

FOR SALE/LEASE

118 ST MARY'S STREET

RALEIGH, NORTH CAROLINA 27605

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 LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES
RALEIGH • DURHAM • WILMINGTON

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OVERVIEW

Lee & Associates is pleased to present 118 St Mary's Street, a rare opportunity to acquire a well-maintained, freestanding office building in one of Raleigh's most desirable and accessible locations. Originally constructed in 1940 and extensively renovated in 2016, this two-story property offers an ideal environment for professional service firms seeking ownership in the urban core.

Located Inside the Beltline, the property provides convenient access to Downtown Raleigh, the Village District, and is immediately adjacent to the vibrant Glenwood South district, offering exceptional connectivity and nearby amenities.

OWNERSHIP OPPORTUNITY

Freestanding office buildings of this size and quality within the Beltline rarely become available. This offering presents an exceptional opportunity for owner-users seeking a long-term office location in one of Raleigh's most sought-after business environments.

PROPERTY HIGHLIGHTS

- » ±3,546 SF on two stories
- » Freestanding, inside-Beltline office building
- » 0.2 acre site
- » Seven parking spaces
- » Prime Glenwood South location
- » Basement storage
- » New roof in 2024
- » Walk score of 70
- » Building to be delivered vacant at closing
- » Seller willing to consider a short-term leaseback arrangement

\$2.15M
SALE PRICE
(Price Reduction)

\$27.00/SF NNN
LEASE RATE
(Available 60-90 days)

118 ST MARY'S STREET

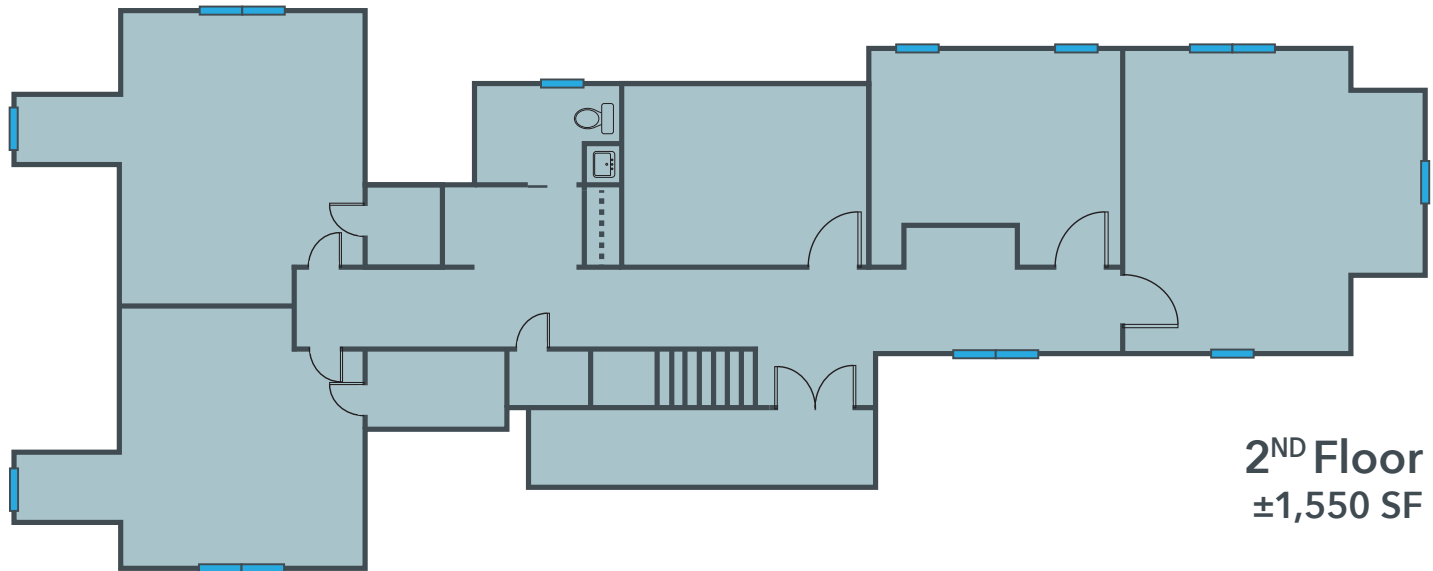
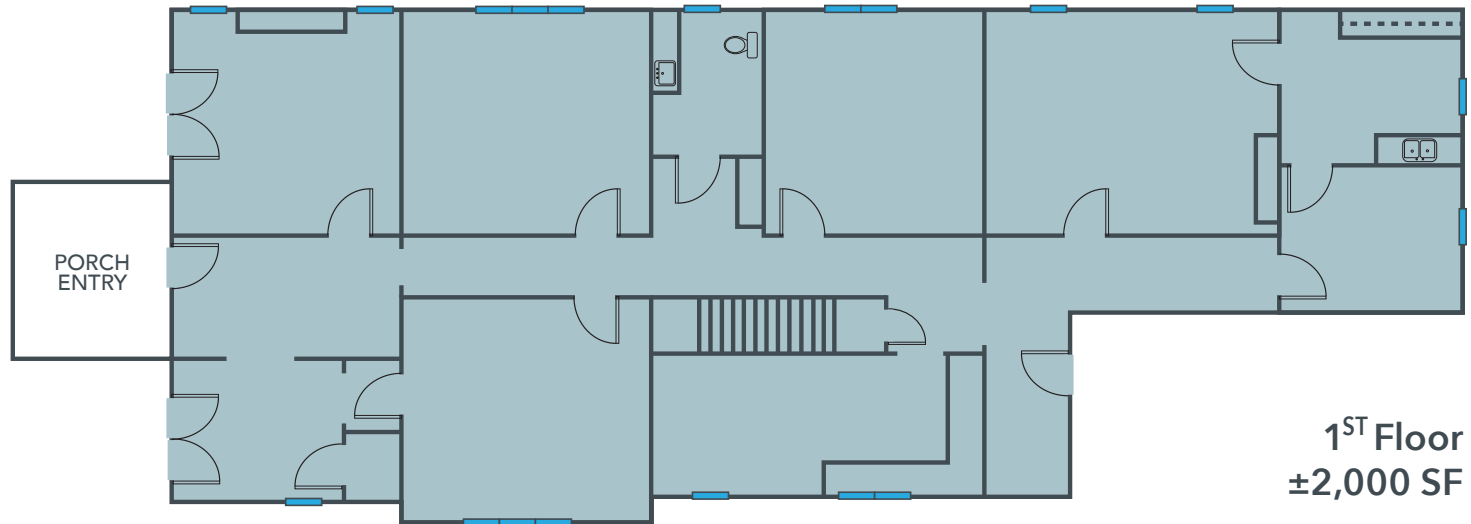


IDEAL FOR

- » Law Firms
- » Accounting Firms
- » Engineering Companies
- » Financial Services
- » Consulting Groups
- » Other Professional Service Users



FLOOR PLANS



AREA AMENITIES



RALEIGH, NORTH CAROLINA

Raleigh is one of the most highly sought-after cities in the U.S. and on the list of some of the world's biggest businesses and most educated professionals. As North Carolina's capital city, Raleigh is a dynamic economic hub driven by explosive population growth, a diverse talent pipeline, an exceptional quality of life, and a low cost of doing business. Raleigh ranks as a top place for business with recruitment and expansion announcements by corporate headquarters, technology, and life science companies.

Major Employers



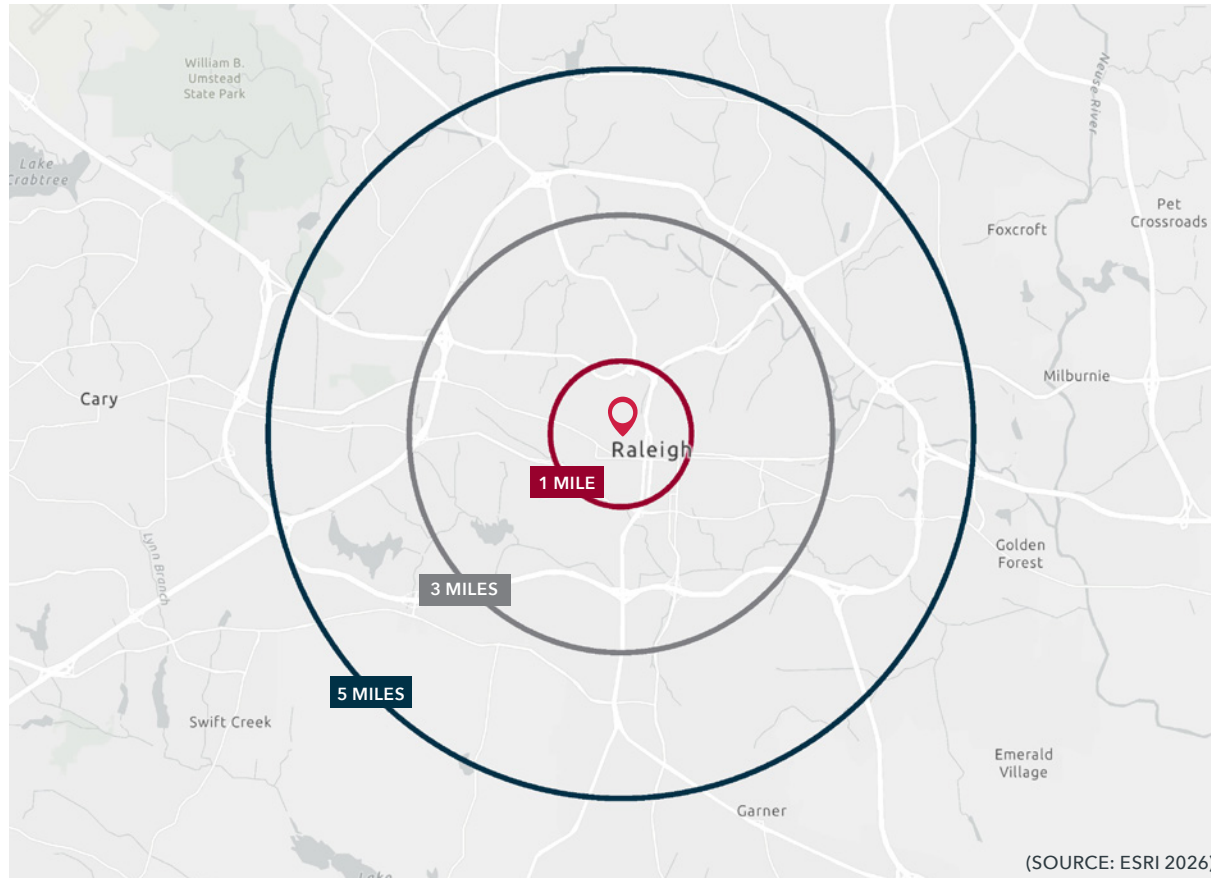
Tier-One Research Universities



THE UNIVERSITY
of NORTH CAROLINA
at CHAPEL HILL



DEMOGRAPHICS



	1 Mile	3 Miles	5 Miles
Population (2025)	12,849	91,469	194,048
2030 Projected Population	25,074	117,082	250,322
Daytime Population	61,953	153,964	361,838
Median Age	32.1	31.6	33.0
Avg. Household Income	\$143,597	\$138,956	\$127,064
Median Home Value	\$600,135	\$524,061	\$478,808

20K

RESIDENTS WITHIN 1 MILE OF
DOWNTOWN RALEIGH

43.3K

EMPLOYEES WITHIN 1 MILE
OF DOWNTOWN RALEIGH

132+

RETAILERS

289+

RESTAURANTS & BARS

21.3M

VISITOR VISITS PER YEAR

492

ACRES OF PARK SPACE
WITHIN 1 MILE OF
DOWNTOWN RALEIGH



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