

FOR LEASE  
804 E. EDENTON STREET  
RALEIGH, NC 27601

PHOENIXCOMMERCIALNC.COM  
PRESENTS

# DOWNTOWN RALEIGH OFFICE

804 E. EDENTON STREET  
RALEIGH, NC 27601

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EXCLUSIVELY LISTED BY:

KIM MILLS  
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# PROPERTY HIGHLIGHTS

804 E. EDENTON STREET, RALEIGH, NC 27601

Nestled just blocks from the heart of downtown Raleigh, 804 E Edenton St offers a prime office space ideal for small professional or executive teams. This charming 1930 building features approximately 1,676 RSF of adaptable workspace, including five private offices, a conference room, and essential amenities such as a kitchen and two restrooms—one with a shower. Tenants will benefit from six on-site parking spaces and the convenience of nearby dining, retail, and entertainment options. Enhance your business presence in a location that combines historical allure with modern functionality, all within Raleigh’s dynamic downtown atmosphere.

TOTAL SQUARE FEET AVAILABLE ±1,676 RSF

YEAR BUILT 1930

ZONING OX-3 ([click here for Permitted Use Table](#))

BUILDING FEATURES  
Five (5) Private Offices  
Conference Room  
Kitchen  
Two (2) Restrooms - (one with shower)  
Front Porch  
Storage

PARKING Six (6) on-site spaces

LEASE RATE \$23.00/RSF (NNN)

TAXES AND INSURANCE Tenant to Maintain Grounds



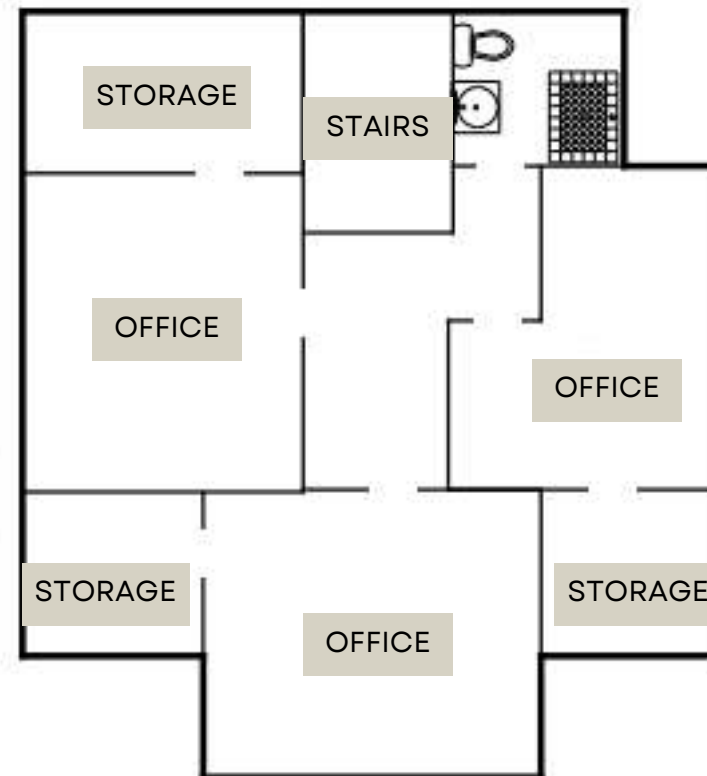
# FLOOR PLAN

804 E. EDENTON STREET, RALEIGH, NC 27601

## FIRST FLOOR



## SECOND FLOOR



\*FLOOR PLAN IS FOR ILLUSTRATIVE PURPOSES ONLY AND IS SUBJECT TO CHANGE

# LOCATION

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# PROPERTY PHOTOS

804 E. EDENTON STREET, RALEIGH, NC 27601





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