

416 W South St.

Raleigh, NC 27601

OFFICE/RETAIL **FOR LEASE**



WWW.ATLASSTARK.COM



PROPERTY SUMMARY

Address	416 W South St
First Floor	\$36/SF NNN, 2,066 SF
Second Floor	\$32/sf NNN 4,610 SF
TICAM	\$6 SF

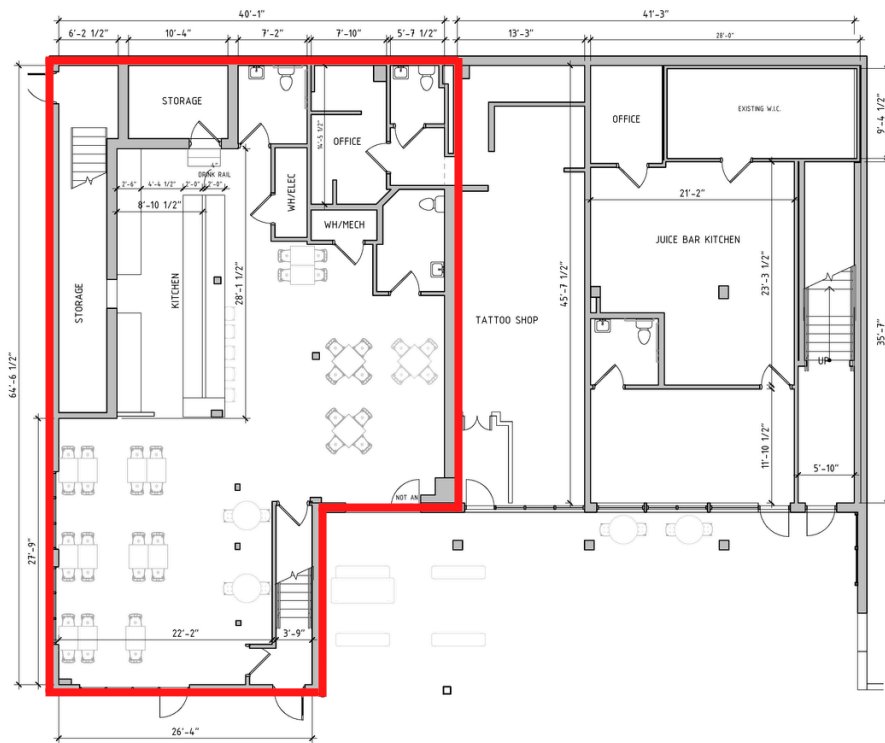
Newly renovated space in the heart of Downtown Raleigh, showcasing modern design and an open layout with convenient accessibility. Perfect for businesses seeking a vibrant, professional space.

HIGHLIGHTS

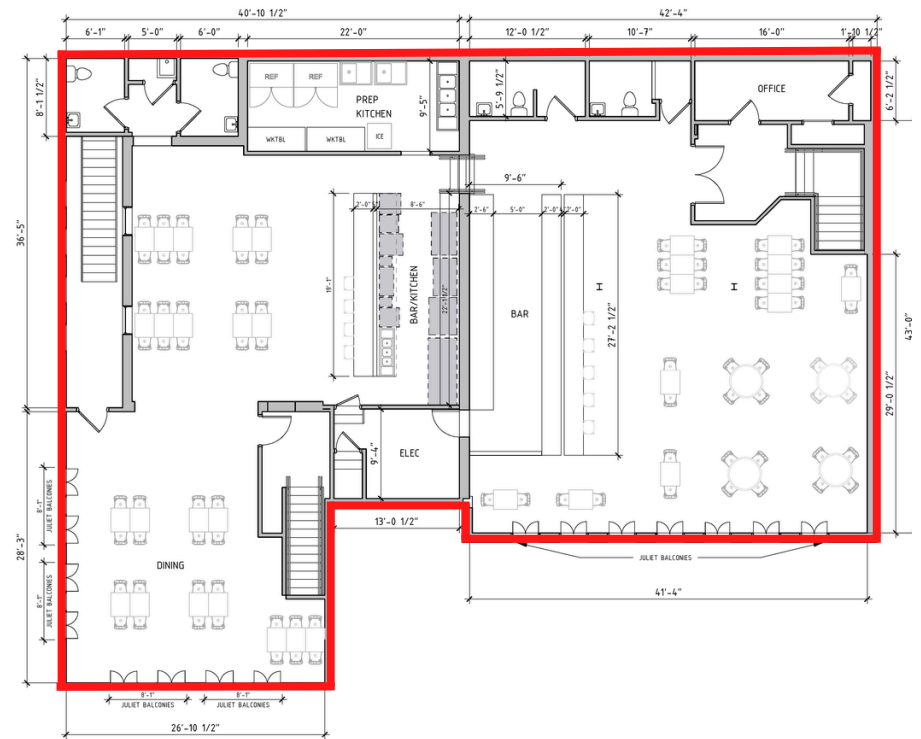
- First-floor second-generation bar layout, ideal for hospitality or retail ventures.
- Additional first- and second-floor suites are available to suit various business needs.

FLOORPLANS

FIRST FLOOR 2,066 SF



SECOND FLOOR 4,610 SF





GLENWOOD
SOUTH

CAPITAL
DISTRICT

MOORE
SQUARE/
CITY MARKET

FAYETTEVILLE
DISTRICT

WAREHOUSE
DISTRICT

BOYLAN
HEIGHTS

SITE

DIX PARK

View Facing North



DOWNTOWN RALEIGH

Downtown Raleigh has experienced tremendous growth over the past decade and is poised for even more growth as one of the fastest-growing downtowns and hottest residential markets in the country. Downtown Raleigh's many amenities are attracting new residents, office tenants, and business owners.

96

HIGHEST WALK SCORE IN THE REGION



8,543 RESIDENTIAL UNITS
DOWNTOWN



\$4.9B IN DEVELOPMENT PROJECTS COMPLETED
OR
UNDER CONSTRUCTION DOWNTOWN



48,000+ TOTAL NUMBER OF EMPLOYEES (2020)



20+ MILES OF BUS RAPID TRANSIT (BRT) PLANNED



13 MILES OF BIKE LANES IN DOWNTOWN RALEIGH



27% INCREASE IN VISITORS TO DOWNTOWN
RALEIGH IN THE PAST DECADE



21,000+ RESIDENTS LIVE WITHIN ONE MILE OF
DOWNTOWN

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