

**NEWLY
RENOVATED!**

POWERHOUSE S Q U A R E

116 N. WEST ST

OFFICE SPACE FOR LEASE
DOWNTOWN RALEIGH

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york

PROPERTY DETAILS

116 N. West Street

LEASE RATE

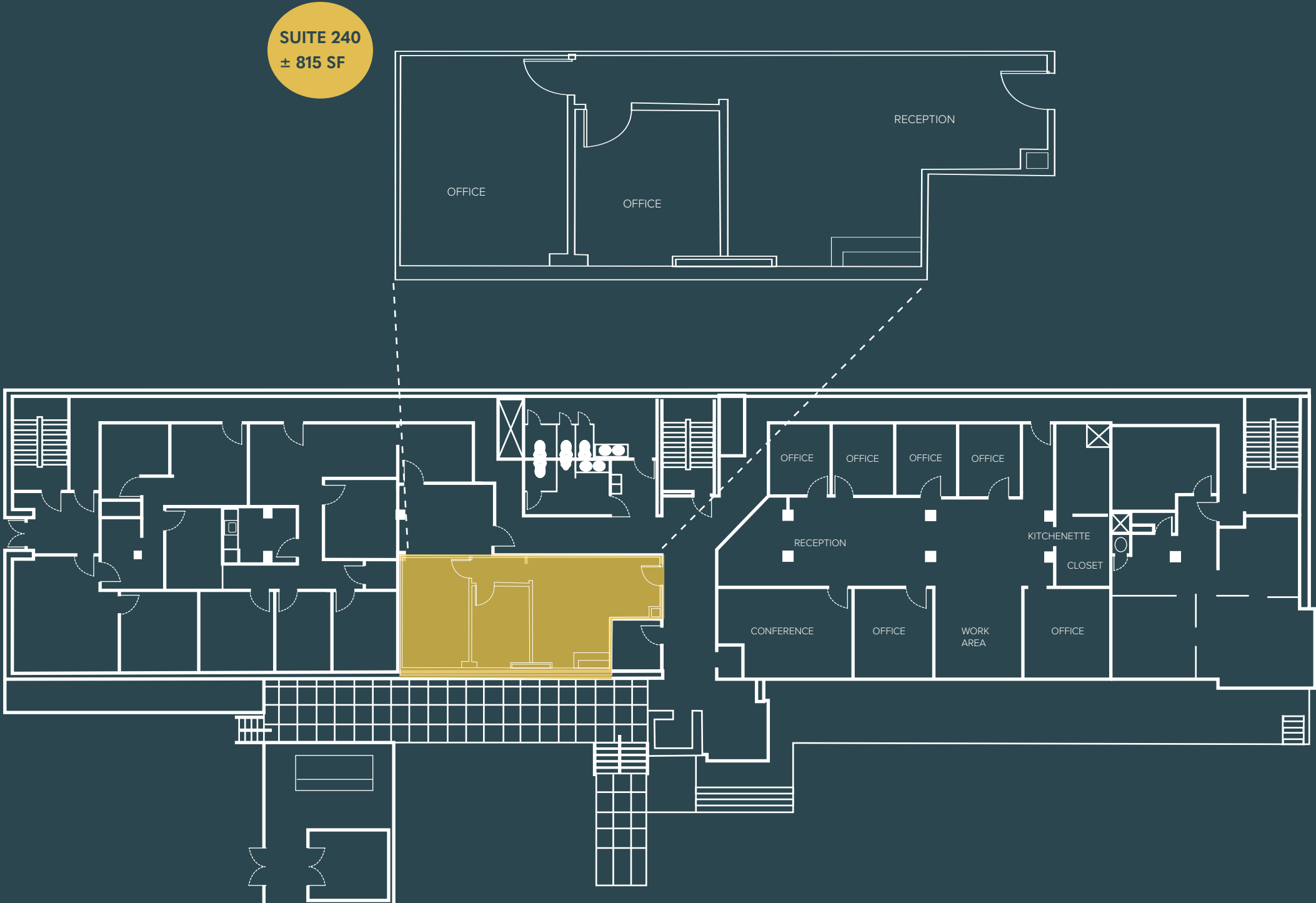
\$32.00 PSF | Full Service

AVAILABILITY

Suite 240 | ± 815 SF
Available December 1, 2026

DETAILS

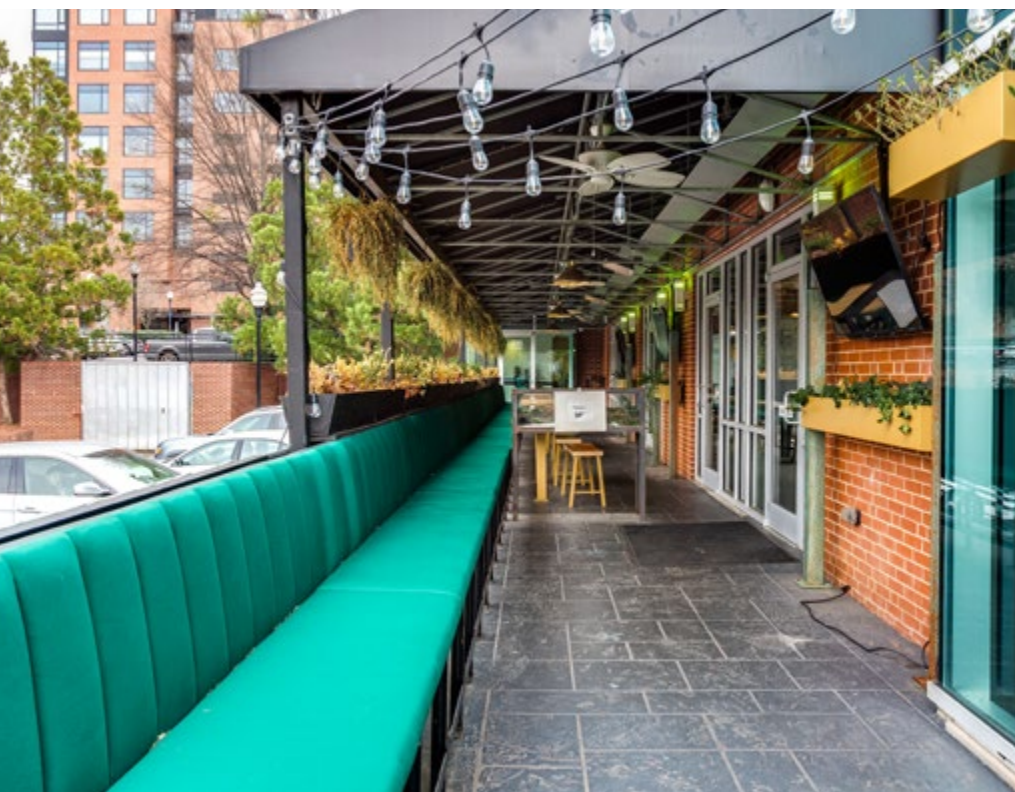
- On-site parking secured through Power Parking
- Walking distance from Campbell University, Warehouse District, Hillsborough street, and Glenwood South
- On site amenities include Clouds Brewing, La Mala Mexican Cocktail Bar and Killjoy Cocktail Lounge
- Situated in a prime location within walking distance of several major transit hubs, including Union Station and the Raleigh Bus Station
- Surrounding neighborhood is known for its vibrant and creative culture, making it an attractive destination for talent and innovation.
- Recent common area upgrades include: Elevator refresh, new flooring and paint, new artwork, furniture, and directory signage.





POWERHOUSE S Q U A R E

Historic Powerhouse Square is located within the Downtown Raleigh Submarket and is situated in the Glenwood South District. One of downtown's signature streets anchors this eclectic mix of restaurants, art galleries, stores, nightlife and residences. With over 600 units under construction or recently delivered and more on the way, Glenwood South will build on its existing residential base to become one of downtown's most distinctive neighborhoods. Raleigh's strong job growth, commercial and residential developments and significant public projects have helped establish a competitive edge as evident by this neighborhood's success.



SMOKY HOLLOW
 A mixed-use, urban district revitalizing the northern gateway to downtown Raleigh. The project includes Class A office space, 700 urban apartments, Publix grocery store and an energetic pedestrian promenade.



POWERHOUSE SQUARE

GOVERNMENT OFFICES

- Industrial Comm.
- Legislative Office
- Dept of Public Instruction
- General Assembly
- State Capitol

400H
 144,000 Class A Office
 16,935 SF of Retail Space
 242 Residential Units



ORIGIN HOTEL



RALEIGH UNION STATION
 Raleigh Union Station is an intermodal transit station and event space. The modern, lofty design of Raleigh Union Station fits all needs. The space can accommodate groups in excess of 400.

GLENWOOD AVENUE

HILLSBOROUGH STREET

S. DAWSON STREET

WAREHOUSE DISTRICT

Characterized by six blocks of iconic, red-brick, former-industrial buildings, the Warehouse District in downtown Raleigh is a growing concentration of galleries, studios, restaurants, nightlife and innovative businesses located a few blocks west of the Raleigh Convention Center

NASH SQUARE
 This 4-acre park is one of two squares that continue to fulfill their intended use as public parkland.

POWERHOUSE S Q U A R E

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LEASING

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MARKETING

Shelby Bouquin

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YORK PROPERTIES

Brokerage · Property Management · Security
Maintenance · Association Management · Construction
Landscaping · Accounting

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