



OFFICE SPACE FOR LEASE
2610 WYCLIFF RD | RALEIGH, NC 27607



CATHERINE BARTELS
PROPERTY MANAGER
E | CBARTELS@CAPITALASSOCIATES.COM
O | 919-233-9901

ED PULLIAM
REAL ESTATE BROKER
E | ED.PULLIAM@CBRE-RALEIGH.COM
O | 919-831-8237

JOHN BREWER
REAL ESTATE BROKER
E | JOHN.BREWER@CBRE-RALEIGH.COM
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ABOUT 2610 WYCLIFF

Originally built in 1970, 2610 Wycliff is a 174,000 SF, 6-story office building located in the West Raleigh submarket. Originally built for Ohio Casualty Insurance Company, the Class-A office building has been institutionally maintained and recently improved. The property is strategically situated between I-40 and I-440 and nearby highly desirable residential and retail areas.





OFFICE LAYOUT



FITNESS CENTER

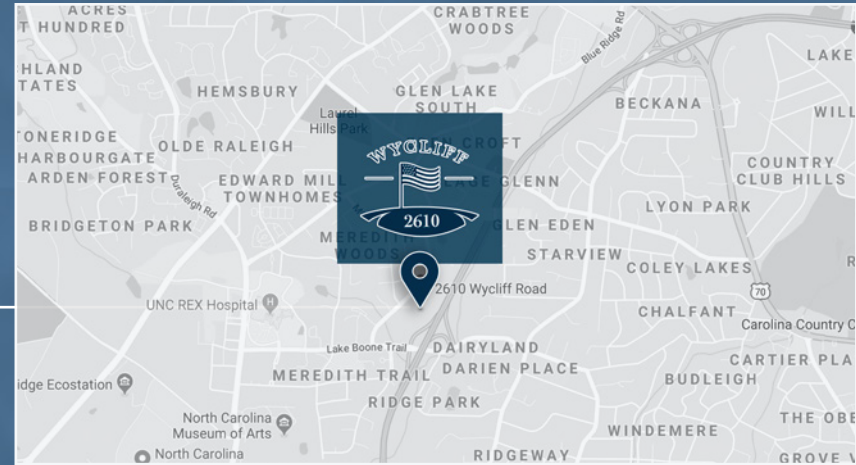


INTERIOR COURTYARD

ABOUT THE NEIGHBORHOOD:

THE RESEARCH TRIANGLE

Wycliff is along the Lake Boone Trail, a prominent retail avenue in West Raleigh. Nearby is UNC Rex hospital, Carolina Country Club and NC State University. Raleigh-Durham, also known as the Research Triangle, is anchored by three world-class universities: UNC Chapel Hill, Duke and NC State University. This "triangle" features a well-balanced economy, flourishing high technology community, and superior workforce development drawing from the three universities in the area. West Raleigh features many cultural and recreational amenities and is home to top-ranked medical centers such as, UNC Hospitals and Duke University Medical Center.





PROPERTY DETAILS & AMENITIES



FOOD OPTIONS

Take a break and step into Dunkin Donuts or Bombay Wraps, all located within the building



24 HOUR ACCESS

Tenants with key-cards can access the building around the clock



PARKING LOT

On-site parking lot available for tenants



FITNESS CENTER

Recently renovated fitness facility on-site

ABOUT US

Alvarez & Marsal Property Investments, LLC (AMPI) is a wholly-owned investment vehicle of Alvarez & Marsal, Inc. Uniquely positioned due to its size and close relationship with Alvarez & Marsal, a leading global professional services firm, AMPI has the support of a large company with the mobility of a boutique firm benefitting from creative debt and capital financings, broad relationships, and a deep heritage of honesty and integrity.

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