

400 WEST MORGAN ST.

RALEIGH, NC 27603

OFFICE SPACE FOR LEASE



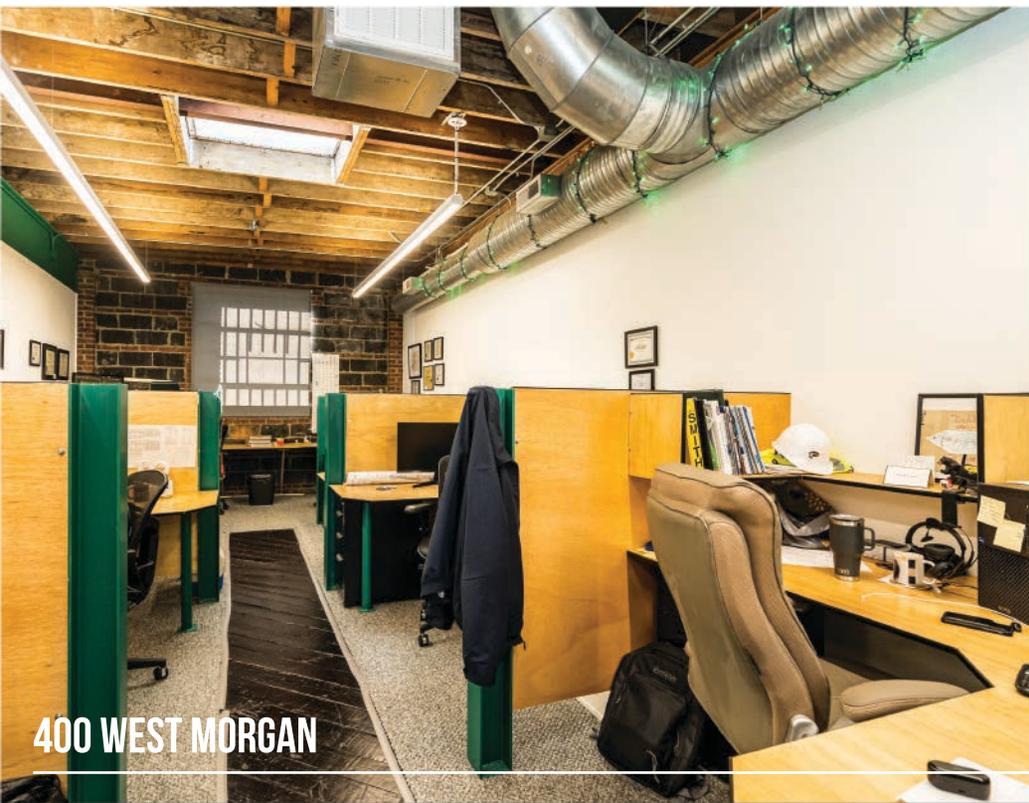


/ LEASE DETAILS

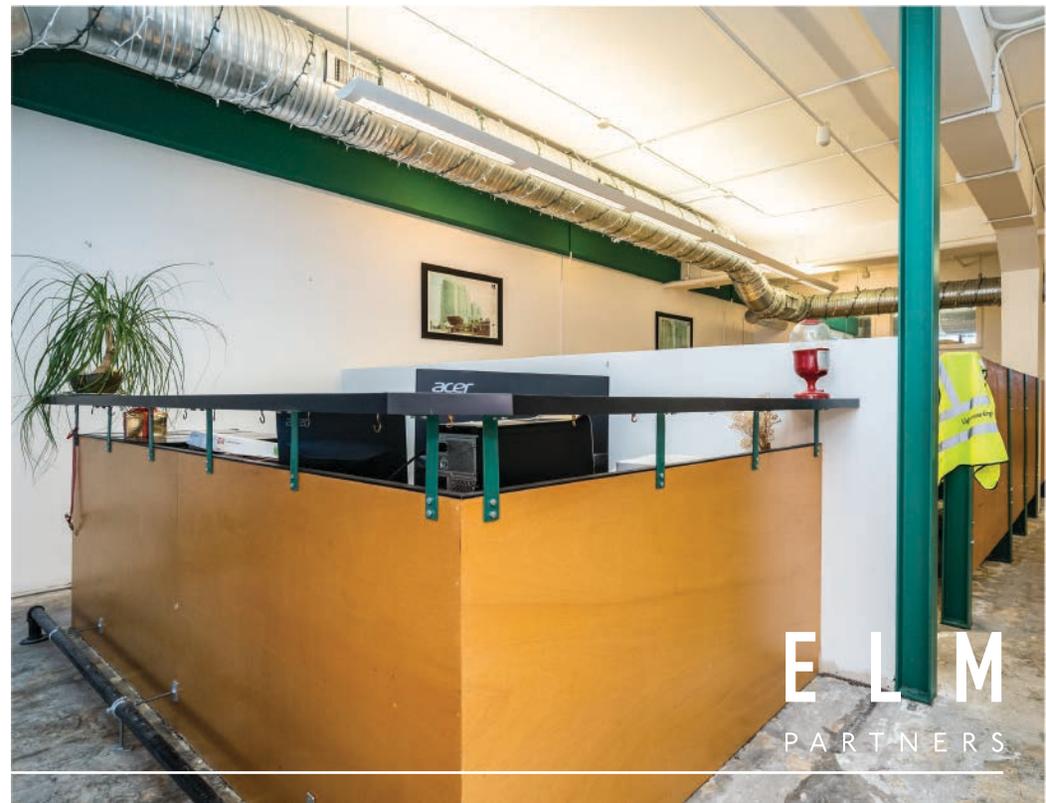
Rent: Negotiable
TICAM: \$4/ft
On site reserved parking available

/ HIGHLIGHTS

Will be delivered with new carpet and all FF&E removed
TI available (dependent on terms)
Tenant can take all three suites
Suite 100 - 2700 SF
Suite 201 - 1700 SF
Suite 202 - 1208 SF
Space 100 can be used as retail
Next door to the Ugly Monkey
Space available now



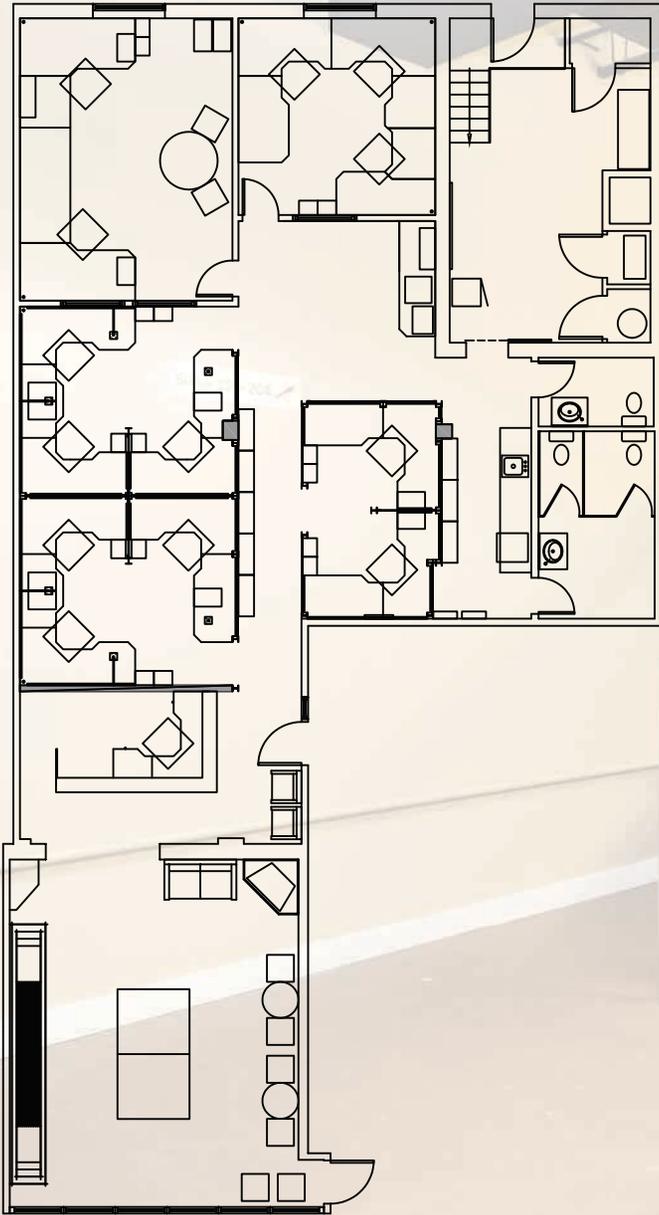
400 WEST MORGAN



E L M
PARTNERS



FLOOR PLANS - NOT TO SCALE



SUITE 100 - 2700 SF



SUITE 201 - 1700 SF



SUITE 202 - 1208 SF



440 / CAPITAL BLVD

5 POINTS

VILLAGE DISTRICT

NC STATE UNIVERSITY

GLENWOOD SOUTH

SEABOARD STATION

CAPITOL BUILDING

OAKWOOD

400
W MORGAN

CAPITOL BUILDING

DOWNTOWN RALEIGH

BOYLAN HEIGHTS

TRANSFER CO. FOOD HALL

PERFORMING ARTS CENTER

DOROTHEA DIX PARK

CHAVIS PARK

INTERSTATE 40

400 W MORGAN

ELM
PARTNERS

HISTORY

"RALEIGH WAS FOUNDED IN 1792 AS N.C.'S CAPITAL CITY. IT WAS NAMED FOR SIR WALTER RALEIGH, WHO ATTEMPTED TO ESTABLISH THE FIRST ENGLISH COLONY ON THE SHORES OF THE NEW WORLD IN THE 1580'S. IT IS THE ONLY STATE CAPITAL TO HAVE BEEN PLANNED AND ESTABLISHED BY A STATE AS THE SEAT OF GOVERNMENT. THE CITY'S FOUNDING FATHERS CALLED RALEIGH THE "CITY OF OAKS" AND DEDICATED THEMSELVES TO MAINTAINING THE AREA'S WOODED TRACTS AND GRASSY PARKS.

JEREMY DECKELBAUM

VICE PRESIDENT

919-830-8339

JEREMY@ELM.PARTNERS

BLAINE SMITH

ASSOCIATE

919-971-4777

BLAINE@ELM.PARTNERS

RALEIGH RECOGNIZED

/ 2023

#3 BEST BUSINESS CLIMATES (LARGE) IN THE US
-BUSINESS FACILITIES

/ 2022

#2 THE SOUTH'S BEST CITIES ON THE RISE
-SOUTHERN LIVING

/ 2022

#2 SPOT IN THE US TO BE A REMOTE WORKER
-TRIANGLE BUSINESS JOURNAL

/ 2022

#3 AMERICA'S HAPPIEST CITIES
-MEN'S HEALTH

/ 2022

#3 STEM JOB GROWTH INDEX
-RCLCO

/ 2022

#4 50 BEST PLACES TO LIVE IN THE US
-MONEY

ELM

PARTNERS