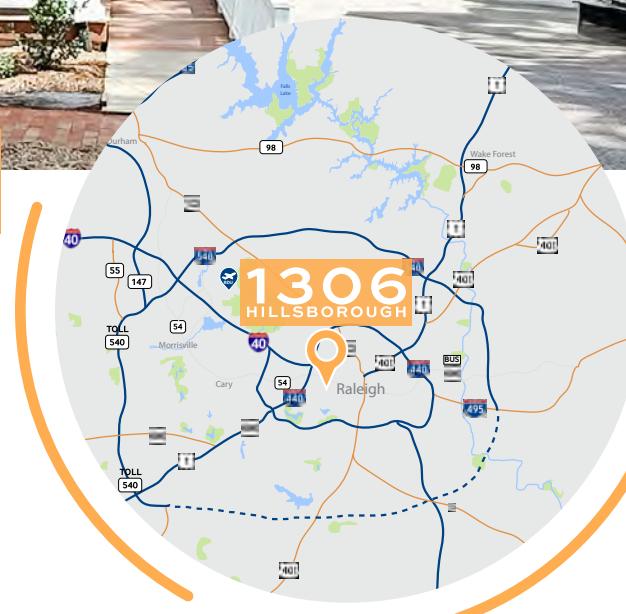




## HISTORIC OFFICE BUILDING FOR LEASE

- » ± 2,420 SF – Available June 1, 2025
- » Layout includes four private offices, reception area, conference room, collaboration space, break area, and one restroom
- » Property is in top notch condition with recent upgrades including all new electrical, interior paint, refinished hardwood floors throughout, break areas, bathrooms, and front porch
- » Excellent exposure on Hillsborough Street, +/- 20,000 vehicles per day (2024)
- » Eight on-site parking spaces and additional street parking available
- » Prime location in amenity-rich area – walking distance from The Village District, NC State, Hillsborough Street & W Morgan Street Retail, Downtown Raleigh, and various others



## LEASE RATE

\$24.00 PSF, Modified Gross  
*Tenant responsible for utilities*

### FOR MORE INFO, CONTACT

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ZACH MILLER | [zmiller@trinity-partners.com](mailto:zmiller@trinity-partners.com) | 919.418.5449

# 1306 HILLSBOROUGH STREET

RALEIGH, NC 27605

FOR LEASE

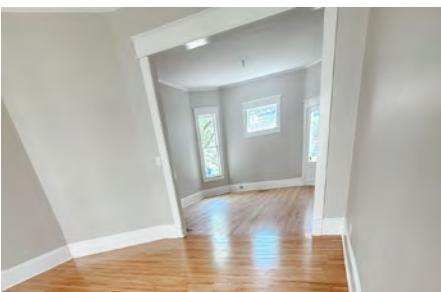


## DISTANCE TO

Village District **0.7 MI**  
13-minute walk

NC State University **0.5 MI**  
10-minute walk

Downtown Raleigh **1.1 MI**  
21-minute walk



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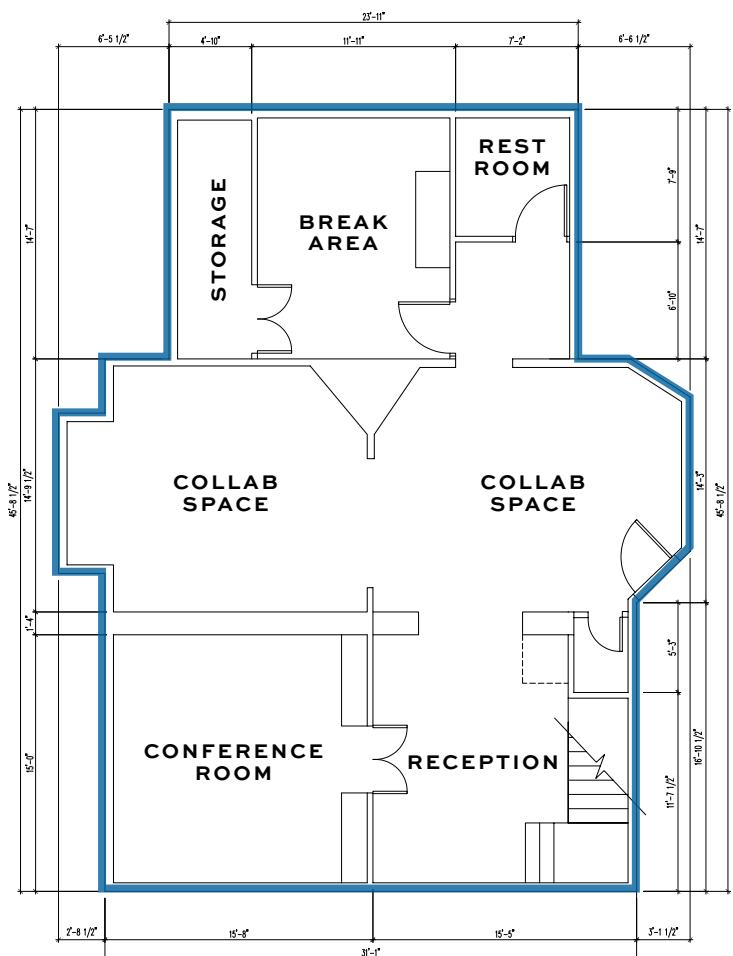
[trinity-partners.com](http://trinity-partners.com)

# 1306 HILLSBOROUGH STREET

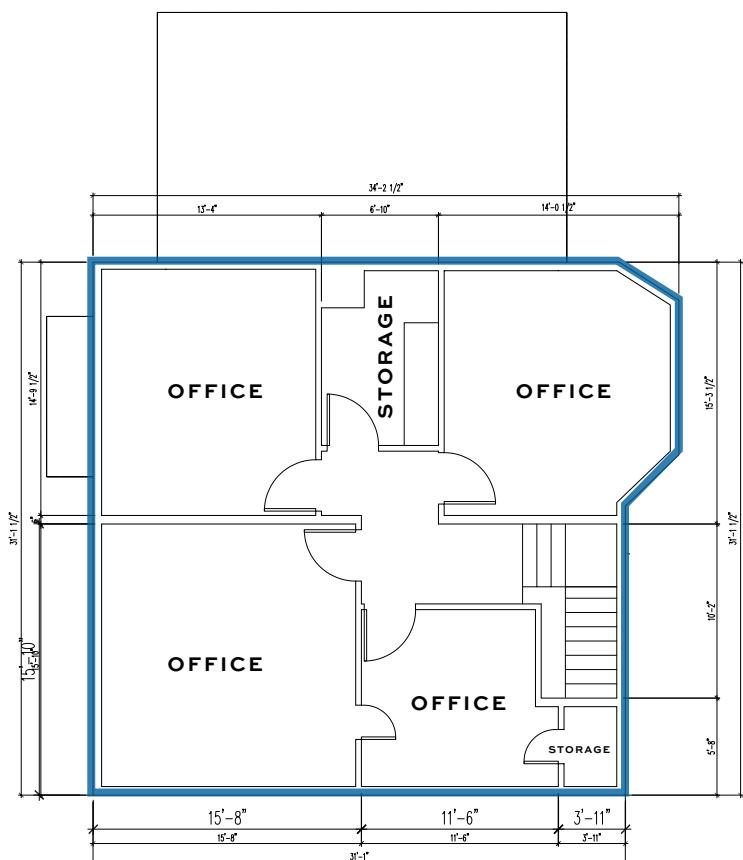
RALEIGH, NC 27605

FOR LEASE

## FIRST FLOOR



## SECOND FLOOR



The information contained herein was obtained from sources believed reliable; however, Trinity Partners makes no guarantees, warranties, or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, changes of price or conditions prior to sale or lease, or withdrawal without notice.

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