

RETAIL/OFFICE FOR LEASE

530 HILLSBOROUGH STREET

RALEIGH NC 27603



PROPERTY OVERVIEW

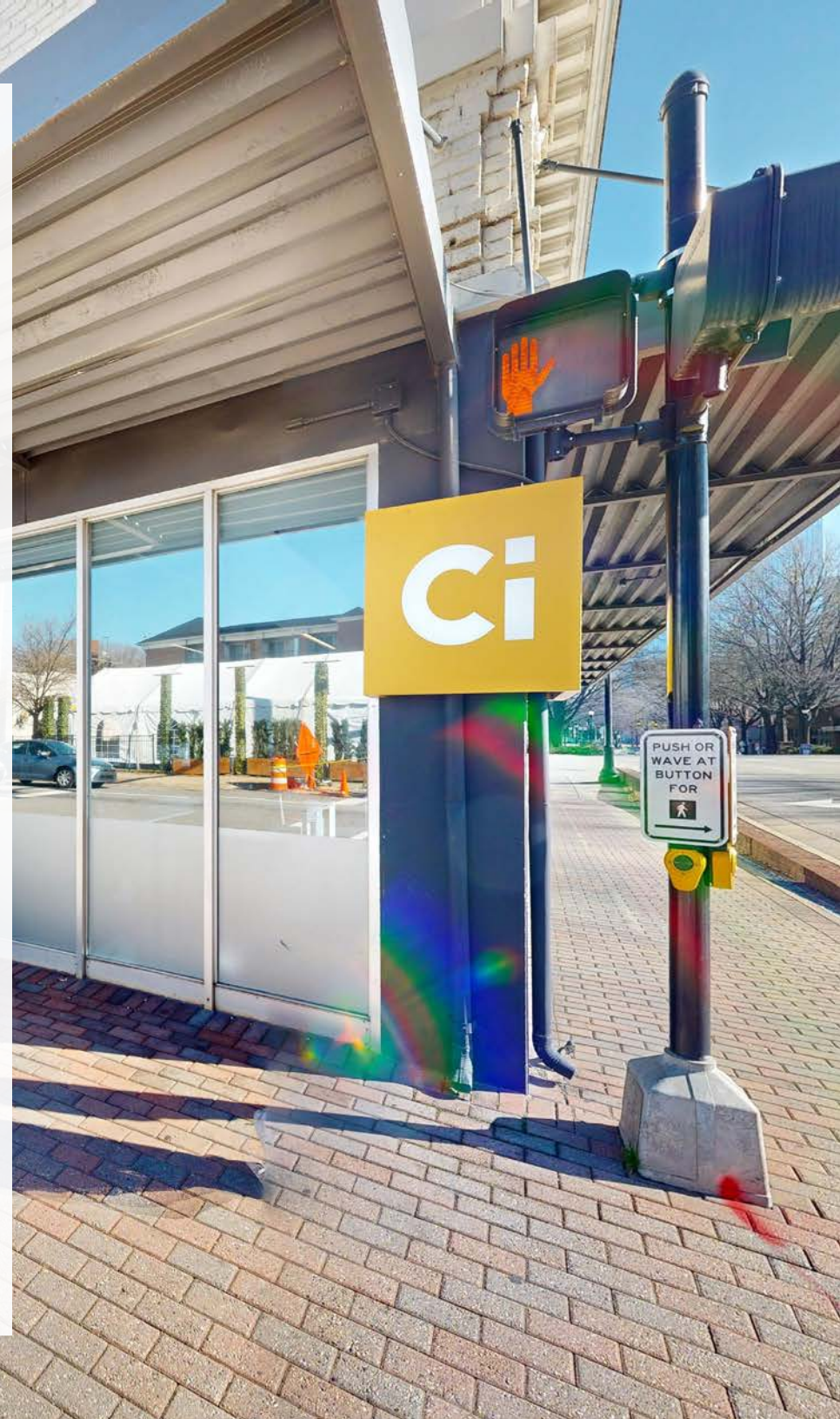
Creative office/retail spaces located in the popular and well trafficked Glenwood South neighborhood in Downtown Raleigh. This unique building is full of light and features tall ceilings making it an ideal home for a variety of creative users.

ADDRESS	530 Hillsborough Street Raleigh, NC 27603
BUILDING SIZE	Approximately 10,121 RSF
AVAILABLE SPACE	Entire 1st Floor: 4,200 RSF (Full Floor-Office or Retail) Suite 200: 1,265 RSF (Office)
RENTAL RATE	1st Floor: \$29.50/RSF, Modified Gross 2nd Floor: \$25.00/RSF, Modified Gross Tenant responsible for utilities.
PARKING	Rare on-site parking lot with 10 spaces
HIGHLIGHTS	<ul style="list-style-type: none">• Historic downtown building• Exceptional visibility at the corner of Glenwood Avenue and Hillsborough Street• Building signage available• Beautifully renovated first (1st) Floor has 14' tall ceilings• Walkable to a variety of restaurants and retail shops in Glenwood South• Suite 200 has access to a shared conference room on the second floor

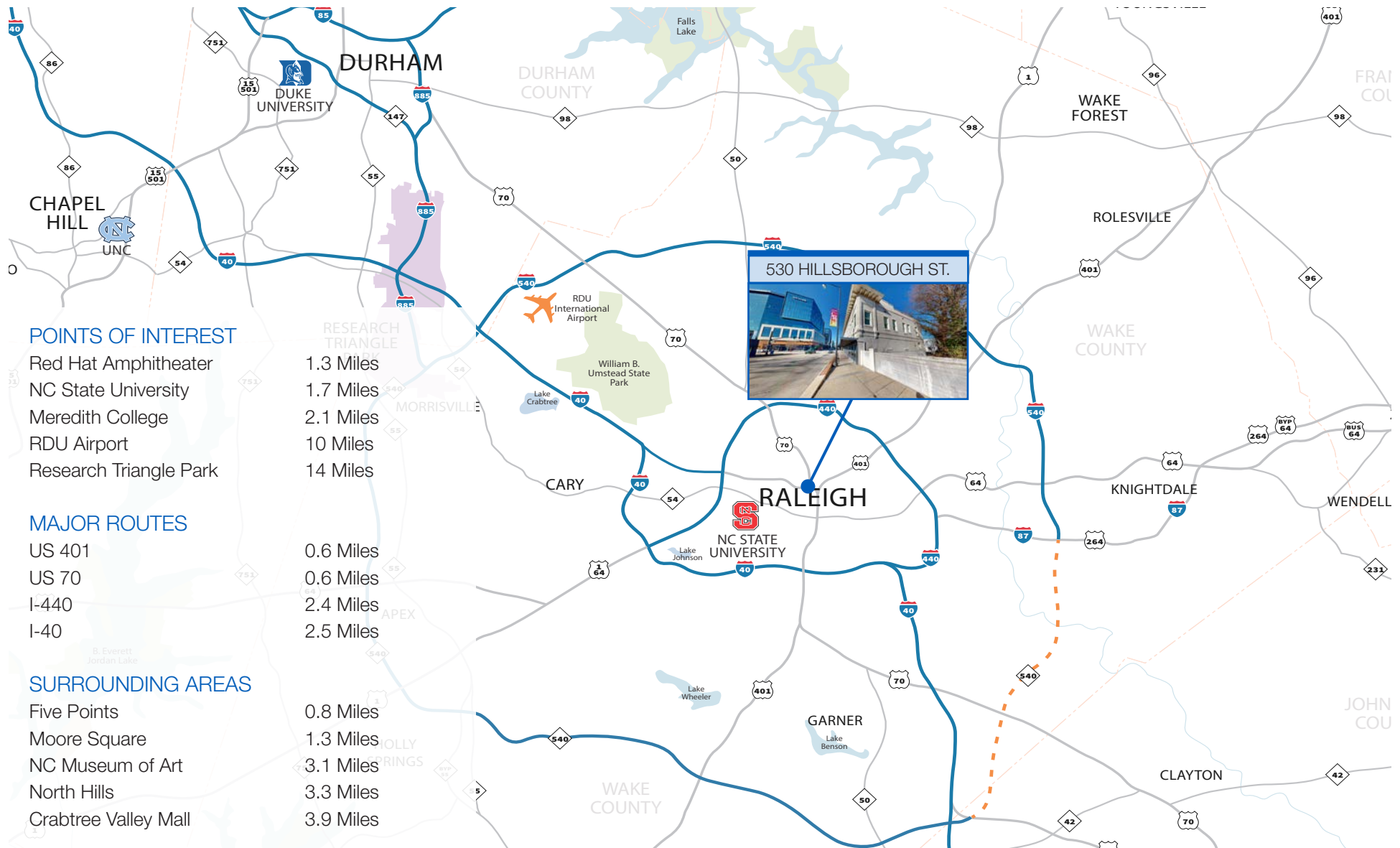
CONTACT

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NAITRI PROPERTIES



TRIANGLE REGION



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All information provided herein is from sources deemed reliable. However, all information is subject to verification. NAI Tri Properties does not independently verify nor warrant the accuracy of the information.



ONE MILE
RADIUS
AMENITIES

76+
RESTAURANTS



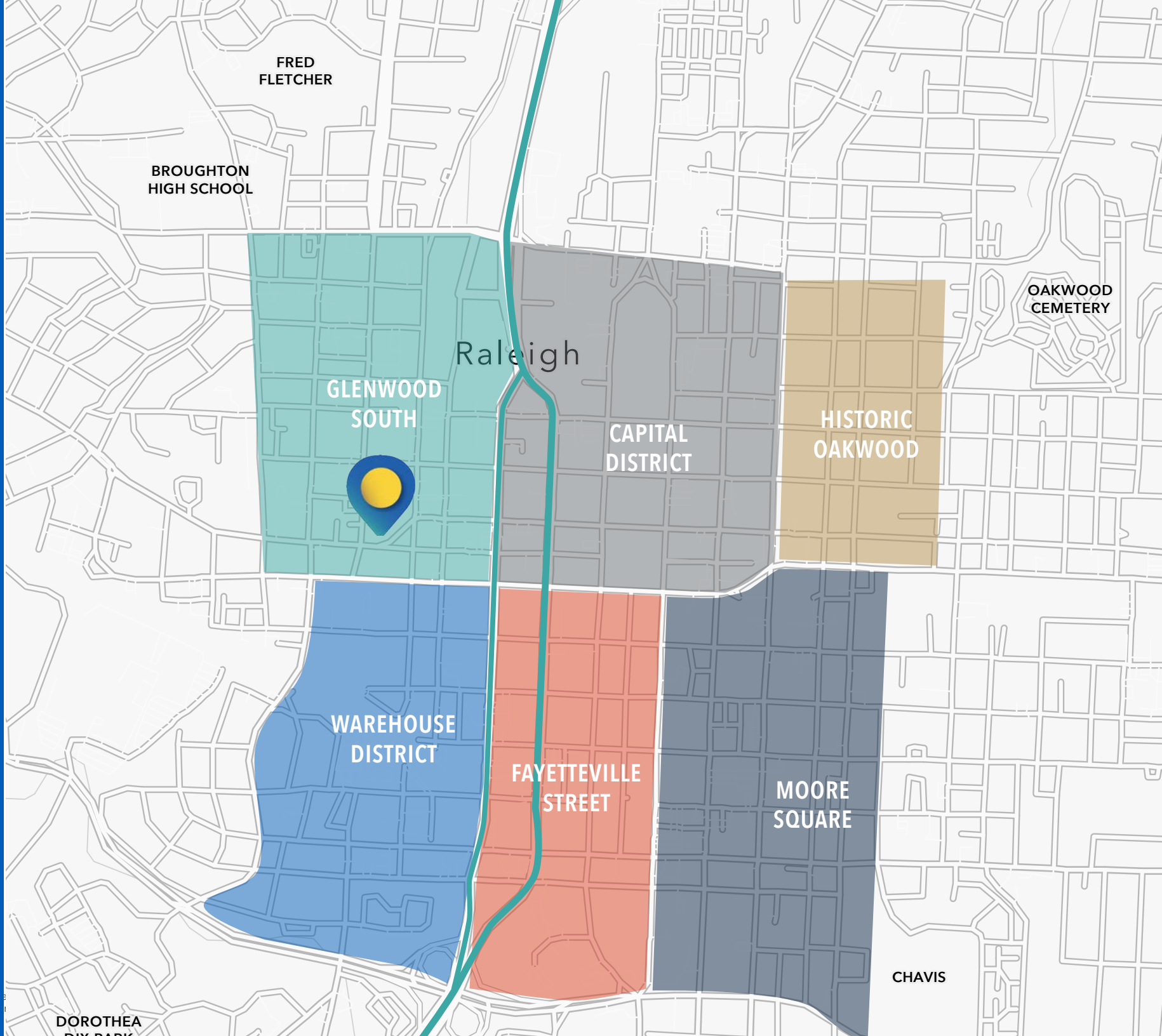
4
HOTELS



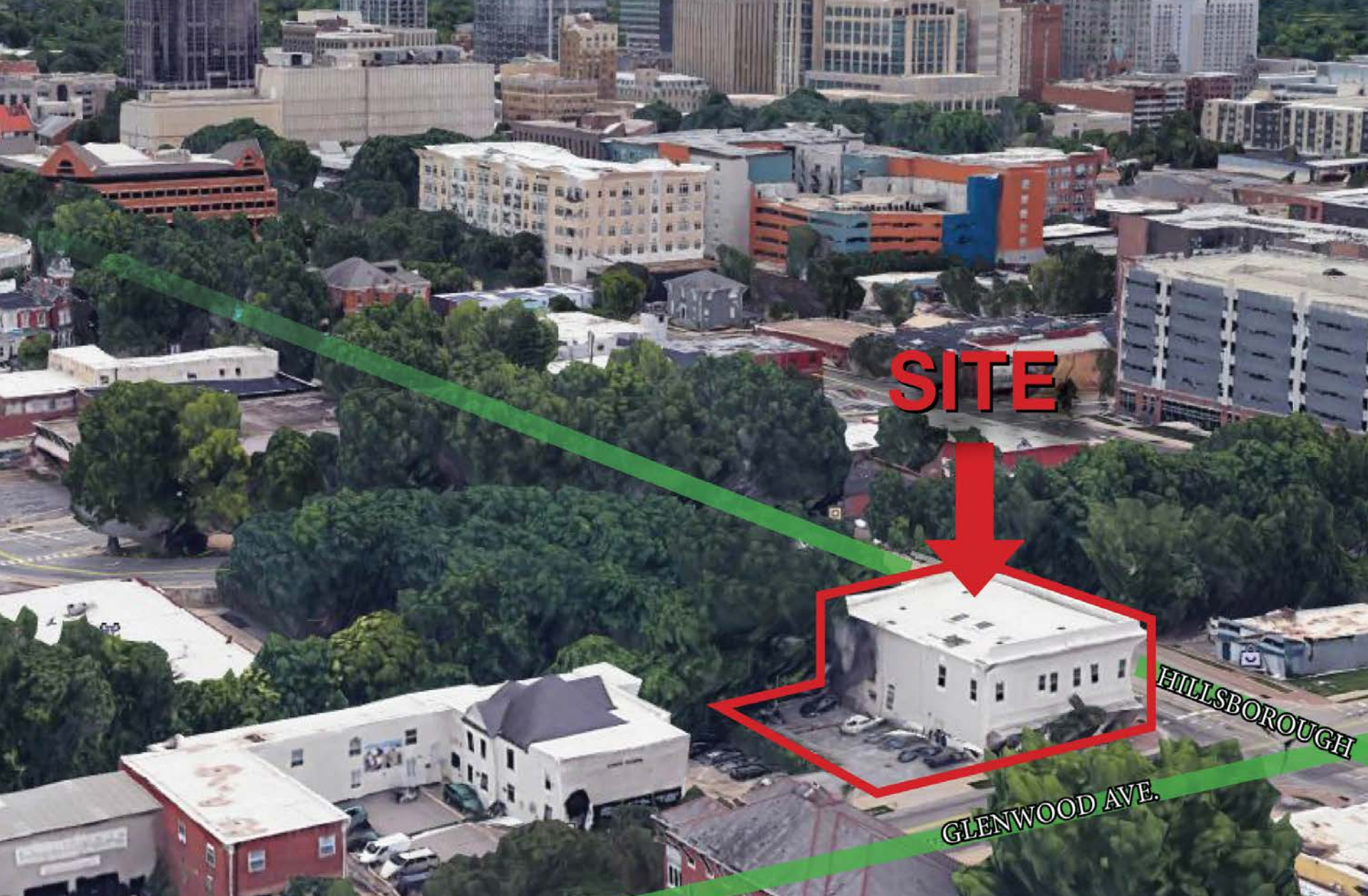
47+
RETAIL SHOPS



7
BUS LINES



AERIAL



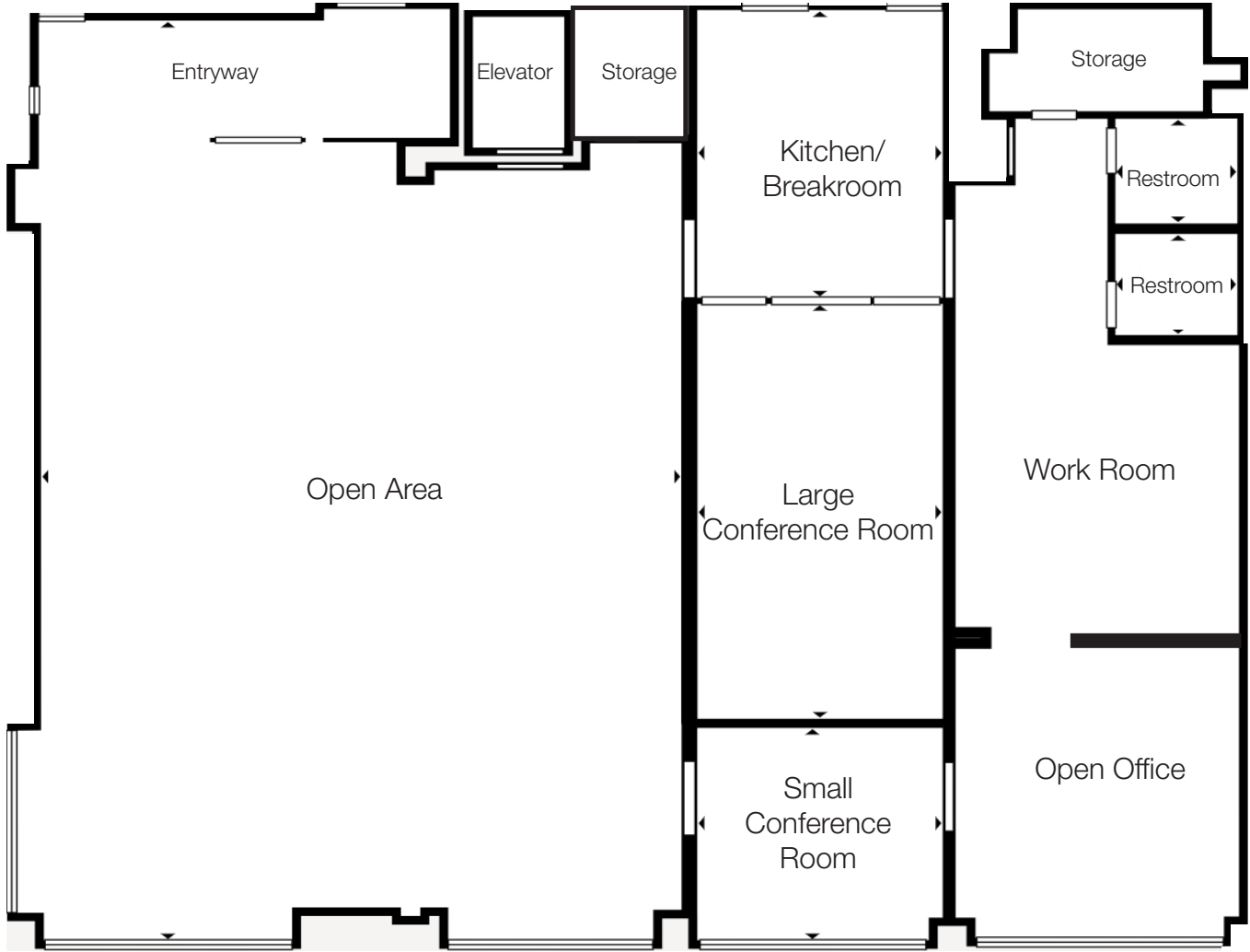
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FIRST FLOOR PLAN



CLICK OR
SCAN FOR
VIRTUAL TOUR



4,200 RSF

CONTACT

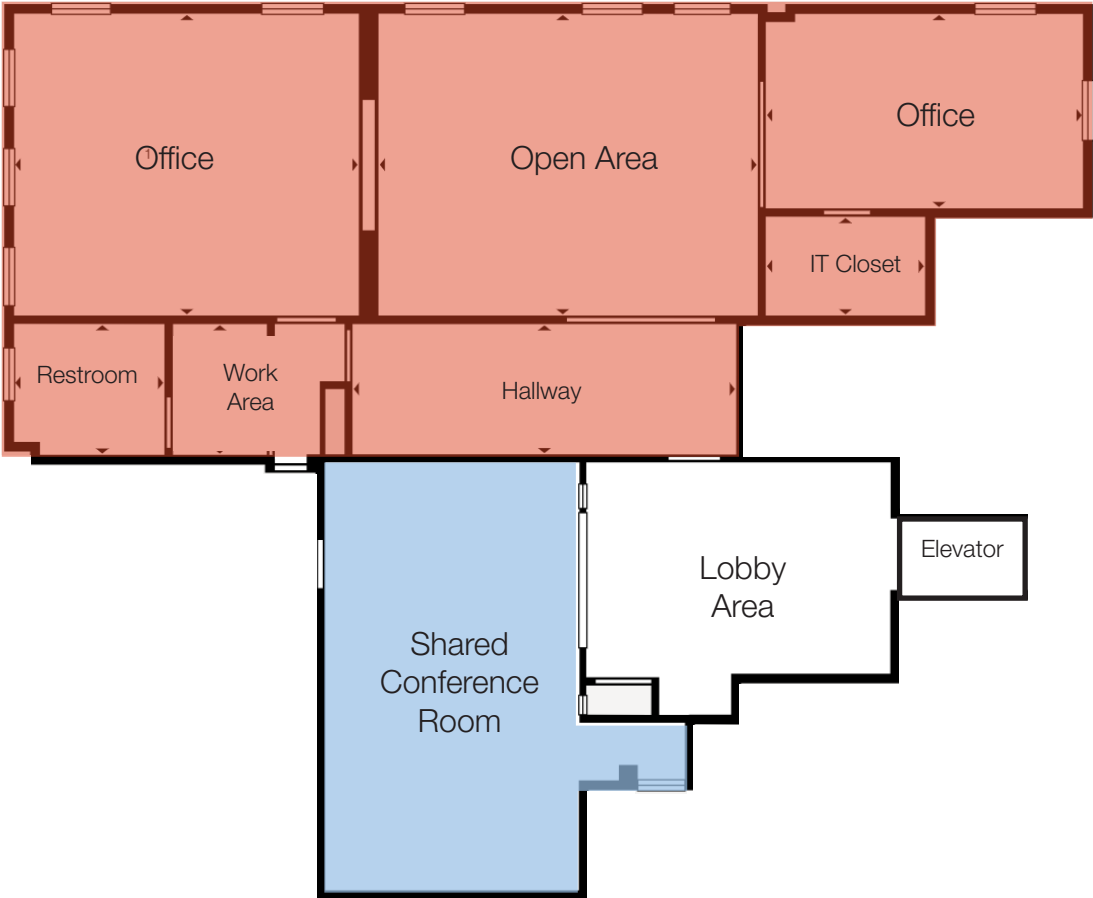
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SECOND FLOOR PLAN

Suite 200- 1,265 RSF



CLICK OR
SCAN FOR
VIRTUAL TOUR



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FIRST FLOOR PHOTOS



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NAI TRI PROPERTIES

SECOND FLOOR PHOTOS



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NAI TRI PROPERTIES

AMENITIES

In the heart of Raleigh within walking distance to nearby amenities including restaurants, shopping, hotels, banks, fitness and more.

FOOD

Morgan Street Food Hall
Hibernian Irish Pub
DeMos Pizzeria and Deli
Mu Way Tavern
Burger Village
Taverna Angora
Cantina 18
Players' Retreat
Blend Raleigh
Buena Papa Fry Bar
Ajisai
Midwood Smokehouse
Iyla's Southern Kitchen
The Bowls
The Flying Biscuit Cafe
Cape Fear Seafood Company
Char Grill
Trophy Brewing
DICED
Golden Dragon Chinese Restaurant
Village Draft House
Tupelo Honey Southern Kitchen and Bar
Hibachi and Company
Mitch's Tavern
Fun DipPot
Raleigh Beer Garden

HOTELS

Holiday Inn Raleigh Downtown
Aloft Raleigh
The Casso
Hampton Inn & Suites
AC Hotel Downtown Raleigh
The Longleaf Hotel and Lounge
Sheraton Raleigh
Raleigh Marriott City Center
The StateView Hotel
THE STORE
Guest House Raleigh
Kasa at Berkshire Village District
Hilton North Hills
Ramada by Wyndham
Holiday Inn Express

BANKS

Fidelity Bank
First Horizon Bank
North State Bank
First Citizens Bank
Chase Bank
PNC Bank
First National Bank
Wells Fargo
Truist

PARKS/OUTDOOR RECREATION

Pullen Park
Jaycee Park
Cameron Park
Nash Square
Moore Square
Rose Garden
Latta University Historical Park
Dorthea Dix
Isabella Cannon Park

SHOPPING & ENTERTAINMENT

The Pour House
Shops at Village District
Midtown East
City Plaza Main Stage
Meymandi Concert Hall
Shops at Erwin Mill
Red Hat Amphitheater
Lincoln Theatre
Glenwood Village
North Hills
Ridgewood Shopping Center
North Carolina Symphony
The Ritz
Holly Park
Old Raleigh Village

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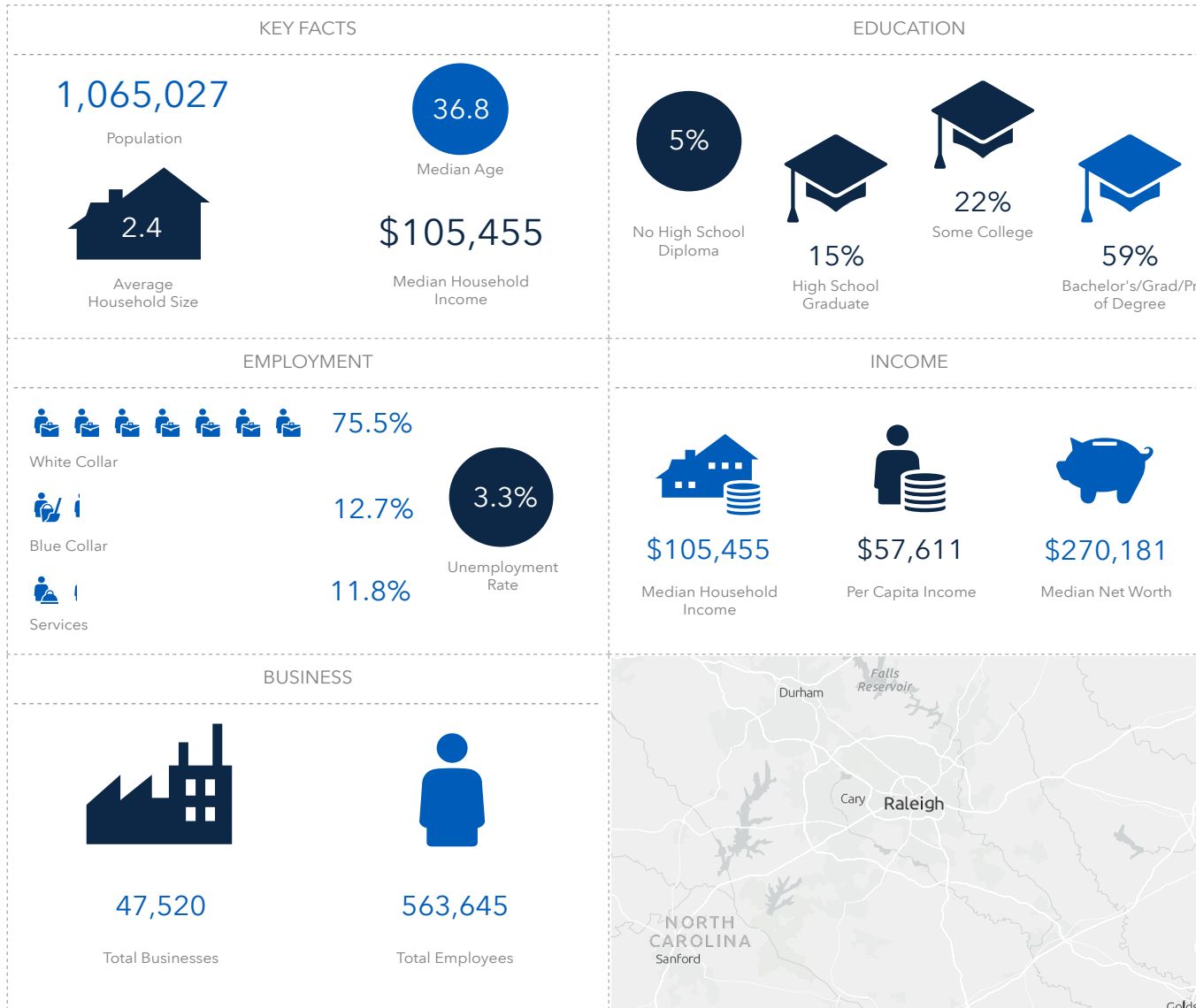
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DEMOGRAPHICS

27 MINUTE AVERAGE COMMUTE DRIVE TIME



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