

111 W. HARGETT ST.

DOWNTOWN RALEIGH

MOVE-IN READY
VIBRANT STREET FRONTAGE
ROOFTOP TERRACE WITH PANORAMIC CITY VISTAS

NATRI PROPERTIES

111 W. HARGETT ST.

HIGHLIGHTS

- Standalone, private, single-tenant opportunity
- Move-in ready
- Expansive rooftop terrace with panoramic city vistas
- Vibrant street frontage with multiple entry points
- Direct access to public parking deck via covered walkway
- Walkable amenities galore
- Keyless entry
- Elevator service



PROPERTY OVERVIEW

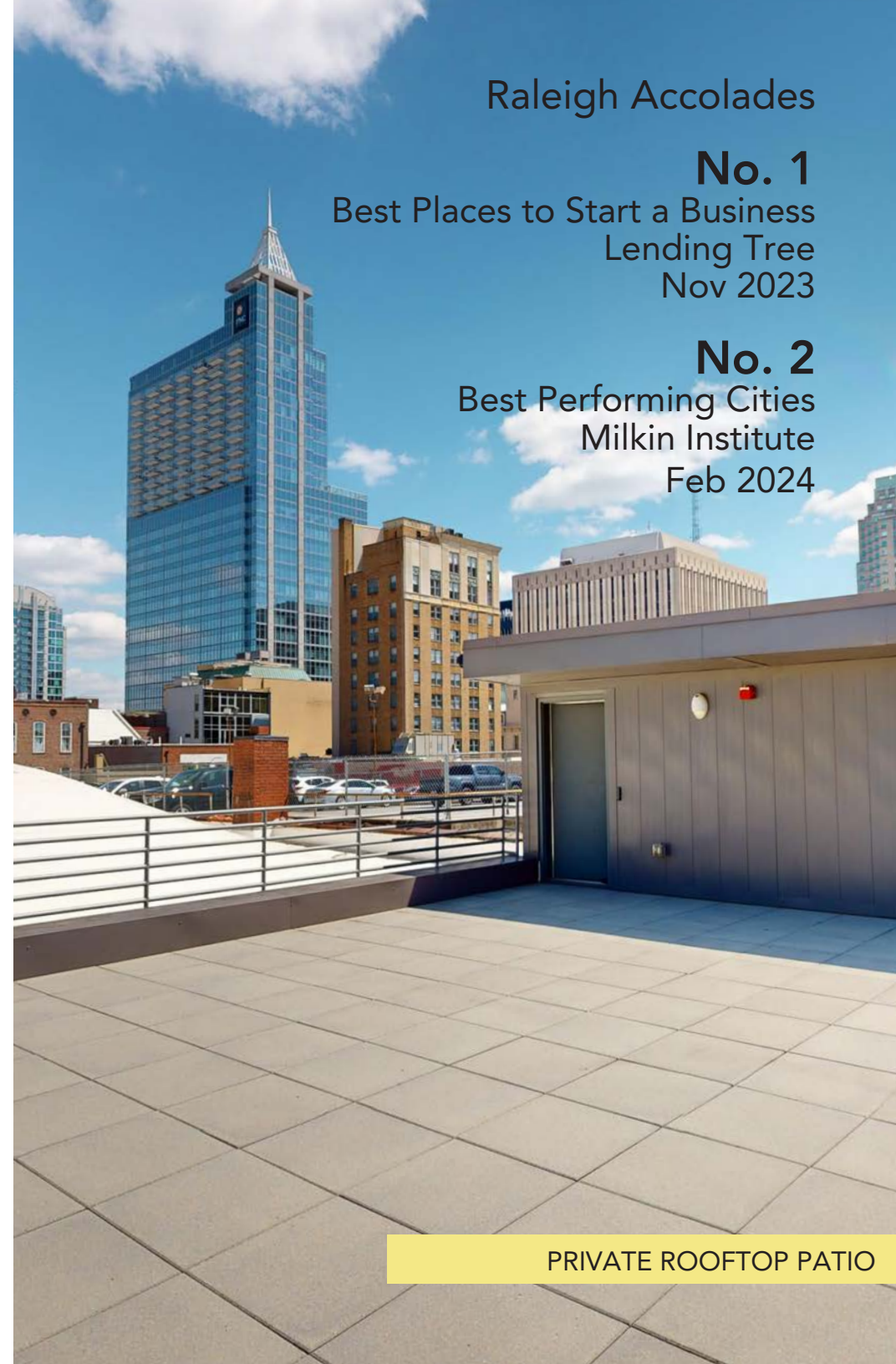
This move-in ready property features a stunning rooftop terrace offering panoramic city vistas. Located on a vibrant street with walkable amenities, it includes direct access to deck parking. The standalone, private building is an ideal single-tenant opportunity in the heart of Downtown Raleigh.

ADDRESS	111 W. Hargett St., Raleigh NC 27601
BUILDING SIZE	31,228 RSF
AVAILABLE	Full-building opportunity, 3 stories
SIGNAGE	Building Signage Available
WALKABILITY	Walkers Paradise - 96 Walkscore
PARKING	Four parking options on the same block: <ul style="list-style-type: none">• N&O Deck - monthly or hourly, direct access via covered walkway• Salisbury Lot - monthly or hourly• McClatchy Lot - monthly or hourly• Wake Court Lot - monthly or hourly
RENTAL RATE	Full Service Contact Broker for Rate
HVAC	Split system consisting of twenty-two 2-3-ton roof mounted heat pumps and air handlers
UTILITIES	Electric - Duke Energy, Natural Gas - PSNC, Water/Sewer/ Fire & Police - City of Raleigh
SECURITY	Four perimeter doors with badge readers and electric locks. High resolution, motion-based, cloud-monitored cameras throughout
POWER	Nine panels: 120/208 Volt; 3 Phase; 4 Wire
EXTERIOR	Brick and concrete
ELEVATORS	One passenger elevator

Raleigh Accolades

No. 1
Best Places to Start a Business
Lending Tree
Nov 2023

No. 2
Best Performing Cities
Milkin Institute
Feb 2024



PRIVATE ROOFTOP PATIO

BE AT THE CENTER OF EVERYTHING

Brooks Pierce
The Commons
Smith Anderson
Tharrington Smith
City Club
Deloitte
New Direction Family
Law
Optima Engineering

Schwartz Law
The Child's Advocate
APCO Worldwide
Oak Health Institute
Hiltzheimer Law Offices
The Chetson Firm
Artsplasure
Sierra Club NC

PNC Bank
Poyner Spruill
Williams Mullen
Parker Poe
Egnyte
Bittersweet
Elm Partners
SalesForce 4 Hire

Duke Energy

FNB
McGuireWoods
Brookshire Branding
JDavis Architects
Womble Bond Dickinson

Sheraton

Coolidge Law
Fox Rothschild
People Fluent
Cunningham Law
Truist
McIlveen Family Law
VISASO/Coleman
Kurtz & Blum
WSP

Wake County
Court House

Wake County
Justice Center

City of Raleigh
Proficient Health
Nichols Law Firm
IA Interior Architects

SALISBURY LOT



Death and Taxes

N&O DECK



111 W. HARGETT ST.

WAKE COURT LOT



AT&T

MCCLATCHY LOT



S. SALISBURY ST.

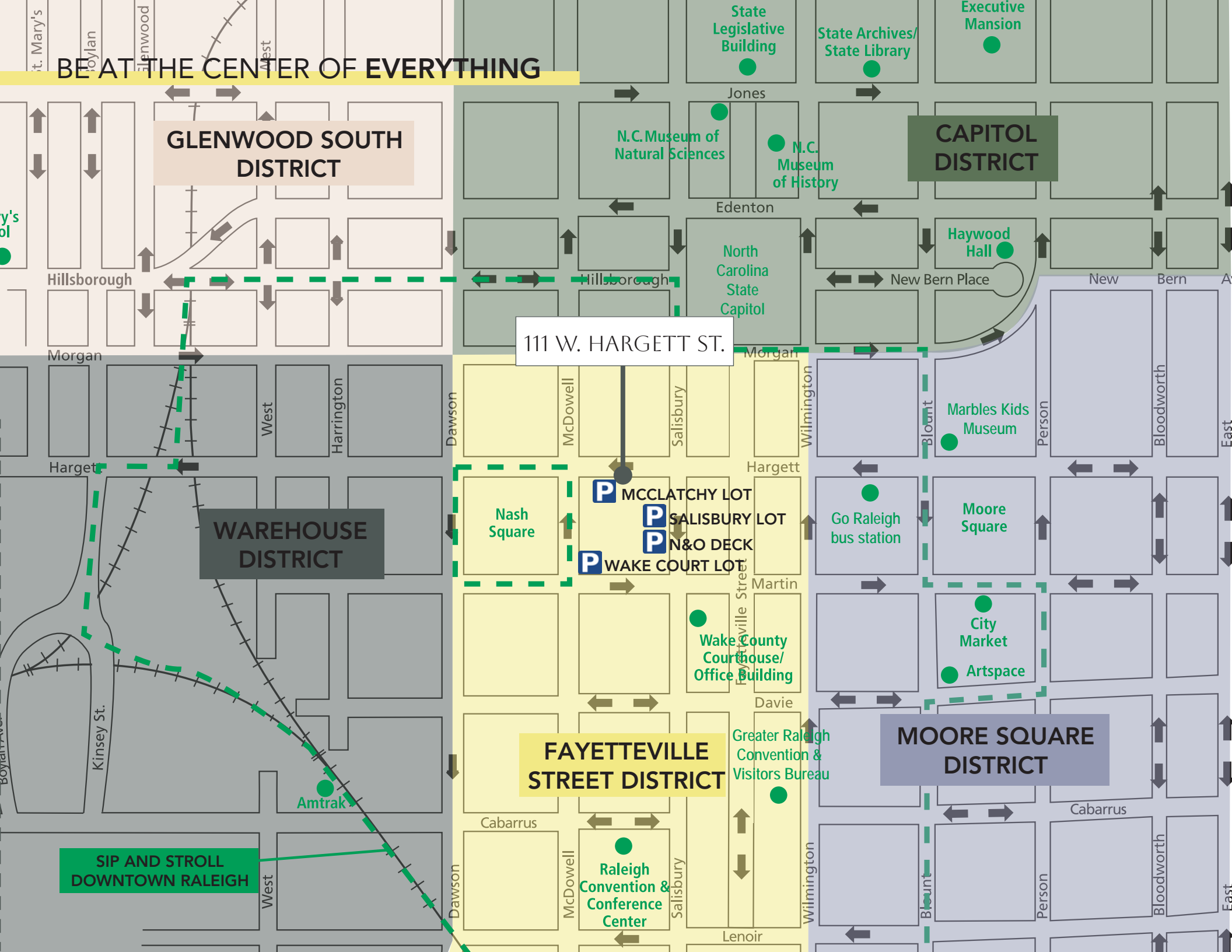
W. HARGETT ST.

FastMed Urgent Care

First Presbyterian Church

FAYETTEVILLE STREET DISTRICT

BE AT THE CENTER OF EVERYTHING



GLENWOOD SOUTH DISTRICT

CAPITOL DISTRICT

WAREHOUSE DISTRICT

FAYETTEVILLE STREET DISTRICT

MOORE SQUARE DISTRICT

111 W. HARGETT ST.

P MCCLATCHY LOT
P SALISBURY LOT
P N&O DECK
P WAKE COURT LOT

SIP AND STROLL DOWNTOWN RALEIGH

Amtrak

Raleigh Convention & Conference Center

Wake County Courthouse/Office Building

Greater Raleigh Convention & Visitors Bureau

City Market
Artspace

Go Raleigh bus station

Marbles Kids Museum

North Carolina State Capitol

Haywood Hall

N.C. Museum of Natural Sciences

N.C. Museum of History

State Legislative Building

State Archives/State Library

Executive Mansion

St. Mary's

Boylan

Glenwood

West

Hillsborough

Morgan

Hargett

West

Harrington

Dawson

McDowell

Salisbury

Wilmington

Blount

Person

Bloodworth

East

Hargett

Martin

Davie

Cabarrus

Dawson

McDowell

Salisbury

Wilmington

Blount

Person

Bloodworth

East

Lenoir

Cabarrus

AMENITIES FOR DAY TO NIGHT DYNAMISM

Fayetteville Street District is the heart of the city center. It offers a blend of tall office buildings, condos, top-notch restaurants, a major arts center, spacious outdoor areas with an amphitheater, independent shops, galleries, the convention center, and vibrant nightlife. Recently, it has expanded with new boutiques and diverse dining options. 111 W. Hargett Street boasts a 10-minute walking distance to 90% of everything listed below in the Fayetteville Street District and is also right next door to Death and Taxes, one of the many acclaimed restaurants by the three-times James Beard Award-winning Chef Ashley Christensen.

ARTS + ENTERTAINMENT

- A.J. Fletcher Opera Theater
- Block Gallery
- Carolina Ballet
- City of Raleigh Museum
- Fish Market Gallery
- Good Trip Ink
- GRCVB Visitor Information Center
- Kennedy Theatre
- Kings
- Lichtin Plaza
- Memorial Auditorium
- Meymandi Concert Hall
- Nash Square Park
- North Carolina Symphony
- North Carolina Theatre
- PineCone-Piedmont Council of Traditional
- Raleigh Chamber
- Raleigh Convention Center
- Red Hat Amphitheater
- The Tower Escapes
- U.B. Paint'N & Sip'N

DINING

- 10th & Terrace
- Amitie Macaron
- Benny Capitale's Pizza
- The Big Easy NC
- Bittersweet
- Capital Club 16
- Carroll's Kitchen
- Centro Mexican Restaurant

- Chido Taco
- Crema at City Plaza
- Death & Taxes
- Element Plant-Based Gastropub
- Fire Wok
- The Flavor Hills
- Happy + Hale
- Jimmy John's
- Jimmy V's Osteria + Bar
- lucettegrace
- Manhattan Cafe
- The Mecca Restaurant
- The Morning Times Cafe
- Mustang House
- ORO Restaurant & Lounge
- The Overlook
- The Pizza Times
- Poole's Diner
- Raleigh Raw Juice Bar and Cafe
- The Raleigh Times Bar
- Rye Bar & Southern Kitchen
- Shish Kabob
- Sono
- Starbucks
- Subway
- Virgil's Cocktails & Cocina
- Whiskey Kitchen
- WHY NOT CAFE

LIVING

- 511 Faye
- The Hudson

- The L Apartments
- The Plaza Condominiums
- Sir Walter Apartments

HOTELS

- Raleigh Marriott City Center
- Residence Inn by Marriott
- Sheraton Raleigh Hotel

NIGHTLIFE

- 10th & Terrace
- Alive Bar + Lounge
- The Anchor Bar
- Bittersweet
- FOUNDATION
- Gallo Pelon Mezcaleria
- Haymaker
- The Merchant
- Neptunes Parlour
- The Raleigh Times Bar
- Ruby Deluxe
- Rye Bar & Southern Kitchen
- Social Club 112
- Whiskey Kitchen
- Zenith Raleigh

SERVICES

- Bank of America ATM
- Beauty Solutions PRO
- Benchmark Autoworks
- Bridge Club
- Budget
- The Cannon Room
- Century Post Office

- The Commons
- Downtown Dental
- Enterprise Rent-A-Car
- F45 Training
- FastMed Urgent Care Clinic
- Finally Barbershop
- First Citizens Bank
- First National Bank
- Gabriel Ryder Salon
- The Glass Box
- Good Trip Ink
- Intuitive Balance Massage
- The Lotus Room
- Mechanics & Farmers Bank
- Nest Raleigh
- North State Bank
- Plush Beauty Studio
- PNC Bank
- Poyner YMCA
- Primal Beaute
- Raleigh Social House
- Ray's Hair Shop
- SERVE CrossFit + Wellness
- The Stockroom at 230
- Third Wave Psychotherapy
- Total Styles & Cuts
- Truist
- UNC Family Medicine
- The UPS Store

KEY:

- 10 Minute Walking Radius

FLOOR PLANS

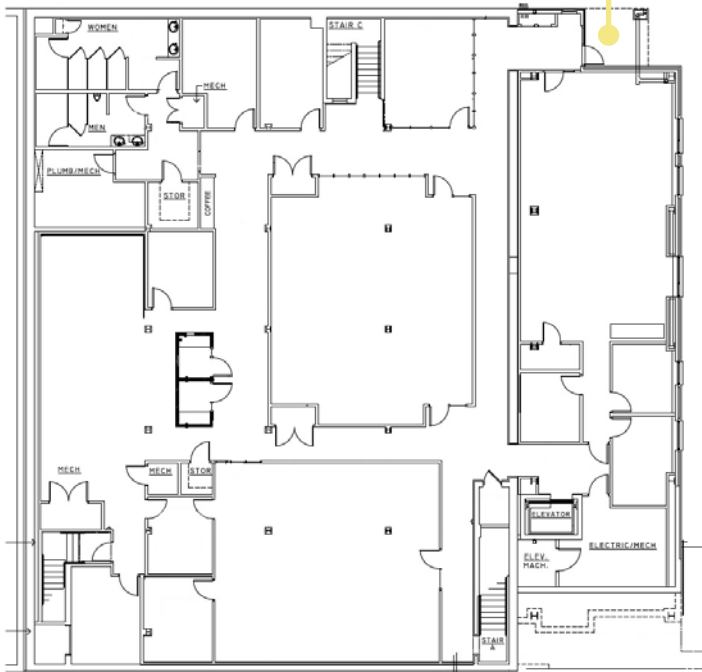


CLICK OR
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VIRTUAL
TOUR



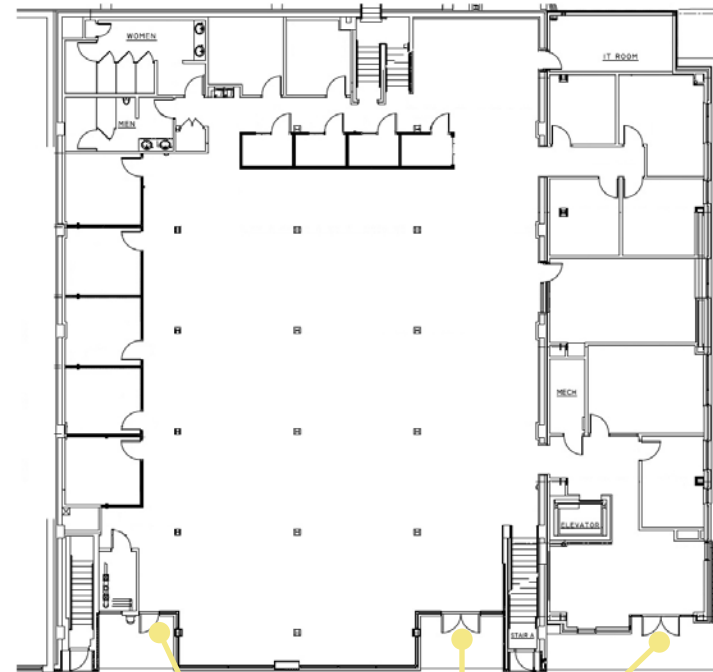
CLICK OR
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PARKING DECK
ACCESS



Lower Level

STREET ENTRANCES

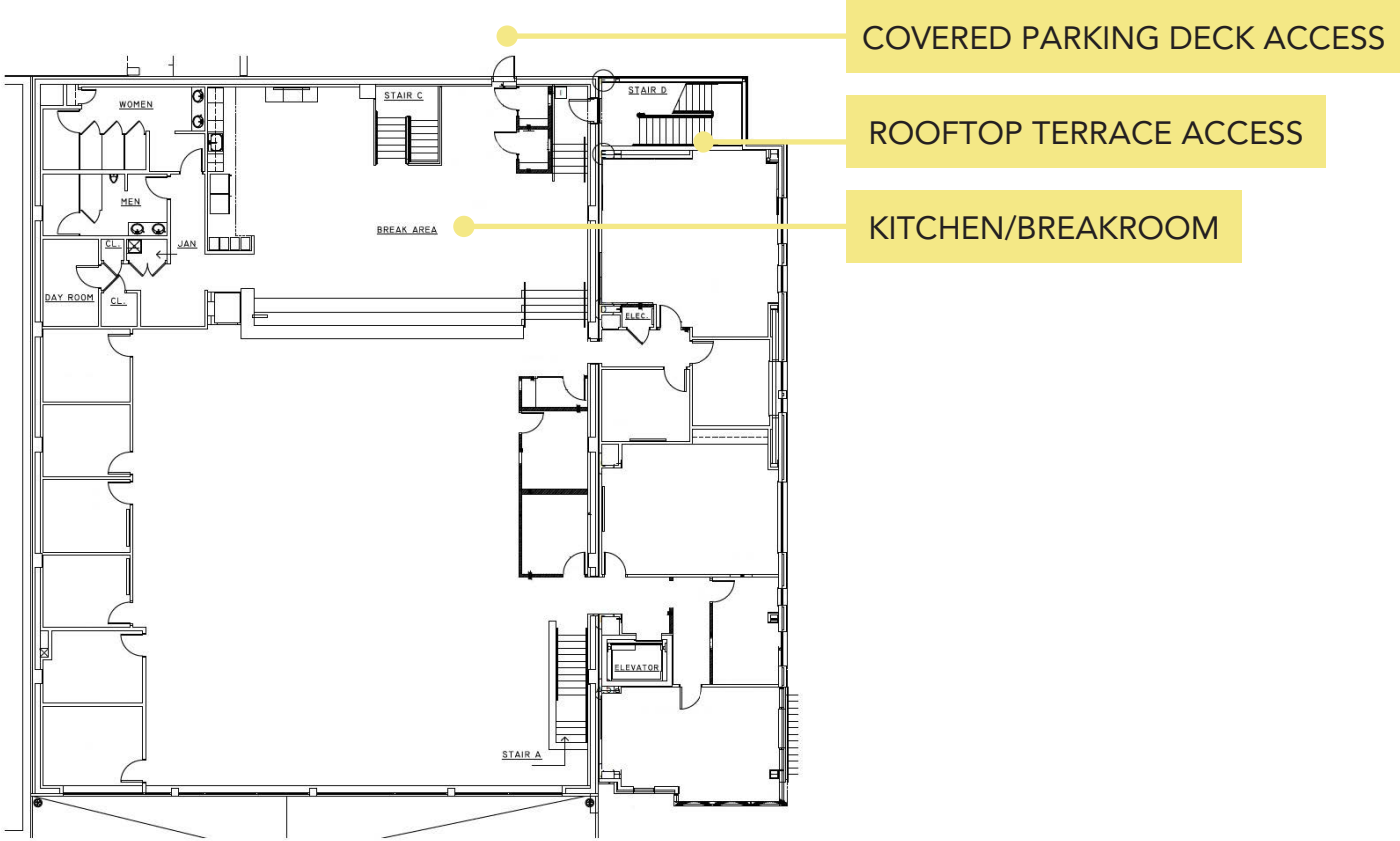


Street/First Level

FLOOR PLANS

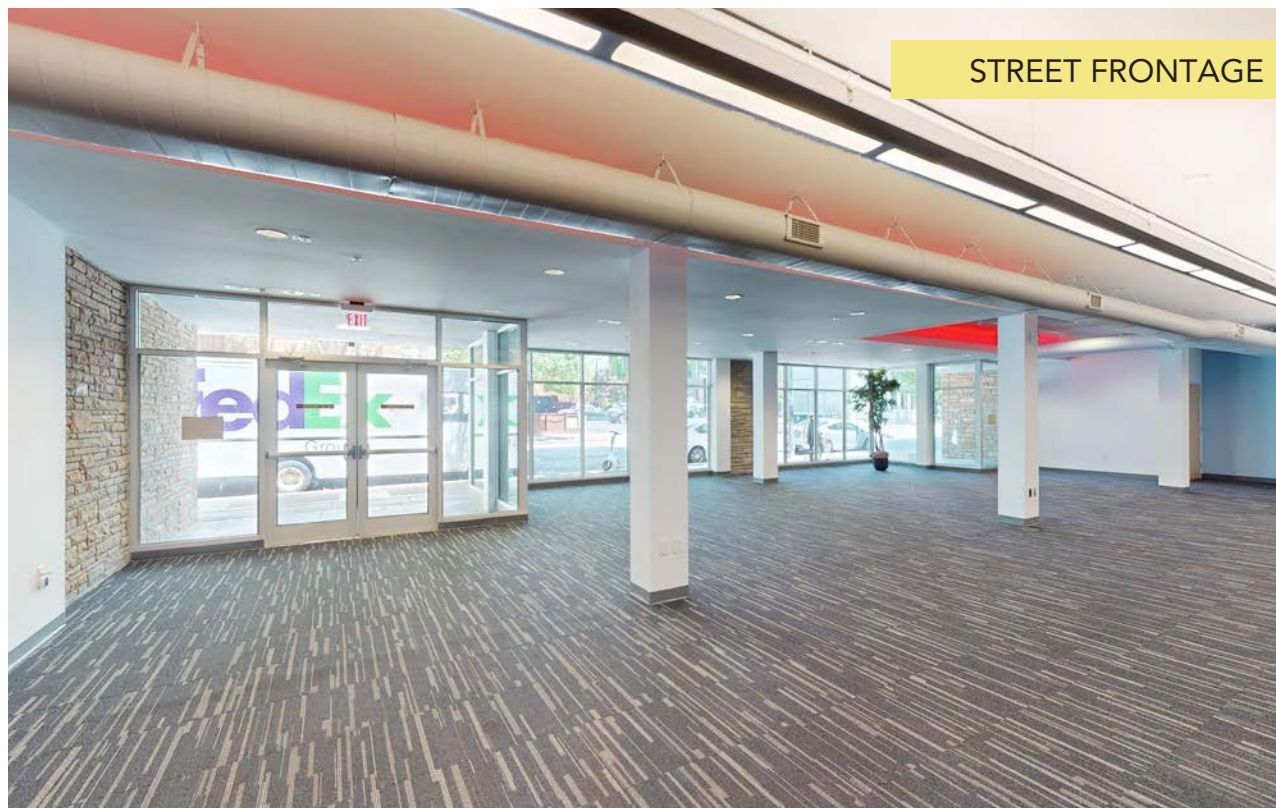


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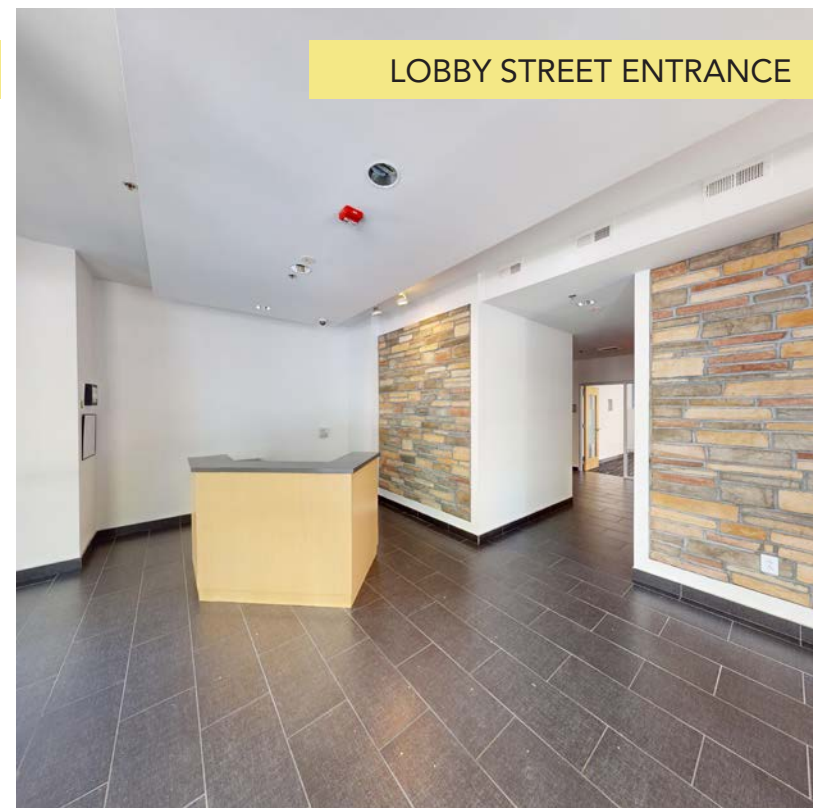


Second Level

STREET FRONTAGE



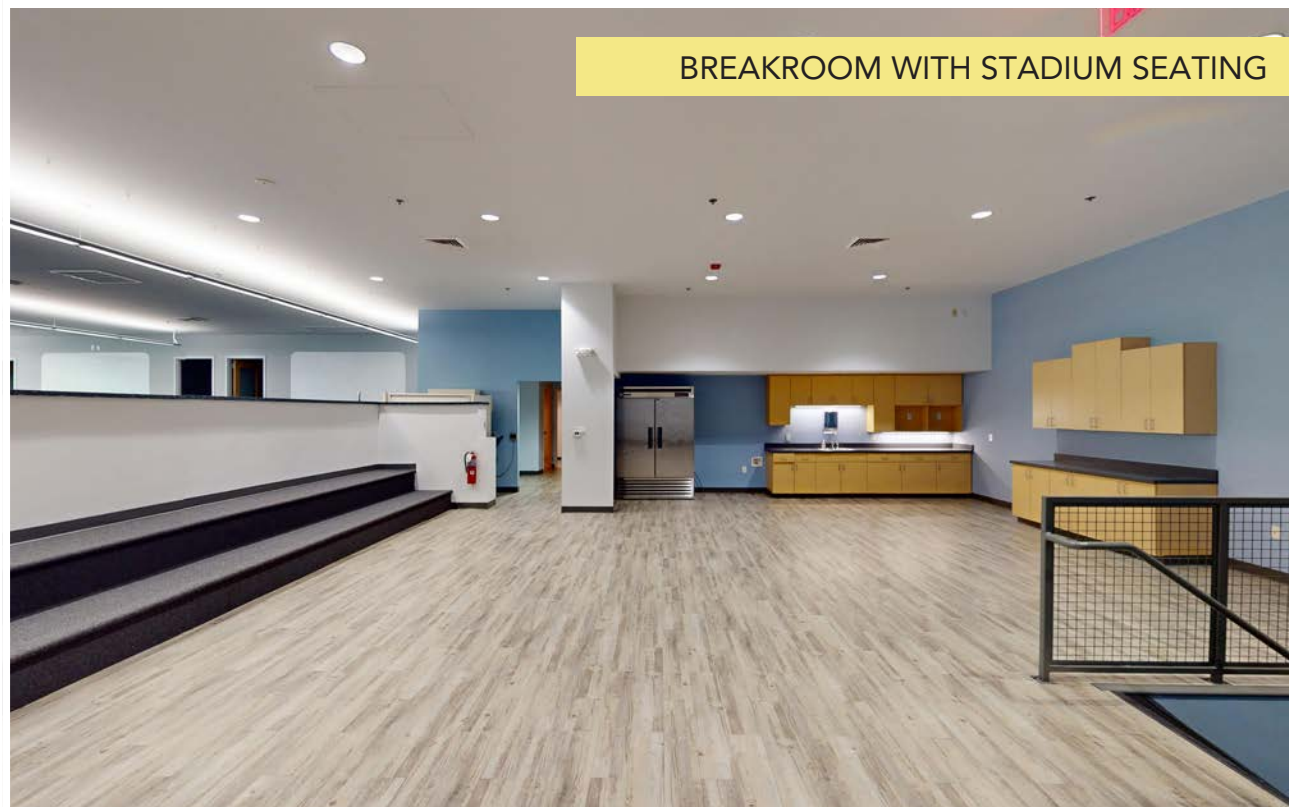
LOBBY STREET ENTRANCE



ABUNDANT NATURAL LIGHT



BREAKROOM WITH STADIUM SEATING



111 W. HARGETT ST.

DOWNTOWN RALEIGH

LEASING:

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NAI TRI PROPERTIES

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