

RETAIL FOR LEASE

SIR WALTER RALEIGH

RALEIGH, NC 27601



NATRI PROPERTIES

PROPERTY OVERVIEW

Multiple retail spaces available for lease in historical building located in prime downtown Raleigh location on Fayetteville Street. With a walk score of 94, the Sir Walter Raleigh is easily accessible for both local residents and office workers.

BUILDING	Sir Walter Raleigh
ADDRESS	400 Fayetteville Street, Raleigh, NC 27601
BUILDING SIZE	Approximately 190,518 RSF
AVAILABLE SPACES AND RENTAL RATES	Suite F-Davie Street: 1,495 RSF- \$27.00/RSF + TICAM Suite G- Davie and Salisbury Street: 2,169 RSF (includes lower floor and mezzanine)- \$27.00/RSF + TICAM Suite B- Fayetteville Street: 1,150 RSF- \$30.00/RSF + TICAM Suite E- Davie Street: 969 RSF- \$27.00/RSF + TICAM
TICAM	\$3.84/RSF
YEAR BUILT	1924
HIGHLIGHTS	• Former Sir Walter Raleigh Hotel • On National Register of Historic Places • Raleigh historic landmark • Designed by Raleigh architect James A. Slater • Vibrant nightlife • Delivery in warm, vanilla shell

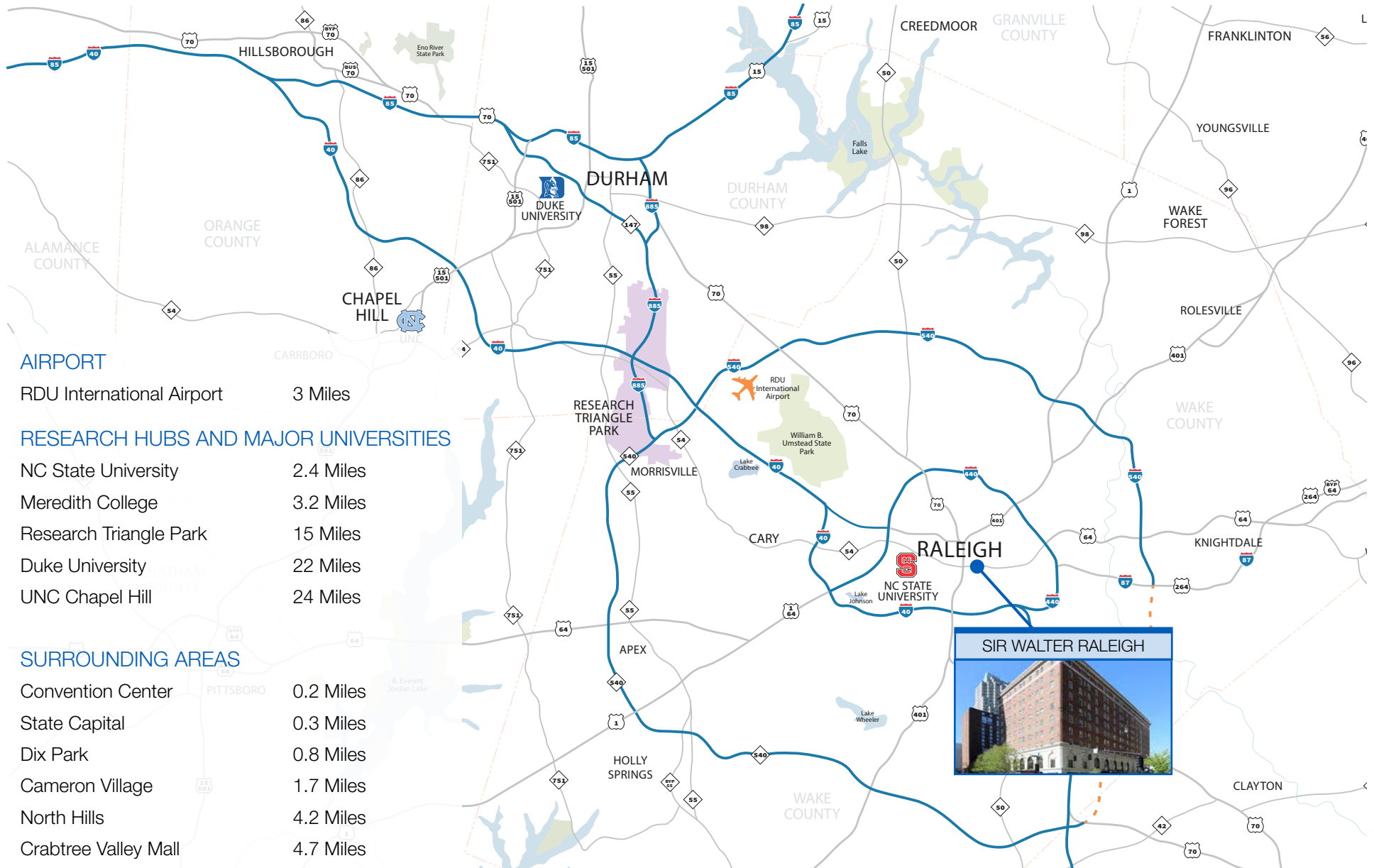
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NAITRI PROPERTIES



TRIANGLE REGION



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FAYETTEVILLE STREET STREETSCAPE PLAN (PHASE ZERO)

Council Approved: ~\$1M approved in November 2025 to begin “Phase Zero” streetscape improvements

Streetscape Updates:

- Reconfigure or remove existing benches to free up pedestrian and business space
- Remove granite seatwalls that conflict with new walking zones
- Modify landscape beds (remove hard-to-maintain plantings; introduce public art in select areas)
- Reorient sidewalk zones to expand business frontage (e.g., outdoor dining) and shift walking paths closer to trees

Placemaking Enhancements (Select Blocks):

- New colorful furniture, public art, and wayfinding
- Focus on east 100 Block, east & west 200 Block, and east 300 Block

Timeline: Implementation targeted over the next year, aiming for completion by end of 2026

City Plaza (FY26–27 Earmarked Projects):

- Install large public art on two existing north-side pedestals
- Further study a small-to-medium band stage for City Plaza



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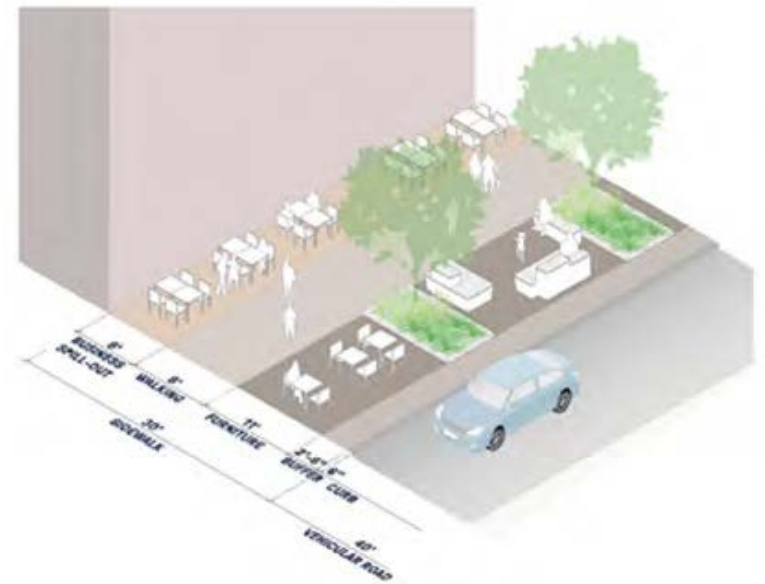
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FAYETTEVILLE STREET STREETSCAPE PLAN (PHASE ZERO)



Streetscape Design: Proposed Changes

- Increase business zone to 8 feet to support larger dining tables.
- 8-foot walking zone between business zone & tree pits.
- Step-off zone reduced to 2.5 feet.
- Remove elements from the revised walking and furniture zones to increase flexibility.
- Tree pits extended to provide for plantings, define activation spaces.



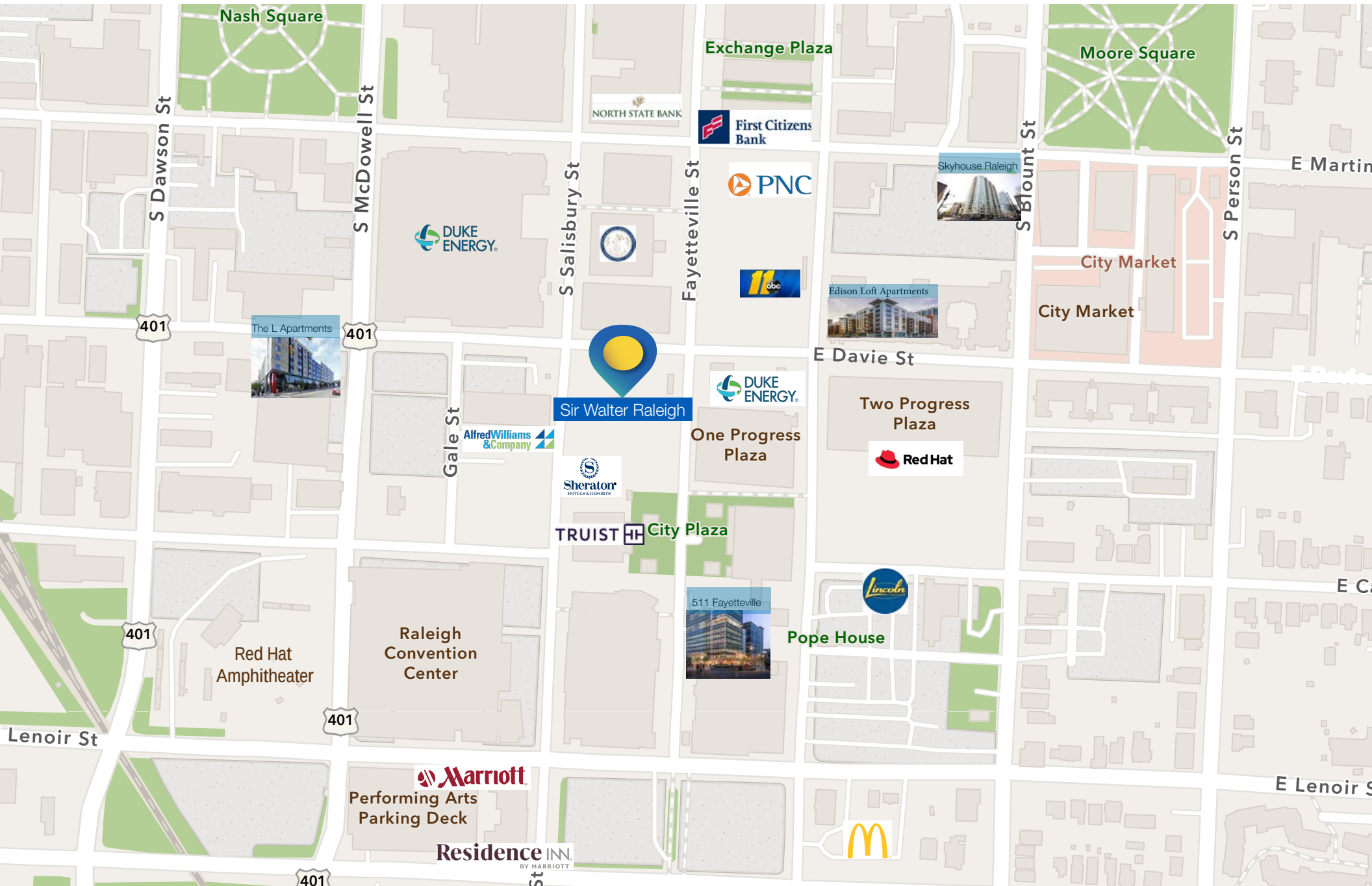
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DOWNTOWN RALEIGH



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FLOOR PLANS

Click or
Scan for
Virtual Tour



Suite G +
Mezzanine

Lower Level

Suite F
Click or
Scan for
Virtual Tour



Main Level

Suite E
Click or
Scan for
Virtual Tour



Suite B
Click or
Scan for
Virtual Tour

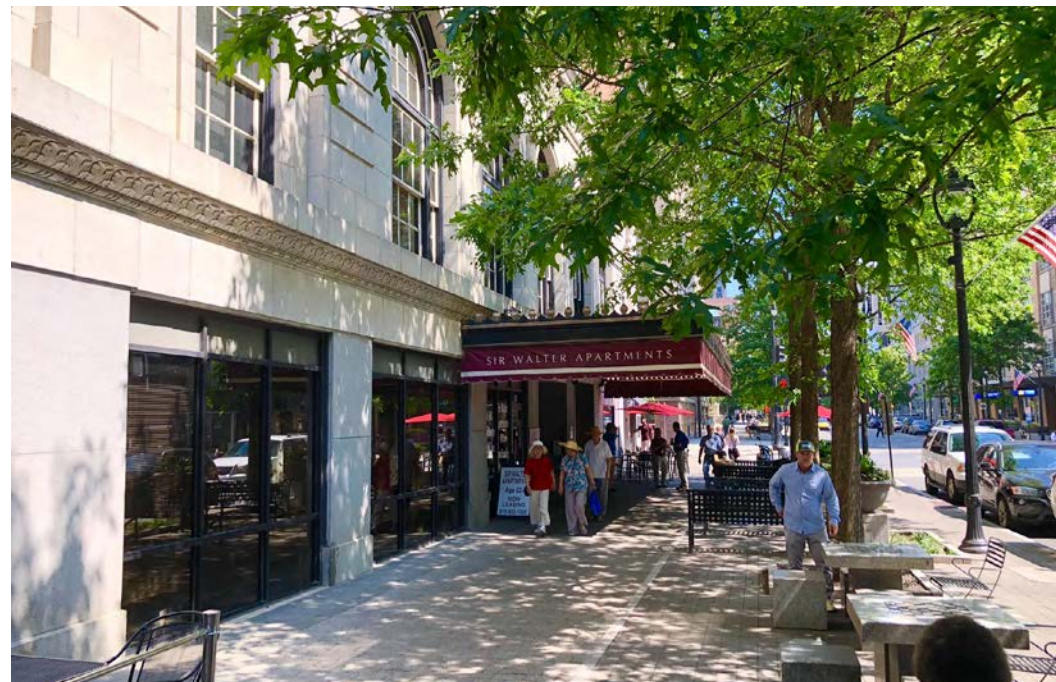


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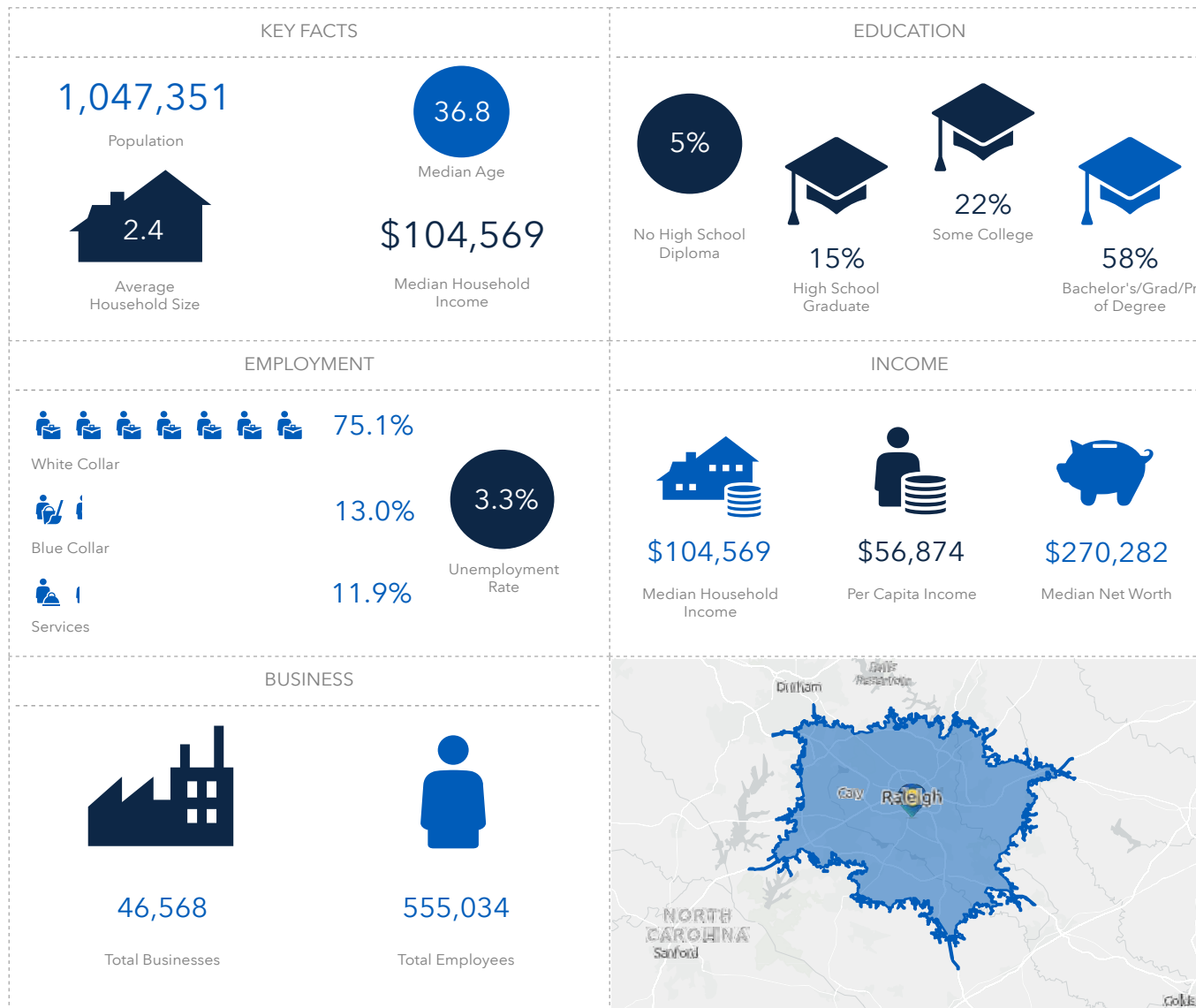
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DEMOGRAPHICS

27 MINUTE AVERAGE COMMUTE DRIVE TIME



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