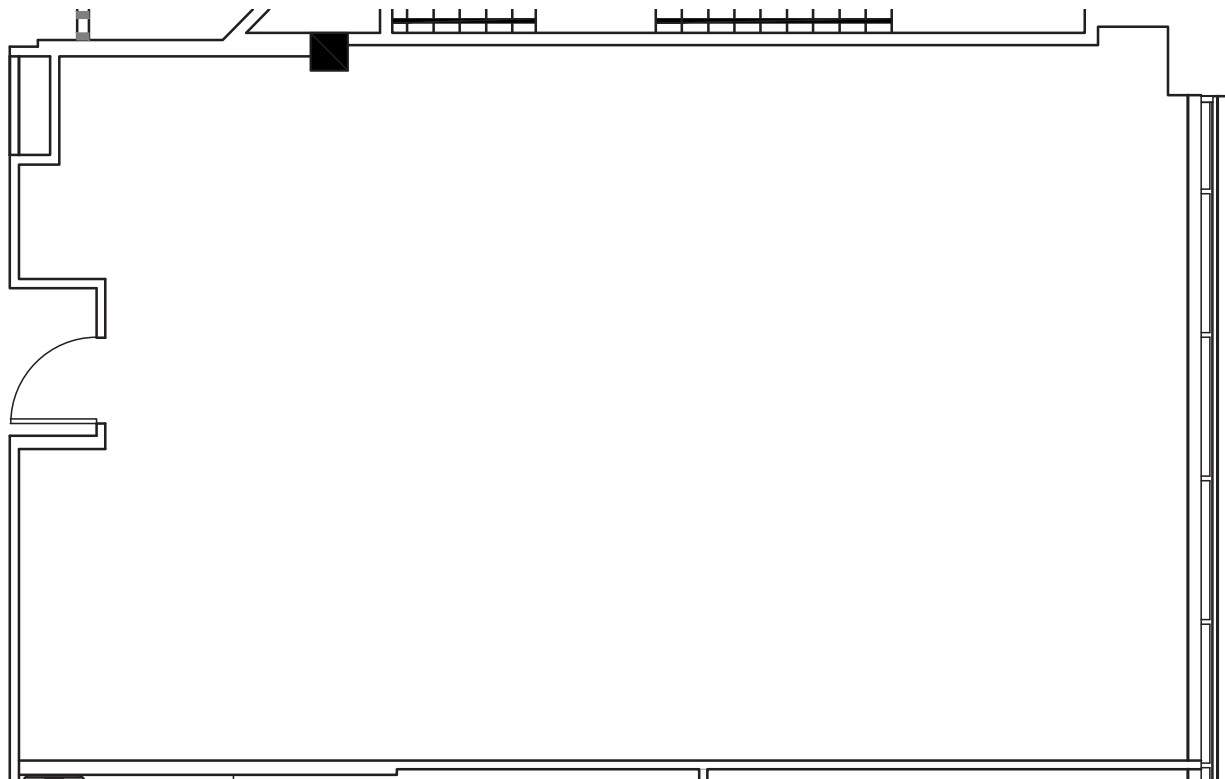


RED OAK 3128 HIGHWOODS BLVD

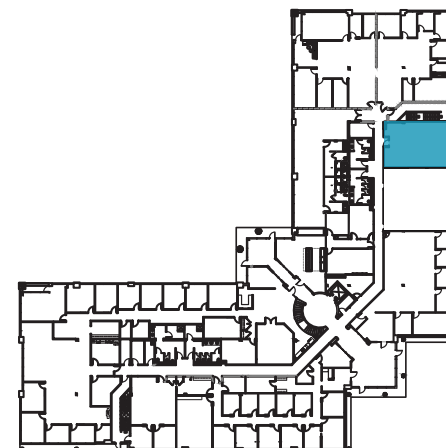
1ST FLOOR AVAILABILITY

SUITE 150

1,196 RSF **Can be combined with Suite 160 for a total of 6,066 RSF*



Key Plan





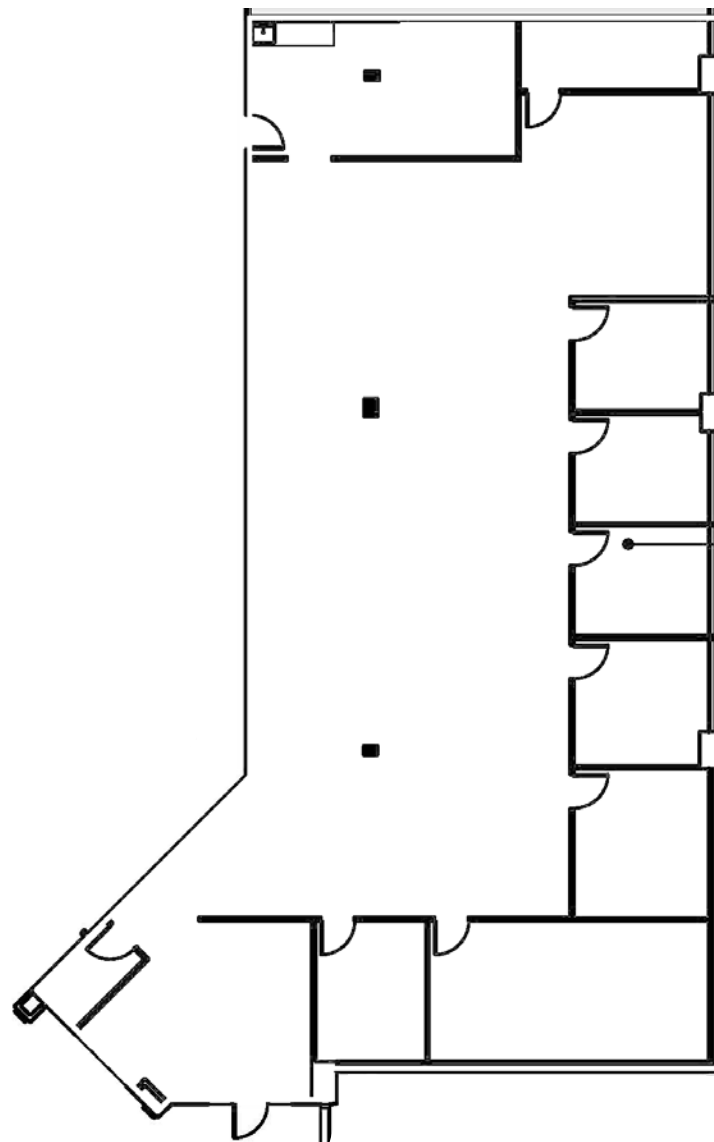
RED OAK 3128 HIGHWOODS BLVD

1ST FLOOR AVAILABILITY

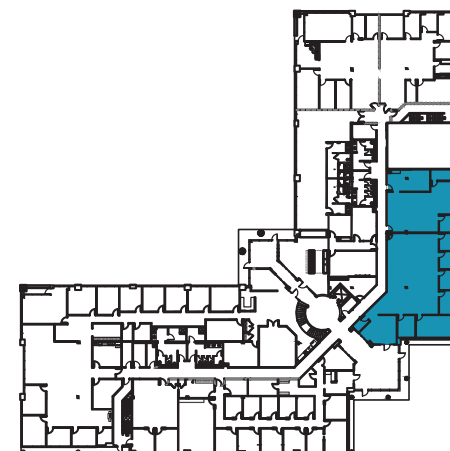
SUITE 160

4,870 RSF

**Can be combined with Suite 150
for a total of 6,066 RSF*



Key Plan



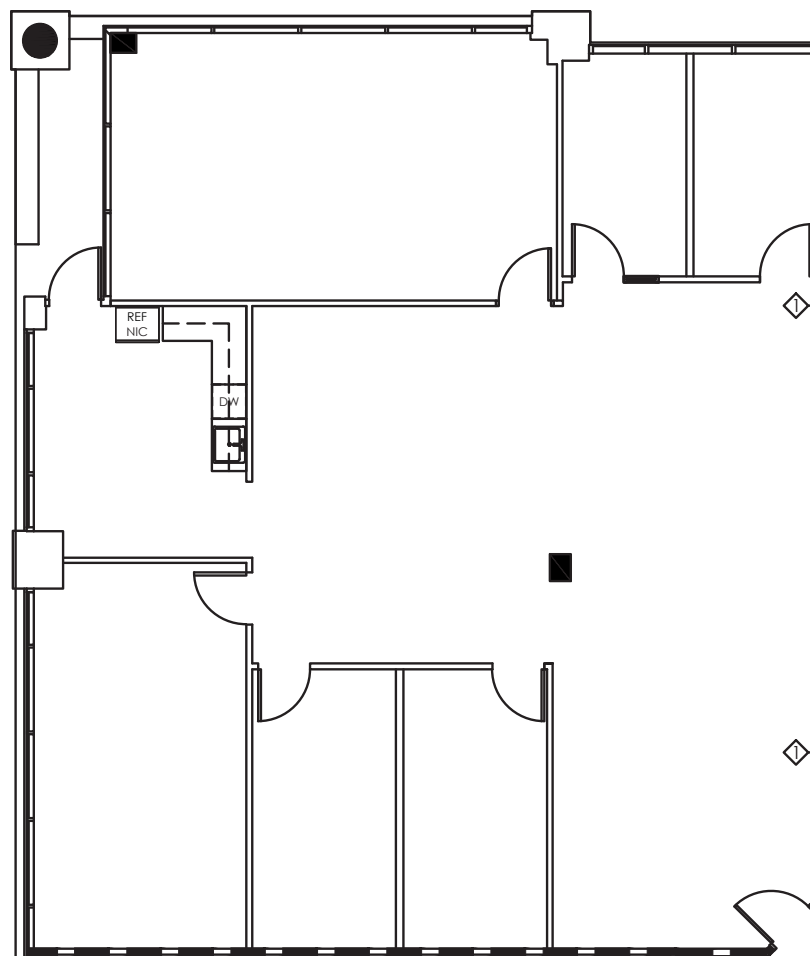


RED OAK 3128 HIGHWOODS BLVD

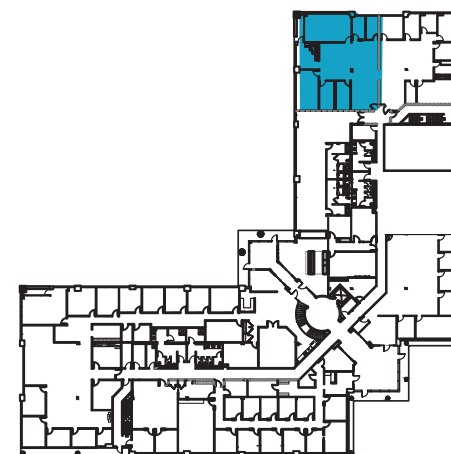
1ST FLOOR AVAILABILITY

SUITE 120

2,700 RSF



Key Plan





THE AMENITY BASE
SURROUNDING THE
ARBORS IS UNRIVALED
& EXPANDING RAPIDLY.
HIGHLIGHTS INCLUDE...





NORTH HILLS MALL

North Hills is an innovative, multi-faceted district offering many options to live, work, shop, dine, and play 10 minutes from The Arbors. From high end to fast casual, classic to cutting edge, you'll never get tired of all of the dining options offered. If you're looking for the perfect evening dress or suit, kids toys, exercise clothes, or groceries, North Hills' shopping collection has everything you need.





PEDEN STEEL & DOCK 1053

Eat, learn, shop, make and collaborate 5 minutes from The Arbors. Dock 1053 is a creative community for makers, entrepreneurs, artisans, retailers and forward thinkers. Located at the doorstep of Raleigh's Five Points, Person Street, and Mordecai neighborhoods, this is a place where locals and visitors alike can enjoy new experiences in an old way.

Located adjacent to Dock 1053 and also owned by Grubb Ventures, a key stakeholder in the unprecedented growth and success of the corridor, Peden Steel is a 19-acre, 185,000-SF warehouse master-planned for a mix of office, multi-family and retail.



ME SHOPPING CENTER

MIDTOWN EAST

Midtown East will complement the surrounding established retail nodes and bring the surrounding neighborhoods grocery like it's never seen before, fresh dining options, and a curated selection of retailers.

Situated between Costco and Trader Joe's along Wake Forest Road, Midtown East is an easy 5 minute drive from the Arbors.

The 120,000 square foot Wegmans grocery store will be the first of four planned for the Triangle offering the freshest produce in the business at affordable prices.



CAVA



drybar

myeyedr.



ROW HOUSE



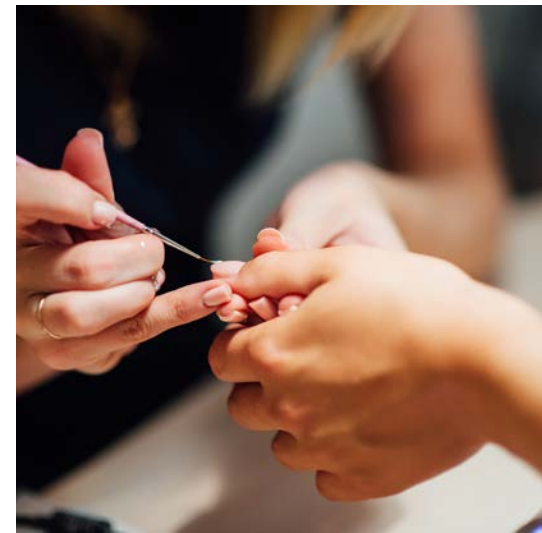
STRETCH LAB



The NOW
A MASSAGE BOUTIQUE

TORCHY'S TACOS

Wegmans





DOWNTOWN
RALEIGH

RALEIGH
IRON WORKS

ME
MIDTOWN EAST

NH
NORTH HILLS

ATLANTIC AVENUE

the Arbors
RALEIGH, NC

DOWNTOWN RALEIGH

5 Mins

RDU INTERNATIONAL AIRPORT

18 Mins

MORRISVILLE

22 Mins

DURHAM

25 Mins

UNMATCHED CONNECTIVITY TO THE ENTIRE MARKET

The Arbors, located along the Atlantic Avenue/Capital Boulevard corridor and adjacent to Interstate 440 just northeast of Downtown Raleigh, provides incredibly convenient access to the entire Raleigh-Durham area, and all of the elements that make the Triangle a highly desirable market. The presence of Highwoods Office Center within the corridor, one of Raleigh's most well-known and established office environments coupled with the unprecedented growth taking place within the immediate area provides tenants a fundamentally strong location in the path of growth and transformation.



For more information, please contact:

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BRIGHTMAN & GIL
REAL ESTATE INVESTMENT MANAGEMENT



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