

OFFICE/RETAIL
FOR LEASE!



222 N. PERSON ST

OFFICE/RETAIL FOR LEASE
IN RALEIGH, NC

JOHN KOONCE

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york

PROPERTY DETAILS

222 N. Person Street

AVAILABILITY

Ground Floor

Suite A | ± 4,043 SF

Suite D | ± 1,042 SF

Second Floor

Suite H | ± 1,276 SF

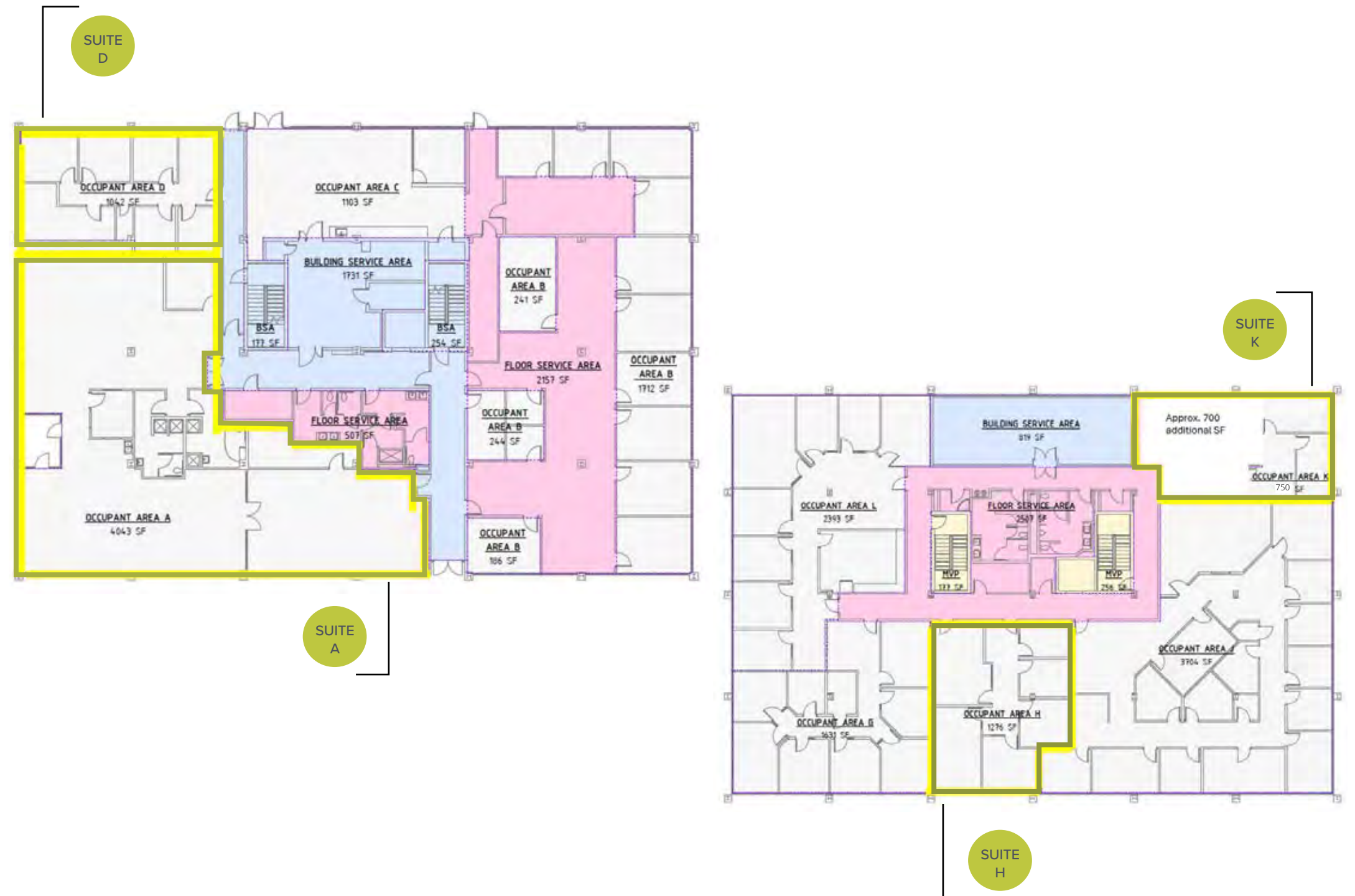
Suite K | ± 750 SF

LEASE RATE

\$30.00 PSF | Full service

DETAILS

- ± 40,638 sf three-story Class B Office Building
- Built in 1971 and designed by renowned Raleigh Architect Milton Small, building was renovated in 2016
- Large parking lot with great lighting
- Adjacent to North Carolina Governor's Mansion
- Walking distance to Person St Retail: Krispy Kreme, Oakwood Pizza Box, Standard, Gringo-A Gogo, Crawford and Son, Jolie, Side Street Cafe
- Great natural light and tall windows
- Some suites offering "in-office" restrooms including showers and exterior entrances
- Ground floor unit suitable for light retail/fitness/yoga/pilates





ADDITIONAL PHOTOS

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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.



GOVERNMENT OFFICES

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

PERSON ST. RETAIL

- Krispy Creme
- Oakwood Pizza Box
- Stanbury
- Crawford and Son
- Standard
- Gringo-A-Gogo

222 N. PERSON ST

NC EXECUTIVE MANSION



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

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.

NASH SQUARE

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

MOORE SQUARE

Moore Square hosts numerous events and programs including music festivals, markets, and movie nights

RALEIGH ACCOLADES

#1 BEST-PERFORMING LARGE METRO AREA

Milken Institute · January 2025

#1 MOST LIVABLE CITY

Far & Wide · December 2024

#5 BEST CITY FOR JOB SEEKERS

Indeed · December 2023

#7 FASTEST GROWING CITIES IN THE US

U-Haul · January 2025

#1 BEST QUALITY OF LIFE ON THE US EAST COAST

Travel & Leisure · September 2024

#1 TOP SPOT TO LAUNCH A SMALL BUSINESS IN NC

Lending Tree · November 2023

RALEIGH PROFILE

53.9%

Batchelor's Degree or Higher

53%

Owner-Occupied Housing Unit Rate

217,866

Number of Housing Units

\$74,612

Median Household Income

194,917

Number of Households

2.3

Number of Persons Per Household

21.6 min.

Mean Time Travel to Work

20.6%

Moved since previous year

35

Median Age

\$340,000

Median Home Price

5.4%

Veteran Status

469,502

Total Population

MAJOR GROWTH ON THE HORIZON

APPLE UPDATES ON RTP CAMPUS · JUNE 2023

"Apple has revealed new site plans for the construction of its Research Triangle Park campus that could house more than 3,000 workers. The plans include six buildings with a total of more than 700,000 square-feet of office space and 3,000 parking spaces all on 41 acres."

<https://wraltechwire.com/2023/06/30/apple-files-plans-for-324000-square-feet-of-office-space-at-rtp-campus/>

GOOGLE'S NEW ENGINEERING HUB · JANUARY 2022

Google sweetly welcomed employees into its new Google Cloud office in Durham for the first time on Tuesday – but with much less fanfare than the company hoped."

<https://wraltechwire.com/2022/01/11/google-opens-new-office-in-durham-with-a-sweet-touch-no-champagne/>

AMAZON SIGNS NEW LEASES · MARCH 2021

"After opening its massive fulfillment center in Garner last year, Amazon (Nasdaq: AMZN) has signed the leases for two new delivery stations in the Triangle, one in Garner and the other in Raleigh.

The goal is to power Amazon's 'last-mile delivery capabilities,' said spokeswoman Ashley Lansdsale. The e-commerce giant said the move will create hundreds of jobs, but didn't give an exact amount. Already, the company employs about 600 full-time associates at existing delivery stations in the Triangle. It opened new delivery stations in Cary and Durham last year."

<https://www.bizjournals.com/triangle/news/2021/03/03/amazon-new-delivery-stations-raleigh-garner-jobs.html>

222 N. PERSON STREET DEMOGRAPHICS

MILE RADIUS	POPULATION	HOUSEHOLDS	HOUSEHOLD INCOME	DAYTIME POPULATION
1	19,652	11,005	\$156,541	38,580
3	101,841	44,253	\$136,458	88,172
5	233,490	101,528	\$126,774	170,661

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LEASING

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MARKETING

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YORK PROPERTIES

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

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The logo for York Properties, featuring the word "york" in a bold, lowercase, sans-serif font. The letters are white and set against a dark grey background.