



Available Retail or Office Space for Lease

Downtown Raleigh Freestanding Building--800 N. Person St. Raleigh, NC 27604



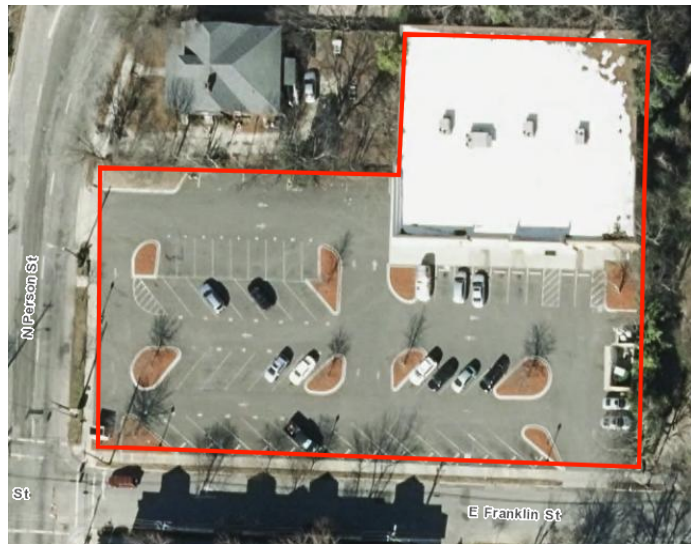
PROPERTY HIGHLIGHTS

- High visibility location in Downtown Raleigh
- Square Feet Available: 12,116 *Usable-No core factor
- Rental Rate: \$24.00 per square foot NNN
- TICAM estimated to be \$3.75 psf
- Tenant pays all utilities and interior maintenance
- Landlord can deliver "As-Is" or upfit at a higher rental rate
- TI Allowance negotiable based on rental rate
- Directly across from Person St. Plaza
- Renovated in 2013 with new roof, HVAC, electrical, plumbing
- Owner prefers an office conversion use
- 58-surface parking spaces
- Zoned NX-3-SH with City of Raleigh

OVERVIEW

Freestanding building (formerly used as a fitness use) available for lease in the Northern part of Downtown Raleigh. Walking distance to residential, restaurants, and small shops along the Person St. business district. This building provides a unique opportunity to lease an office space, in Downtown Raleigh, without paying a Core factor and there are 58 surface parking spaces available.

GEOGRAPHICAL LOCATION



ADDITIONAL PHOTO



HOBBY
properties

515 N. Blount St.
Raleigh, NC 27604
www.hobbyproperties.com

For more information Contact:
Boss Poe, CCIM
bosspp@hobbyproperties.com

(919) 205-3602 (ph)