# Citi



## **FOR LEASE**

**Glenwood South District** 

703, 709 & 715 W. JOHNSON ST, RALEIGH NC 27603



### **Downtown Raleigh**

#### **Glenwood South District**

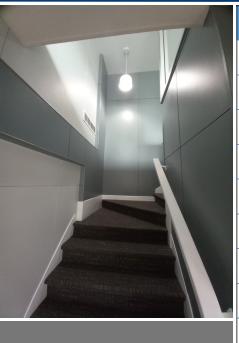
One of downtown's signature streets anchors this eclectic mix of restaurants, art galleries, stores, nightlife, and residences. New restaurants blend in with established favorites, while the exploding population of young workers find plenty to do in the active bar scene, which includes the world record holding Raleigh Beer Garden. With over 1,300 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.



#### **PROPERTY HIGHLIGHTS**

- 12,000 SF modern 3 story freestanding building completely remodeled in 2021
- Ideal for a law firm or other professional office user
- Located at the corner of W. Johnson Street & N. Boylan Avenue in the Glenwood South district
- Within walking distance to the Publix and numerous restaurants, bars, and Entertainment
- 35 parking spaces

### **AVAILABLE SPACES**



SPACE	SIZE	TERM	RATE	SPACE USE	CONDITION	AVAILABLE
709-LL-C	800 SF	Negotiable		Office	-	NOW
715-LL-E	187 SF	Negotiable		Office	-	NOW
709-ML-100	278 SF	Negotiable		Office	-	-
703-UL-205	298 SF	Negotiable		Office	-	-
709-UL-201	384 SF	Negotiable		Office	-	-
709-UL-202	405 SF	Negotiable		Office	-	NOW
715-UL-200	600 SF	Negotiable		Office	-	NOW
715-UL-201	318 SF	Negotiable		Office	-	NOW
715-UL-202	225 SF	Negotiable		Office	-	
715-UL-203	620 SF	Negotiable		Office	-	NOW



- Building Class B
- Lower Level 4000 SF 5 Offices
- Main Level 4000 SF 6 Offices
- Upper Level 4000 SF 10 Offices

- 200 to 2,000 SF available
- Laminate floor, openable windows with white blinds
- Shared common area with other tenants
- On site parking

18,800+ RESIDENTS
WITHIN ONE MILE OF
DOWNTOWN

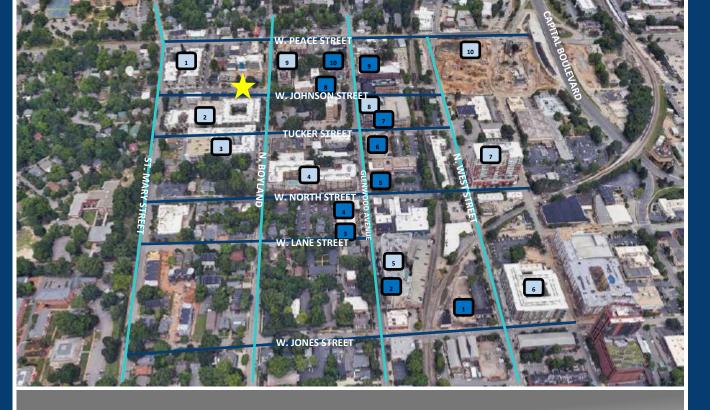
**3,425** residential units recently delivered, under construction, or planned

**1,803** units completed since start of 2015

**8,500** residents live downtown

**35% increase** in residents since 2015

**95% occupancy rate** for all multifamily properties in downtown



	MULTI FAMILY			
1	St. Mary's Square			
2	712 Tucker			
3	The Devon			
4	The Gramercy			
5	222 Glenwood Condos			
6	Link Apartments			
7	The West Condos			
8	510 Glenwood Condos			
9	Paramount Condos			
10	The Peace			

RETAIL				
1	42nd Street Oyster Bar			
2	Sushi O			
3	Plates			
4	Hibernian Pub			
5	Хосо			
6	Sullivan's Steakhouse			
7	Carolina Ale House			
8	Cornerstone Tavern			
9	Raleigh Beer Garden			
10	Mellow Mushroom			

# 82,000+ EMPLOYEES IN DOWNTOWN RALEIGH

2021 estimated total businesses within 3 miles **6560** 

2021 estimated employee population per business within 3 miles **12.5** 

2021 estimated residential population per business within 3 miles **16.3** 

2021 estimated graduate degree within 3 miles **21.1%** 



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