817 NEW BERN AVE.

PRIVATE PROPERTY RALEIGH, NC 27601 OFFICE BUILDING FOR SALE





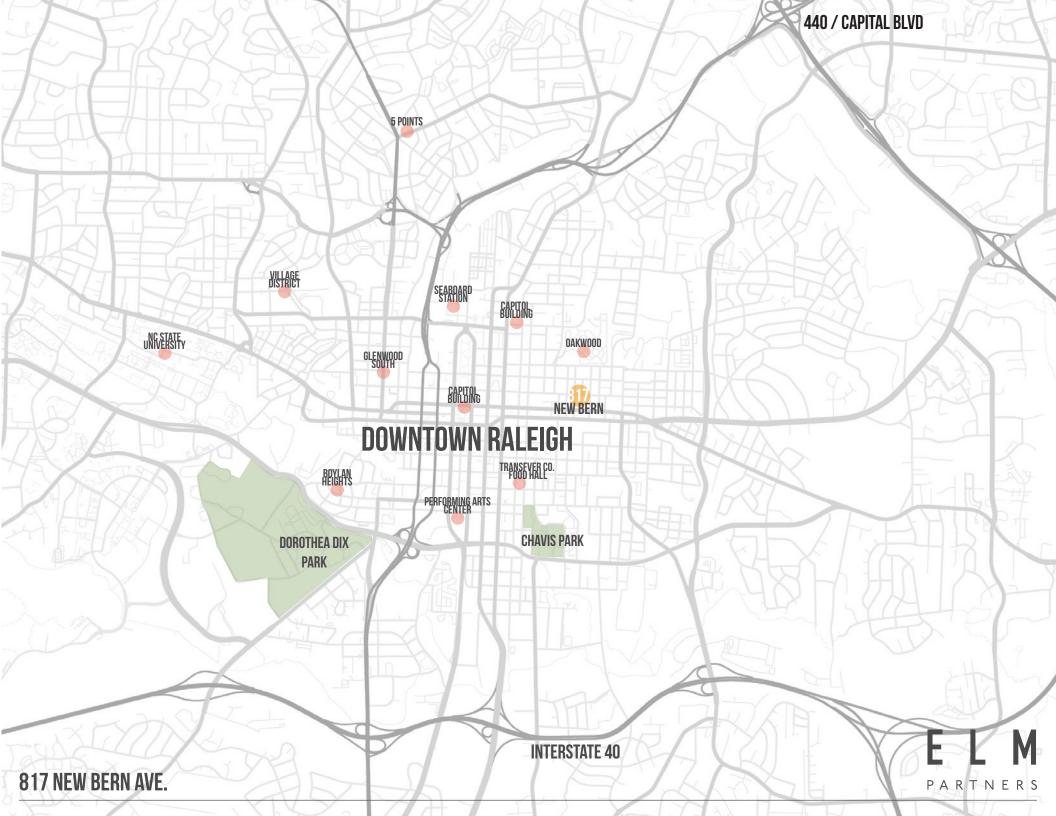
/ HIGHLIGHTS

- 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.









RALEIGH RECOGNIZED

/ 2023

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

> #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

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

> ELM PARTNERS

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 I580'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.

