



400H

400 HILLSBOROUGH STREET
RALEIGH, NC

Retail Space for Lease

L O D E N

LEASING

John Koonce

919.446.3339 ext. 110

john@lodendev.com

AVAILABILITY

400H

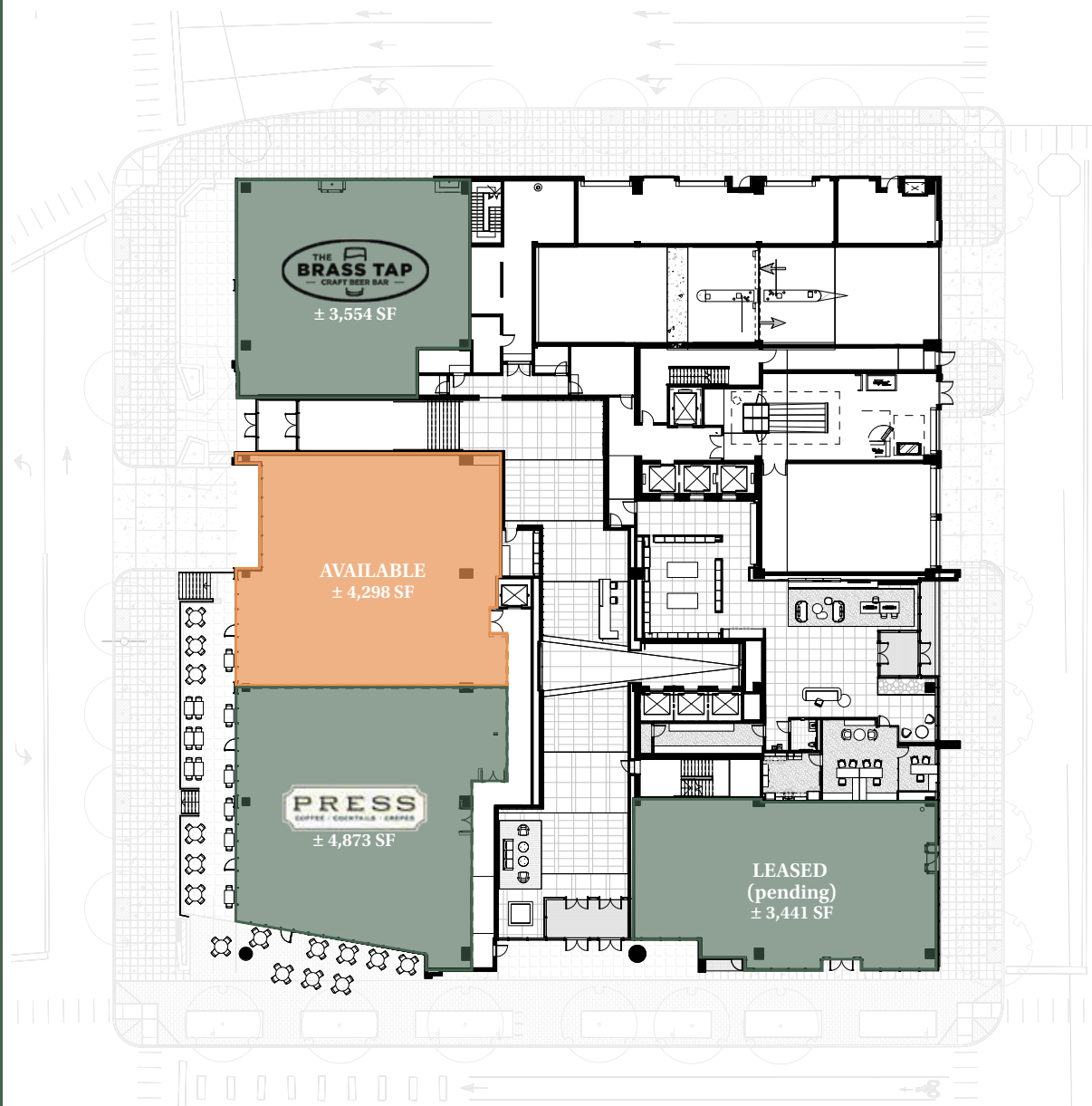
RETAIL FOR LEASE

Details

- $\pm 16,166$ SF ground floor retail
- 20' wide sidewalks
- Restaurant ready including 3,000 gallon great traps, 4" grease lines, pre-plumbed water and sewer lines, HVAC sleeves, and horizontal kitchen exhaust
- Integrated patio and outdoor areas
- Dedicated entrance for retail vs office and residential
- Parking on street and adjacent deck
- 18' high slab to deck
- Shell delivery with allowance

Retail Space

The Brass Tap	$\pm 3,554$ SF
Leased (pending) - Retail B	$\pm 4,298$ SF
Press Coffee, Crepes & Cocktails	$\pm 4,873$ SF
AVAILABLE - Retail C	$\pm 3,441$ SF



L O D E N

PROJECT OVERVIEW

400H

OVERVIEW

Building Details

- ± 144,410 SF office
- ± 16,166 SF ground floor retail
- 216 residential units
- 20 stories
- Nine (9) office/retail/parking levels and 11 residential levels
- One (1) integrated amenity level on Floor 9
- Column free
- Floor to ceiling curtain-wall glazing system covering entire facade

Floors

Ground Floor	± 3,554 SF retail (Edenton St)
Ground Floor	± 16,166 SF retail (Hillsborough and West)
Floors 2-3	Parking
Floors 4-8	± 25,500 SF office per floor
Floor 9	SkyHub and Residential
Floors 9-20	Residential

Parking

- 4: 1,000 SF for office
- One (1) per bedroom for residential
- Retail parking off-site

Sustainability

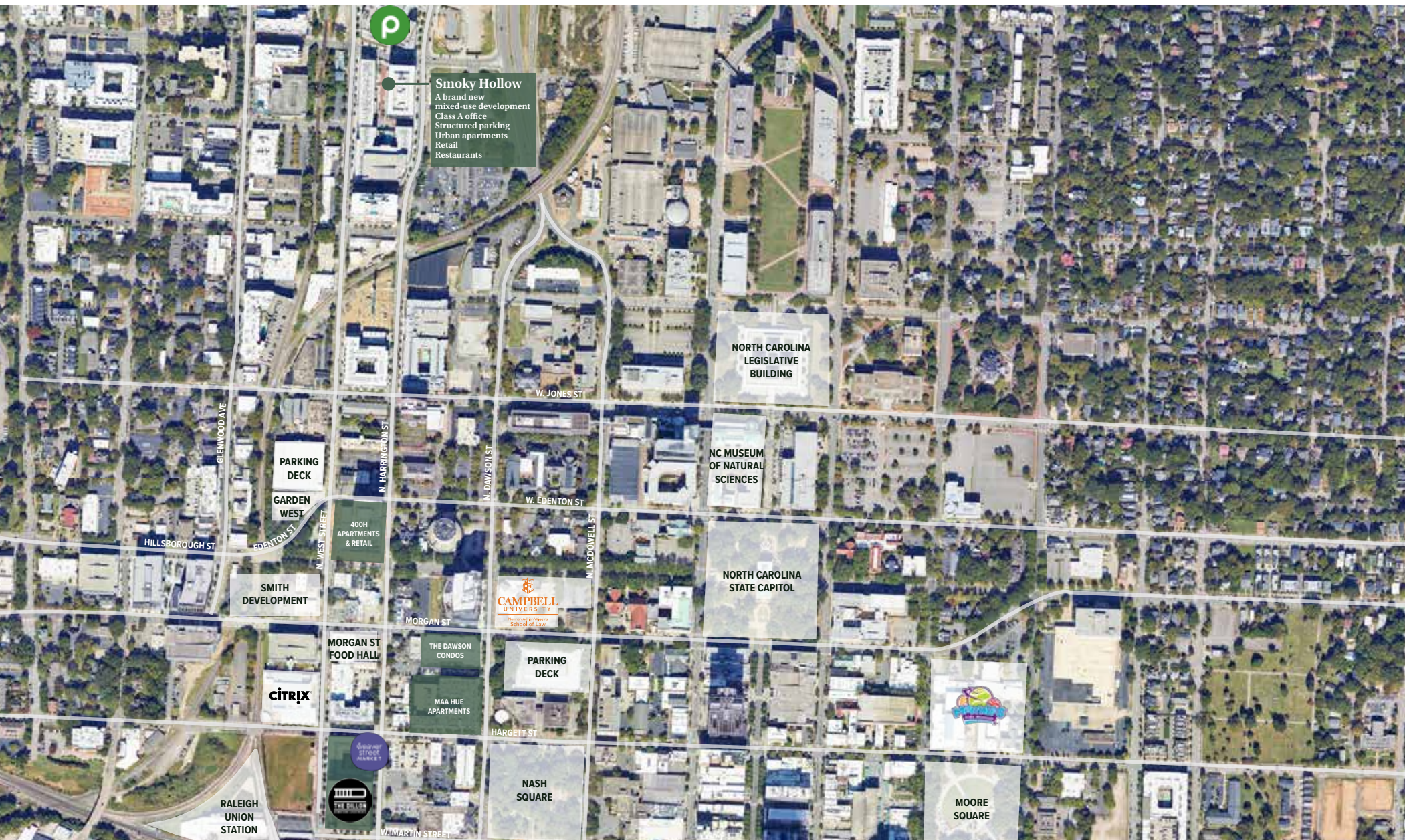
- LEED Certified

L O D E N



SITE OVERVIEW

400H



PROPERTY PHOTOS

400H



DEMOGRAPHICS

400H

RALEIGH ACCOLADES

2025

- Top 10 Best Cities to Start a Business
-WNCN
- 2nd Friendliest City in the U.S.
-YUZU, Match Group’s social app
- 3rd Happiest City
-Smart Asset
- No. 3 Best State Capitol to Live in
-WalletHub
- Tapped as the Best-Performing Large Metro Area
-Milken Institute
- No. 4 for Best Cities for Headquarters
-Triangle Business Journal
- No. 7 Fastest Growing City in the U.S.
-U-Haul Annual Growth Report

L O D E N

2024 DEMOGRAPHIC REPORT

	1 Mile	3 Miles	5 Miles
Population	18,648	106,680	220,566
Households	9,939	42,5656	91,851
Avg. Household Income	\$108,653	\$98,192	\$89,829
Daytime Population	43,637	82,114	180,810

