



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 | [REDACTED] | Office | - | NOW |
| 715-LL-E | 187 SF | Negotiable | [REDACTED] | Office | - | NOW |
| 709-ML-100 | 278 SF | Negotiable | [REDACTED] | Office | - | - |
| 703-UL-205 | 298 SF | Negotiable | [REDACTED] | Office | - | - |
| 709-UL-201 | 384 SF | Negotiable | [REDACTED] | Office | - | - |
| 709-UL-202 | 405 SF | Negotiable | [REDACTED] | Office | - | NOW |
| 715-UL-200 | 600 SF | Negotiable | [REDACTED] | Office | - | NOW |
| 715-UL-201 | 318 SF | Negotiable | [REDACTED] | Office | - | NOW |
| 715-UL-202 | 225 SF | Negotiable | [REDACTED] | Office | - | [REDACTED] |
| 715-UL-203 | 620 SF | Negotiable | [REDACTED] | 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, operable 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



82,000+ EMPLOYEES
IN DOWNTOWN
RALEIGH

2021 estimated total
businesses within 3 miles
6560

2021 estimated employ-
ee population per busi-
ness within 3 miles 12.5

2021 estimated residen-
tial population per busi-
ness within 3 miles 16.3

2021 estimated graduate
degree within 3 miles
21.1%

| MULTI FAMILY | | RETAIL | |
|--------------|---------------------|--------|------------------------|
| 1 | St. Mary's Square | 1 | 42nd Street Oyster Bar |
| 2 | 712 Tucker | 2 | Sushi O |
| 3 | The Devon | 3 | Plates |
| 4 | The Gramercy | 4 | Hibernian Pub |
| 5 | 222 Glenwood Condos | 5 | Xoco |
| 6 | Link Apartments | 6 | Sullivan's Steakhouse |
| 7 | The West Condos | 7 | Carolina Ale House |
| 8 | 510 Glenwood Condos | 8 | Cornerstone Tavern |
| 9 | Paramount Condos | 9 | Raleigh Beer Garden |
| 10 | The Peace | 10 | Mellow Mushroom |

"We work hard to create success for future generations!"

Ali Mousavi
PRESIDENT & CEO



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PROPERTIES