



MONARCH
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COMMERCIAL

FOR SALE | EQUINOX

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FOR SALE - EQUINOX - A TIMELESS PASSIVE SOLAR OFFICE BUILDING IN DOWNTOWN RALEIGH

Discover Equinox II, a remarkable 4,017 SF two-story office building with an attic, located in the heart of downtown Raleigh, North Carolina. Since 1983, this all-masonry, passive solar design has exemplified sustainability and innovation, earning its name to reflect a balanced approach to seasonal aesthetics and energy efficiency.

PROPERTY INFORMATION

SALE TYPE:	Investment or Owner Use	PROPERTY TYPE	Office
PROPERTY SUBTYPE	Loft/Creative Space	BUILDING SIZE	4,017 SF
BUILDING CLASS	B	YEAR BUILT	1983
PRICE	\$2,650,000	PRICE PER SF	\$660
TENANCY	Single	BUILDING HEIGHT	2 Stories
FLOOR SIZE	2,009 SF	BUILDING FAR	0.37
LAND ACRES	0.25 AC	AMENITIES	
ZONING	NX-4	• Atrium	• Kitchen
PARKING SPACES	9 Spaces	• Natural Light	• Air Conditioning
(2.24 Spaces per 1,000 SF Leased)		• Bus Line	• Accent Lighting



A LEGACY OF ENERGY EFFICIENCY

Over the past four decades, Equinox has saved more than 9,000 MBTUs compared to a typical office building in the Southeast, which is equivalent to the annual electricity consumption of 240 single-family homes. Remarkably, it operates at 60% less energy consumption than a modern high-tech office building, proving that excellent design never goes out of style.

SMART PASSIVE DESIGN PRINCIPLES

Equipped with integrated solar heating and cooling systems, Equinox II achieves an impressive 80% contribution to heating and a 30% reduction in cooling needs. The building's high-mass envelope features 8" concrete block with 4" of exterior rigid insulation, clad in durable cement-based stucco. This unique construction not only serves as a robust shell but also functions as thermal storage. The building's southern exposure, complemented by earth berms on the north, east, and west sides, enhances its energy conservation.

The large central atrium serves as both a vibrant gathering space and the main solar collection area, with sloped glazing designed to maximize solar gain while providing shade. Each office opens to this atrium, ensuring ample natural light and indirect heat gain throughout the day.



ADVANCED ENERGY PERFORMANCE

Equinox II remains true to its original design with minimal alterations. The original storefront and windows are intact, while air conditioning systems have been replaced with high-efficiency electric heat pumps. Lighting has been upgraded to LED, significantly enhancing energy performance. Over the last decade, the building's Energy Unit Intensity (EUI) was measured at 20.4 kBtu/SF/yr, far below the regional average of 77.8 kBtu/SF/yr.

The design prioritizes passive strategies that provide comfort without reliance on complicated automation or sensors. This enduring structure is a testament to the benefits of sustainable architecture, proving that thoughtful design can lead to lasting comfort and cost savings.

PRIME LOCATION W/ DEVELOPMENT POTENTIAL

Zoned NX-4, Equinox II is situated on one of the most prominent sought-after areas in downtown Raleigh, surrounded by vibrant developments and boasting a high walk score. This location not only offers immediate access to urban amenities but also presents various potential development opportunities, including the ability to expand the existing building.

Don't miss your chance to own a piece of architectural excellence that embodies sustainability and innovation in one of Raleigh's most desirable locations. Contact us today for more information on Equinox II



