



FOR SALE

Historic Property

206 NEW BERN PLACE

Raleigh, NC 27601

PRESENTED BY:

THOMAS GOODWIN CCIM

O: 919.760.4819

thomas.goodwin@svn.com

PROPERTY SUMMARY



PROPERTY DESCRIPTION

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 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.

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SPACE FEATURES

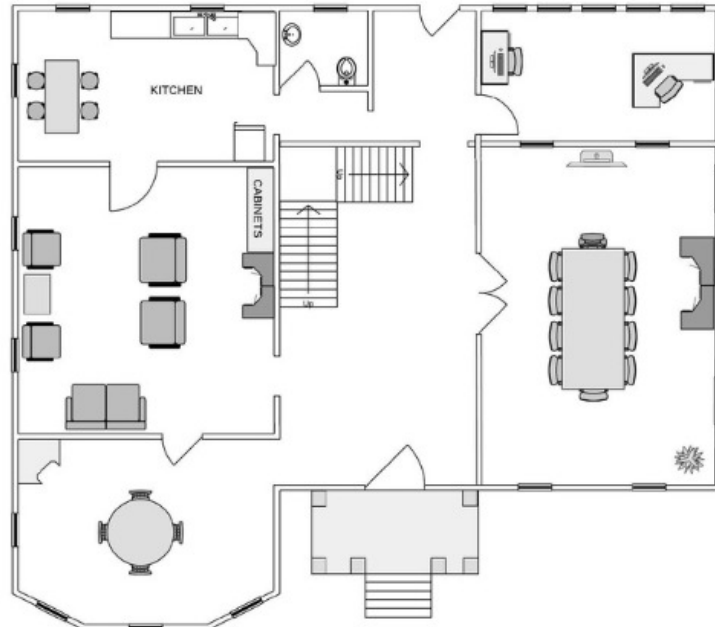
- Welcoming reception area
- Nine offices spread over two floors
- Small & large conference rooms
- Kitchen
- Private bathrooms
- Natural lighting offering a comforting and inviting work environment

OFFERING SUMMARY

HISTORY	Historic property built in 1798
BUILDING SIZE	±4,044 SF
LOT SIZE	0.20 Acres
PARKING	30+ free “2-hour” parking spaces in front and four dedicated spaces on a monthly leased basis in the rear and potential for more
ZONING	Downtown Mixed Use (DX-3)
LOCATION	Located in Downtown Raleigh on New Bern Place between South Person Street and Blount Street

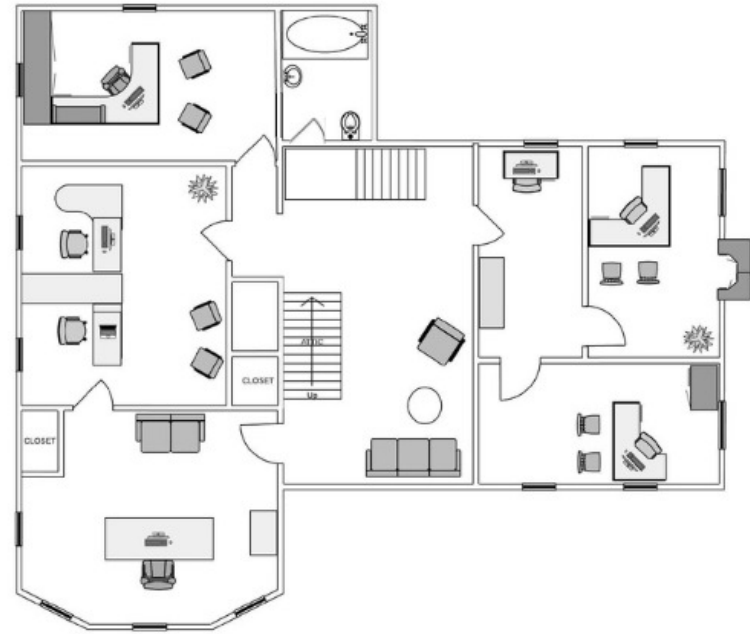
FLOOR PLANS

*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

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BOOK 1986 PAGE 222

This certifies that the undersigned is (are) the owner(s) of the property shown on this map having acquired title directly by deed(s) recorded in the Office of the Register of Deeds of Wake County, North Carolina, or otherwise, as shown below and that by submission of this plat or map for approval I (we) do dedicate to the City of Raleigh for public use all streets, easements, rights-of-way and parks shown thereon for all lawful purposes to which the City may devote or allow the same to be used and upon acceptance thereof in accordance with all city policies, ordinances and regulations or conditions of the City of Raleigh for the benefit of the public, said dedication shall be irrevocable; provided, and dedication of easements for storm drainage are not made to the City of Raleigh but are irrevocably made to the subsequent owners of any and all properties shown hereon for their use and benefit subject to conditions of subsections (b) (c) (d) and (f) of Section 1 and Section 4 of the "City Storm Drainage Policy" (amendment 1970-76) as the same may be from time to time amended).

Book No. _____ Page No. _____
City of Raleigh
John D. Smith
of Property Owner(s)
Signature(s)

of Property Owner(s)
Signature(s)

NORTH CAROLINA - WAKE COUNTY

The foregoing certificate of _____ of _____ (his) (are) certified to be correct. This instrument was presented for registration and recorded in this office.

This _____ day of _____, 1986 at _____ o'clock P.M.
KENNETH C. WILLIAMS, Register of Deeds
By **Dorcas B. Chasak**, Deputy Registrar of Deeds

"I, **Larry L. Chasak**, certify that this map was drawn (by me) under my supervision from an actual survey by me (survey made under my supervision) described as follows:
Page _____, etc.; (other); that the error of closure as calculated by latitudes and departures is **1/10,000**; that the boundaries not surveyed are shown as hygienic lines plotted from information found in book _____, page _____; that this map was prepared in accordance with G.S. § 4230 as amended. Witness my hand and seal this _____ day of February, 1986."

Signed: **LARRY L. CHASAK**
Seal: **L-1369**

NOTARY PUBLIC
WAKE COUNTY, N.C.
DORCAS B. CHASAK

Commission expires Dec. 1986
Dorcas B. Chasak
Notary

THIS PLAT NOT TO BE RECORDED AFTER _____ DAY OF FEB. 1986
1 COPY TO BE RETAINED FOR THE CITY.
THIS PLAT IS OUT OF THE CITY LIMITS.

NORTH CAROLINA WAKE
Personally appeared before me
Larry L. Chasak, who being duly sworn, says that the certificate above is true and correct this _____ day of February, 1986.
My Commission expires Dec. 1986
Dorcas B. Chasak
Notary

THIS IS NOT A SURVEYOR'S BUT A RECORDING OFFICE PREVIOUSLY LATED PROPERTY.
George E. Chapman, Director of Planning

REFERENCE: DEED BOOK 1035 PG. 396
• 2988 • 692
• 3252 • 412
• 3505 • 607
• 2988 • 694
TAX PARCELS A-68-01, 04 & 14
MAP BOOK 1970 PG. 235
R-24-PL
RECOMBINATION MAP
TAX PARCELS
A-68-01, A-68-04, A-68-14
RALEIGH, N.C.
11 S. BLOUNT ST., 206 NEW BERN PL., 209 E. MORGAN ST.
L. I. CHASAK
705 W. NORTH ST.
RALEIGH, N.C.

DATE: FEB. 5, 1986
SCALE: 1" = 20'

BOM 1986-222

LOCATION MAP

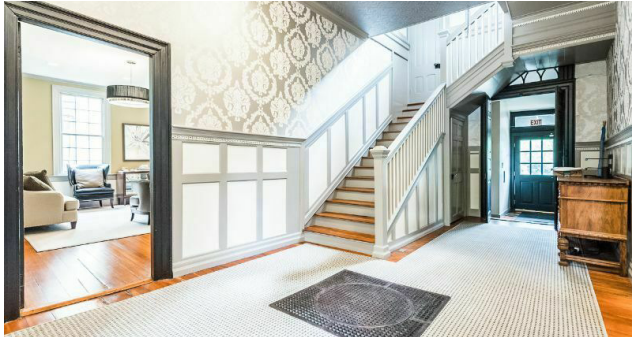


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ADDITIONAL PHOTOS



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206 NEW BERN PL | 206 New Bern Place Raleigh, NC 27601

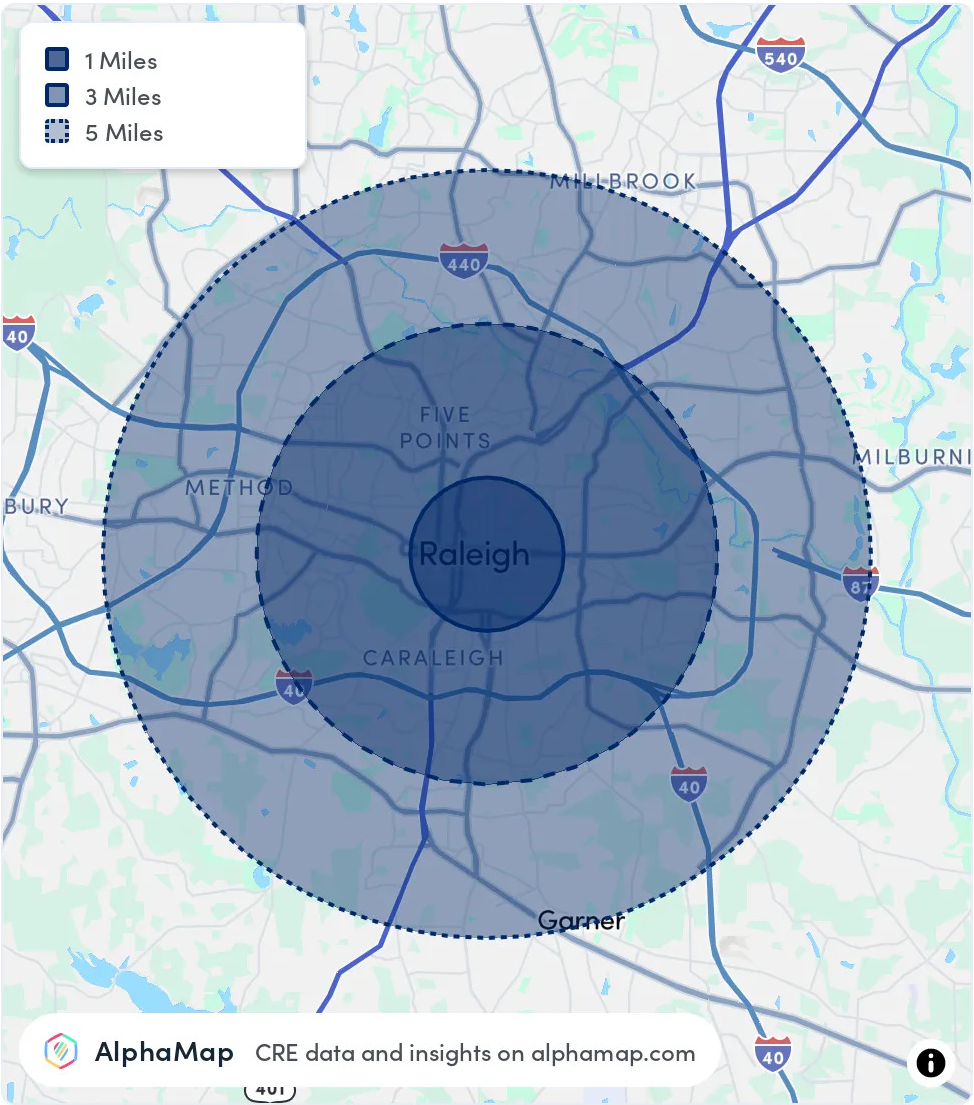
SVN | RALEIGH 6

AREA ANALYTICS

POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	18,586	103,727	230,470
AVERAGE AGE	38	36	37
AVERAGE AGE (MALE)	37	35	36
AVERAGE AGE (FEMALE)	38	37	37

HOUSEHOLD & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	9,921	42,219	95,609
PERSONS PER HH	1.9	2.5	2.4
AVERAGE HH INCOME	\$116,690	\$111,703	\$108,241
AVERAGE HOUSE VALUE	\$605,092	\$533,380	\$480,154
PER CAPITA INCOME	\$61,415	\$44,681	\$45,100

Map and demographics data derived from AlphaMap



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