



301 W CABARRUS

RALEIGH, NC 27604

FOR LEASE | ± 24,530 SF



WWW.ATLASSTARK.COM

Rendering Facing North

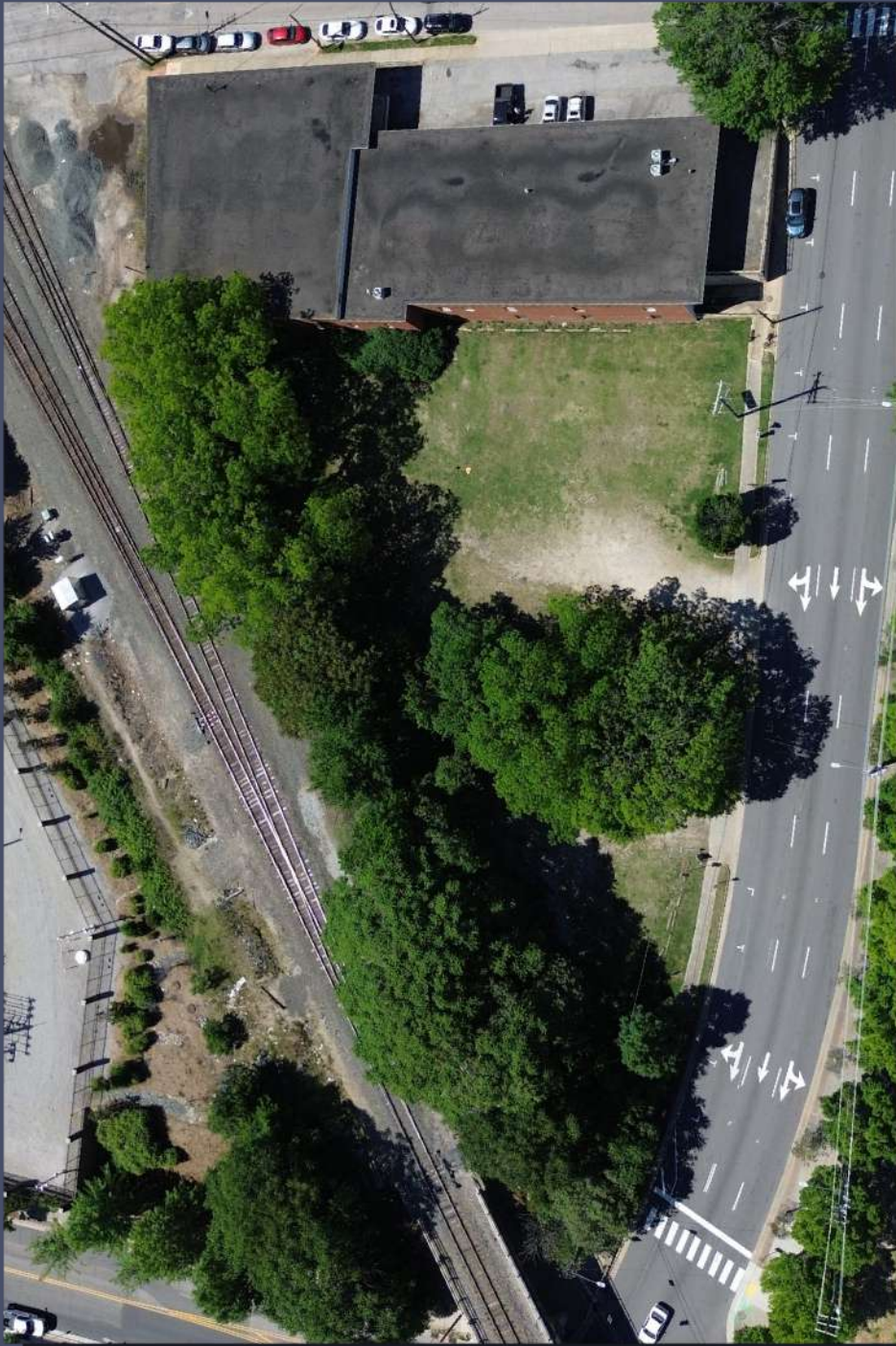


PERSPECTIVE POINT

IDEAL TENANT:

- F&B CONCEPT
- BOTTLESHOP / WINE BAR
- FITNESS STUDIO
- CREATIVE OFFICE
- RETAIL

PROPERTY OVERVIEW



Address	301 W Cabarrus St
Available	±23,600 SF
Acres	1.05 AC
Rate	\$42 PSF NNN – Upper level \$37 PSF NNN – Lower level
Tenant Allowance	Contact Broker

301 W Cabarrus is a two-story, ±23,600 SF adaptive-reuse warehouse available for high-end retail, F&B, and creative office users. The property is located directly across from the Red Hat Amphitheater and the new Raleigh Convention Center expansion. Positioned in a highly walkable area with direct access to Downtown Raleigh amenities, this property is ideal for food and beverage concepts, retail, or office space seeking a blend of visibility, function, and accessibility to city life.

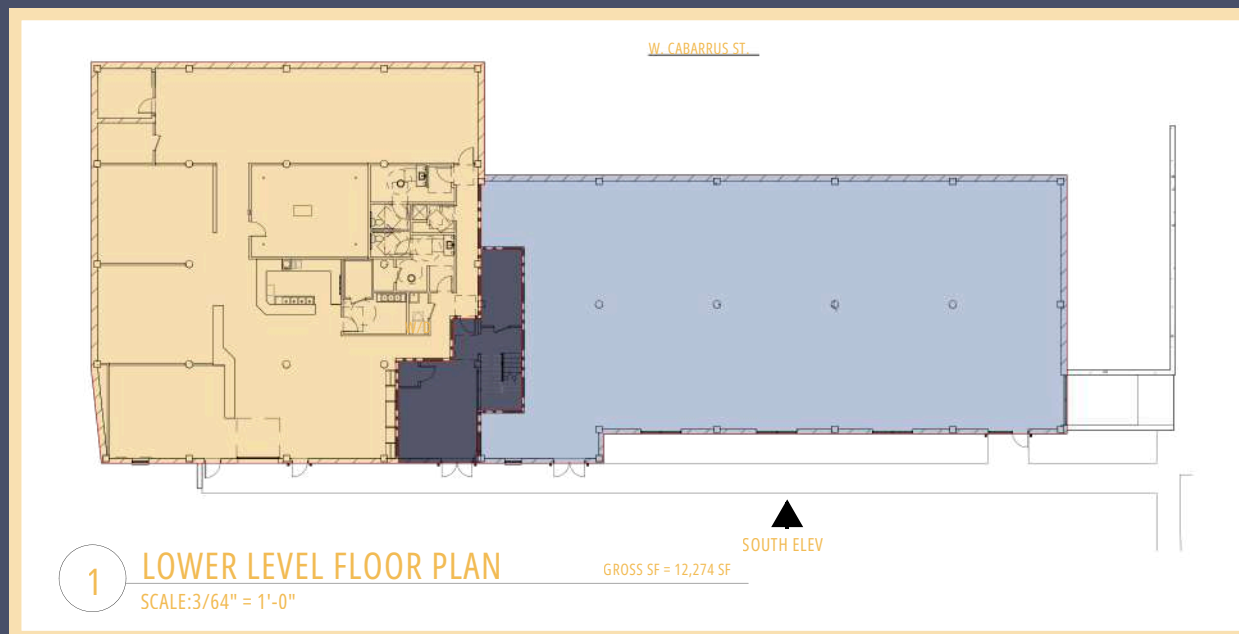
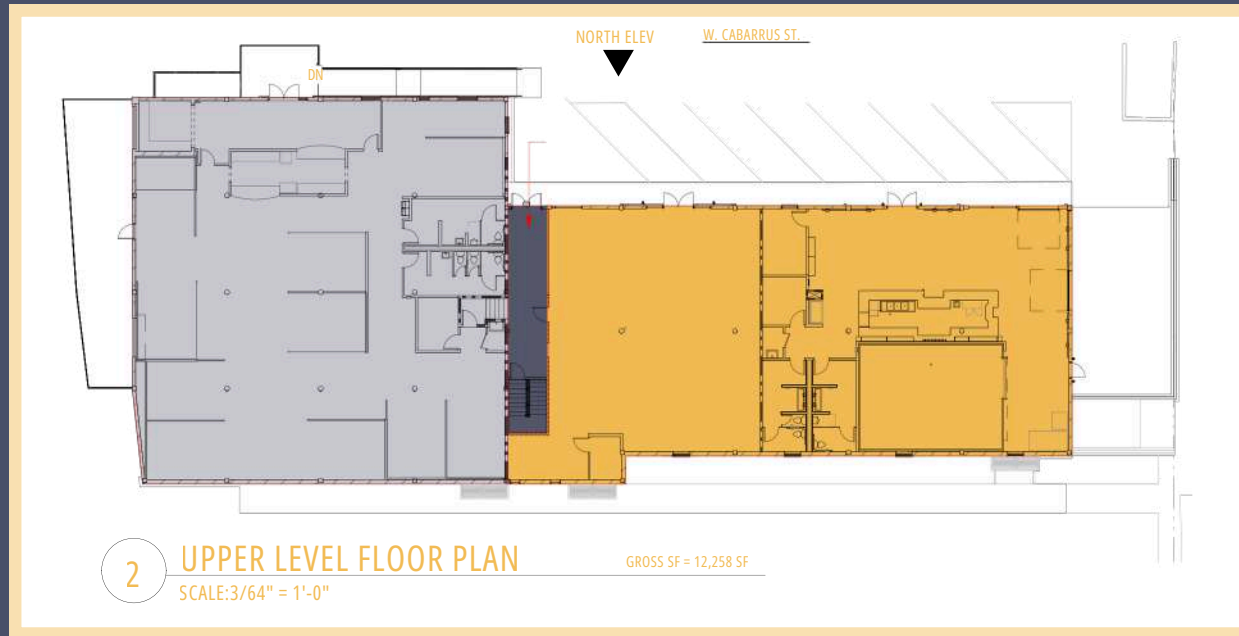
HIGHLIGHTS

- Adaptive Re-Use
- Available for high-end retail, creative office, and F&B
- Renovations underway
- Ample on-site parking
- Located in Downtown Raleigh’s “Sip n’ Stroll” district

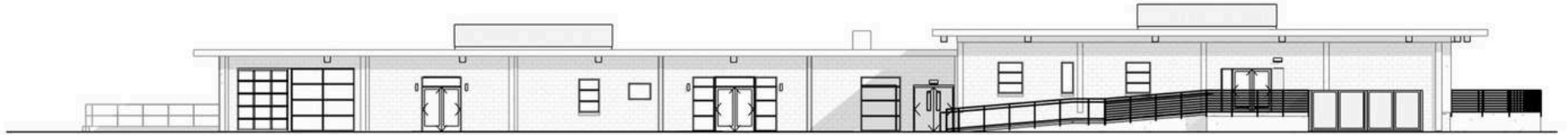
Current Photos



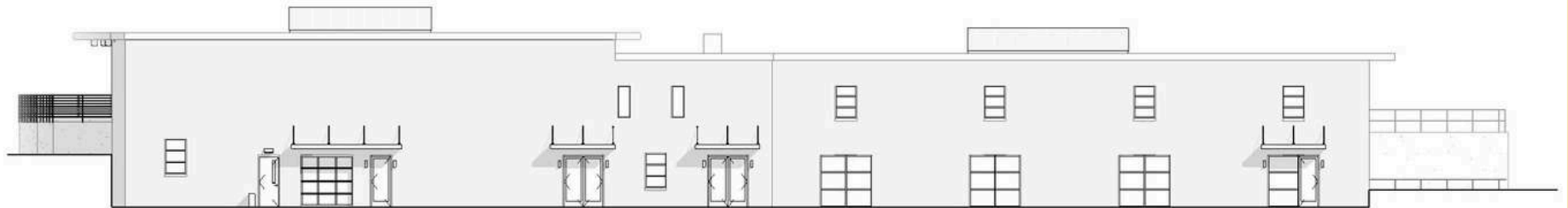
POTENTIAL DEMISING PLAN



RENDERINGS - ELEVATION



NORTH BUILDING ELEV

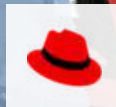


SOUTH BUILDING ELEV

AERIAL FACING EAST

OMNI  HOTELS & RESORTS

 Raleigh Convention Center Expansion



W CABARRUS ST

S DAWSON ST

ADT 22.5 K

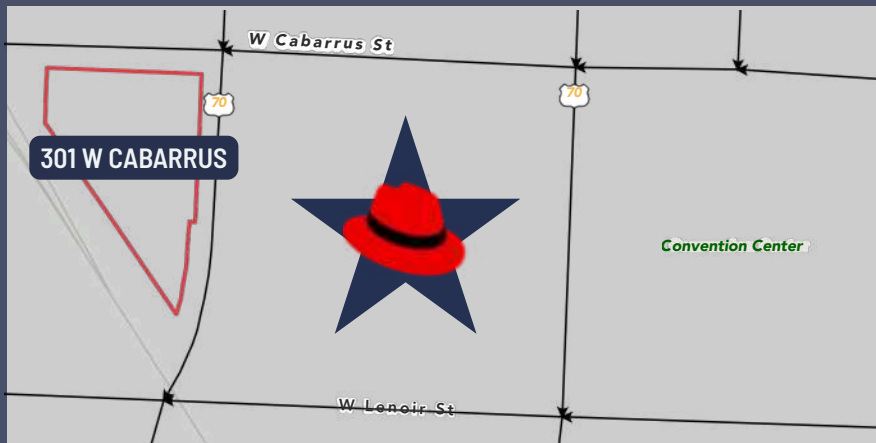
RELOCATION, EXPANSION + MORE



RED HAT AMPHITHEATER

Overview:

- New Construction Opening: Outdoor Concert Series 2027
- Relocation allows for more than 6,000 seats¹
- Generated 33.7 million in economic impact in 2024² and 33.3 million in 2025⁷
- April-October: Approximately 50 Concerts
- November-January: The Rink ice skating experience



¹WRAL

²RALToday - Red Hat Amphitheater

³Visit Raleigh

⁴Raleigh.gov

⁵Raleigh.gov - Strollway

⁶Omni Hotel

⁷CBS17



THE RALEIGH CONVENTION AND PERFORMING ARTS COMPLEX

Features

- Meeting rooms, a grand 32,000-square-foot ballroom, and a sweeping 150,000-square-foot exhibit hall⁴

Expansion

- 298,100 SF of additional flex event space, rooftop terraces, and outdoor spaces³
- Strollway connectivity is in discussion⁵

THE OMNI RALEIGH HOTEL

The convention center expansion makes way for The Omni Raleigh Hotel, a luxury 27-story, 5-star hotel under construction in Downtown Raleigh, located between the Martin Marietta Center and Raleigh Convention Center.⁶ It will feature 550 rooms, 60,000+ sq ft of meeting space, a rooftop pool, and Bob's Steak & Chop House.⁶ The expected open date is 2028.

LOCATION - AERIAL MAP



WAREHOUSE DISTRICT

- THE DILLON
- barcelona
- BOXCAR BAR + ARCADE
- Videri

2.3 MILES **NC STATE UNIVERSITY**

HISTORIC BOYLAN AVENUE:

- REBUS WORKS CAFE & GROCERY
- Wye Hill KITCHEN & BREWING
- BOULTED BREAD

MOORE SQUARE

UNION STATION

PLATFORM

WEST BLOCK

THE DEPOT

Raleigh Convention Center
EXPANSION 2027



VAULT CRAFT BEER

SAM JONES
Whole Hog BBQ

Red Hat Amphitheater
RELOCATION

PROPOSED APARTMENTS HERITAGE PARK

Dix Park

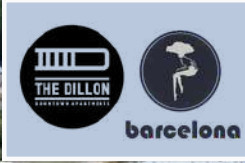
- SUNFLOWER'S
- Benchwarmers BAGELS AND COFFEE
- Row
- PILATES
- CAMPO TACO CO

MIRA

Martin Marietta
Center for the Performing Arts



HISTORIC BOYLAN AVENUE:
REBUS WORKS *Wye Hill*
CAFE & GROCERY KITCHEN & BREWING
BOULTED BREAD



UNION STATION


PLATFORM





W CABARRUS ST



S DAWSON ST

 **Walk Score: 91**
Walker's Paradise

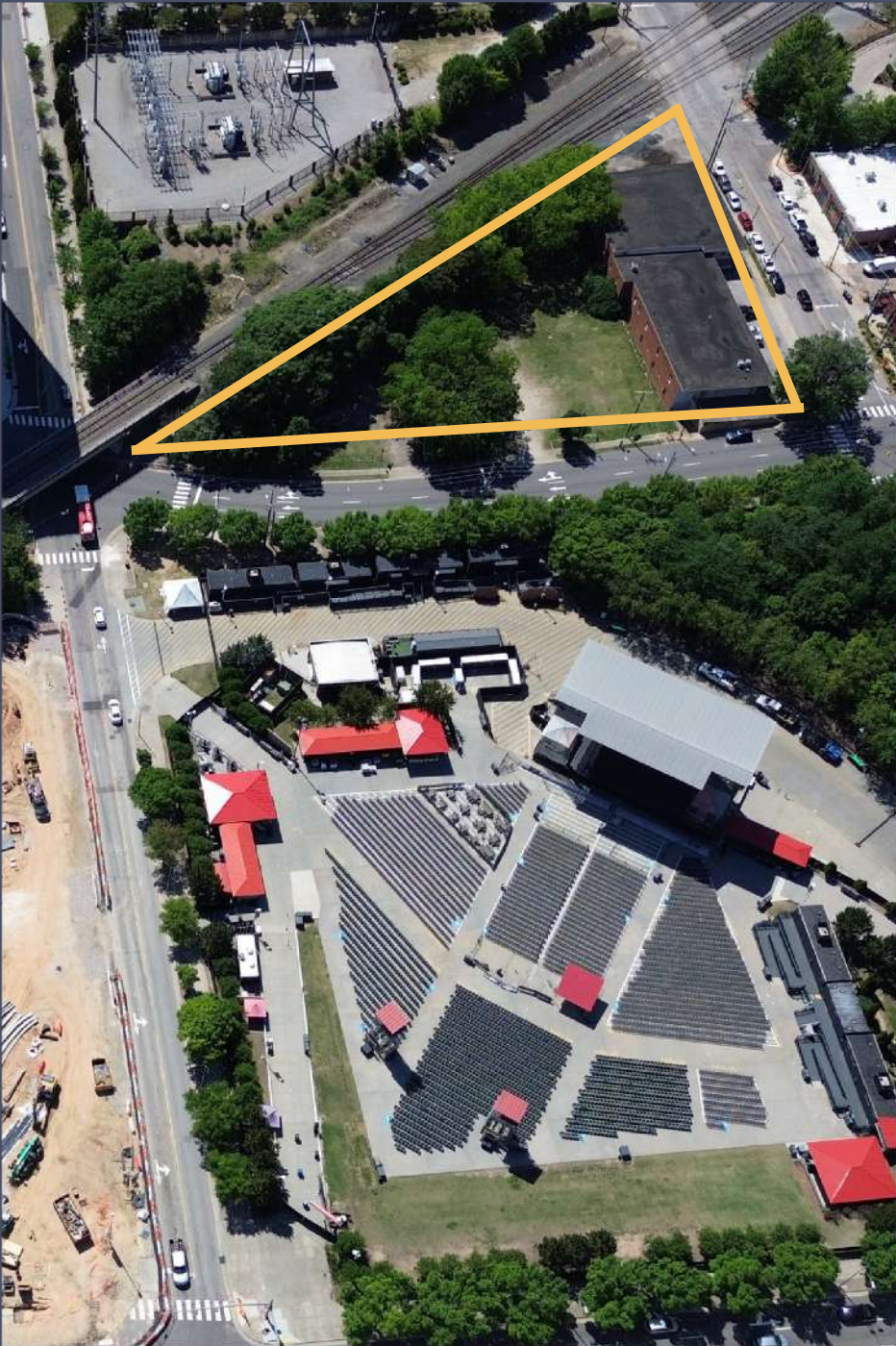
 **Transit Score: 73**
Excellent Transit

 **Bike Score: 73**
Very Bikeable

Source: Walk Score

DOWNTOWN OVERVIEW

“Nation’s fastest-growing urban centers.”¹



21

Projects Completed
in the last two years¹

1,493

New Apartments
delivered in 2025²

166,971 SF

Class A Office
net absorption²

21.3 M

Visitors
over the past year²

20K

Residents
within 1 mile of downtown²

40.5%



Population Age
20-34 years²

¹WRAL

²Downtown Raleigh Alliance

OMNI  HOTELS
& RESORTS

 **Red Hat**
Amphitheater

 **Raleigh
Convention
Center** Expansion




CONTACT

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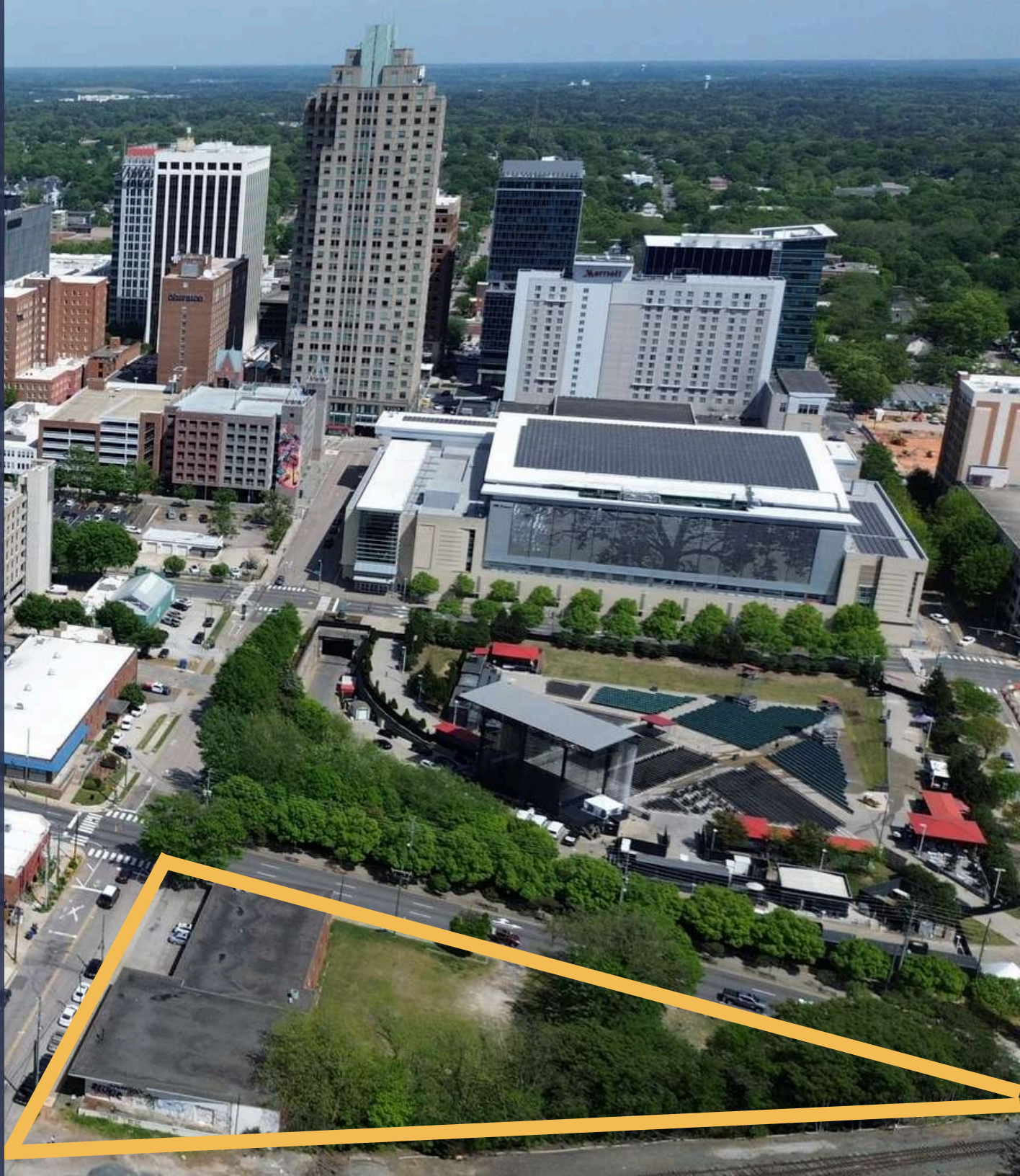
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