

REDEVELOPMENT



GARDEN WEST

15 N WEST ST

FOR LEASE

BROKER

JOHN KOONCE

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919.645.2765



UNIQUE OPPORTUNITY

±10,285 of retail/office/multi-purpose space in Downtown Raleigh



EXCELLENT VISIBILITY

From West Street and Hillsborough Street



ABUNDANT PARKING

Adjacent parking deck (650+ spaces) with hourly, daily, and monthly parking availability

york

ADDRESS

2108 Clark Avenue, Raleigh, NC 27605

ONLINE

www.yorkproperties.com · @yorkproperties1

GARDEN WEST

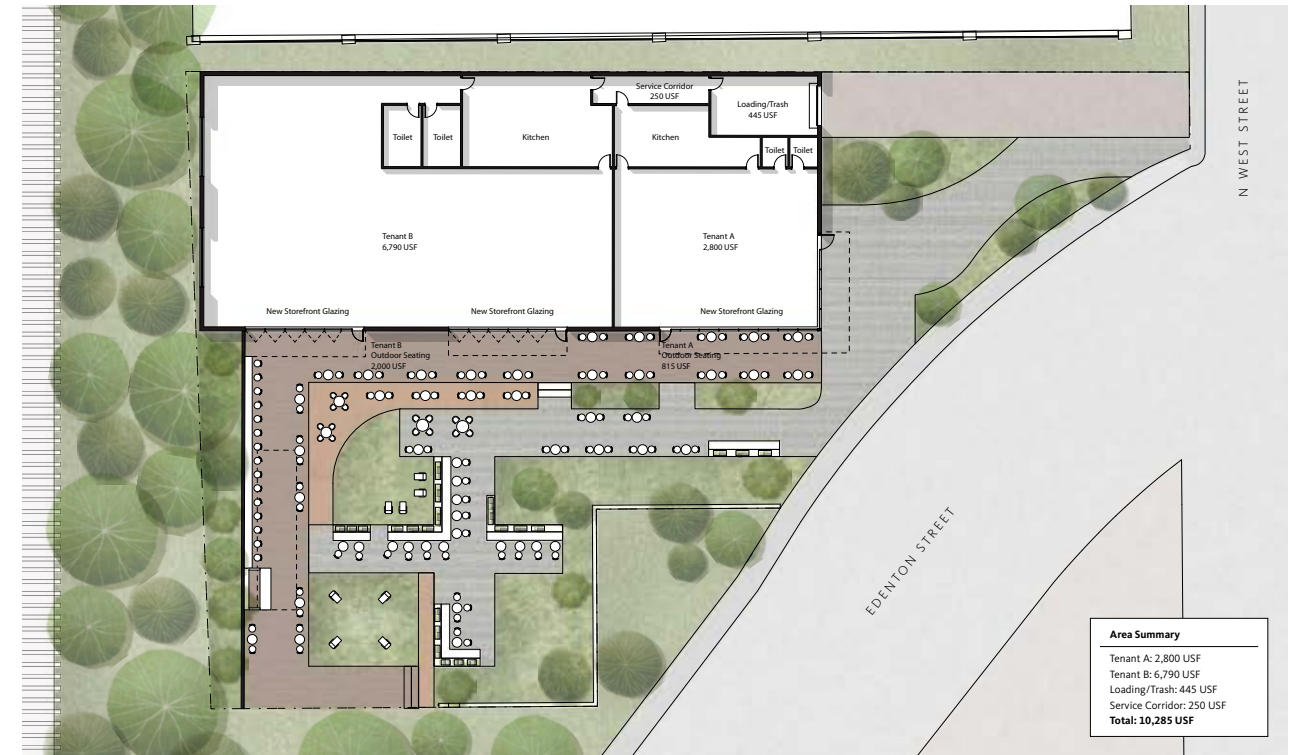
15 N WEST STREET



PROPERTY HIGHLIGHTS

- ± 10,285 SF of retail/office/multi-purpose space in core of Downtown Raleigh
- Building can be subdivided into smaller units as part of larger redevelopment options
- Excellent visibility from Edenton Street and West Street
- Close Proximity to Glenwood South, Village District, Boylan Heights and multiple dense residential complexes
- 5 minute walk from 400H, Smoky Hollow, Campbell Law, Union Station, The Dillon, CAM, Weaver Street Market, Morgan Food Hall and Glenwood South
- Delivery schedule:
 1. Dec 2024 - March 2025: base building renovation including exterior glass and new building systems
 2. April 2025: ready for tenant upfit
- * Exterior patio to be designed and installed based on tenant (s) requirements

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RENDERING



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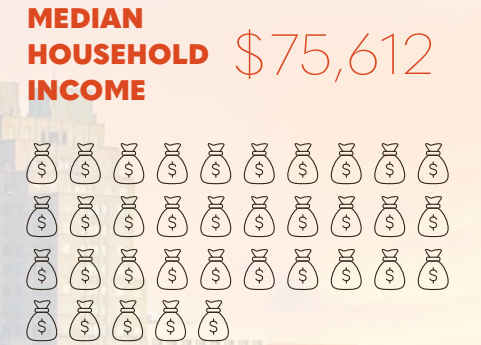
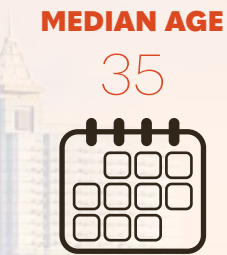
EXISTING CONDITION



Photo credit: CoStar



RALEIGH CITY PROFILE



DO BUSINESS

INCENTIVES AND RESOURCES

Search grants and other business resources to help you establish yourself in downtown downtownraleigh.org · 2023

STATE OF DOWNTOWN RALEIGH REPORT

Provides market trends, population data and projections, data on development, and overviews of everything else about downtown downtownraleigh.org · 2023

DEVELOPMENTS NEAR 15 N WEST

ANNOUNCED

- 501 Hillsborough Street - 8 story mixed-use development
- The Creamery - 400 Glenwood Avenue
- Raleigh Crossing Phase 2 - 301 Hillsborough Street
- 630 Hillsborough Street - restaurant
- Tower Three at Bloc (83) - 615 W Morgan Street

UNDER CONSTRUCTION

- 400 Hillsborough Street - mixed-use development
- Glenwood South Towns - 405 N Boylan Street - 16 townhomes
- The Row at Glenwood - office + retail

COMPLETED

- Google Fiber - 518 W Jones Street - 9,926 SF office
- Tin Roof - 300 Glenwood Ave
- Link apartments - 202 N West St
- Smoky Hollow Phase 2 - 421 N Harrington St
- The Metropolitan Apartments - 314 W. Jones St
- Raleigh Crossing Phase 1 - 301 Hillsborough St
- Morgan Street Food Hall - 411 W Mogan St
- AC Hotel Raleigh Downtown - 21 Glenwood Ave
- One Glenwood - 1 Glenwood Ave
- Tower Two at Bloc - 621 Hillsborough Street



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