



FOR SALE OR LEASE
206 NEW BERN PLACE
RALEIGH, NC 27601

PHOENIXCOMMERCIALNC.COM
PRESENTS

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206 NEW BERN PLACE
RALEIGH, NC 27601

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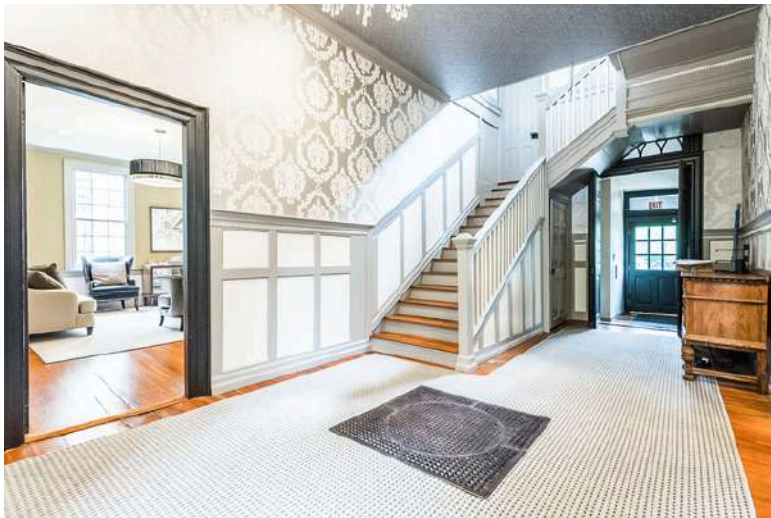
PHOENIX
COMMERCIAL PROPERTIES

PROPERTY HIGHLIGHTS

206 NEW BERN PLACE, RALEIGH, NC 27601

Known as the White Holman House, this stand-alone office building in downtown Raleigh combines history, charm, and modern upgrades. Originally built in 1798 as the home of William White, North Carolina's Secretary of State, the property has undergone meticulous renovations while maintaining its historic character. Offering nine offices, conference rooms, and kitchen, it's perfect for professional use or investment. Registered as a historic property, it also qualifies for tax benefits, adding value for potential buyers.

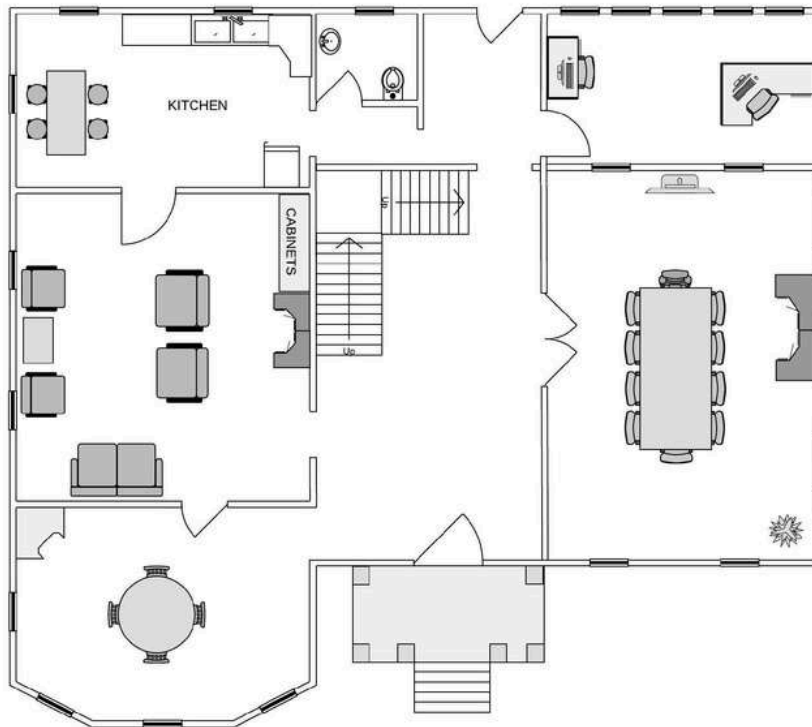
HISTORY	Historic property built in 1798
TOTAL SQ FT	±4,044 SF (Per Tax Card)
SPACE FEATURES	With nine offices spread over two floors, it includes both small and large conference rooms, a kitchen, private bathrooms, and a welcoming reception area. The space is filled with natural light, offering a comfortable and inviting work environment.
PARKING	30+ free "2-hour" parking spaces in front with four spaces dedicated on a monthly leased basis in the rear and potential for more.
LOT SIZE	0.2 Acres
ZONING	<u>Downtown Mixed use (DX-3)</u> .
LOCATION	Located in Downtown Raleigh on New Bern Place between South Person Street and Blount Street
SALE PRICE	\$1,699,000.00
LEASE RATE	\$29.50 PSF MG



FLOOR PLAN

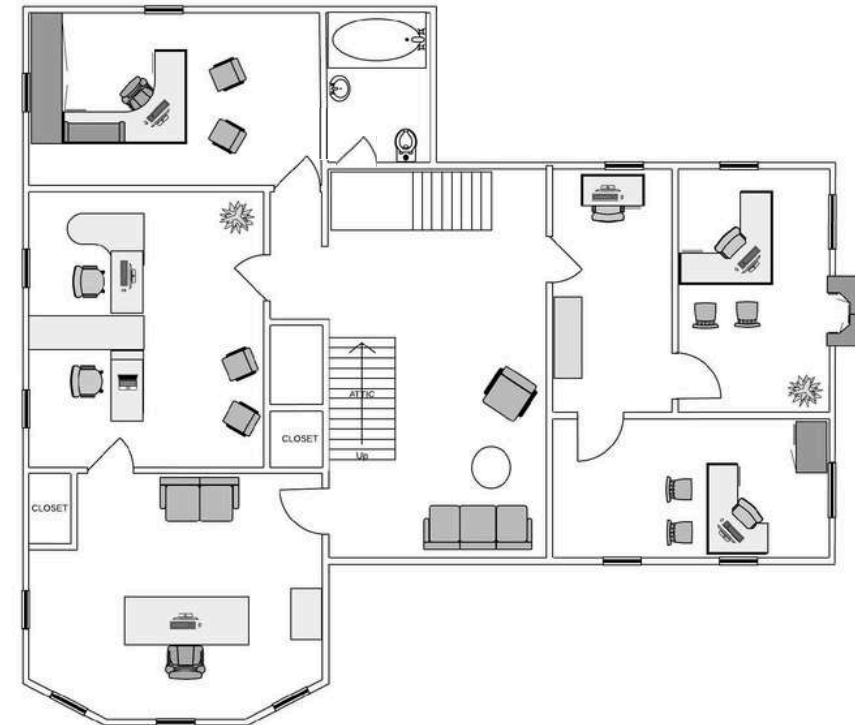
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*FLOOR PLAN IS FOR ILLUSTRATIVE PURPOSES ONLY AND IS SUBJECT TO CHANGE



FIRST FLOOR FEATURES

- WELCOMING ENTRY
- SMALL CONFERENCE ROOM OR PRIVATE OFFICE WITH FIREPLACE
- LARGE CONFERENCE ROOM WITH FIREPLACE
- KITCHEN
- RESTROOM
- REAR OFFICE SPACE WITH PLENTY OF NATURAL LIGHT

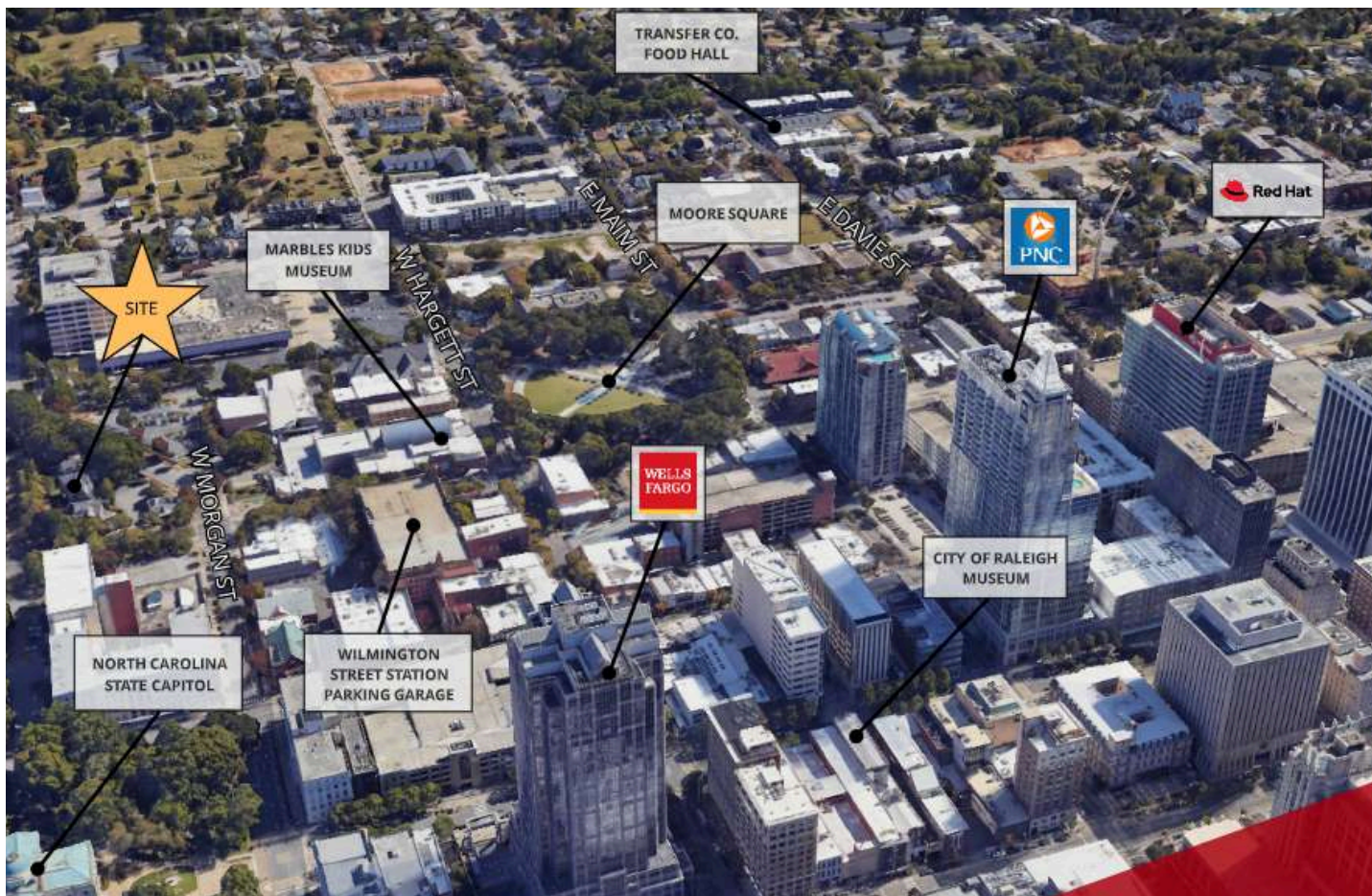


SECOND FLOOR FEATURES

- OPEN MAIN HALL LARGE ENOUGH FOR WAITING ROOM
- SPACE FOR SEVEN WINDOWED OFFICES
- PRIVATE BATHROOM
- ONE FIREPLACE
- MOLDINGS & TRIMWORK

LOCATION

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NEARBY AMENITIES

Located in the heart of downtown Raleigh, this property is surrounded by top-tier amenities. Nearby restaurants include the renowned Poole's Diner, Bida Manda, Sullivan's Steakhouse, and Brewery Bhavana. For banking needs, PNC Bank, Wells Fargo, and First Citizens Bank are within walking distance. Transfer Co. Food Hall offers diverse dining options, and coffee shops like Morning Times and Sir Walter Coffee are just steps away. Additionally, CVS Pharmacy and Publix provide convenient retail access in the surrounding area.

PROPERTY PHOTOS

206 NEW BERN PLACE, RALEIGH, NC 27601



DEMOGRAPHICS

206 NEW BERN PLACE, RALEIGH, NC 27601

RALEIGH NORTH CAROLINA



NOTABLE RALEIGH CORPORATIONS



DOWNTOWN RALEIGH DEVELOPMENT UPDATES



\$2.6 BILLION COMPLETED (SINCE 2015)



\$903 MILLION UNDER CONSTRUCTION AS OF Q3



\$3.9 BILLION IN SITE PREPARATION/
PROPOSED/PLANNED DEVELOPMENTS



7.4 BILLION COMPLETED SINCE 2015, UNDER
CONSTRUCTION, AND PLANNED DEVELOPMENTS

**DATA REIRIVED FROM DRA Q3 2024 MARKET REPORT*

DEMOGRAPHICS	2 MILE	5 MILE	10 MILE
POPULATION	54,169	227,216	637,246
HOUSEHOLDS	24,057	93,903	263,882
HOUSEHOLD MEDIAN INCOME	\$71,691	\$67,521	\$77,159
2029 POPULATION PROJECTION	26,474	102,551	287,249
MEDIAN AGE	34.8	34.1	37

**DEMOGRAPHICS DERIVED FROM COSTAR 2024*