



# Office Space for Lease in Prime Downtown Raleigh Location

107 Fayetteville Street Raleigh, NC, 27601

# EXECUTIVE SUMMARY

Discover an exceptional opportunity at **107 Fayetteville St**, strategically situated in the heart of Downtown Raleigh. Appreciate the expansive high ceilings and industrial aesthetics that complement the skyline views from the entire penthouse floor. Tailored to diverse business needs, this flexible space layout accommodates startups, established firms, and creative ventures alike. At this address, you're at the center of downtown with proximity to renowned dining, shopping, the courthouse, and the YMCA, all within walking distance.

## PROPERTY HIGHLIGHTS:

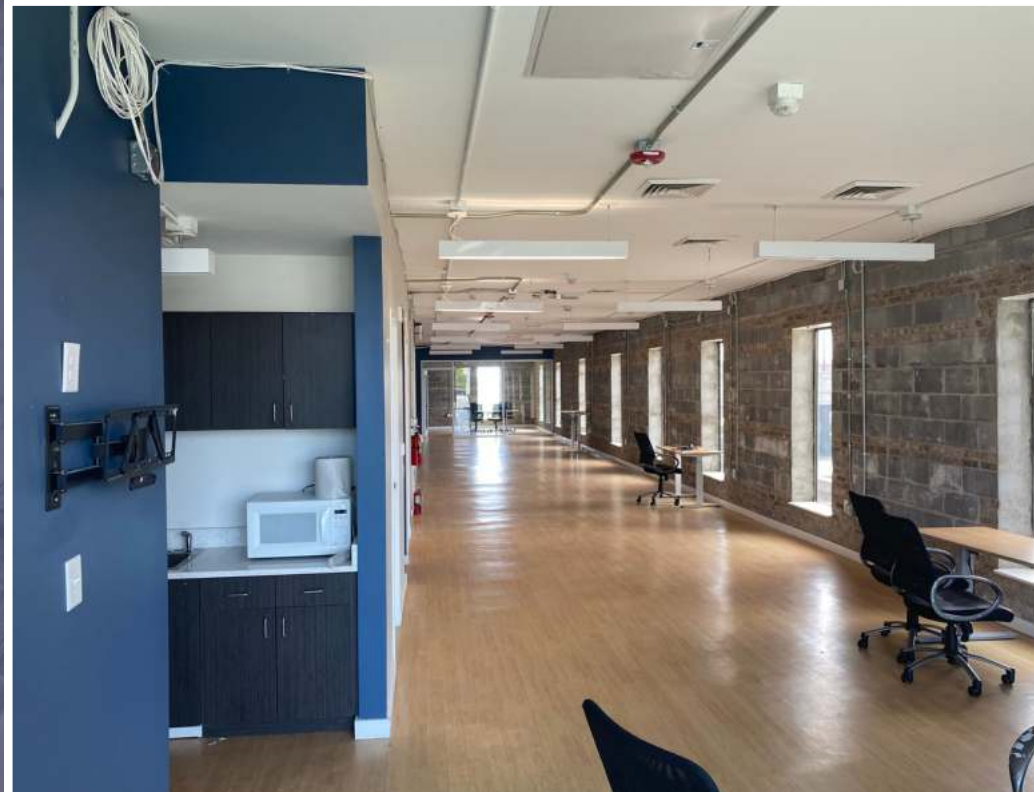
- Industrial-modern interiors
- Open floorplan
- Fully renovated in 2015
- Prime location with hundreds of nearby amenities
- Secure elevator
- Ample parking
- Entire 5th Floor of 5-story building (all other floors are fully leased)
- Available from: June 10 th , 2025

**\$5,900/ Month Gross**

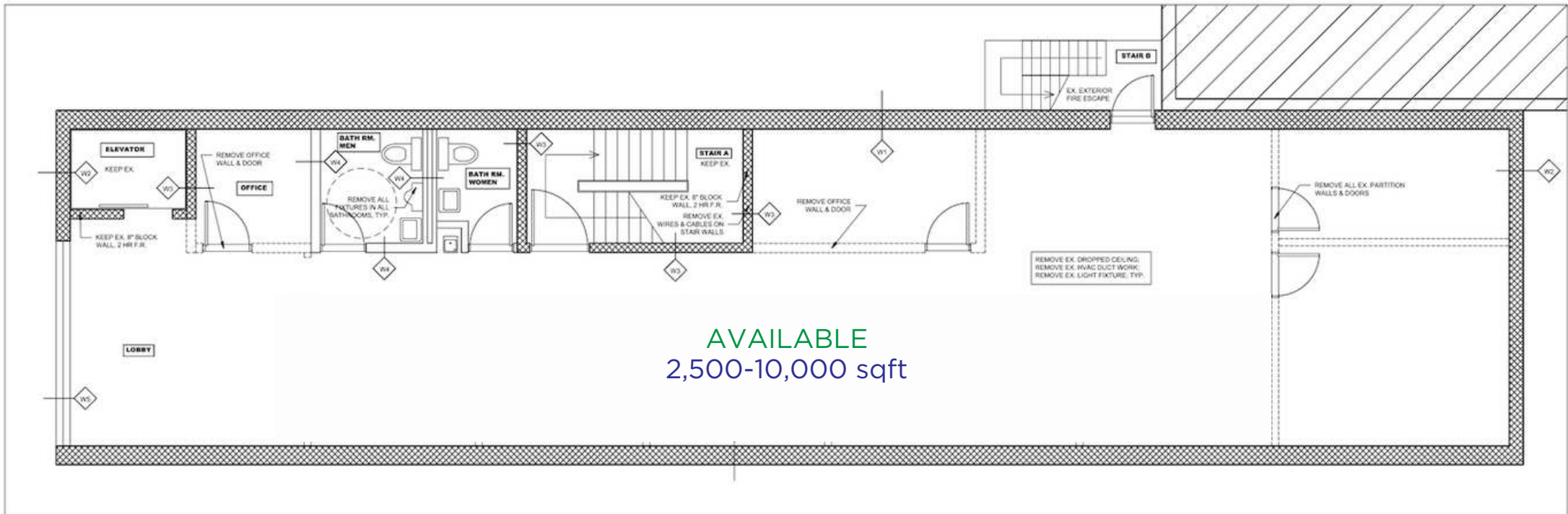
**RENT**

**2,500- 10,000 SQ FT**

**TOTAL SQ FT**



# FIFTH FLOOR | FLOOR PLAN



# MAPS & AERIALS



Fayetteville St.

Wake County Courthouse



Logos for The Big East, The Raleigh Times, CVS, and Death Taxes.

 NORTH CAROLINA MUSEUM OF HISTORY  
A Smithsonian Affiliate

North Carolina State Capital

Wells Fargo Capital Center

Edenton St.

## MARKET OVERVIEW: RALEIGH, NC

Raleigh is the capital of the state of North Carolina and the seat of Wake County in the United States. Raleigh is the second-largest city in the state, after Charlotte. Raleigh is known as the "City of Oaks" for its many oak trees, which line the streets in the heart of the city. The city covers a land area of 142.8 square miles. The U.S. Census Bureau estimated the city's population as 479,332 as of July 1, 2018. It is one of the fastest-growing cities in the country.

Raleigh is home to North Carolina State University (NC State) and is part of Research Triangle Park (RTP), together with Durham (home of Duke University and North Carolina Central University) and Chapel Hill (home of the University of North Carolina at Chapel Hill). The "Triangle" nickname originated after the 1959 creation of the Research Triangle Park, located in Durham and Wake counties, among the three cities and their universities. The Research Triangle region encompasses the U.S. Census Bureau's Raleigh-Durham-Chapel Hill Combined Statistical Area.

Most of Raleigh is located within Wake County, with a very small portion extending into Durham County. The towns of Cary, Morrisville, Garner, Clayton, Wake Forest, Apex, Holly Springs, Fuquay-Varina, Knightdale, Wendell, Zebulon, and Rolesville are some of Raleigh's primary nearby suburbs and satellite towns.

### **RALEIGH-CARY and WAKE COUNTY ACCOLADES**

- #1 Among Mid-Sized American Cities of the Future - The Financial Times
- Among Five American Cities You Should Visit in 2015 - The Huffington Post
- Among World's 300 Largest Metropolitan Economies in 2014 - Brookings Institution
- #3 Among Best Metro Areas for STEM (Science, Technology, Engineering & Math) Professionals - WalletHub
- #7 Among America's Smartest Cities (Raleigh) - Forbes
- #1 Among The U.S. Cities Attracting The Most Families (Raleigh MSA) - Forbes
- #1 Among The Best Places for Business and Careers - Forbes
- #3 Among 10 Fastest Growing Cities - CNNMoney
- #2 Among America's 20 Fastest-Growing Cities - Forbes



## CONTACT

**Maria Dinshaw**

Maria@cityplat.com

919.327.8498

**Sam Keefer**

Sam.Keefer@cityplat.com

919.780.7508

**CITYPLAT**

107 Fayetteville St

Suite 400

Raleigh, NC 27601

## CONFIDENTIALITY **DISCLAIMER**

The information contained in this Offering Memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party(ies) receiving it from CityPlat, LLC and should not be made available to any other person or entity without the written consent of CityPlat, LLC. If you are not the intended recipient, you are hereby notified that any retention, dissemination, duplication, forwarding, copying or taking any action in reliance on the contents of this information is strictly prohibited. If you receive this Offering Memorandum in error, whether in electronic or printed form, please notify the sender and destroy the document.

This Offering has been prepared to provide a summary of unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation.

CityPlat, LLC has not made any investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with state and federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property.

The information contained in this Offering has been obtained from sources we believe are reliable; however, CityPlat, LLC has not verified, and will not verify, any of the information contained herein, nor has CityPlat, LLC conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided.