

107 FAYETTEVILLE

5TH FLOOR FOR LEASE

107 FAYETTEVILLE STREET | RALEIGH, NC 27601

CITYPLAT

MARIA DINSHAW
919.327.8498
MARIA@CITYPLAT.COM

CITYPLAT
COMMERCIAL REAL ESTATE

KEVIN JOSE
919.412.5559
KEVIN@CITYPLAT.COM

PROPERTY DETAILS

Discover an exceptional opportunity at **107 Fayetteville St**, strategically situated in the heart of Downtown Raleigh. Appreciate the expansive high ceilings and industrial aesthetics that complement the panoramic skyline views from the highest floor of the building. Tailored to diverse business needs, this flexible space layout accommodates startups, established firms, creative ventures, and professional practices alike. Perfectly suited for law firms, architecture firms, engineering offices, and political campaign headquarters, this location offers proximity to renowned dining, shopping, the courthouse, and the YMCA, all within walking distance.

FEATURES

- INDUSTRIAL-MODERN INTERIORS
- OPEN FLOORPLAN
- FULLY RENOVATED IN 2015
- HUNDREDS OF NEARBY AMENITIES
- SECURE ELEVATOR
- AMPLE PARKING
- ENTIRE 5TH FLOOR OF 5-STORY BUILDING
- AVAILABLE IMMEDIATELY

2,500-7,500 SF
TOTAL SQUARE FEET

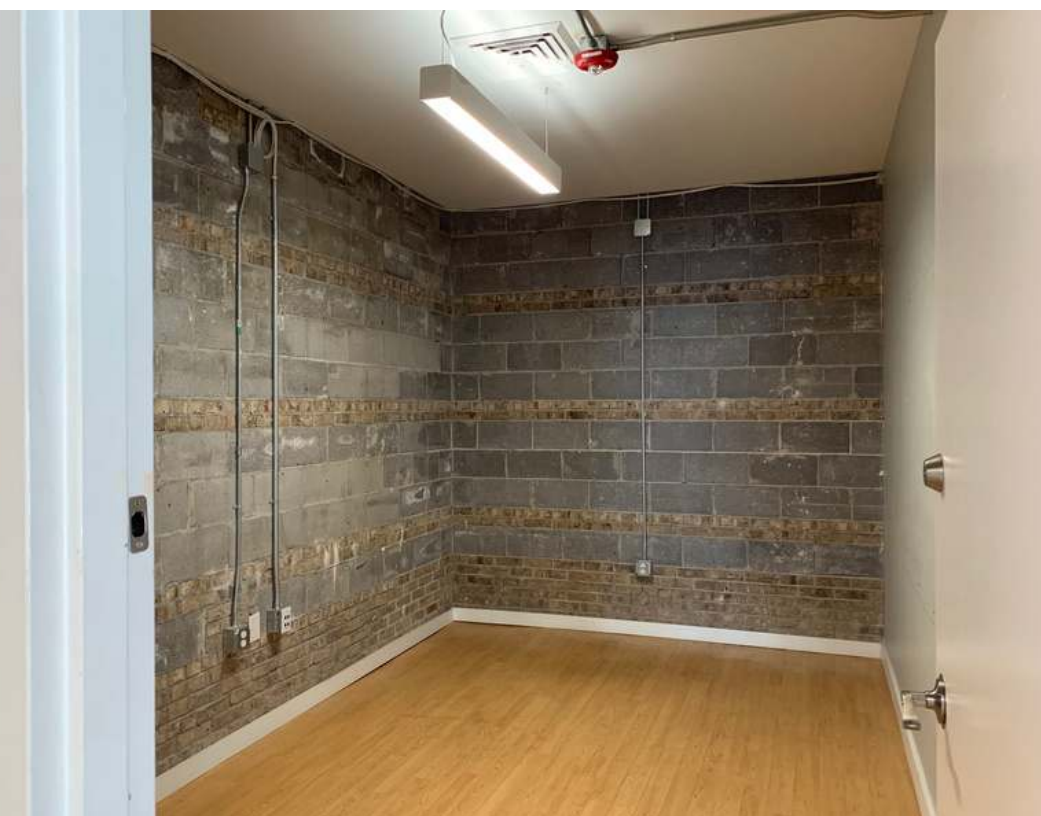
\$5,900 / MONTH
MONTHLY RENT

**OFFICE
USE**









prime downtown
Raleigh view
from the 5th
floor



AVAILABLE
2,500-7,500 sqft

FLOOR PLAN

EXCITING CHANGES

ON FAYETTEVILLE STREET

Exciting changes are coming to Fayetteville Street, including the opening of DICED, Mustang House, and Sir Walter Coffee; a new training program for minority and female entrepreneurs by HUBB Kitchens; live sports viewing at City Plaza; upgrades to the Alexander Square Parking Deck; and innovative light activations. These developments, alongside efforts to boost economic growth and support local businesses, are revitalizing Downtown Raleigh.

new & upcoming DINING DESTINATIONS

BISTRO 401

DICED BIRDIES

MUSTANG HOUSE

CHIDO TACO

HUBB KITCHEN

PRIMO HOAGIES

LIVING

8,212 TOTAL RESIDENTIAL UNITS

2,899 UNITS UNDER CONSTRUCTION

6,993 UNITS PLANNED



LEARN MORE





BIRDIE'S BARROOM & KITCHEN

Birdie's Barroom & Kitchen, a new 150-seat restaurant by LM Restaurants, is set to open this summer. **Located directly across the street from our office for lease**, Birdie's offers an all-day dining experience with a morning café, grab-and-go lunch, and sit-down dinner service. With a central bar, outdoor seating, and a private event space, Birdie's promises a warm, welcoming environment for every occasion.



VIBRANT STREET REVIVAL

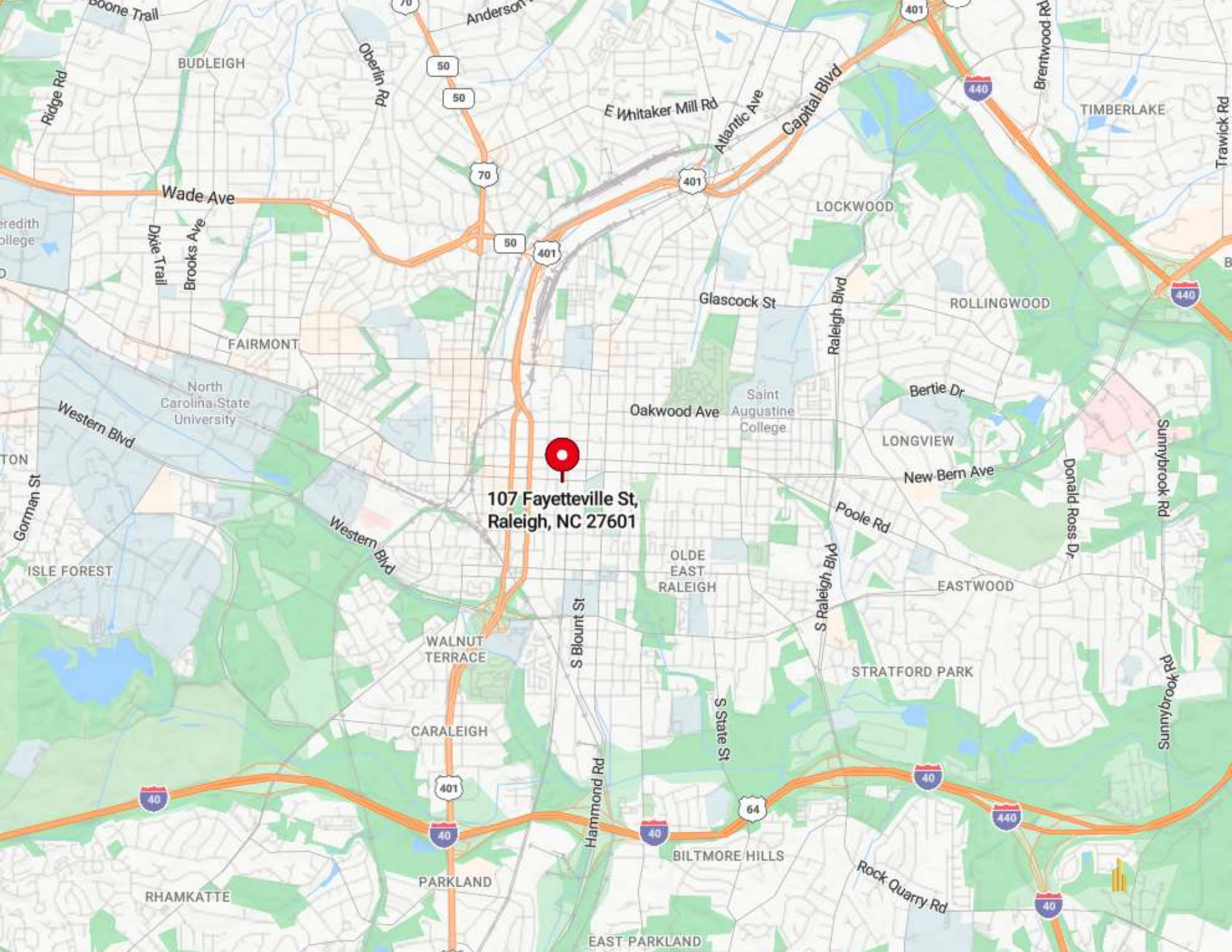
Fayetteville Street is experiencing a vibrant revitalization, attracting more foot traffic and enhancing the community vibe.

LESS THAN A MILE AWAY

- SUBWAY
- BENNY CAPITALES
- DICED
- RALEIGH RAW
- BIRDIES
- INSOMNIA COOKIES
- CENTRO
- THE RALEIGH TIMES
- SITTI
- GRAVY
- THE BIG EASY
- THE PIZZA TIMES
- GRAVY
- BREWERY BHAVANA
- BIDA MANDA
- THE MERCHANT
- DEATH & TAXES
- LUCETTEGRACE
- MECCA
- BEASLEY CHICKEN & HONEY
- STARBUCKS
- JIMMY JOHNS
- JIMMY V'S OYSTERIA
- SONO SUSHI



NORTH CAROLINA
STATE CAPITOL



107 Fayetteville St,
Raleigh, NC 27601

MARKET OVERVIEW

RALEIGH, NC



Downtown Raleigh, the vibrant heart of North Carolina's capital city, offers a compelling blend of historical charm and modern innovation. With its picturesque streets lined with historic buildings and contemporary skyscrapers, Downtown Raleigh serves as a dynamic hub for business, culture, and entertainment. The area has seen remarkable growth in recent years, fueled by a booming tech sector, flourishing arts scene, and an influx of new residential and commercial developments.

As one of the fastest-growing cities in the Southeast, Raleigh's downtown district continues to attract a diverse array of businesses, from tech startups to established corporations, drawn by its strategic location, robust infrastructure, and access to top-notch amenities. With ongoing investments in urban revitalization and sustainable development, Downtown Raleigh remains a sought-after destination for professionals, residents, and visitors seeking a vibrant urban lifestyle in a thriving economic center. Its walkable streets, green spaces, and vibrant culinary scene further enhance its appeal, making it a dynamic place to live, work, and play.

\$70,803
MEDIAN INCOME

217,694
POPULATION

97%
WALK SCORE



DISCLAIMER

The information contained in this Offering Memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party(ies) receiving it from CityPlat, LLC and should not be made available to any other person or entity without the written consent of CityPlat, LLC. If you are not the intended recipient, you are hereby notified that any retention, dissemination, duplication, forwarding, copying or taking any action in reliance on the contents of this information is strictly prohibited. If you receive this Offering Memorandum in error, whether in electronic or printed form, please notify the sender and destroy the document.

This Offering has been prepared to provide a summary of unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation.

CityPlat, LLC has not made any investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with state and federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property.

The information contained in this Offering has been obtained from sources we believe are reliable; however, CityPlat, LLC has not verified, and will not verify, any of the information contained herein, nor has CityPlat, LLC conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided.

