

RARE DOWNTOWN RALEIGH LIVE • WORK • PLAY - OPPORTUNITY

Retail Studio + Adjacent Residential Condo
Buy or Lease | Together or Separately

LIVE

110 YOGA

WORK • PLAY

HOT YOGA

FDC
444 SOUTH
RESIDENTIAL

AVAILABLE FOR SALE OR LEASE

Palladium Plaza | 444 S. Blount St | Raleigh NC | Unit 110 & 111

Call for More Information! Tours By Appointment Only – Do not Disturb the Tenant

STEELE
RESIDENTIAL • COMMERCIAL
PROPERTY MANAGEMENT

Tyler Mills
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867 Washington St. Raleigh
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kw GREENVILLE
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Nash Patton
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Jacqueline Lippard
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SVP Commercial Advisor

OFFERING SUMMARY

UNIT 111 (Live)

Residential Condo:

SQFT: 1,185±

Base Rent: \$2,300

HOA/TICAM: \$1,300

Sales Price: Negotiable

UNIT 110 (Work • Play)

Retail Unit:

2,445±

\$27.50 PSF NNN

\$6.82PSF

Negotiable



Unit 110 – WORK • PLAY

Own one of downtown Raleigh's most unique live • work • play opportunities at Palladium Plaza.

Operate your business in a beautifully built-out 2,445 SF retail studio and live next door in a luxury 1-bedroom condo featuring one & 1/2 bathrooms, a full kitchen, spacious living room, private balcony, and 1,185 SF of thoughtfully designed space. Walk to Moore Square, Transfer Co. Food Hall, award-winning restaurants, parks, and entertainment, while serving nearly 20,000 residents within one mile with average household incomes exceeding \$124,000. **Whether used as an owner-occupied lifestyle property or a dual-income investment, this rare offering delivers an exceptional downtown Raleigh experience that is difficult to replicate.**



Unit 111 – LIVE

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Unit 111 – LIVE

- 1,185± SF Residential Condo
- Private Ground Level Entry
- Ideal Owner Residence or Executive Housing
- Potential Supplemental Rental Income
- Walkable to Restaurants, Parks, & Entertainment
- Reserved Parking



Unit 110 – WORK • PLAY

- 2,445± SF Retail Studio Condo
- Private Ground Level Entry
- Plug-&-Play Hot Yoga / Wellness / Dance Studio Buildout
- Premium Bathrooms & Features
- Elevator Access to 2nd Floor
- Flexible Retail, Studio, Office or Service Use
- Reserved Parking

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Potential Turn-Key Options:

Hot Yoga Studio, Pilates Studio, Dance Studio, Wellness Center, Personal Training, Med Spa, Massage Therapy, Boutique Fitness, Physical Therapy, Creative Studio, Specialty Retail, Professional Office

Open floor plan with premium locker rooms, showers, and specialized heating equipment already in place. Existing improvements create significant value for wellness and fitness operators, while offering a flexible blank canvas for a wide variety of retail, studio, office, or service uses.

Work • Play

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Work • Play • Premium

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Downtown Raleigh at Your Doorstep:

Unit 111 offers a beautifully designed 1-bedroom, 1 + ½ bathroom condominium featuring a full kitchen, spacious living room, private balcony off the primary suite, and 1,185 SF of thoughtfully designed living space. The two-story layout creates an open and inviting atmosphere, making it ideal as a primary residence, executive housing, or an income-producing rental. Enjoy the convenience of living next door to your business while experiencing one of downtown Raleigh's most vibrant and walkable neighborhoods.

Live • Condo

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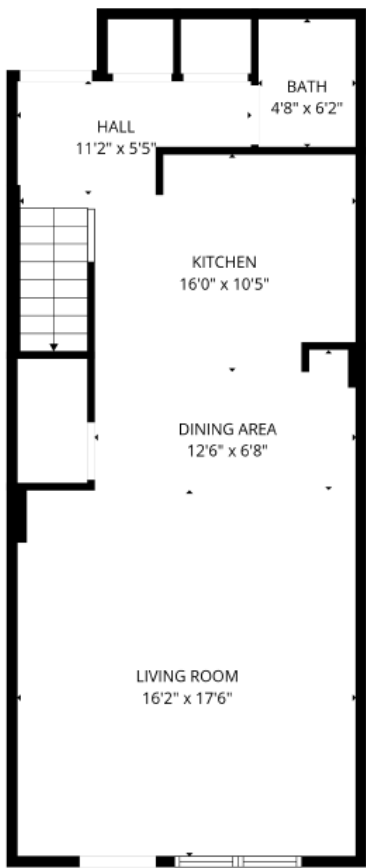
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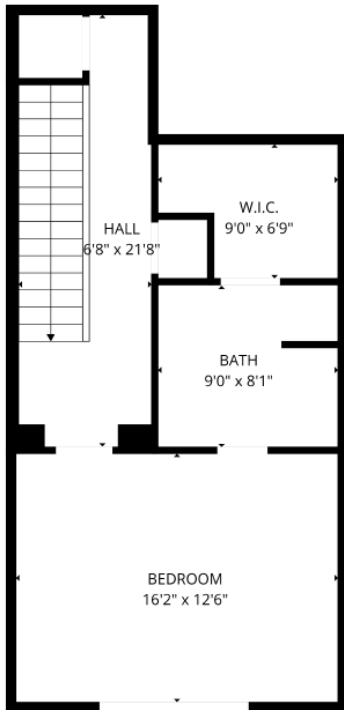
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Floor Plans

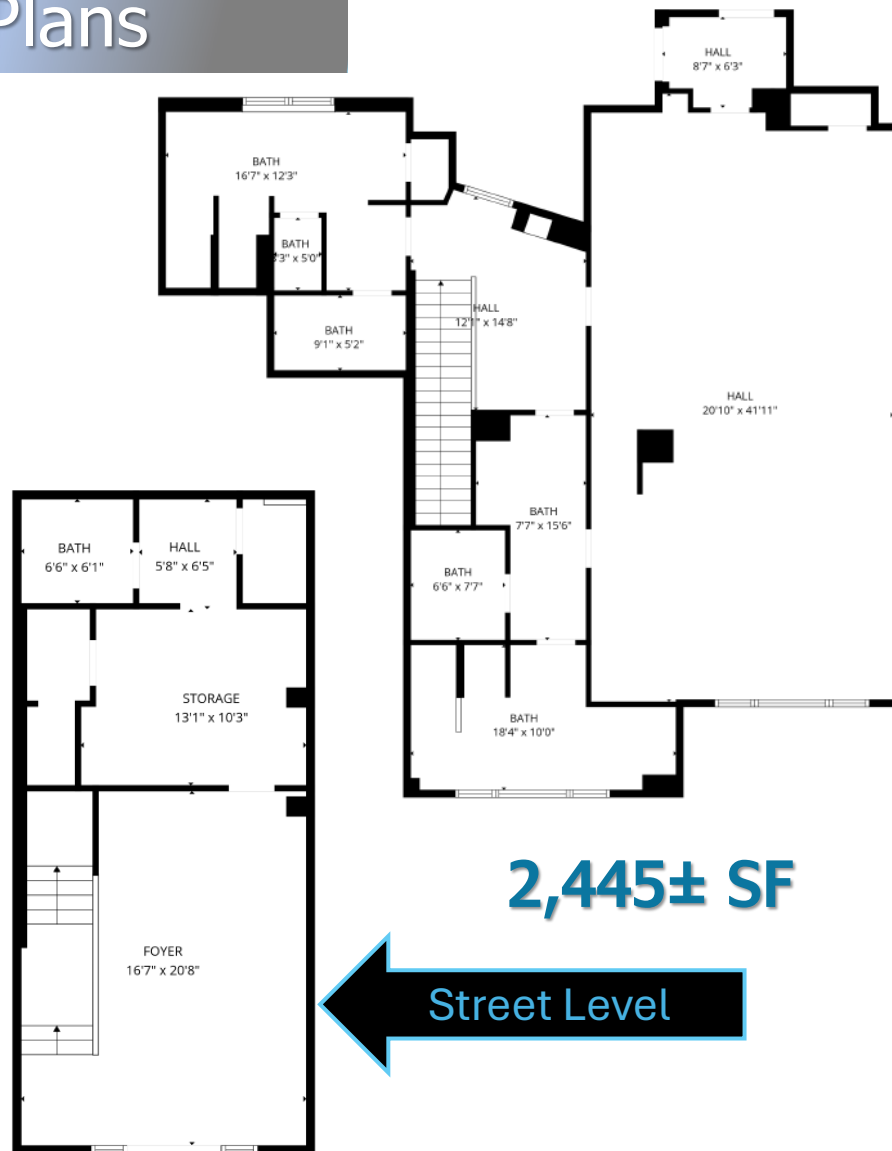


Street Level



1,185± SF

FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.



2,445± SF

Street Level

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Work • Play

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Walkable Downtown Raleigh!



Aerial - Amenities

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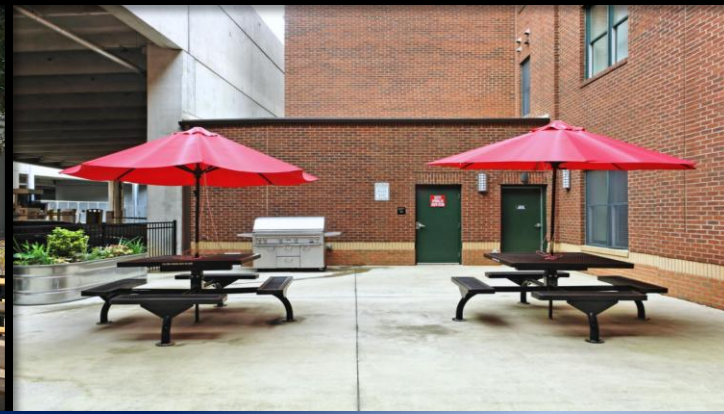
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Walkable Amenities



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	< 1 Mile	< 3 Miles	< 5 Miles
Population	19,832	111,148	231,201
2030 Est. Population Increase	9.5%	8.2%	8.1%
Avg Household Income	\$124,190	\$111,859	\$110,405
Median Household Income	\$85,714	\$75,021	\$76,992
Renter Occupied	73.3%	60.5%	57.5%

Demographics



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