

209 FAYETTEVILLE ST

CREATIVE OFFICE BUILDING FOR SALE
DOWNTOWN RALEIGH, NC

AN ICONIC INVESTMENT OPPORTUNITY

PROPERTY DETAILS

BUILDING AMENITIES

BUILDING SF	25,594 SF
SUITE AVAILABILITY	135-25,594 SF
ACRES	.22
ZONING	DX-40
PARKING	Deck Parking
SIGNAGE	Exterior

- 2 shared conference rooms
- 1 shared training room with kitchenette
- 1 shared collaboration space
- FF&E available
- Building secured by a ButterflyMX video intercom system

SALE PRICE \$5,600,000 (\$219/SF)

DOWNTOWN

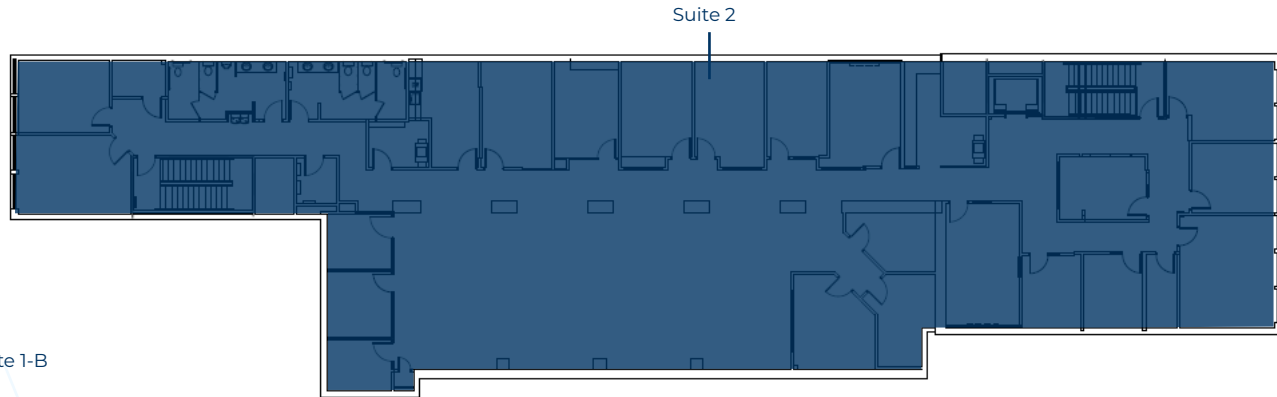
Fayetteville Street is located in the heart of Downtown Raleigh. Iconic and historic, this urban center is home to numerous Class A office spaces, residential condos, restaurants, and retail.

[Click here](#) to see a full list of nearby amenities in Fayetteville Street District.

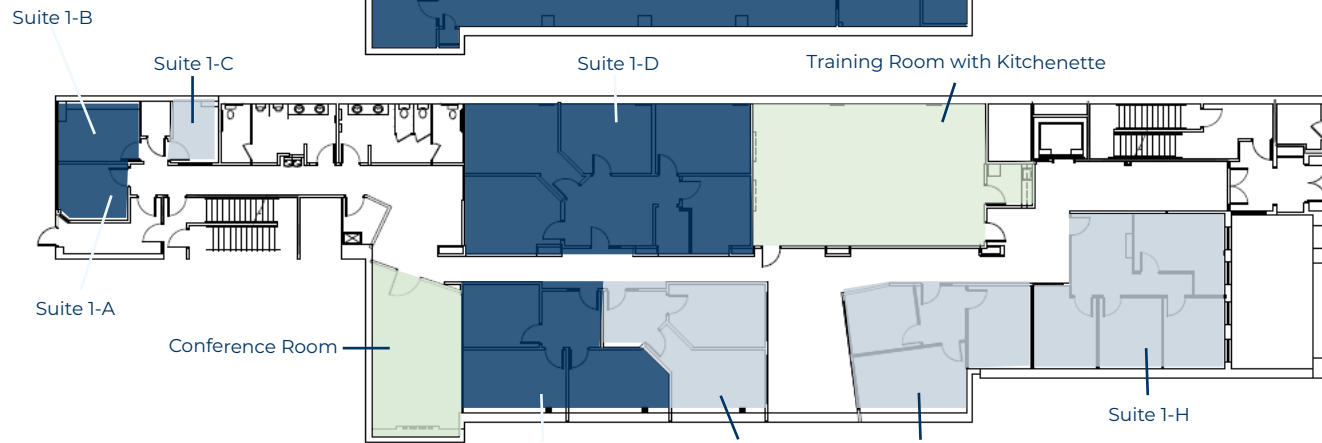


PROPERTY FLOORPLAN

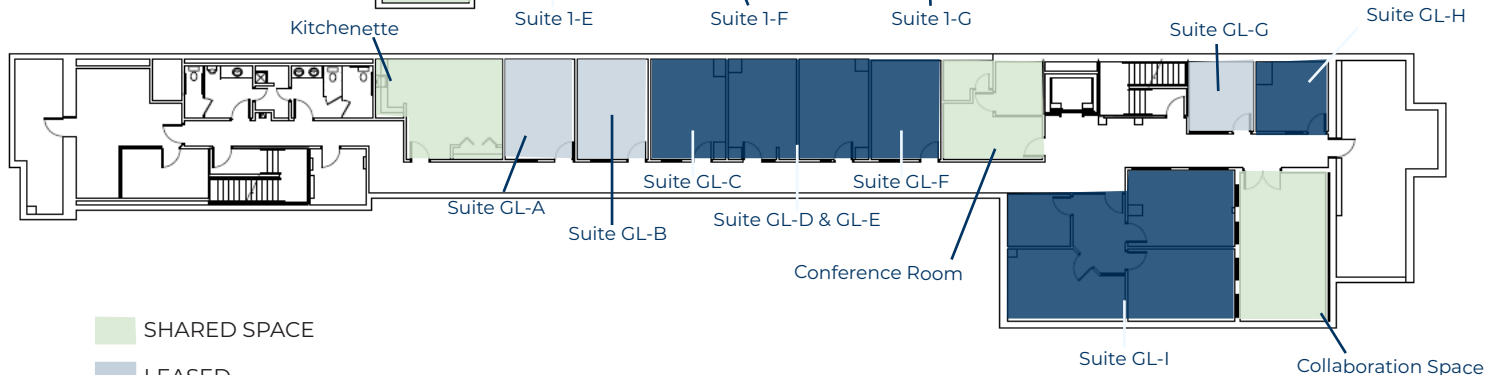
SECOND FLOOR



FIRST FLOOR



GROUND LEVEL



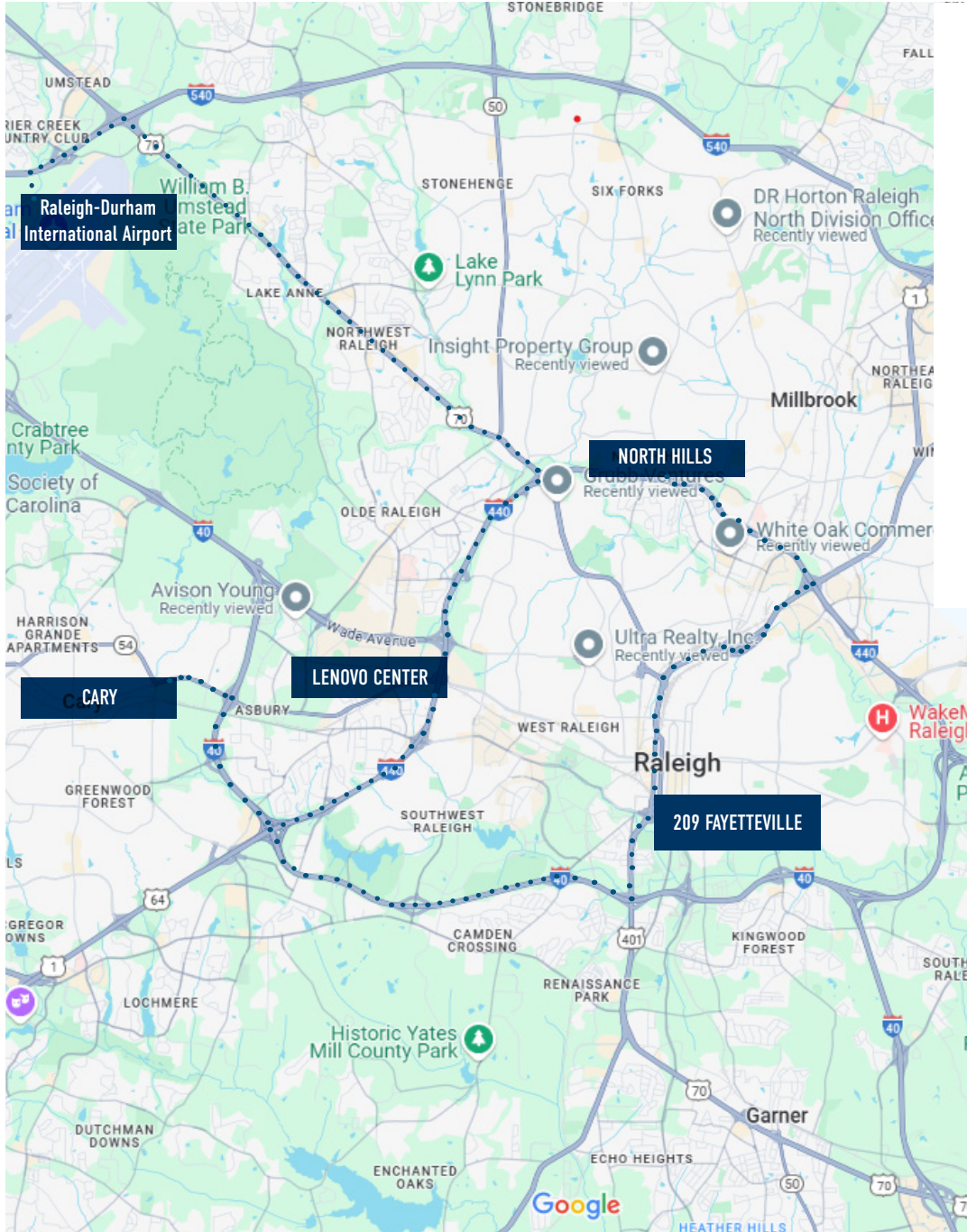
- SHARED SPACE
- LEASED
- AVAILABLE

Note: all floorplans are approximate

INTERIOR PHOTOS



LOCATION



209 Fayetteville Street is located in the heart of Downtown Raleigh, North Carolina. In close walkable proximity to a variety of retail, dining, lodging, and living amenities. The location provides access to the Triangle's hot spots listed below:

- NORTH HILLS**
Easy access to I-440 with only a 13 minute drive to North Hills
- LENOVO CENTER**
Easy access to I-440 with only a 15 minute commute to Lenovo Center
- DOWNTOWN CARY**
Easy access to I-40 with only a 17 minute commute to Downtown Cary
- RDU AIRPORT**
Easy commute with only a 20 minute drive to the RDU Airport

DOWNTOWN DISTRICTS

Glenwood South:

One of downtown's signature streets anchors this eclectic neighborhood of restaurants blend in with established favorites, while the growing population of young workers find plenty to do in the active bar scene. Glenwood South is the densest residential delivered or under construction.

- Smoky Hollow Park is a new 14-acre urban park planned for the district
- **75+** dining and nightlife establishments
- **40+** retailers

Seaboard + Person Street:

Containing the commercial center of Seaboard Station and Person Street, the northern end of downtown has a neighborhood feel with locally-owned businesses such as bakeries, clothing boutiques, hardware and garden stores, and some of downtown's best restaurants. The new Seaboard Station development will add 575+ residential units, a Hyatt House hotel, and over 85,000 SF of retail space.

- **25+** retail stores and services
- **15+** dining establishments

Warehouse District:

Characterized by its red brick warehouses, the Warehouse District has transformed into a vibrant mix of art museums, restaurants, destination retail, technology firms, and a multi-modal hub with Raleigh Union Station. The second phase of Raleigh Union Station, now underway, includes a 31-story high-rise development with 15,600 SF retail, 560 residential units, and bus terminal.

- **20+** stores and art galleries
- **35+** dining establishments (including Morgan Street Food Hall vendors)

Capital District:

The Capital District is the government center of North Carolina and home to some of the state's biggest tourist attractions. Whit the State Capitol, Legislative Building, Governor's Mansion, and 3.5 million square feet of government office space, many of the most important decisions in the state are made in this district.

- **Future home to a new \$180 million education complex that will house the UNC System offices**
- **Home to the recently renovated Longleaf Hotel**

Fayetteville Street:

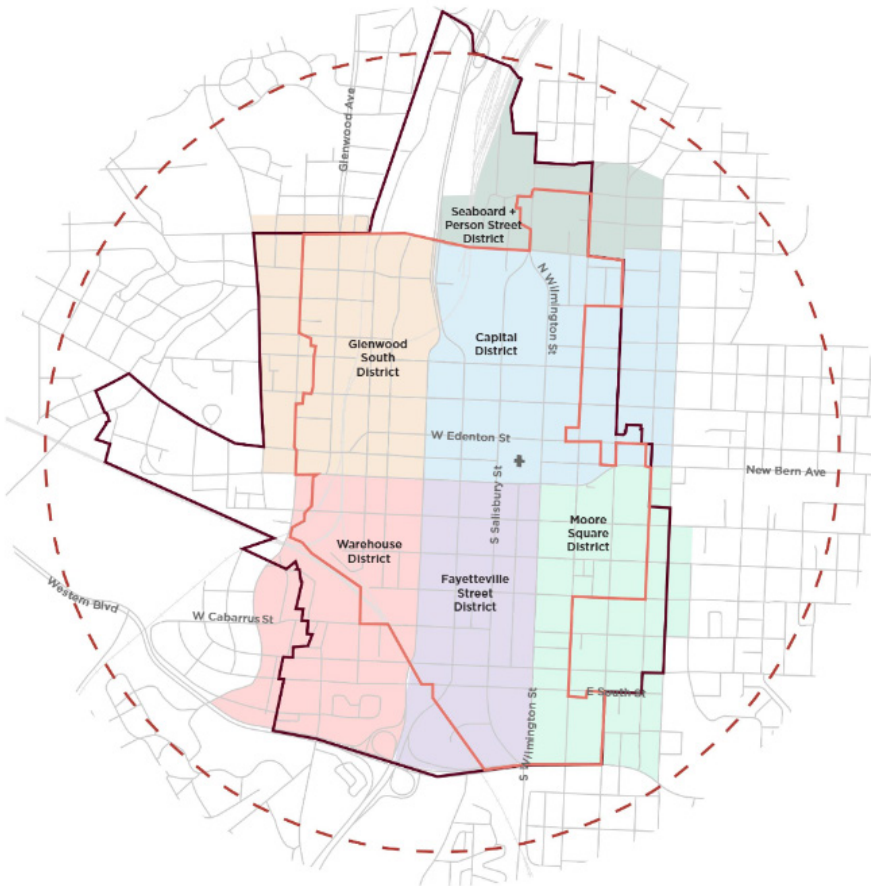
Fayetteville Street is the civic spine of the city and North Carolina's main street. Anchored by the North Carolina Capital to the north and Raleigh's performing arts center to the south, skyscrapers of Class A office space and condos are mixed with award-winning restaurants, large outdoor event space and amphitheater.

- \$350M= convention center expansion planned
- **45+** restaurants and bars
- **15+** retailers

Moore Square:

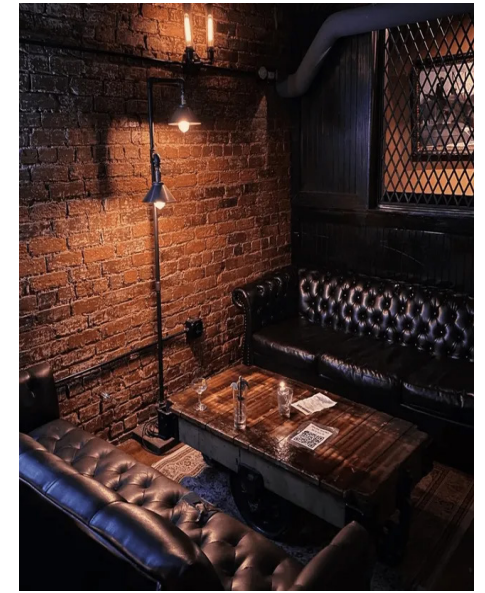
Anchored by Moore Square Park which underwent a \$12.6 million renovation and reopened in fall 2019 and has since become a popular downtown attraction with events like farmers markets, festivals, concerts, and outdoor movies. The park is adjacent to the historic City Market, which has popular downtown dining and shopping.

- **50+** dining and nightlife establishments
- **30+** retailers



----- 1-Mile Radius ——— Downtown ——— Municipal Service District Boundary

Source: Downtown Raleigh Alliance





DOWNTOWN LIVING

DOWNTOWN RALEIGH HIGHLIGHTS

18 new developments under construction which will add 2,230 residential units, 410 hotel rooms, and 16,616 square feet of retail. 44 proposed or planned developments that would bring additional 7,221 residential units, 1,840 hotel rooms, 587,220 SF of office space, and 242,241 SF of retail space.

3,221
RESIDENTIAL
UNITS UNDER
CONSTRUCTION
AND DELIVERED
IN 2023

77.9 %
WEEKDAY
DAYTIME
POPULATION

+31
NET GAIN IN
STOREFRONT
BUSINESSES

Source: Downtown Raleigh Alliance



D I N I N G & N I G H T L I F E

100+
BARS, BREWERIES,
MUSIC, AND
NIGHTCLUBS

9
CRAFT BREWERIES
AND 1 DISTILLERY

2
FOOD HALLS WITH
29 VENDORS

14
ROOFTOP
EXPERIENCES

22
JAMES BEARD
AWARD
NOMINATIONS
SINCE 2010

Source: Downtown Raleigh Alliance



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