

Office Space For Lease

616 St. Mary's
Raleigh, NC 27605

CONTACT

Nikita Zhitov

Nikita@cityplat.com
919.412.9038

CityPlat

www.cityplat.com
919.650.2643

119 SW Maynard Rd
Suite 200
Cary, NC 27511

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CityPlat, LLC has not made any investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with state and federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property.

The information contained in this Offering has been obtained from sources we believe are reliable; however, CityPlat, LLC has not verified, and will not verify, any of the information contained herein, nor has CityPlat, LLC conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided.

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Aerials

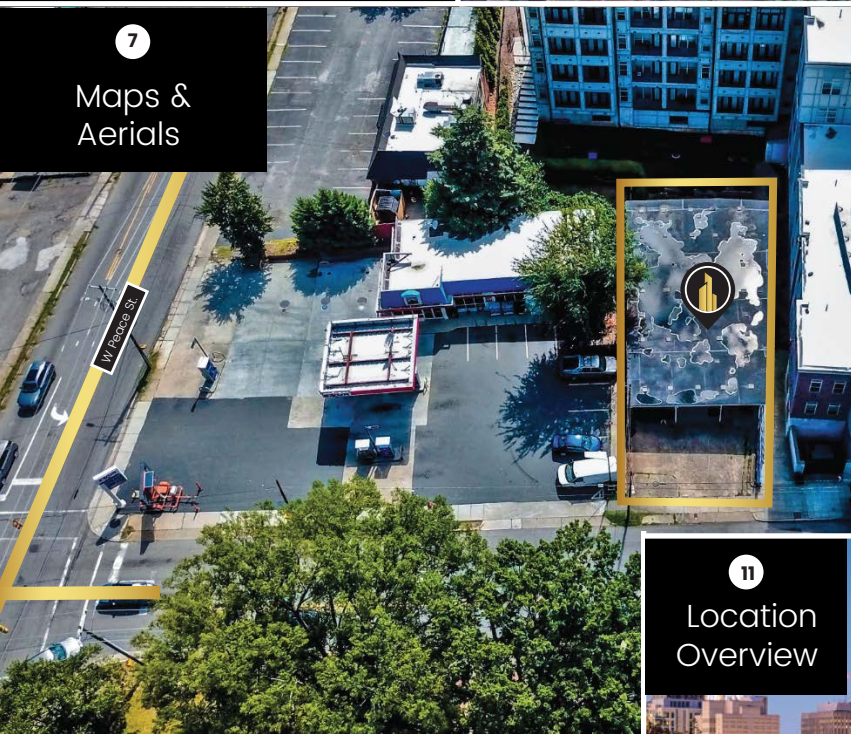
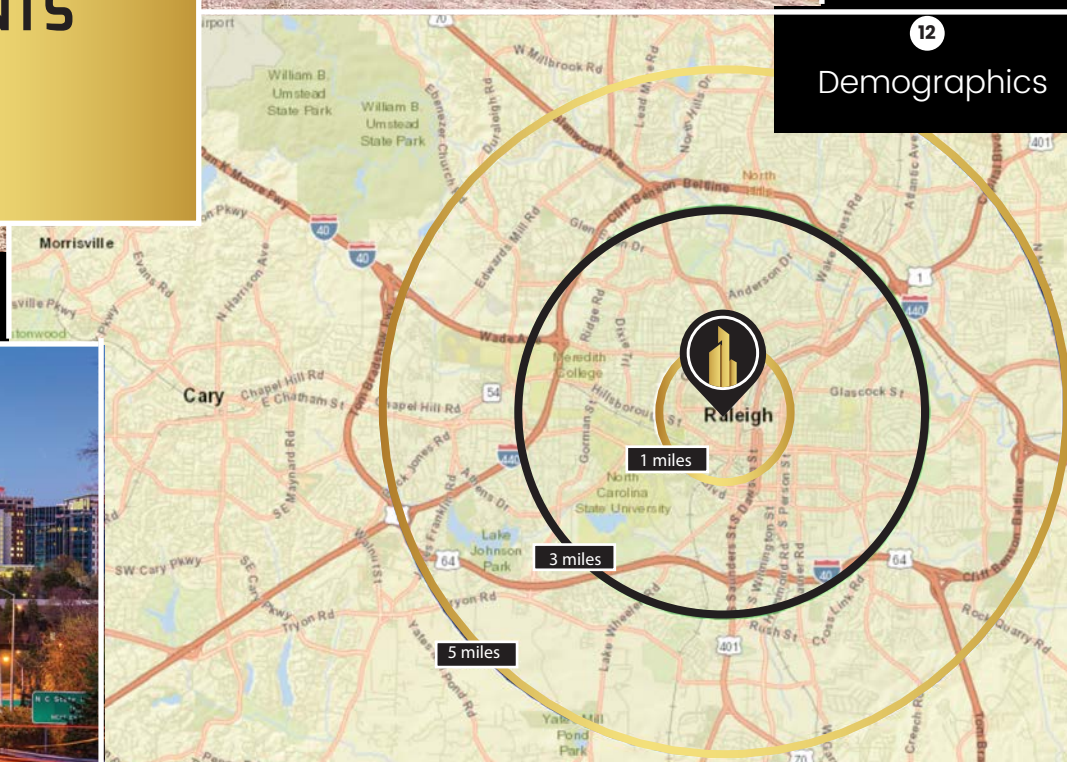


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EXECUTIVE SUMMARY



EXECUTIVE SUMMARY

CityPlat is pleased to present a Prime Office Space for Lease on 616 St. Mary's Street in Downtown Raleigh. The 2,891 Sq. Ft. building on 0.11 acres is conveniently situated between an apartment building and an Exxon gas station, located at the intersection of St. Mary's Street and Peace Street. Formerly occupied by Custom Mail Solutions, the property is in the heart of Downtown Raleigh. Surrounded by multiple public transportation stops, this location benefits from strong pedestrian traffic and it has direct frontage on St. Mary's Street. Also, it is in close proximity to thousands of existing, proposed and under construction residential units, and tens of thousands of students at NC State University, Peace University and Meredith College. This excellent opportunity is in one of the most sought-after locations of the City. The property is located in the heart of vibrant Glenwood South corridor. Glenwood South is known for its nightlife attractions, restaurants and other entertainment. North Carolina Museum of Natural Sciences is just within a short walk or a quick drive. The site is currently zoned NX-3-UL in proximity to Warehouse District, allowing a variety of uses including office, discount store, assembly or retail.

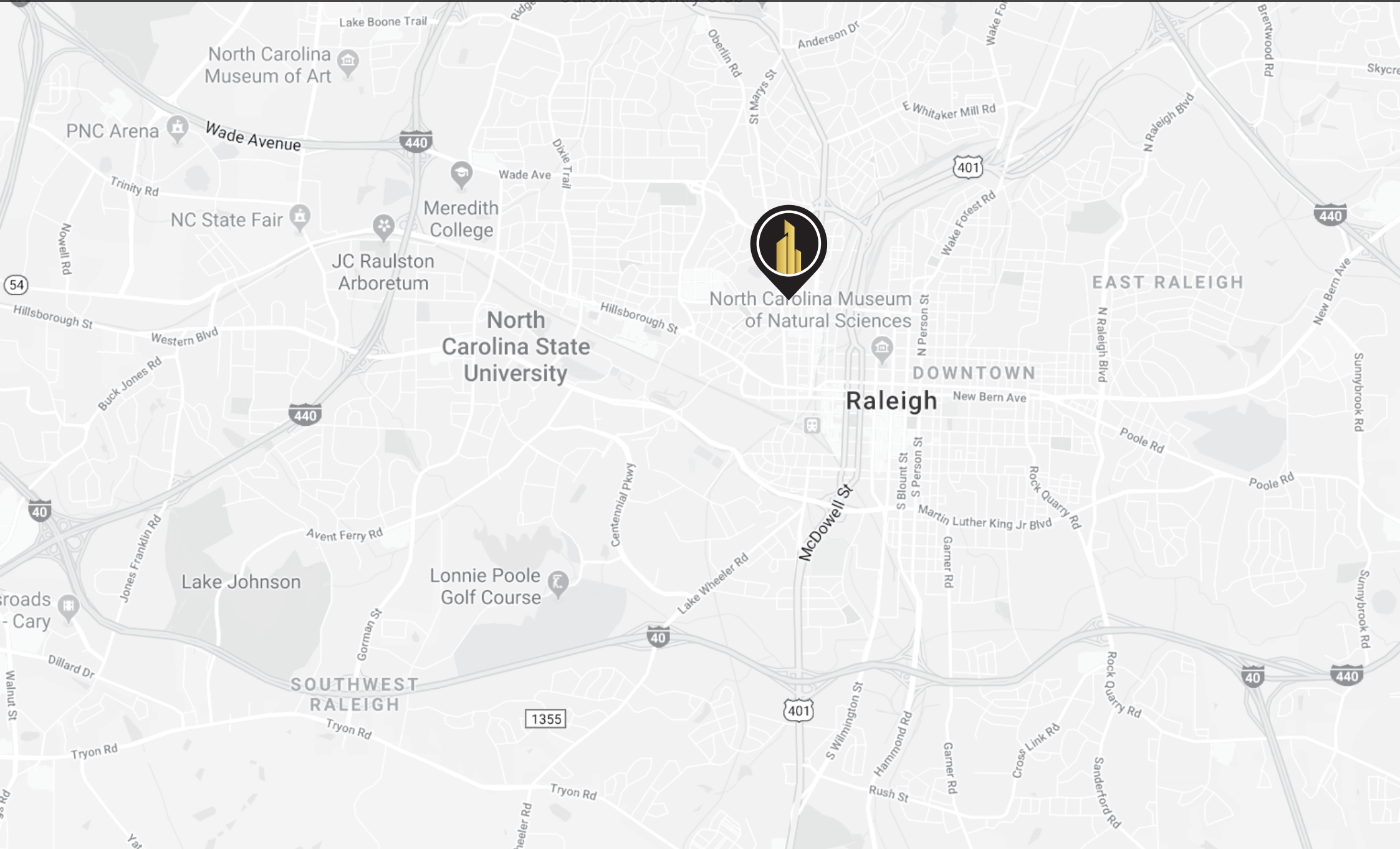
KEY OFFERING HIGHLIGHTS

- 2,891 Sq. Ft. Building on .11 acres
- Located in Downtown Raleigh
- Retail or Office Space in dynamic Glenwood South corridor
- This location benefits from strong pedestrian traffic and it has direct frontage on St. Mary's Street
- Surrounded by Retail, Residential and Public Transportation Stops

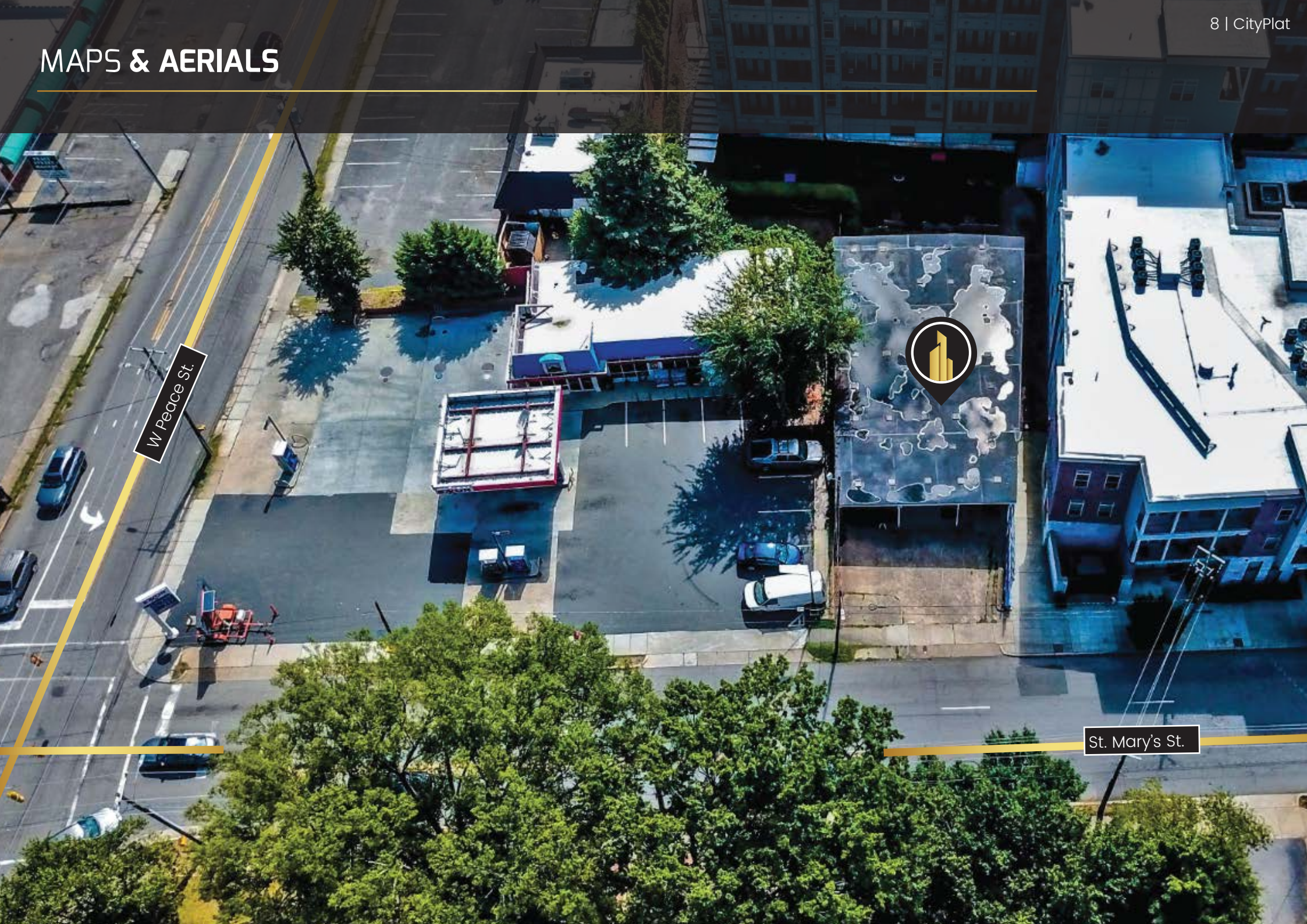
\$5,500/mo NNN

LOCATION OVERVIEW





MAPS & AERIALS



W Peace St.

St. Mary's St.

MAPS & AERIALS



Broughton Magnet
High School

St. Mary's St.

FALLON'S
FLOWERS OF RALEIGH

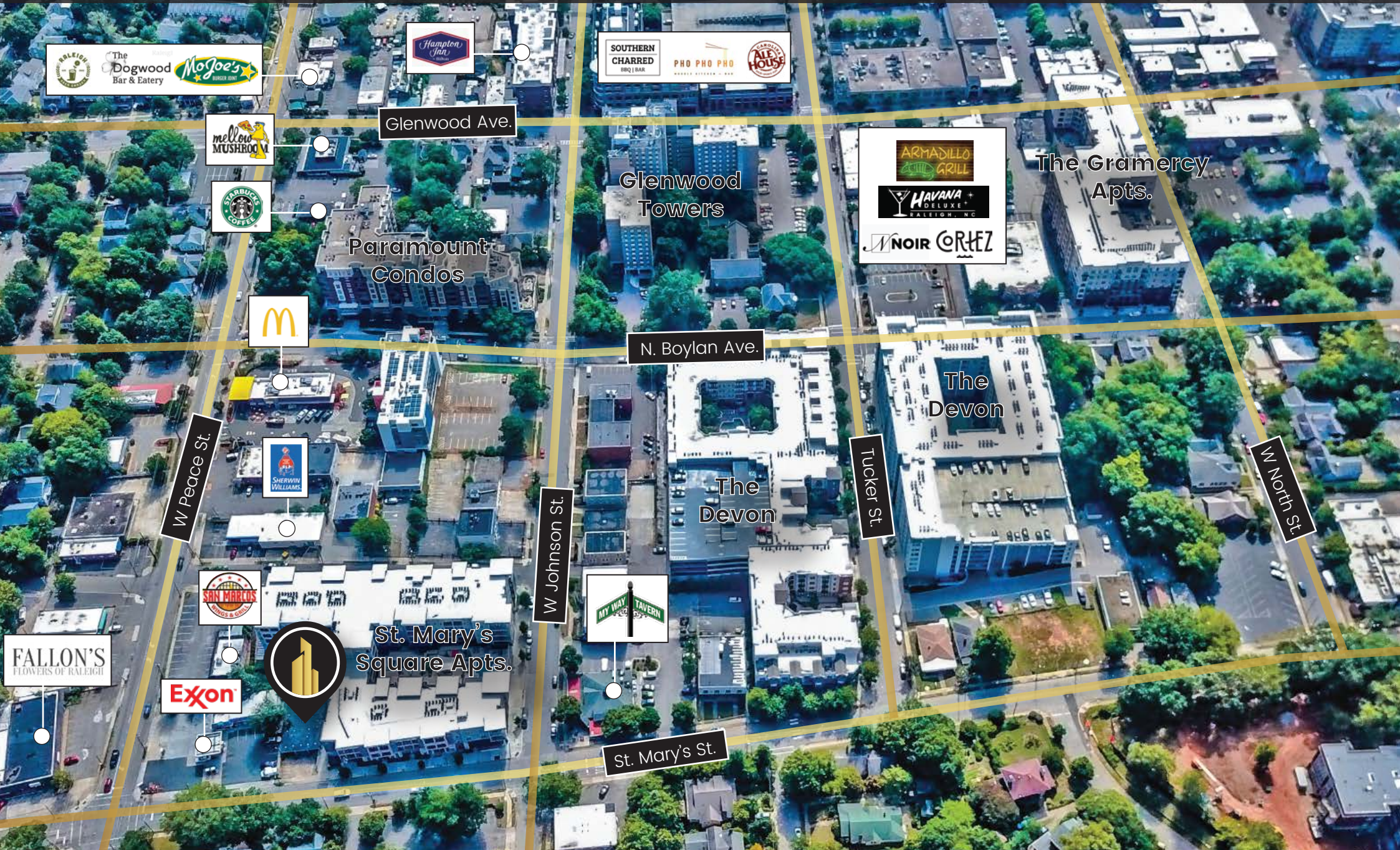
W Peace St.

Exxon

SAN MARCOS
BROS & CO.



MAPS & AERIALS



RALEIGH, NC

Raleigh is the capital of the state of North Carolina and the seat of Wake County in the United States. Raleigh is the second-largest city in the state, after Charlotte. Raleigh is known as the "City of Oaks" for its many oak trees, which line the streets in the heart of the city. The city covers a land area of 142.8 square miles. The U.S. Census Bureau estimated the city's population as 479,332 as of July 1, 2018. It is one of the fastest-growing cities in the country.

Raleigh is home to North Carolina State University (NC State) and is part of Research Triangle Park (RTP), together with Durham (home of Duke University and North Carolina Central University) and Chapel Hill (home of the University of North Carolina at Chapel Hill). The "Triangle" nickname originated after the 1959 creation of the Research Triangle Park, located in Durham and Wake counties, among the three cities and their universities. The Research Triangle region encompasses the U.S. Census Bureau's Raleigh-Durham-Chapel Hill Combined Statistical Area.

Most of Raleigh is located within Wake County, with a very small portion extending into Durham County. The towns of Cary, Morrisville, Garner, Clayton, Wake Forest, Apex, Holly Springs, Fuquay-Varina, Knightdale, Wendell, Zebulon, and Rolesville are some of Raleigh's primary nearby suburbs and satellite towns.

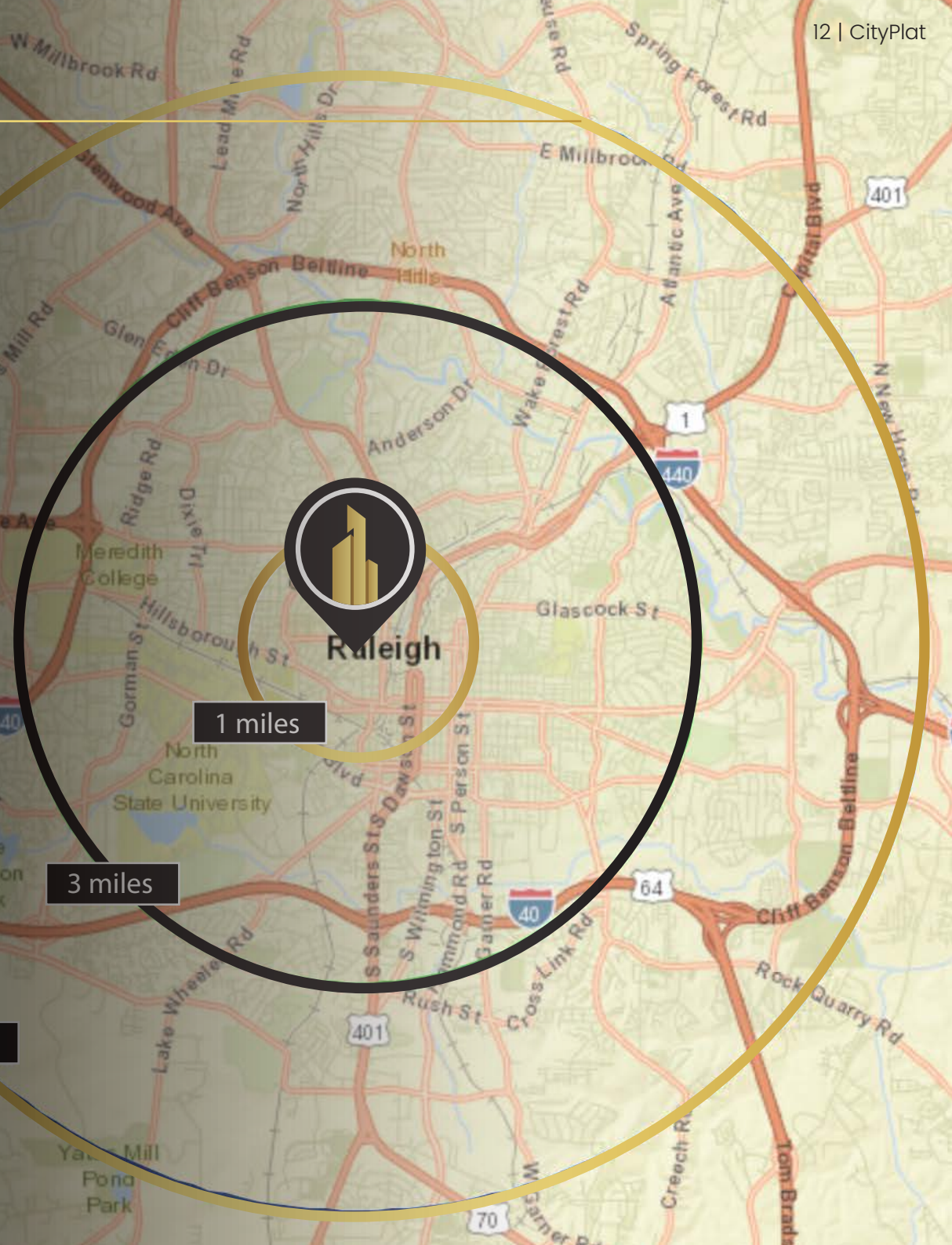
RALEIGH-CARY and WAKE COUNTY ACCOLADES

- #1 Among Mid-Sized American Cities of the Future - The Financial Times, April 2015
- Among Five American Cities You Should Visit in 2015 - The Huffington Post, February 2015
- Among World's 300 Largest Metropolitan Economies in 2014 - Brookings Institution, January 2015
- #3 Among Best Metro Areas for STEM (Science, Technology, Engineering & Math) Professionals - WalletHub, January 2015
- #7 Among America's Smartest Cities (Raleigh) - Forbes, November 2014
- #1 Among The U.S. Cities Attracting The Most Families (Raleigh MSA) - Forbes, September 2014
- #1 Among The Best Places for Business and Careers - Forbes, July 2014
- #3 Among 10 Fastest Growing Cities - CNNMoney, March 2014
- #2 Among America's 20 Fastest-Growing Cities - Forbes, February 2014



DEMOGRAPHICS

2019 Summary	1 Mile	3 Miles	5 Miles
Population	17,521	103,862	232,480
Households	8,790	40,421	93,722
Families	2,070	17,416	44,801
Average Household Size	1.65	2.15	2.28
Owner Occupied Housing Units	2,531	15,837	40,010
Renter Occupied Housing Units	6,259	24,584	53,711
Median Age	33.6	30.2	31.6
Median Household Income	\$59,226	\$56,878	\$58,124
Average Household Income	\$92,339	\$94,962	\$88,329
2024 Summary	1 Mile	3 Miles	5 Miles
Population	19,972	112,984	253,373
Households	10,298	44,993	103,116
Families	2,377	18,991	48,527
Average Household Size	1.65	2.13	2.28
Owner Occupied Housing Units	2,800	17,360	44,054
Renter Occupied Housing Units	7,498	27,633	59,062
Median Age	33.8	30.9	32.0
Median Household Income	\$66,323	\$64,453	\$65,769
Average Household Income	\$100,512	\$104,753	\$99,005



CITYPLAT

COMMERCIAL REAL ESTATE

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