

REDEVELOPMENT



GARDEN WEST

15 N. West Street
Raleigh, NC 27603

LODEN

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

Price

\$36.00 PSF NNN

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



LODEN

PROPERTY PHOTOS

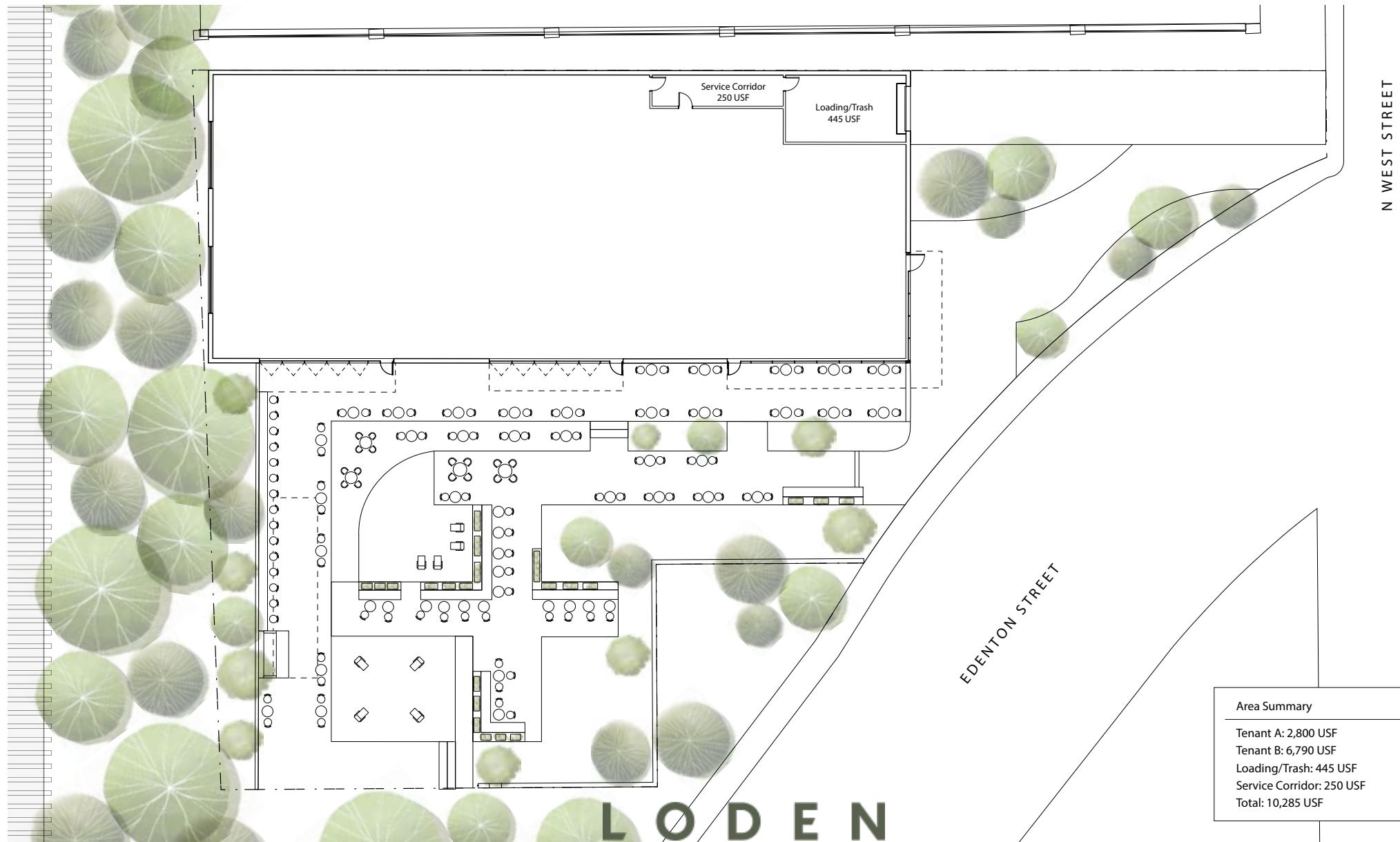
GARDEN WEST



LODEN

SITE PLAN

GARDEN WEST



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

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

