

An architectural rendering of the Garden West development at night. The scene shows a modern, multi-story building with a large, illuminated sign that reads "GARDEN WEST" in red. Below the sign, there are two ground-floor establishments: "RALEIGH WHISKY" and "PARKSIDE CAFE". The building has a large, open-air patio area with many tables and chairs, where numerous people are depicted sitting and walking. The patio is surrounded by greenery and small trees. In the background, a multi-level parking garage is visible, filled with cars. The foreground shows a street with a few cars and pedestrians, including a person walking a dog. The overall atmosphere is vibrant and modern.

REDEVELOPMENT

GARDEN WEST

15 N. West Street
Raleigh, NC 27603

L O D E N

LEASING

John Koonce
919.446.3339 ext. 110
john@lodendev.com

PROPERTY DESCRIPTION

GARDEN WEST

FOR LEASE

Size

± 10,285 SF of retail/office/multi-purpose space in core of Downtown Raleigh

Location

- Excellent visibility from Edenton Street and West Street
- 5 minute walk from 400H, Smoky Hollow, Campbell Law, Union Station, The Dillon, CAM, Weaver Street Market, Morgan Street Food Hall, and Glenwood South
- Close proximity to Village District, Boylan Heights, and multiple dense residential complexes

Details

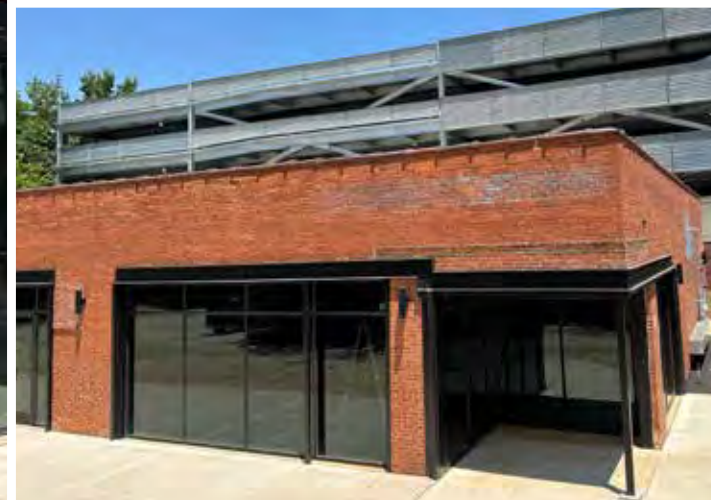
- Building can be subdivided into 2-4 smaller units
- Delivered with dedicated trash room, wet sprinkler system, full height exterior glass, high capacity electrical service, natural gas, grease trap, and wide exterior concrete patio
- Landlord delivery will be cold dark shell with improvement allowance
- Exterior patio to be designed and installed during tenant fit-ups
- 1,500 parking spaces within walking distance



L O D E N

PROPERTY PHOTOS

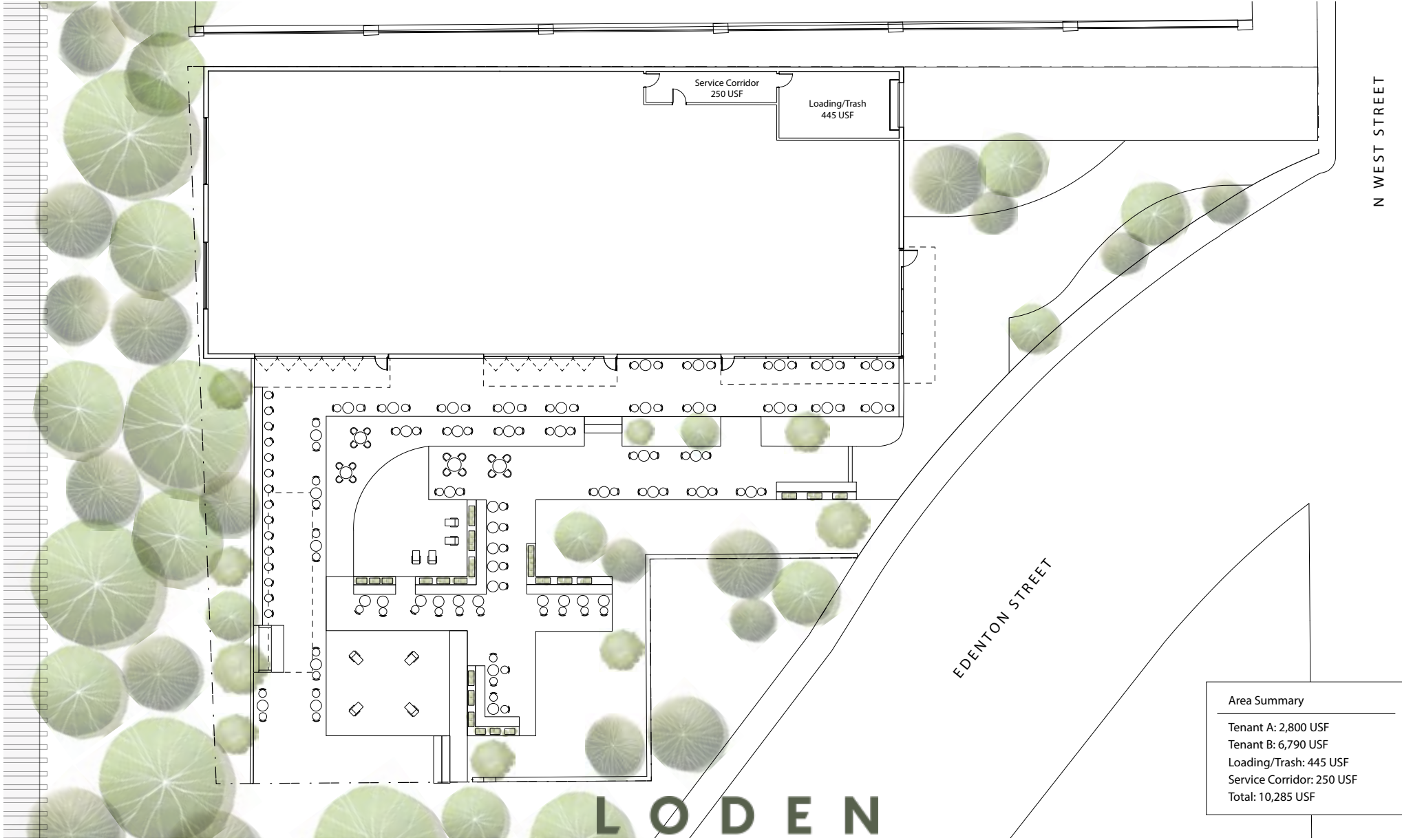
GARDEN WEST



L O D E N

SITE PLAN

GARDEN WEST



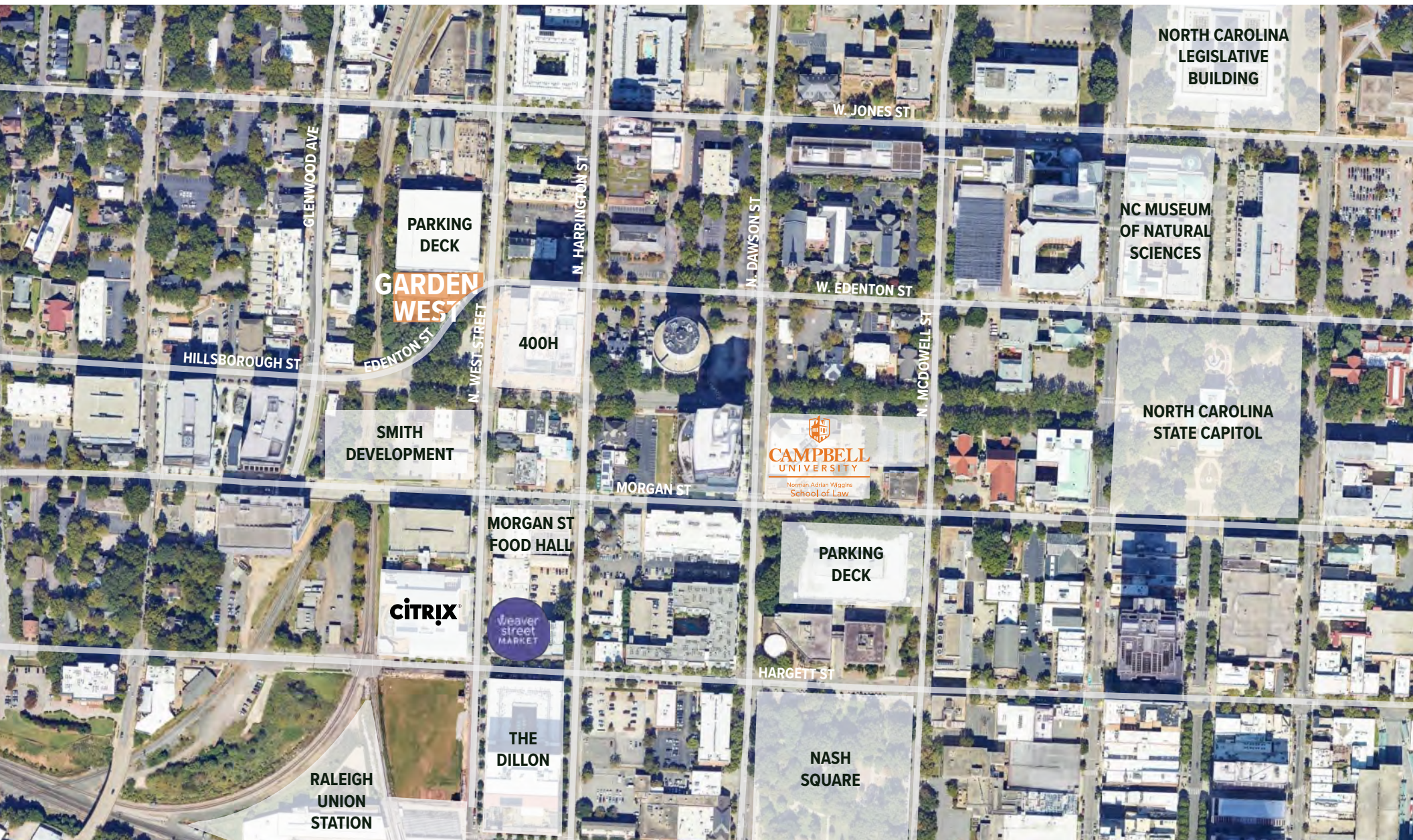
Area Summary

Tenant A: 2,800 USF
Tenant B: 6,790 USF
Loading/Trash: 445 USF
Service Corridor: 250 USF
Total: 10,285 USF

SITE OVERVIEW

GARDEN WEST

Next door to 400H at N. West and Edenton Streets



DEMOGRAPHICS

GARDEN WEST

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

