

415 HILLSBOROUGH STREET

RALEIGH, NC 27603
OFFICE SPACE FOR LEASE

ELM
PARTNERS

/ LEASE DETAILS

CONTACT BROKER FOR DETAILS
1,500 - 6,000 SQUARE FEET AVAILABLE

/ HIGHLIGHTS

MODERN OPEN WORKSPACE
GROUND FLOOR AND SECOND FLOOR SUITES AVAILABLE
BOTH FLOORS AVAILABLE MID 2026

/ LOCATION

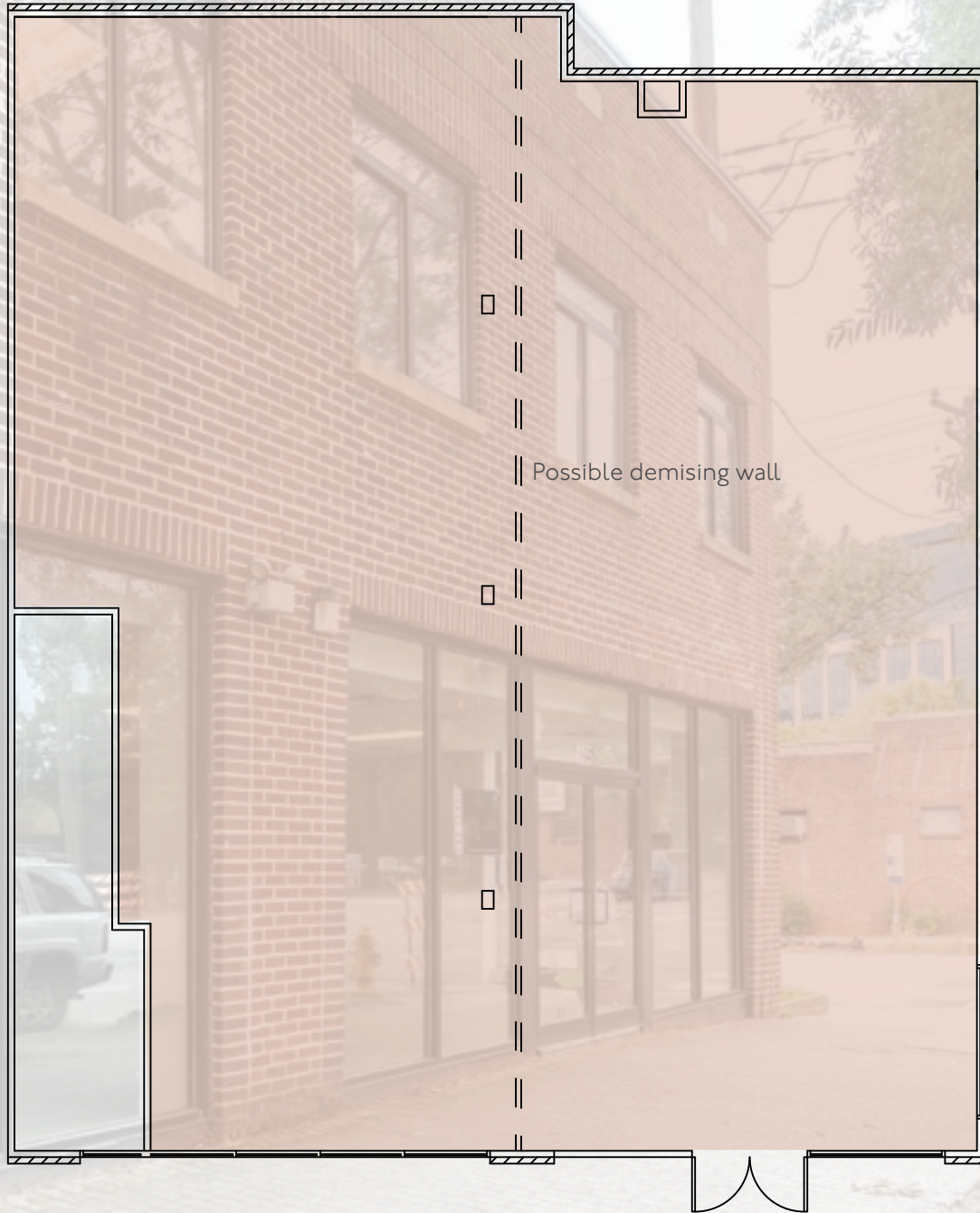
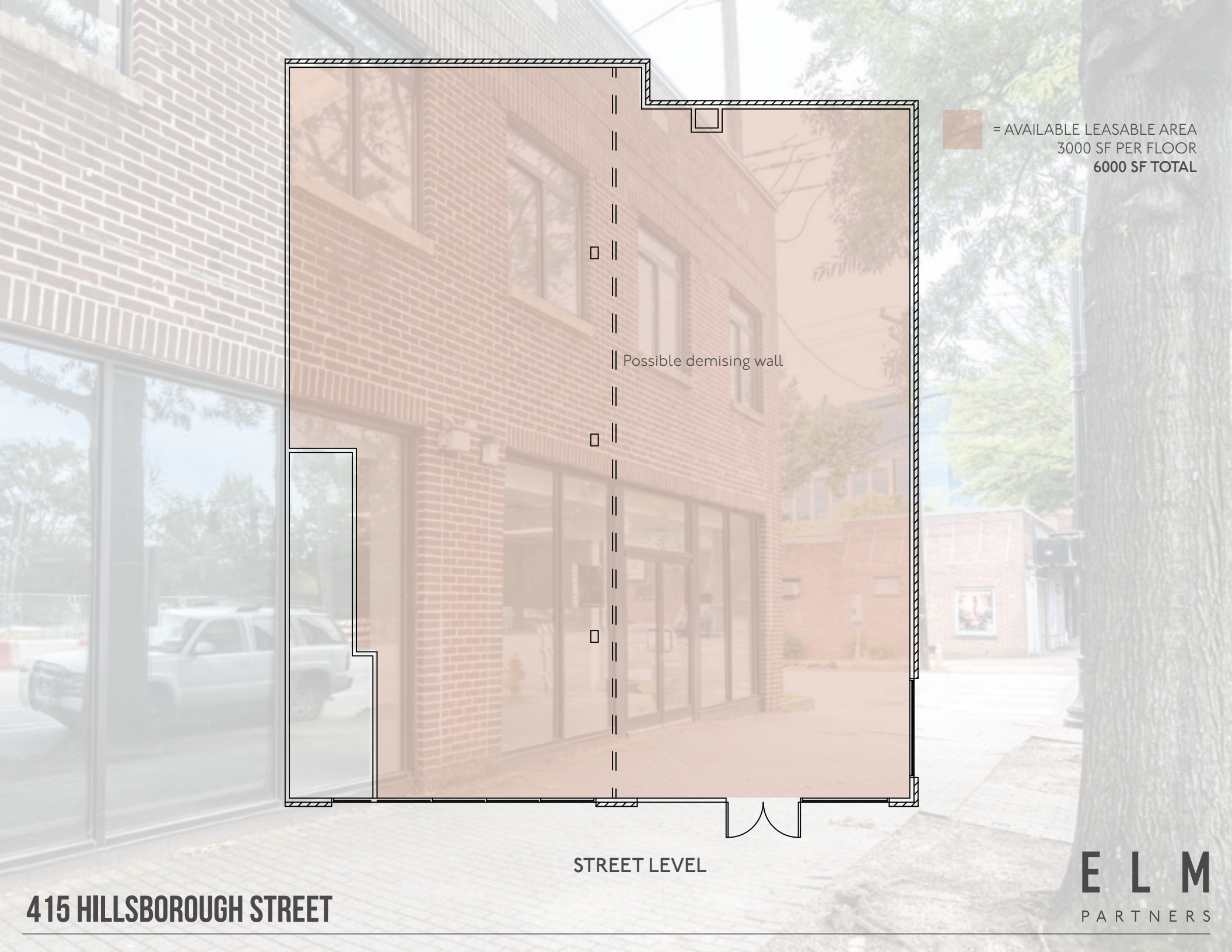
HISTORIC HILLSBOROUGH STREET CORRIDOR
HIGH VISIBILITY CORNER LOCATION
NEIGHBORS WITH STATE OF BEER
ONE BLOCK FROM MORGAN STREET FOOD HALL
AND GLENWOOD SOUTH



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 = AVAILABLE LEASABLE AREA
3000 SF PER FLOOR
6000 SF TOTAL

Possible demising wall

STREET LEVEL

415 HILLSBOROUGH STREET

E L M
PARTNERS

DOWNTOWN RALEIGH

Icons, institutions and all the newness that downtown has to offer is right outside the door. Here's just a sample.

FOOD + BEVERAGE

1. STATE OF BEER
2. PRESS
3. ROAST GRILL
4. MORGAN ST. FOOD HALL
5. FLYING SAUCER
6. O-KU SUSHI
7. HEIRLOOM
8. BARCELONA
9. WYE HILL KITCHEN
10. FIGULINA
11. THE PIT BBQ
12. PARKSIDE
13. WHISKEY KITCHEN
14. DEATH + TAXES
15. LE DIVE + NEPTUNES
16. CENTRO
17. RALEIGH RAW
18. MORNING + RALEIGH TIMES
19. CAROLINA ALE HOUSE
20. SULLIVAN'S STEAKHOUSE
21. SUSHI BLUES
22. HIBERNIAN CAFE
23. LA SANTA MODERN MEXICAN
24. DEMOS PIZZARIA
25. TOBACCO RD. SPORTS CAFE
26. CHAR GRILL
27. SECOND EMPIRE
28. TAVERNA AGORA
29. 321 COFFEE
30. FIRST WATCH
31. TROPHY BREWING AND PIZZA
32. SHOPS @ SEABOARD

HOTELS

1. AC HOTEL
2. THE CASSO
3. LONGLEAF HOTEL
4. SHERATON
5. MARRIOT
6. THE TEMPO BY HILTON
7. HYATT HOUSE @ SEABOARD

415 HILLSBOROUGH STREET



DEMOGRAPHICS

RADIUS	1 mile	3 mile	5 mile
Population			
2029 Projection	119,737	247,831	700,857
2024 Estimate	110,033	227,668	644,997
2020 Census	103,080	214,859	619,151
Growth 2024 - 2029	8.82%	8.86%	8.66%
Growth 2020 - 2024	6.75%	5.96%	4.17%
Median Age	32.70	33.90	37.00
Average Age	35.40	36.40	38.30
Households			
2029 Projection	49,020	104,487	290,669
2024 Estimate	44,757	95,613	267,087
2020 Census	41,018	88,895	254,980
Growth 2024 - 2029	9.52%	9.28%	8.83%
Growth 2020 - 2024	9.12%	7.56%	4.75%
2024 Population By Race	110,033	227,668	644,997
White	62,589 56.88%	122,464 53.79%	354,621 54.98%
Black	27,706 25.18%	60,542 26.59%	156,609 24.28%
Am. Indian & Alaskan	226 0.21%	508 0.22%	1,573 0.24%
Asian	5,556 5.05%	10,209 4.48%	33,766 5.24%
Hawaiian & Pacific Island	15 0.01%	33 0.01%	104 0.02%
Other	13,942 12.67%	33,911 14.89%	98,325 15.24%
Population by Hispanic Origin	110,033	227,668	644,997
Non-Hispanic Origin	98,904 89.89%	199,211 87.50%	563,746 87.40%
Hispanic Origin	11,129 10.11%	28,458 12.50%	81,252 12.60%
2024 Households by HH Income	44,758	95,613	267,086
2024 Avg Household Income	\$101,008	\$98,487	\$105,655
2024 Med Household Income	\$64,995	\$67,336	\$78,124
2024 Population by Education	80,614	169,927	484,673
Some High School, No Diploma	7,209 8.94%	15,674 9.22%	32,959 6.80%
High School Grad (Incl Equivalency)	11,611 14.40%	25,655 15.10%	71,264 14.70%
Some College, No Degree	14,528 18.02%	33,436 19.68%	109,520 22.60%
Associate Degree	6,341 7.87%	13,715 8.07%	32,797 6.77%
Bachelor Degree	23,745 29.46%	49,309 29.02%	146,821 30.29%
Advanced Degree	17,180 21.31%	32,138 18.91%	91,312 18.84%
	# of Businesses	# Employees	#Emp/Bus
Total Businesses	3,167	40,954	13

EMPLOYMENT DENSITY



MEDIAN AGE



TRAFFIC COUNTS

Hillsborough at Edenton	10,700 CPD
Dawson at Morgan	24,800 CPD
Daswon at Edenton	22,700 CPD
Glenwood at Jones	10,500 CPD

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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.

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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

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