



301 W CABARRUS

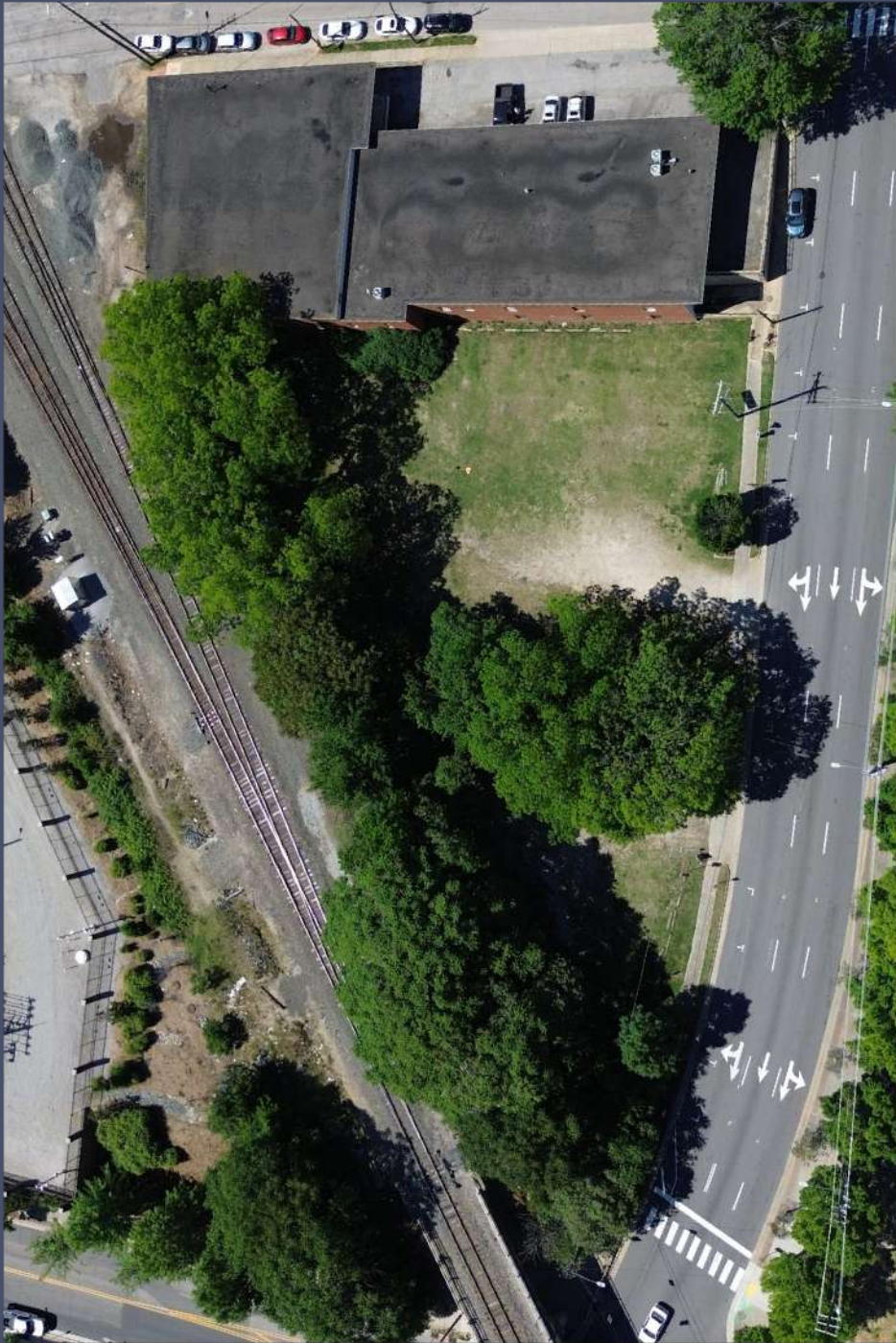
RALEIGH, NC 27604

FOR LEASE | ± 24,530 SF



WWW.ATLASSTARK.COM

PROPERTY OVERVIEW



Address 301 W Cabarrus St

Available ±1,500 - 12,300 SF

Acres 1.05 AC

Rate Contact Broker

Tenant Allowance Contact Broker

301 W Cabarrus is a two-story, ±24,530 SF adaptive-reuse warehouse available for high-end retail, F&B, and creative office users. The property is located directly across from the Red Hat Amphitheater and the new Atlantic Union Bank Convention Center expansion. Positioned in a highly walkable area with direct access to Downtown Raleigh amenities, this property is ideal for food and beverage concepts, retail, or office space seeking a blend of visibility, function, and accessibility to city life.

HIGHLIGHTS

- Adaptive Re-Use
- Available for high-end retail, creative office, and F&B
- Renovations underway
- Ample on-site parking
- Located in Downtown Raleigh's "Sip n' Stroll" district

POTENTIAL DEMISING PLAN

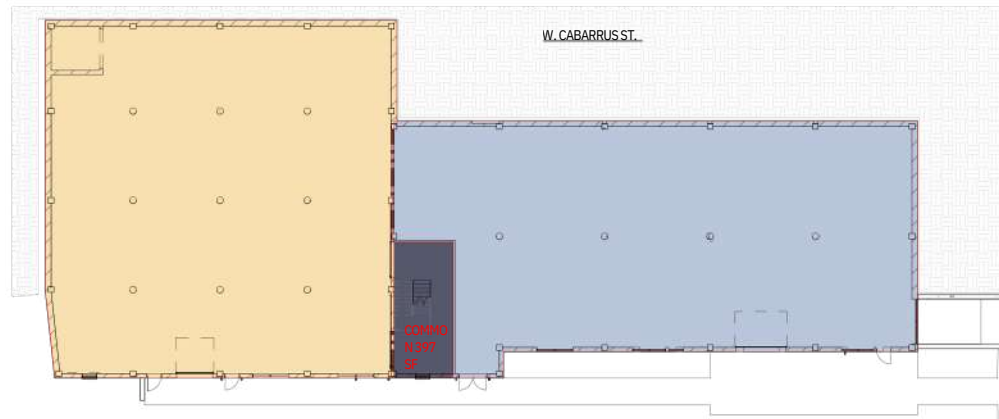


2

UPPER LEVEL FLOOR PLAN

GROSS SF = 12,258 SF

SCALE: 3/64" = 1'-0"



1

LOWER LEVEL FLOOR PLAN

GROSS SF = 12,274 SF

SCALE: 3/64" = 1'-0"

RENDERINGS - ELEVATION



① NORTH ELEVATION (FACING W. CABARRUS ST.)
1/16" = 1'-0"



② SOUTH ELEVATION
1/16" = 1'-0"

301 West Cabarrus
ELEVATIONS

08/19/2026

SK-2

Rendering Facing North



PERSPECTIVE POINT

IDEAL TENANTS:

- F&B CONCEPT
- BOTTLESHOP / WINE BAR
- FITNESS STUDIO
- CREATIVE OFFICE
- RETAIL

Additional Renderings

EXTERIOR VIEW -CABARRUS ST. LOOKING SE



EXTERIOR VIEW -CABARRUS ST. LOOKING SW



EXTERIOR VIEW -LOOKING NW



Current Photos



AERIAL FACING EAST

OMNI® HOTELS
& RESORTS

Atlantic
Union Bank
Convention Center

Expansion



W CABARRUS ST

S DAWSON ST

ADT 22.5 K

RELOCATION, EXPANSION + MORE



RED HAT AMPHITHEATER

Overview

- New Construction Opening: Outdoor Concert Series 2027
- Relocation allows for more than 6,000 seats¹
- Generated 33.7 million in economic impact in 2024² and 33.3 million in 2025⁷
- April-October: Approximately 50 Concerts
- November-January: The Rink ice skating experience



THE ATLANTIC UNION BANK CONVENTION CENTER

Features

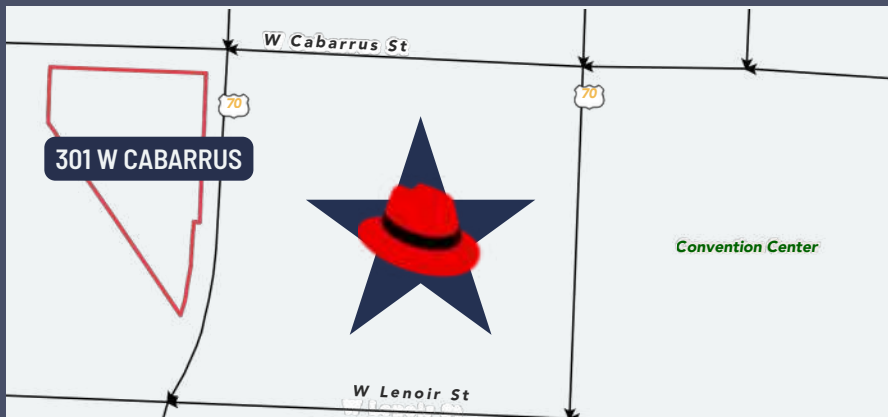
- Meeting rooms, a grand 32,000-square-foot ballroom, and a sweeping 150,000-square-foot exhibit hall⁴

Expansion

- 298,100 SF of additional flex event space, rooftop terraces, and outdoor spaces³
- Strollway connectivity is in discussion⁵

THE OMNI RALEIGH HOTEL

The convention center expansion makes way for The Omni Raleigh Hotel, a luxury 29-story, 5-star hotel under construction in Downtown Raleigh, located between the Martin Marietta Center and Convention Center.⁶ It will feature 550 rooms, 60,000+ sq ft of meeting space, a rooftop pool, and Bob's Steak & Chop House.⁶ In addition, the Omni Hotel will house the first ever coffee shop collaboration between Peter Millar and Omni Hotels & Resorts.⁸ The expected open date is 2028.



¹WRAL

²RALToday - Red Hat Amphitheater

³Visit Raleigh

⁴Raleigh.gov

⁵Raleigh.gov - Strollway

⁶Omni Hotel

⁷CBS17

⁸The News & Observer

[illegible]

HISTORIC BOYLAN AVENUE:

REBUS WORKS
CAFE & GROCERY

Wye Hill
KITCHEN
& BREWING

BOULTED BREAD



barcelona

PLATFORM

UNION STATION



PARKSIDE



W CABARRUS ST

Legends
NIGHTCLUB COMPLEX



wilson



Walk Score: 91
Walker's Paradise



Transit Score: 73
Excellent Transit



Bike Score: 73
Very Bikeable



BERKLEY CAFE

S DAWSON ST

301 W CABARRUS



FUTURE DOWNTOWN RALEIGH DEVELOPMENT 2026-2029

ROSEWOOD

2027-2028



WEST BLOCK

2029



PROPOSED
APARTMENTS
HERITAGE PARK

BLOCK 1 - SITE PLAN AND PROGRAM



**DOWNTOWN
SOUTH**

BREAKING
GROUND 2026

**Atlantic
Union Bank**
Convention Center

DELIVERING
2029

Red Hat
Amphitheater

OPENING
2027

**OMNI HOTELS
& RESORTS**

OPENING
2028

Raleigh Marriott
City Center
From \$339/night on
Raleigh Marriott Ci...

Terrace
McDonald's

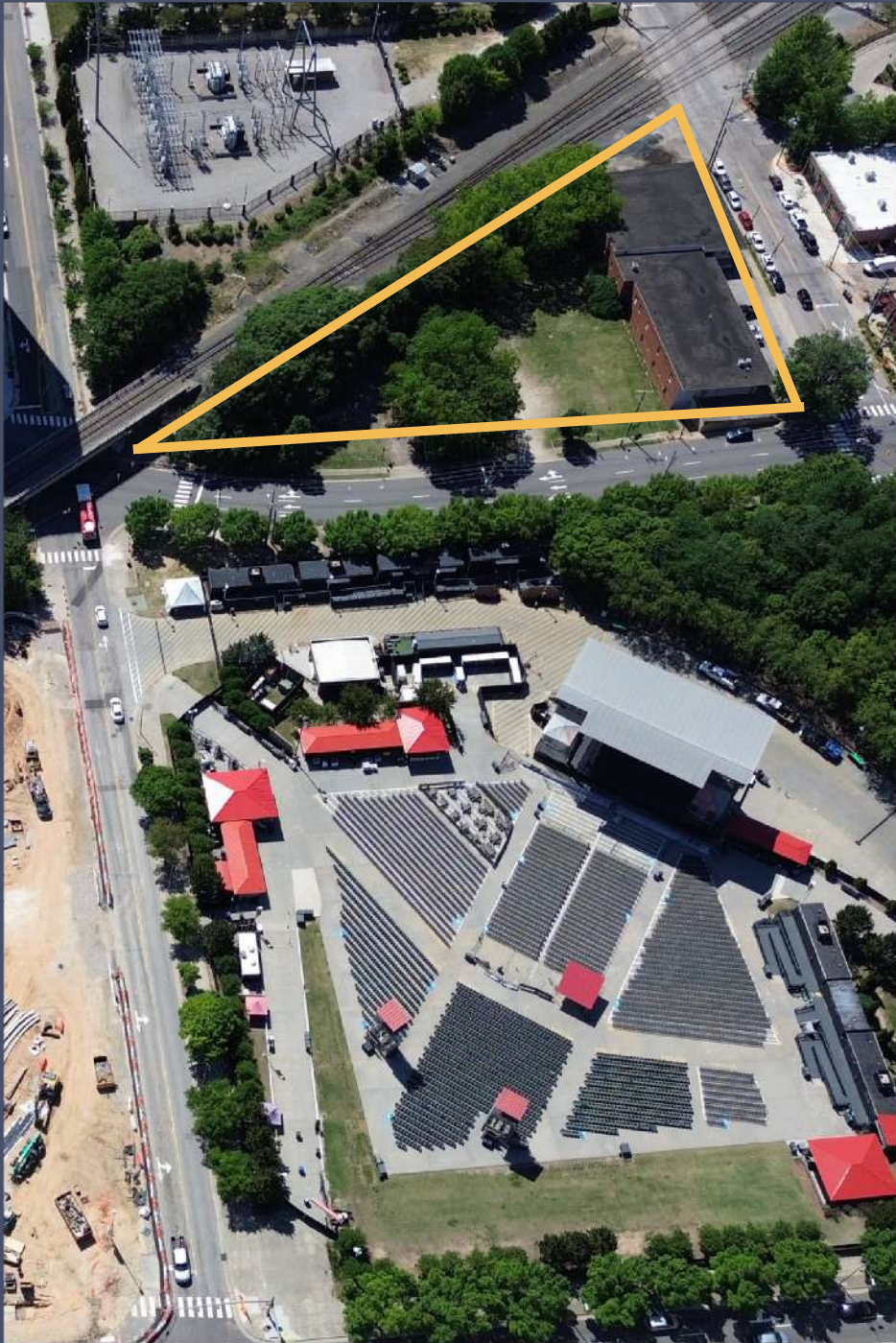
Martin Marietta Center
for the Performing Arts

Kindley St

Martin Luther King

DOWNTOWN OVERVIEW

"Nation's fastest-growing urban centers."¹



21

Projects Completed
in the last two years¹

1,493

New Apartments
delivered in 2025²

363,703 SF

Class A Office
net absorption
2020 to present²

21.7 M

Visitors
over the past year²

43.3K

Employees
within 1 mile of downtown²

40.5%

Population Age
20-34 years²

¹WRAL

²Downtown Raleigh Alliance

OMNI  HOTELS
& RESORTS

 **Red Hat**
Amphitheater

 **Atlantic
Union Bank**
Convention Center

Expansion





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