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\$86M Glenwood South building project lands engineering firm as new tenant

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On the heels of the [WeWork](#) deal announcement in August, the founder of Raleigh engineering firm [Sepi Engineering & Construction](#) has confirmed that she will also be relocating her firm's headquarters offices to the proposed new One Glenwood office building in downtown Raleigh's Glenwood South district.

[Sepideh Saidi](#), president and CEO of Sepi Engineering, says the firm will be expanding and consolidating all of its staff in Raleigh in the new building slated to open in 2019 and will occupy about 26,000 square feet on the 10-story building's sixth floor.

"Being close to downtown was important to us," she says. "We're also expecting more growth over the next few years, and we really wanted to be able to have everyone on one floor to help with our development of teamwork and collaboration."

Sepi Engineering's Raleigh office of about 70 people is, for now, split between side-by-side office buildings co-owned by Saidi at 1015 and 1025 Wade Avenue near Cameron Village where the firm been based since 2005. Saidi founded the company in 2001. She says she and her partners have hired [Trademark Properties](#) to begin marketing the buildings for potential sale or lease for after the firm completes its move to Glenwood.

Saidi says they spent about six months evaluating locations around Raleigh before deciding to commit to One Glenwood, the 227,500-square-foot office tower being developed by Maryland-based [Heritage Properties](#) that's under construction at the corner of Glenwood Avenue and Hillsborough Street. "The design of this building was exciting for us, the architecture, the design, the look and amenities. ... Our staff is exciting about going into a fresh, new building."

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TBJ FILE PHOTO

Sepideh Saidi, CEO of Raleigh-based Sepi Engineering, has built and expanded her firm in the face of government cutbacks and economic insecurity.

Ryan Blair, vice president of development and acquisitions at Heritage Properties, says the firm was “thrilled” to attract a firm of Sepi Engineering’s caliber. “Sepi’s innovation, growth, and talented employees are a testament to the quality of their operation, and we are excited to have such a premier company relocate to One Glenwood.”

Sepi Engineering in 2016 ranked among the 12 largest engineering firms in the Triangle with 60 employees in the Triangle at the time and 250 people across the company. Sepi also has offices in Wilmington, Charlotte and in Richmond, Virginia.

Representing Sepi Engineering in the lease negotiations were Bo Hargrove and Street Jones of Rich Commercial Realty, and representing the landlord were William Allen and Alex Dunn of Trinity Partners.

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