

# 817 NEW BERN AVE.

**RALEIGH, NC 27601**  
OFFICE BUILDING FOR SALE



**ELM**  
PARTNERS





## / HIGHLIGHTS

- Prime location on the future BRT line
- Fully leased office building
- Offering at a 7% cap rate
- Great site in Downtown Raleigh along the future Bus Rapid Transit corridor. Recently renovated, this building provides a great opportunity to own an income producing property and also a great future development site.



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440 / CAPITAL BLVD

5 POINTS

VILLAGE DISTRICT

NC STATE UNIVERSITY

SEABOARD STATION

CAPITOL BUILDING

OAKWOOD

GLENWOOD SOUTH

CAPITOL BUILDING

817 NEW BERN

# DOWNTOWN RALEIGH

BOYLAN HEIGHTS

TRANSEVER CO. FOOD HALL

PERFORMING ARTS CENTER

DOROTHEA DIX PARK

CHAVIS PARK

INTERSTATE 40

817 NEW BERN AVE.

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# RALEIGH RECOGNIZED

/ 2023

#3 BEST BUSINESS CLIMATES (LARGE) IN THE US  
-BUSINESS FACILITIES

/ 2022

#2 THE SOUTH'S BEST CITIES ON THE RISE  
-SOUTHERN LIVING

/ 2022

#2 SPOT IN THE US TO BE A REMOTE WORKER  
-TRIANGLE BUSINESS JOURNAL

/ 2022

#3 AMERICA'S HAPPIEST CITIES  
-MEN'S HEALTH

/ 2022

#3 STEM JOB GROWTH INDEX  
-RCLCO

/ 2022

#4 50 BEST PLACES TO LIVE IN THE US  
-MONEY

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## HISTORY

"RALEIGH WAS FOUNDED IN 1792 AS N.C.'S CAPITAL CITY. IT WAS NAMED FOR SIR WALTER RALEIGH, WHO ATTEMPTED TO ESTABLISH THE FIRST ENGLISH COLONY ON THE SHORES OF THE NEW WORLD IN THE 1580'S. IT IS THE ONLY STATE CAPITAL TO HAVE BEEN PLANNED AND ESTABLISHED BY A STATE AS THE SEAT OF GOVERNMENT. THE CITY'S FOUNDING FATHERS CALLED RALEIGH THE "CITY OF OAKS" AND DEDICATED THEMSELVES TO MAINTAINING THE AREA'S WOODED TRACTS AND GRASSY PARKS.

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