

AVISON  
YOUNG



*Union Station, Circa 1892*



*Union Station, Raleigh, N.C.*



224  
South Dawson

**Flexible Leases and Terms**

\$19.50/rsf FS | Minimum 6,000 sf up to 28,748 sf

**If you would like  
more information  
please get in touch.**

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# Property overview

## OFFERING SUMMARY

Address	224 South Dawson Street Raleigh, NC
Lease price	\$19.50/rsf FS
Suite sizes	up to ±28,748 sf
Stories	2
Floor by Floor	First floor - ±19,214 sf Second floor - ±9,507 sf
Elevator	1
Parking	Spaces available in select lots*
Year built	1892; renovated twice since 1950's
Submarket	Downtown Raleigh
Lot size	0.45 acres

*\* Legal Aid (owner) has parking arrangements in several city lots that can be transferred.*



## Warehouse District

and the Depot National Historic District



## Union Depot (Circa 1892)

Original location of Raleigh's first Union Station



## Green Space

overlooks Nash Square



## Unique Floorplan

allows for various task-based spaces for focused work and open collaboration



## DD files

available upon request



## Investment Opportunity

Property is available for sale. Contact broker for more information.





## About this location

**98**  
walk score

### WALKER'S PARADISE

Daily errands  
do not require  
a car.

**75**  
transit score

### EXCELLENT TRANSIT

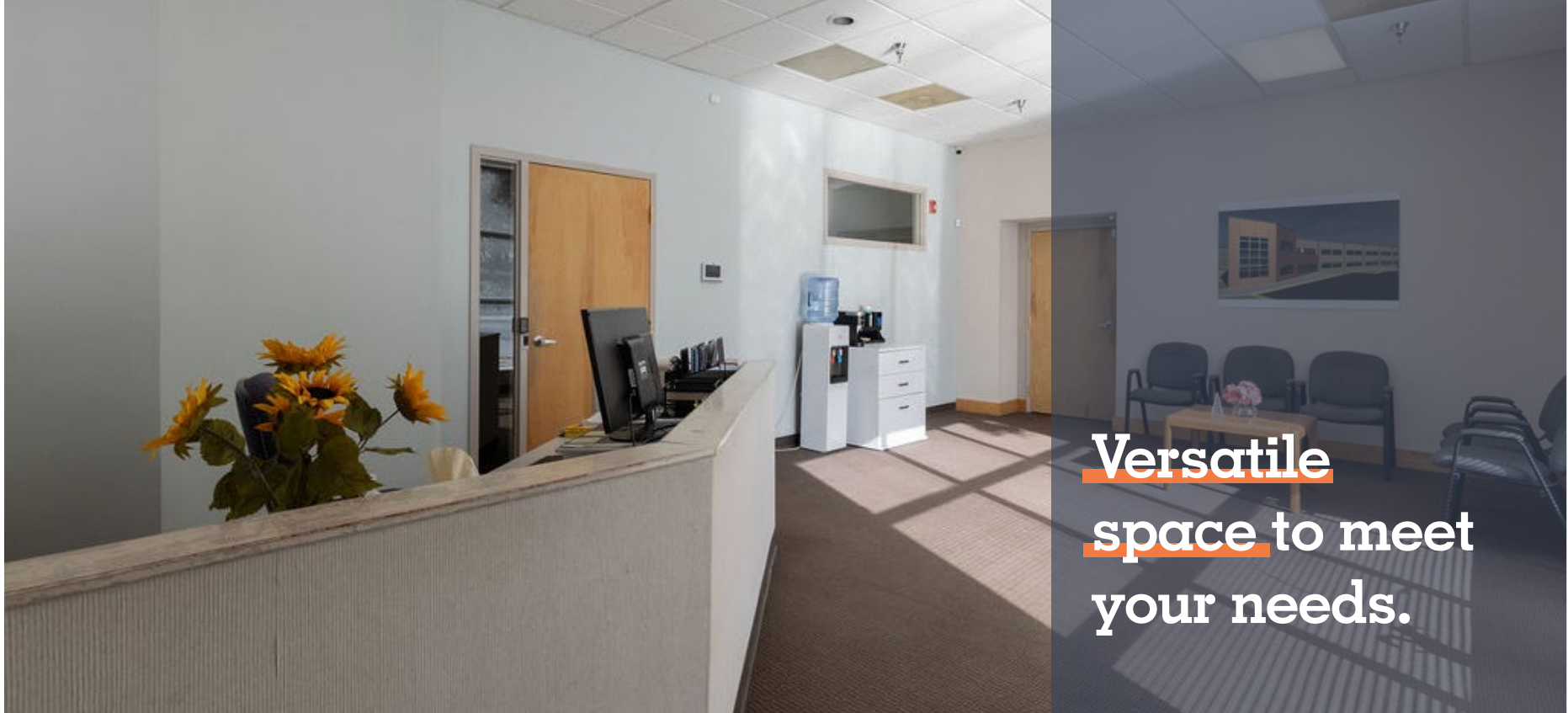
Transit is  
convenient for  
most trips.

**86**  
bike score

### VERY BIKEABLE

Biking is  
convenient for  
most trips.

Source: Walk Score



Located just a few blocks west of the Raleigh Convention Center, the Warehouse District in downtown Raleigh boasts six blocks of charming red-brick former-industrial buildings. This vibrant area is a hub of galleries, studios, restaurants, nightlife, and innovative businesses, making it a must-visit destination.

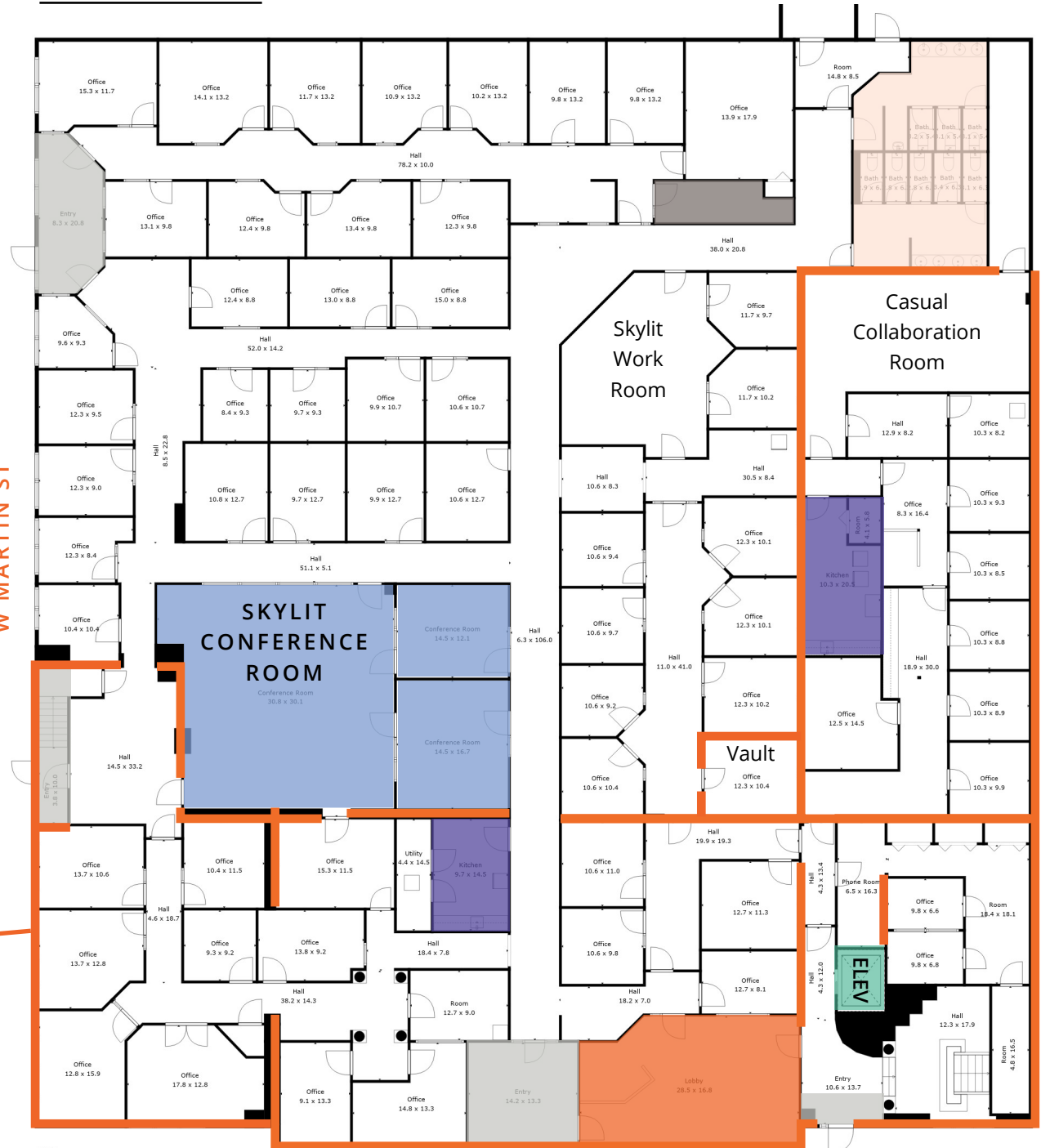
With a diverse range of events including lectures, family-friendly programs, the CAM Raleigh, and Art of Cool nights featuring live musicians and DJs, top-notch establishments and trendy hangouts like Boxcar Bar + Arcade, the Warehouse District has an inviting atmosphere making it delightful destination for locals and visitors.



# Floor plans

## FIRST FLOOR

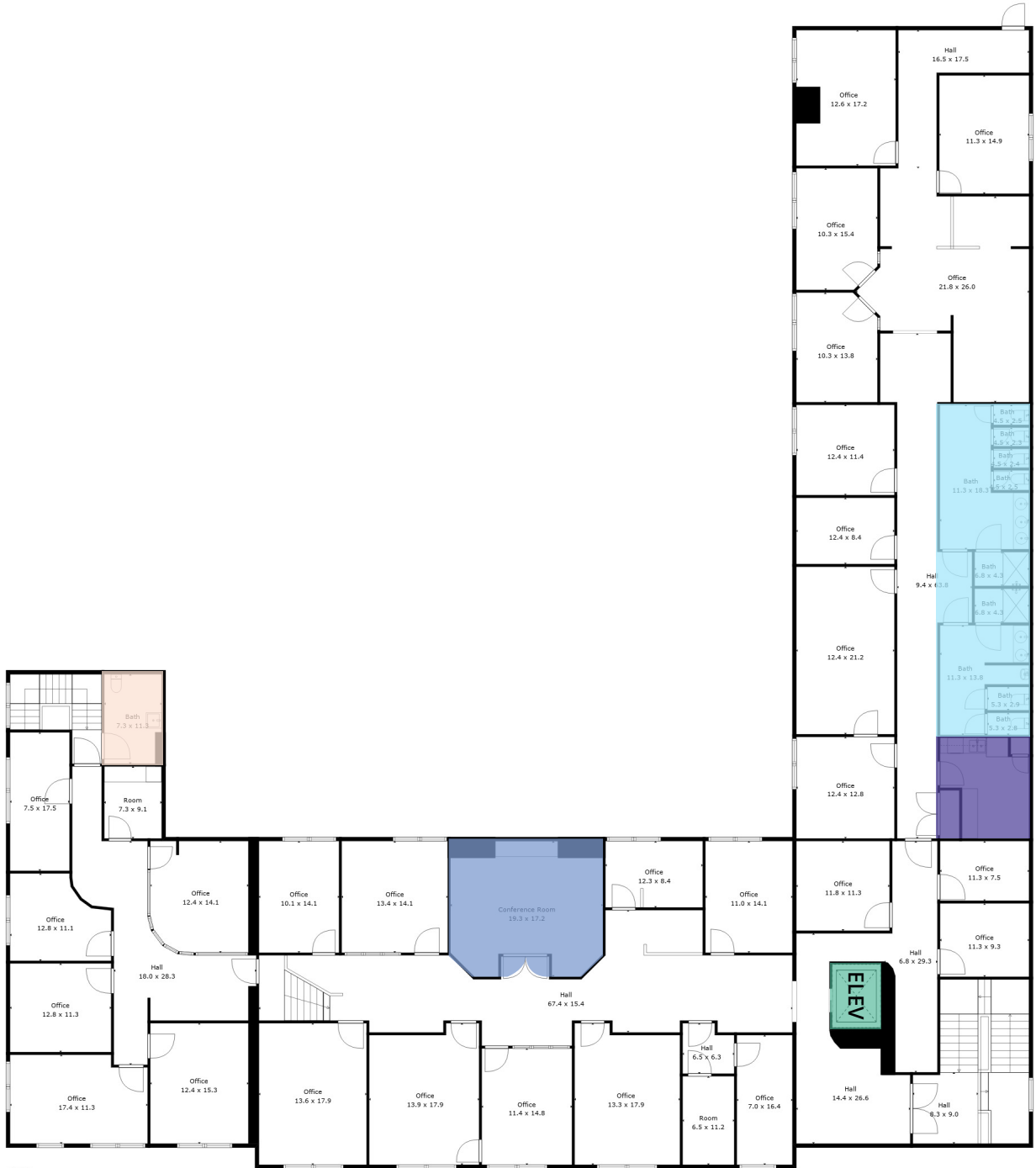
- Reception Area
- Kitchenette / Breakroom
- Bathroom
- Bathroom with locker and showers
- Elevator
- Computer Server Room
- Conference Room
- Building entrance
- Original 1892 brick facade



Floor 1

S DAWSON ST

W MARTIN ST



- Conference Room
- Kitchenette / Breakroom
- Bathroom
- Bathroom with locker and showers
- Elevator

SECOND FLOOR



# 1

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<b>Square feet</b>	±19,241 sf
<b>Restrooms</b>	1 set
<b>Features</b>	<ul style="list-style-type: none"><li>- 3 Conference rooms</li><li>- Collaboration room</li><li>- Work room</li><li>- Server room</li><li>- Vault office</li></ul>

# 2

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<b>Square feet</b>	± 9,507 sf
<b>Restrooms</b>	1 set with showers 1 single restroom
<b>Features</b>	<ul style="list-style-type: none"><li>- Large Conference room</li><li>- Work space</li></ul>

## Space highlights

- New LED lighting throughout
- 1892 brick façade in place and partially covered by drywall
- 7 Skylights
- 4 Large conference rooms
- Large collaboration spaces
- Tall floor to ceiling height
- 3 sets of restrooms - one of which includes showers and lockers







PNC Tower

Red Hat

Wells Fargo Tower

Truist/Two Hannover Square

Dual Branded Hilton Hotel

Civic Tower  
*(under construction)*

Nash Square Park

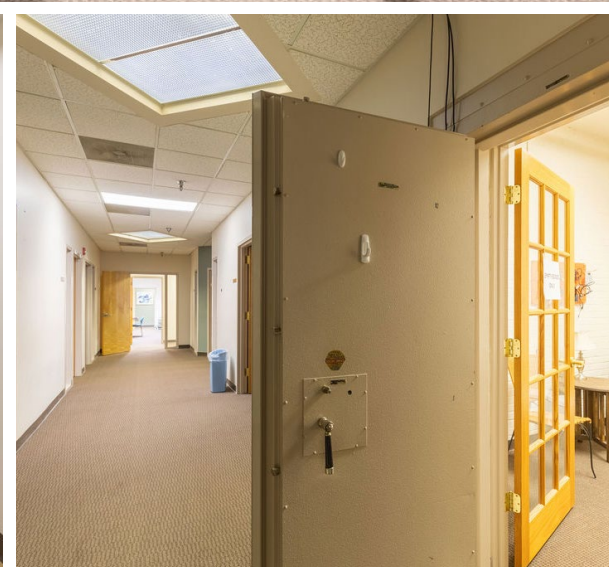
Future Hotels (zoned 40 stories)

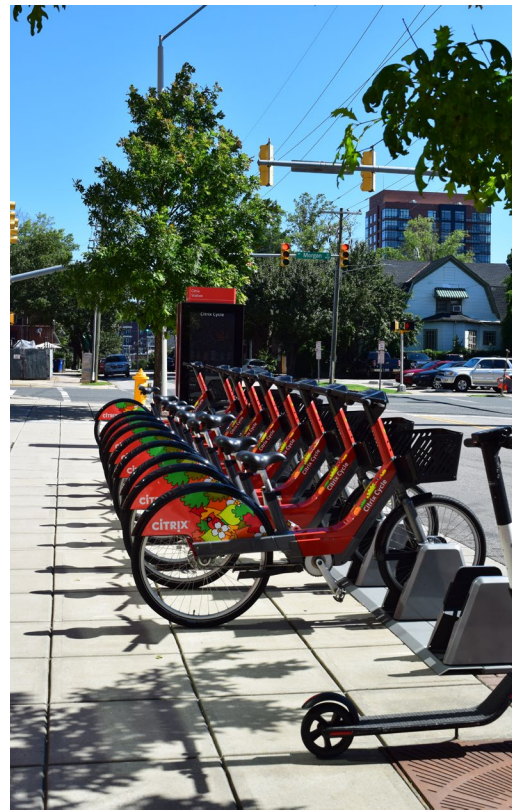
224 S Dawson Street

The Dillon

Commerce Place







## Dining

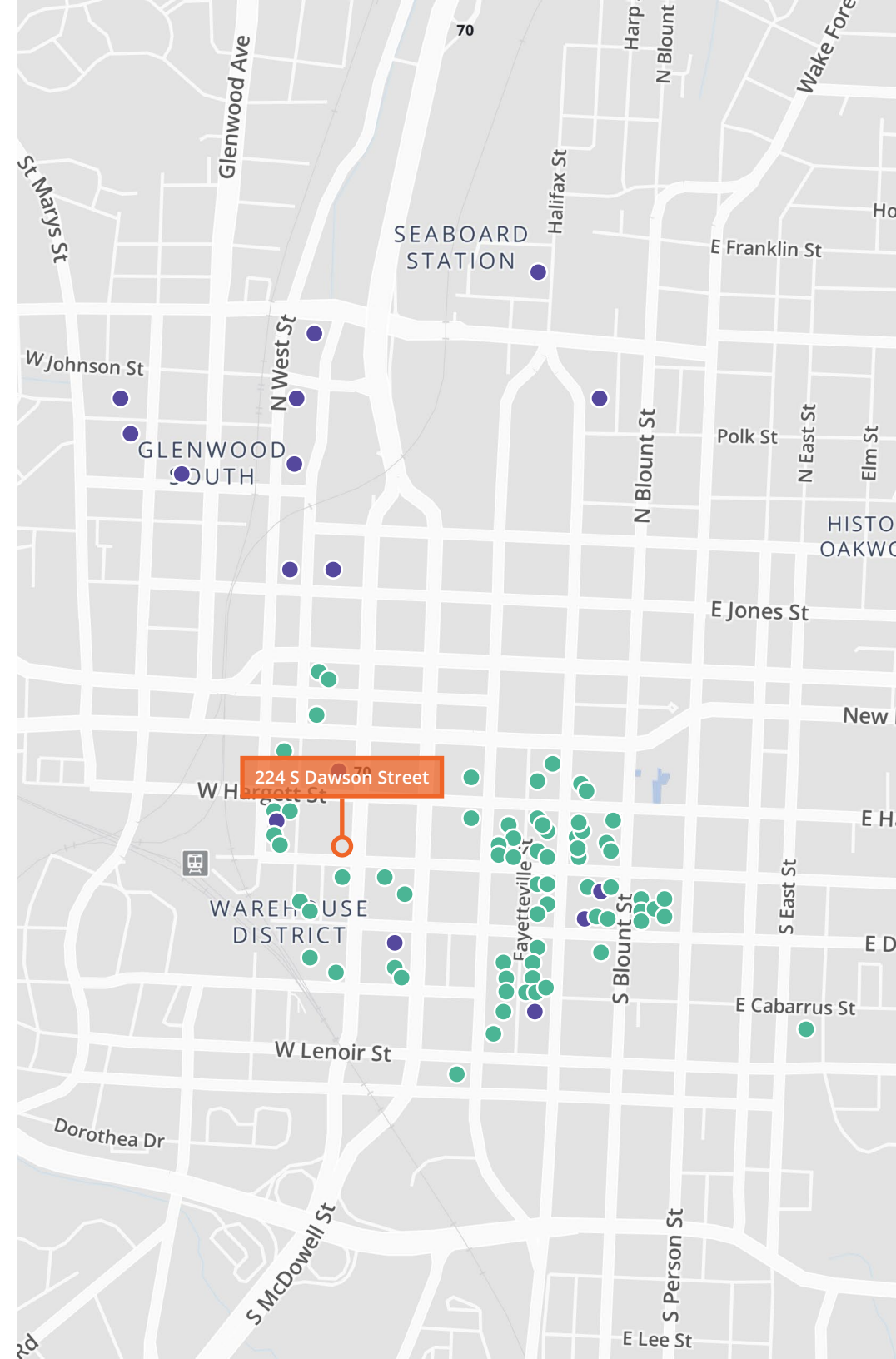
42 & Lawrence  
Amorino  
Barcelona Wine Bar  
Beasley's Chicken + Honey  
Benny Capitale's Pizza  
Berkeley Café  
Bida Manda  
Big Ed's  
Bittersweet  
Brewery Bhavana  
Budacai  
Caffe Luna  
Capital Club 16  
Carroll's Kitchen  
Centro  
Chuck's Burgers  
City Market Sushi  
Crema  
Death & Taxes  
El Rodeo  
Element Gastropub  
Fire Wok  
Flying Saucer  
Gravy  
Happy + Hale  
Heirloom  
Humble Pie  
Jimmy John's  
Jimmy V's Osteria & Bar  
Lucettegrace  
Manhattan Cafe  
Mecca  
MOFU  
Morgan Street Food Hall  
Morning Times

## Living

400 W North Street Apartments  
511 Faye Apartments  
712 Tucker Apartments  
Elan City Center Apartments  
Link Apartments Glenwood South  
MAA Hue  
Peace Raleigh Apartments  
SkyHouse Raleigh

Mustang House  
Oak City Meatball Shoppe  
Oak Steakhouse  
O-Ku  
ORO  
Parkside  
Poole's Diner  
Poole'side Pies  
Raleigh Raw  
Raleigh Times  
Rye Bar and Southern Kitchen  
Second Empire  
Shish Kabob  
Sir Walter Coffee  
Sitti  
Sono Sushi  
St. Roch Oyster Bar  
Starbucks  
Subway  
Taverna Agora  
The Big Easy  
The Fiction Kitchen  
The Overlook  
The Pit  
The Pizza Times  
Tonbo Ramen  
Transfer Co. Food Hall  
Tuscan Blu Italian Restaurant  
Union Special  
Vic's Italian  
Virgil's Original Taqueria  
Whiskey Kitchen  
Woody's At City Market  
Young Hearts Distilling

The Devon Apartments  
The Dillon Downtown Apartments  
The Edison Lofts Apartments  
The Gramercy Apartments  
The L Apartments  
The Line  
The Metropolitan Apartments  
The Signal Apartments



# Depot Historic District

Developed 1880s-1950s

The Depot District received and redistributed a daily average of seventy-eight rail cars packed with goods in 1929

The Depot District contains the city's only significant collection of buildings related to the heyday of railroad transportation and shipping in Raleigh. The buildings include freight and passenger depots, warehouses, factories, hotels, cafes, and shops dating from the 1880s through the 1950s. The district also includes Nash Square, one of the two remaining park squares dictated by the first plan of the city, drawn in 1792. Despite the plan, Nash Square was home to a military campground and plant nursery before finally becoming a formal park in the early twentieth century.

While the railroad declined in importance in the middle of the twentieth century, the Depot District emerged in the early twenty-first century as an arts and entertainment district. Fine art galleries, restaurants, and nightclubs have moved into the spacious warehouse, factory, and depot buildings that remain from Raleigh's industrial past.

## HISTORY

The railroad came to Raleigh in 1854, bypassing downtown but cutting through the southeast quarter of the city. A frame depot at W. Cabarrus and S. Harrington Streets served the city for a few decades. The depot did not survive; nor did the residential neighborhood that surrounded it and nearby Nash Square.





Raleigh's location made it a wholesale distribution hub in the 1910s and 1920s. By then, three rail lines and a major highway passed through Raleigh, connecting New York with Florida. Warehouses, depots, and hotels replaced nineteenth-century dwellings and housed the transportation-related activities centered on Raleigh's 1890 Romanesque Revival-style Union Station at 224 S. Dawson Street. Delivered by rail, goods came from producers and distributors who filled warehouses with everything from food to building materials to barber supplies. Goods were shipped out again by rail or truck to local markets. The Southern Railway built a separate freight depot at 327 W. Davie Street in 1912.

Nearby hotels and restaurants stayed busy with travelers and salesmen. The only surviving hotel is the slender three-story building at 217 W. Martin Street, built in 1920.

Factories began locating in the emerging industrial quarter of the small state capital. Allen Forge & Welding Company built a blacksmith shop in the 1910s at 409 W. Martin Street. In 1925, Allen built a larger shop at 417 S. Dawson and Brogden Produce bought and enlarged the original shop. The circa-1916 Dunn Bros. Building at 311-313 W. Martin Street housed a wholesale grocery and merchandise brokerage firm.

In 1949, with rail traffic showing no signs of slowing down, the Southern Railway built a Colonial Revival passenger depot at 320 W. Cabarrus Street. Pete & Mike's Grill followed, at the corner of S. Dawson and W. Cabarrus Streets. Before the end of the 1950s, the trucking industry began to dominate rail shipping, lessening the importance of the rail-related buildings in the Depot District.

*Credit: City of Raleigh*



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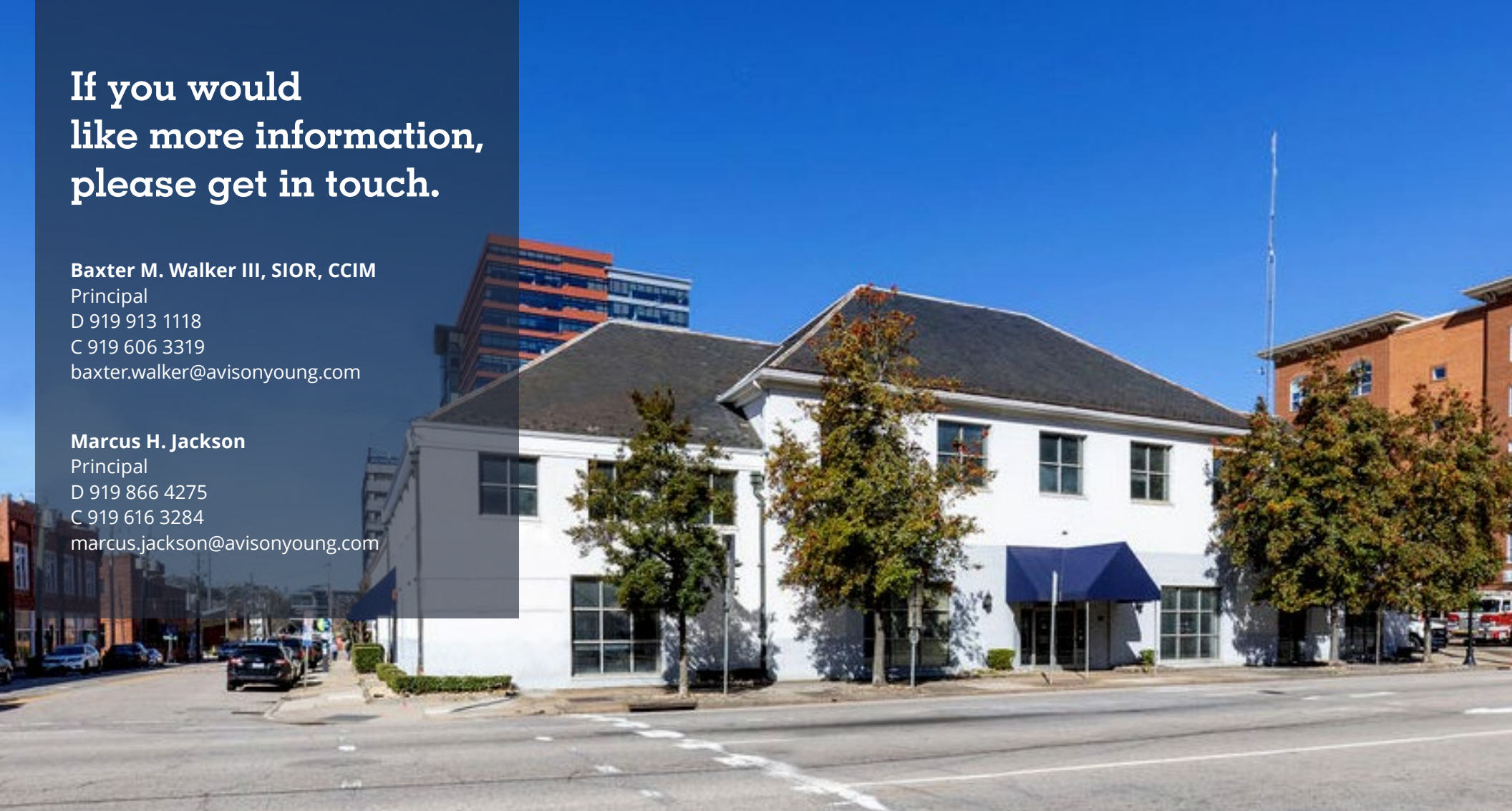
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