

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 WHITE" and "PARKSIDE CAFE". The building has a rooftop parking lot filled with cars. In the foreground, there is a large, landscaped outdoor area with many people sitting at tables and walking. A street with cars and pedestrians is visible at the bottom of the image. The overall atmosphere is vibrant and modern.

**REDEVELOPMENT**

# GARDEN WEST

15 N. West Street  
Raleigh, NC 27603

**L O D E N**

**LEASING**

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# 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



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# PROPERTY PHOTOS

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## GARDEN WEST



L O D E N

# SITE PLAN

## GARDEN WEST



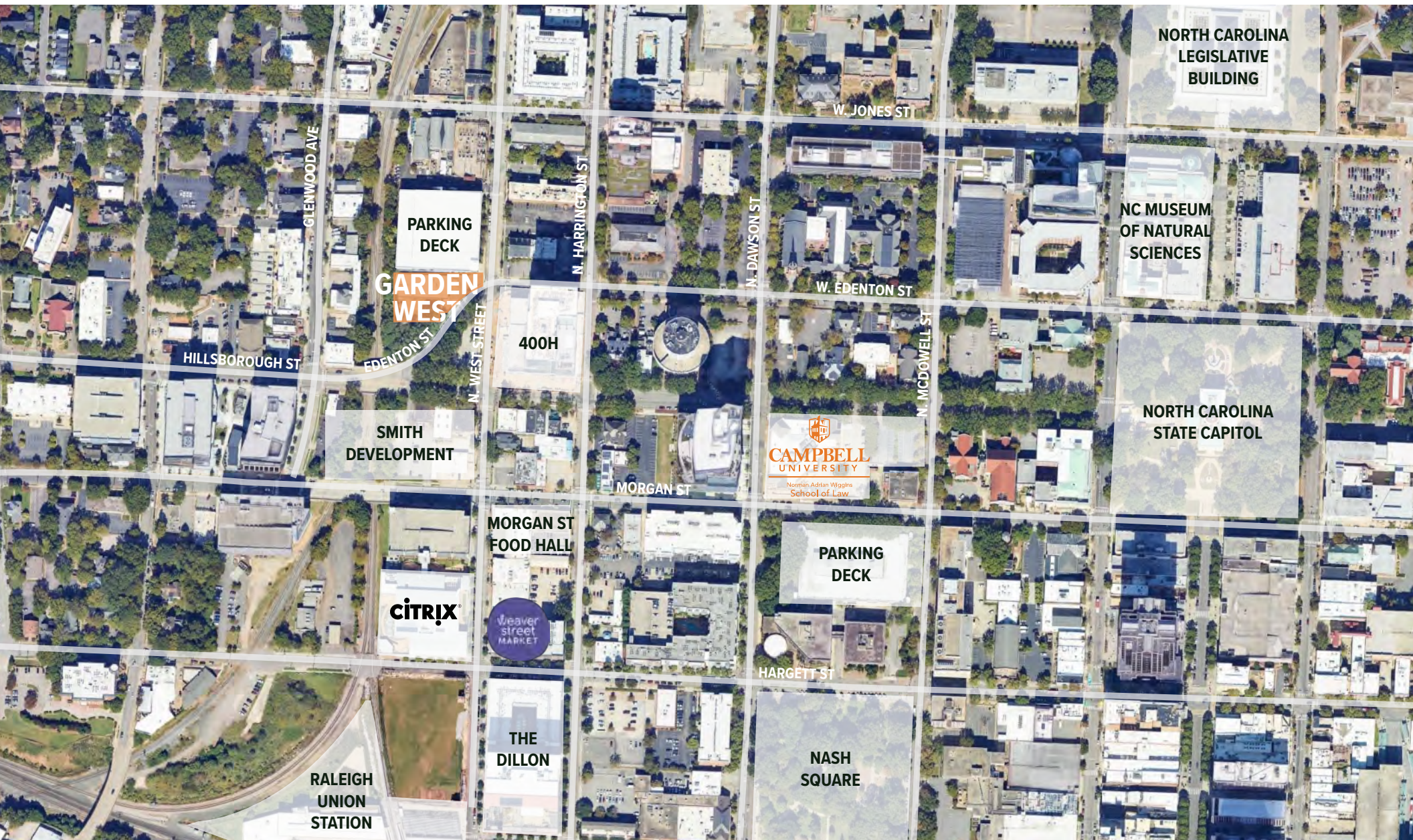
### Area Summary

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

