

OFFICE SPACE FOR LEASE

115 S Saint Mary's St
Raleigh, NC 27603
SUITES C & D



Space Available: Suite C - +/-900sf & Suite D - +/-1600sf = +/-2,500sf combined

Rental Rate: Suite C \$2,100/Month & Suite D \$3,400/Month Modified Gross + Tenant pays Utility Fee, Phone/Internet, Interior Pest Control, Janitorial, and HVAC Service Agreement.

Lease Term: 3 years with 3% annual increases

Space Highlights:

Two versatile office suites on the second floor, available for lease individually or together. Each suite features a welcoming reception area, private offices, spacious conference rooms, kitchenettes, and in-suite restrooms. Expansive office spaces and abundant natural light create a bright, airy, and inviting atmosphere, perfect for fostering productivity and comfort in the workplace.

Property Details:

Situated in the heart of Downtown Raleigh, NC, this office building provides an exceptional setting for businesses of all sizes. The classic brick façade exudes both charm and professionalism. Tenants and guests will appreciate the convenience of off-street parking, ensuring effortless accessibility. The prime location offers easy proximity to a variety of shops, dining options, essential services, and the vibrant attractions of Downtown Raleigh. This makes it an ideal hub for both business operations and client interactions.



NEARI COLEMAN
ASSOCIATES

www.NeariColeman.com

WIN COLEMAN, CCIM

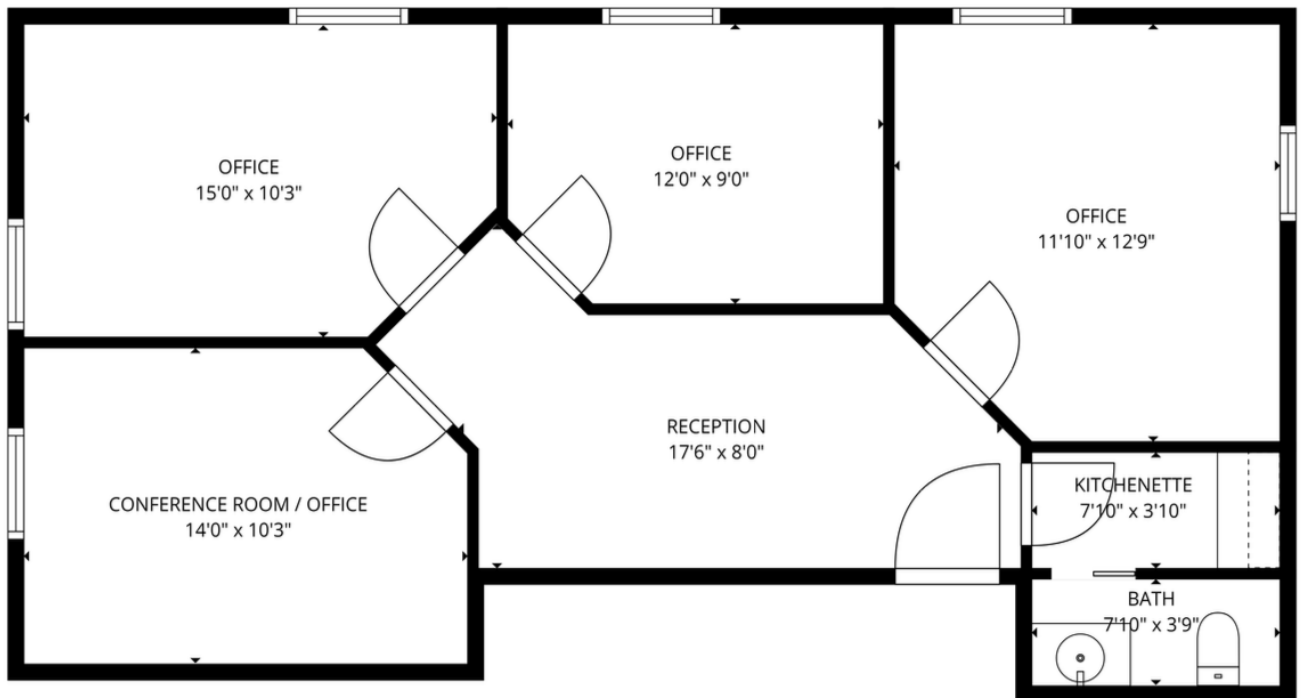
115 S Saint Mary's St
Raleigh, NC 27603
Office - 919-828-4808

OFFICE SPACE FOR LEASE

115 S Saint Mary's St
Raleigh, NC 27603
SUITES C & D

FLOOR PLAN

SUITE C



NEARI COLEMAN
ASSOCIATES

www.NeariColeman.com

WIN COLEMAN, CCIM

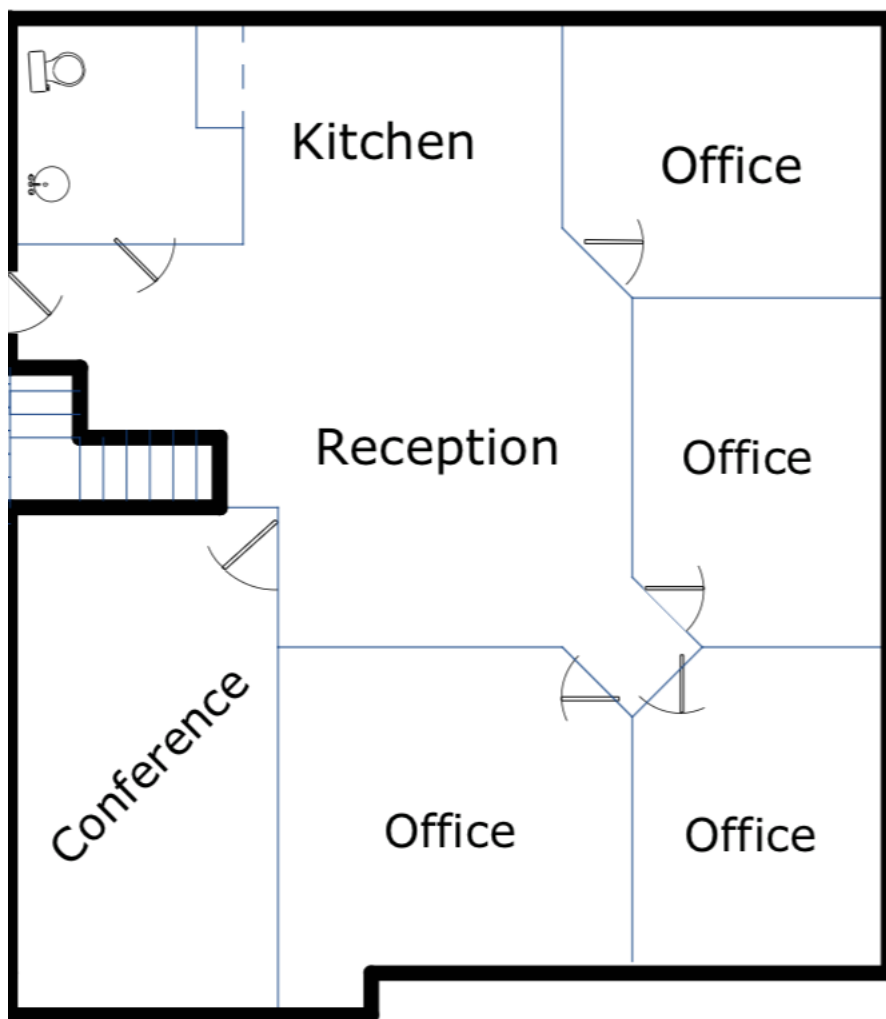
115 S Saint Mary's St
Raleigh, NC 27603
Office - 919-828-4808

OFFICE SPACE FOR LEASE

115 S Saint Mary's St
Raleigh, NC 27603
SUITES C & D

FLOOR PLAN

SUITE D



NEARI COLEMAN
ASSOCIATES

www.NeariColeman.com

WIN COLEMAN, CCIM

115 S Saint Mary's St
Raleigh, NC 27603
Office - 919-828-4808