



FOR LEASE

130 E Morgan Street

7030 SQFT

VIEW THE CAPITOL BLDG

PROPERTY DETAILS

**DOWNTOWN RALEIGH
SQ. FEET 7030**

CAN BE SUBDIVIDED

**WALK SCORE 96
30.00 NNN**

ZONED DX-7

DOWNTOWN MIXED USE

UP TO 7 FLOORS

FEATURES

Can View the Capital Building
from front door

Parking Deck behind BLDG

Excellent travel and access to
40, and 440.

Transportation, Bike Path
directly in front of building

**Great for Office, Retail and
Meeting Space.**

**Owner is open to development
Can Build to suit**

Offer Realty

✉ kelvin@offernc.com

📞 919-621-9890

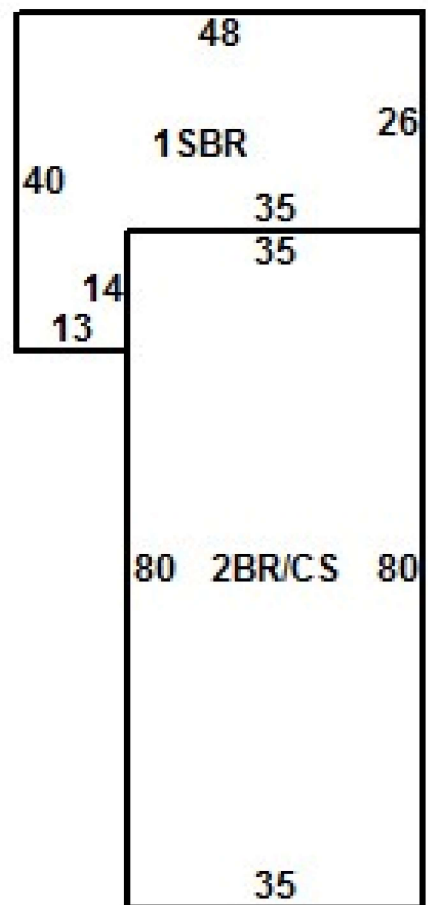
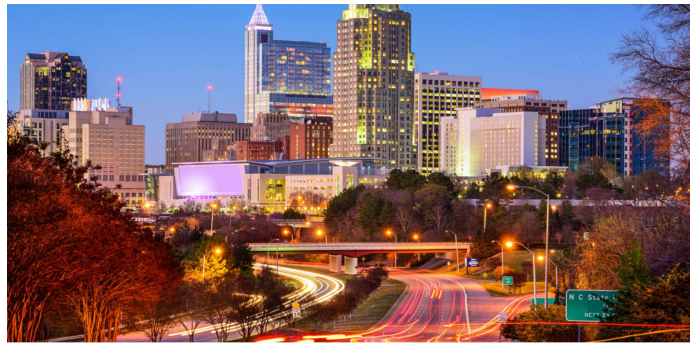
Lee Realty and Associates

Joe Lee

✉ jdlee97@bellsouth.net

📞 919-740-3886







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OFFER REALTY
815 NEW BERN AVE
RALEIGH NC 27601



96

Daily errands do not require a car.

78

Transit is convenient for most trips.

93

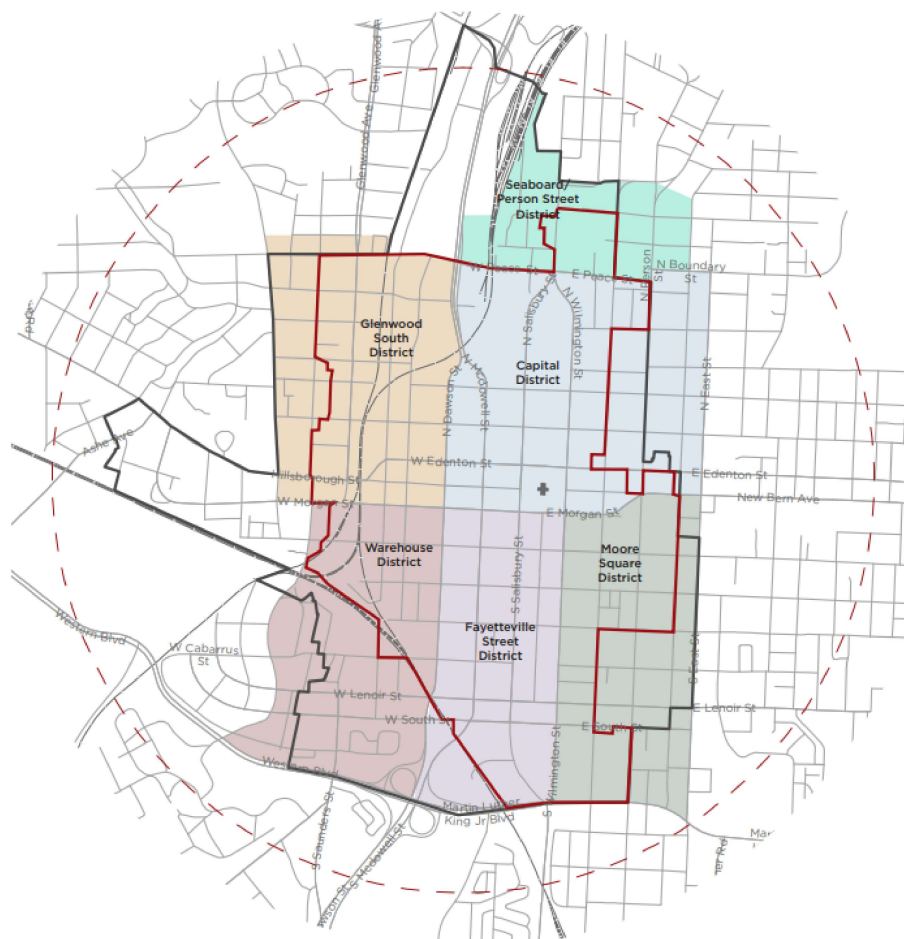
Daily errands can be accomplished on a bike.

7030 SQUARE FEET

**BIKE PATH PARALLEL TO PARKING SPACE
IN FRONT OF BUILDING.**

CAPITAL BUILDING WITHIN EYESIGHT ON FRONT DOOR (1/2 A BLOCK)

COUNTY COURTHOUSE 3 BLOCK AWAY

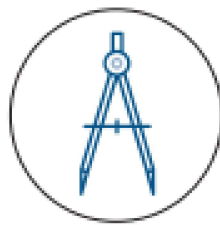


COMPARED TO THE U.S. WORKFORCE AS A WHOLE, THE RALEIGH METROPOLITAN AREA HAS:



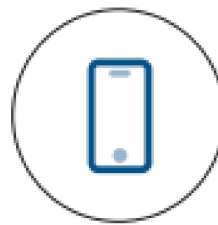
88%

higher share of employees
in **computer and
mathematical occupations**



40%

higher share of employees
in **architecture and
engineering occupations**



121%

higher share of
**software and app
developers**



145%

higher share of
civil engineers

Source: Bureau of Labor Statistics

TALENTED WORKFORCE LEADS TO STRONG NEED FOR OFFICE SPACE IN RALEIGH



**Educated and Talented
Workforce**



**New Companies Starting in
or Relocating to Raleigh**



**Increasing Demand
for New Office Space**



MORE CONNECTIVITY

97

High walk score in
downtown, highest
walk score in entire
region—most walkable
part of Triangle⁴



20 miles of Bus
Rapid Transit
(BRT) planned⁵

322

**Acres of new park
space** being added
in downtown area
with Dix Park and
Devereux Meadows⁶



**Bike Share:
30 stations and
300 bicycles⁶**



186 bike racks
with room for
601 bicycles⁶



MORE EMPLOYEES

Downtown Raleigh is the densest office market in the Triangle with more office space and employees per acre than any other submarket.

94.9%

OFFICE OCCUPANCY RATE, showing strong demand for office space¹



2.4 MILLION+ SQUARE FEET of Class A office space under construction or planned²



58.6% OF RESIDENTS WITH BACHELOR'S degree or higher³



MORE VISITORS



3.5 million visitors to downtown's top 12 attractions⁴



52% increase in visitors since 2007⁵



54% growth in revenue per hotel room since 2013 to \$119.03 per room⁶



25% growth in hotel room occupancy since 2013⁷



MORE ARTS AND CULTURE

50+

Art galleries and institutions, entertainment venues, and performance groups based⁸

100

Nearly 100 pieces of public art in downtown with an impressive density of **52.3 murals per square mile** within the greater downtown boundary²

189

Outdoor events in downtown in 2019⁹



MORE RESTAURANTS AND NIGHTLIFE



107% increase in food and beverage sales this decade with **9.4% growth** in sales in 2019 over 2018⁴



\$262 million food and beverage sales in downtown in 2019⁴



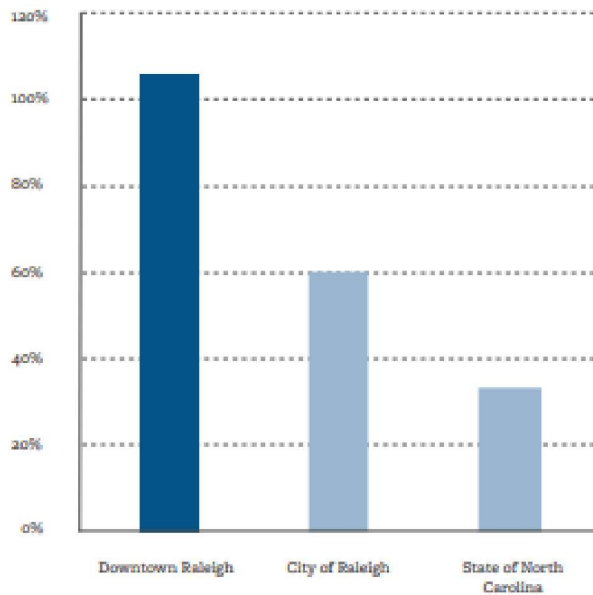
13 Gold, Silver, and Best in Class restaurants in 2019, more than any other submarket of the Triangle⁵

3

James Beard Award nominations in 2020⁶

¹U.S. Census ²DORA ³US Census, ESRI Business Analyst ⁴Wake County Tax Administration Department ⁵News & Observer ⁶James Beard Foundation ⁷City of Raleigh ⁸GRCVB ⁹GRCVB, STR Research

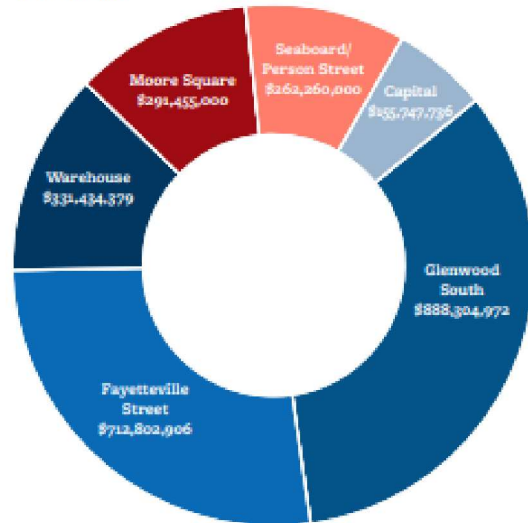
POPULATION | PERCENTAGE INCREASE SINCE 2010



Source: U.S. Census

COMPLETED, UNDER CONSTRUCTION, AND PLANNED INVESTMENT BY DISTRICT SINCE 2015

Every district will see significant private and public investment.



Source: DRA

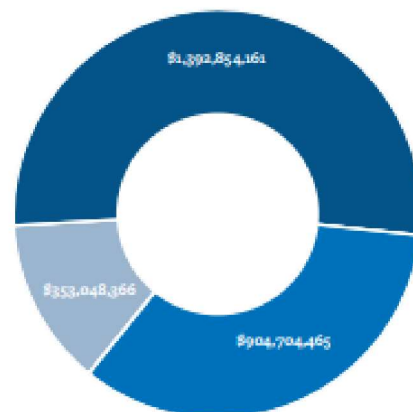
DENSITY | PEOPLE PER SQUARE MILE



DEVELOPMENT AND INVESTMENT

\$2.6 BILLION DEVELOPMENT PIPELINE of recently completed, under construction, or planned development

- **\$1.4 billion** completed since 2015
- **\$353 million** under construction
- **\$904 million** planned
- Includes **\$200 million** in public investment



Downtown Plan 2025

IN 2015, THE CITY OF RALEIGH AND THE

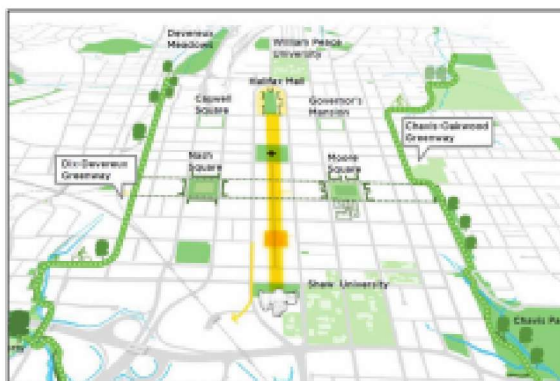
DOWNTOWN RALEIGH ALLIANCE partnered to create a 10-year plan for Downtown Raleigh, which builds upon the successes downtown experienced in recent years and provides a new map for guiding growth and development in downtown, and addresses both opportunities and challenges facing downtown over the next decade. This plan seeks to improve park spaces, provide more transportation options, maintain authenticity and character, create a robust retail environment, improve affordable housing options, and establish stronger partnerships for downtown's future. Many of these initiatives such as new parks, transit, development, retail, street-scaping, and other projects are well underway.

RETAIL STRATEGY

A major initiative of the Downtown Plan and DRA is a robust retail strategy. Improving the retail environment is one of the most important goals for the downtown community and the Downtown Plan highlights this need by building off of DRA's existing retail efforts (outlined in the Shopping section). Actions include targeting authentic retailers, identifying a toolkit for retail, and improving wayfinding, art, pop-ups, and parklets.

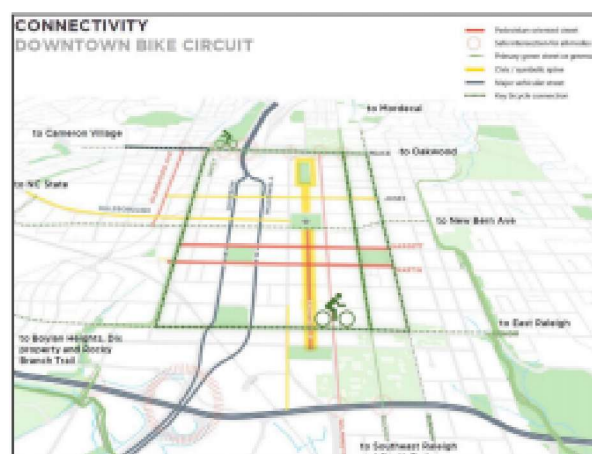
BREATHE | IMPROVE, EXPAND, AND CONNECT DOWNTOWN'S GREEN SPACE

The goal of "Breathe" is to transform downtown Raleigh into a center for innovative urban parks and appealing green spaces, as well as improve existing parks and expand park access to underserved areas of downtown. Actions include renovation of historic squares, addition of new parks at Dix and Devereux Meadows, extending the greenway, and creating sustainable funding and governance structure for these parks.



MOVE | MAKE WALKING, BIKING, AND TRANSIT THE PREFERRED WAYS TO GET IN AND AROUND DOWNTOWN

The goal of "Move" is to enhance street character and uses along key streets to make walking, biking, and transit the preferred ways to get in and around downtown, while still accommodating automobile traffic. Actions include creating a complete pedestrian and bike network, enhancing transit, and reviewing parking and street grid enhancements.



STAY | REALIZE DOWNTOWN'S POTENTIAL AS A DYNAMIC REGIONAL CENTER ANCHORING TOURISM, ENTERTAINMENT, AND CULTURE

The goal of "Stay" is to provide a balance to downtown, where all are welcomed through strategic new growth and redevelopment. Actions include:

- Maintaining downtown character and authenticity through historic preservation and adaptive reuse, public art, and high-quality new construction
- Ensuring downtown remains clean and hospitable
- Encourage the development of vacant and underbuilt sites to fill the entire downtown with active uses
- Create a robust retail environment in downtown to include a combination of local and destination retail
- Ensure downtown has a diversity of housing opportunities at different price points
- Partner with non-profits and Wake County to address homelessness and work to secure housing for the homeless population

CONNECTIVITY + GREEN SPACE

Downtown Raleigh continues to see major new investments as the region's **hub for transportation, walkability, and greenspace**. Downtown is the **most walkable part of the Triangle**, becoming a **leader nationally in downtown greenspace**, adding **new transit** investments, and home to **energy efficient buildings** as well as a strong local food and urban farm movement.



¹RDU International Airport ²GoRaleigh and GoTriangle ³City of Raleigh ⁴walkscore.com ⁵Parking Property Advisors, March 2018