

Centrally Located Downtown Office Space For Lease

17-19 E Martin St
Raleigh, NC 27601



CITYPLAT
COMMERCIAL REAL ESTATE

KEY HIGHLIGHTS

- Convenient walking distance from a variety of downtown restaurant and retail shops
- Across the street from Wilmington Street Station Parking Deck
- Large windows in every office with ample light
- Reception area directly off the elevator on both floor 2 and floor 3
- 2 private restrooms on both floor 2 and floor 3
- Open Kitchenette with operable appliances
- Exterior open courtyard

PROPERTY HIGHLIGHTS

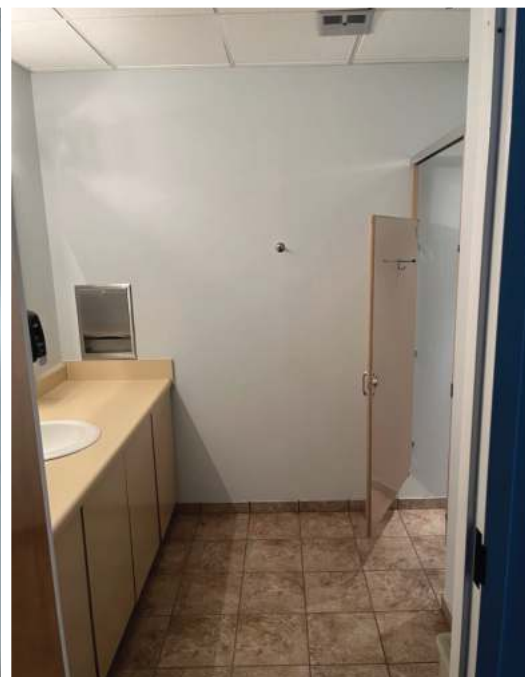
Lease Price	\$16/SF
Lease Term	Flexible
Lease Type	NNN
Zoning	BUS
Square Feet	1,500 SF - 5,700 SF
Availability	Floors 2 & 3
Year Built	1910
Use	Class B Office



POTENTIAL USE:

- Marketing / ad agencies
- Tech companies
- Small consulting firms
- Engineering firm
- Architectural firm
- Law firm, financial advisor, other professional services
- Coworking space
- Counseling or therapy office

FLOOR TWO PHOTOS



SECOND FLOOR HIGHLIGHTS

- 2,888 SF
- Open floor plan
- 3 private offices


FLOOR THREE PHOTOS



THIRD FLOOR HIGHLIGHTS

- 2,888 SF
- Private floor plan
- 8 private offices
- Ability to convert the main office into a conference room

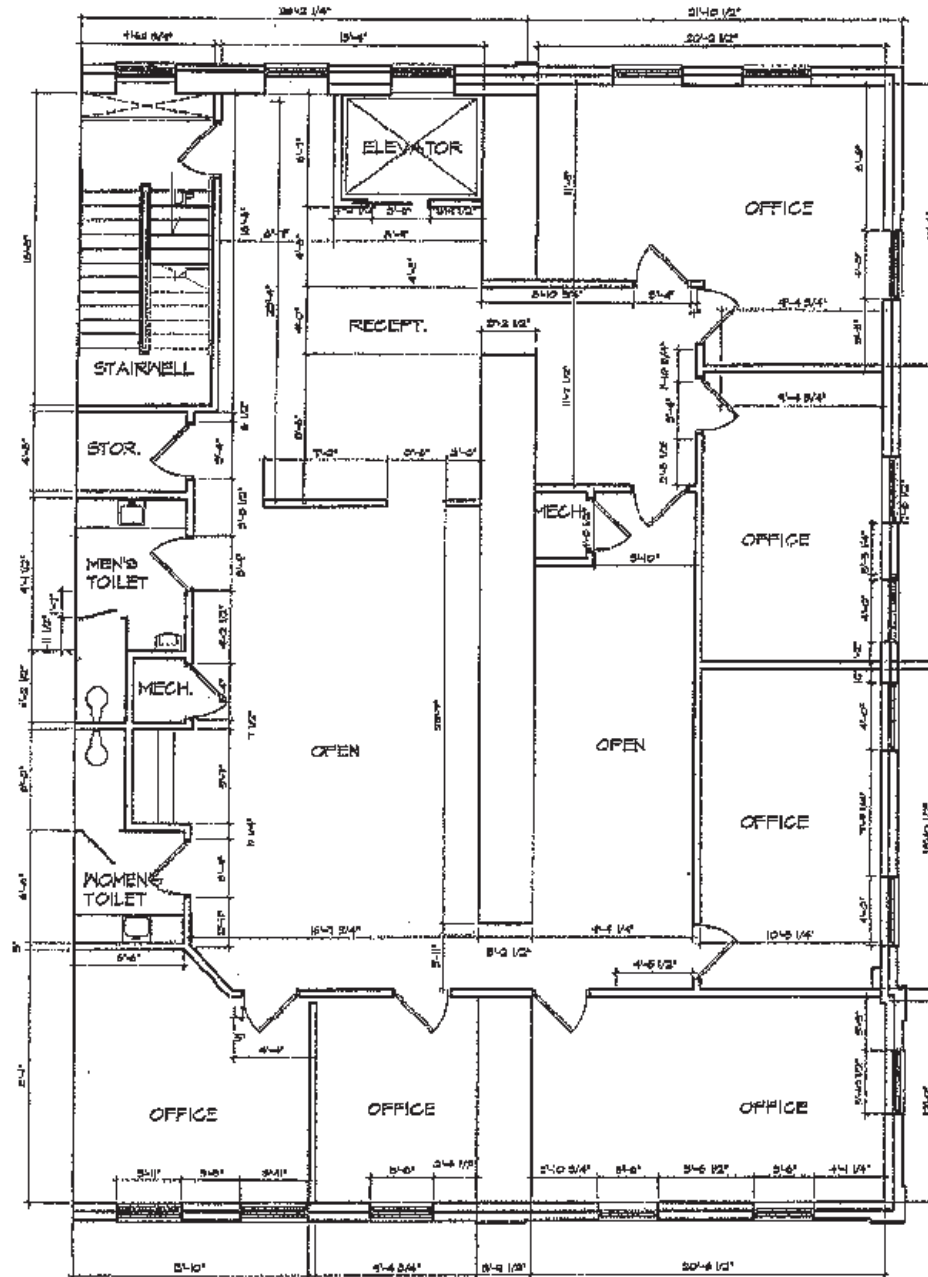




**Easy access to
Moore Square
Station Parking
Deck**

MOORE SQUARE STAT

FLOOR PLAN



PARCEL MAP



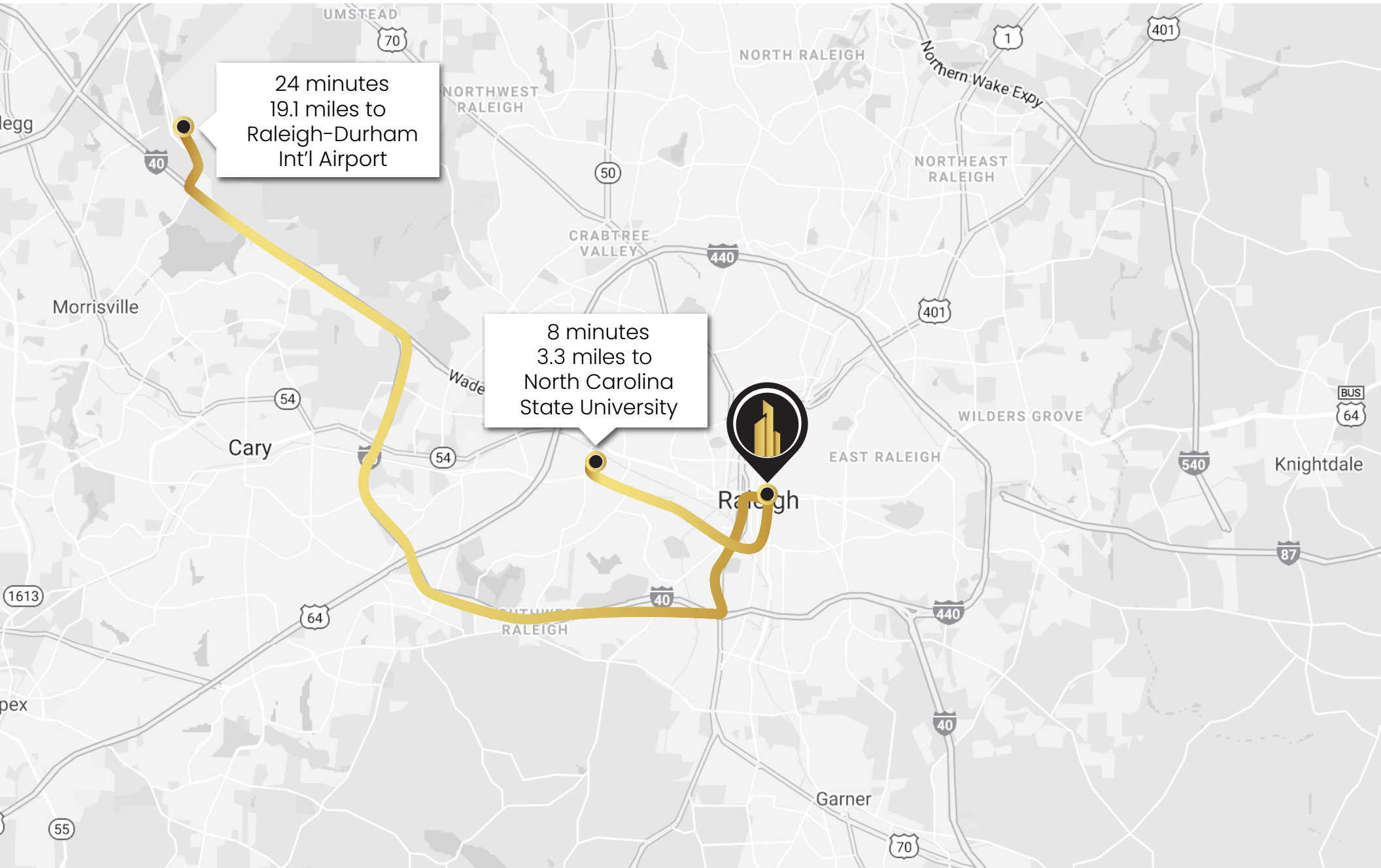
E Martin St

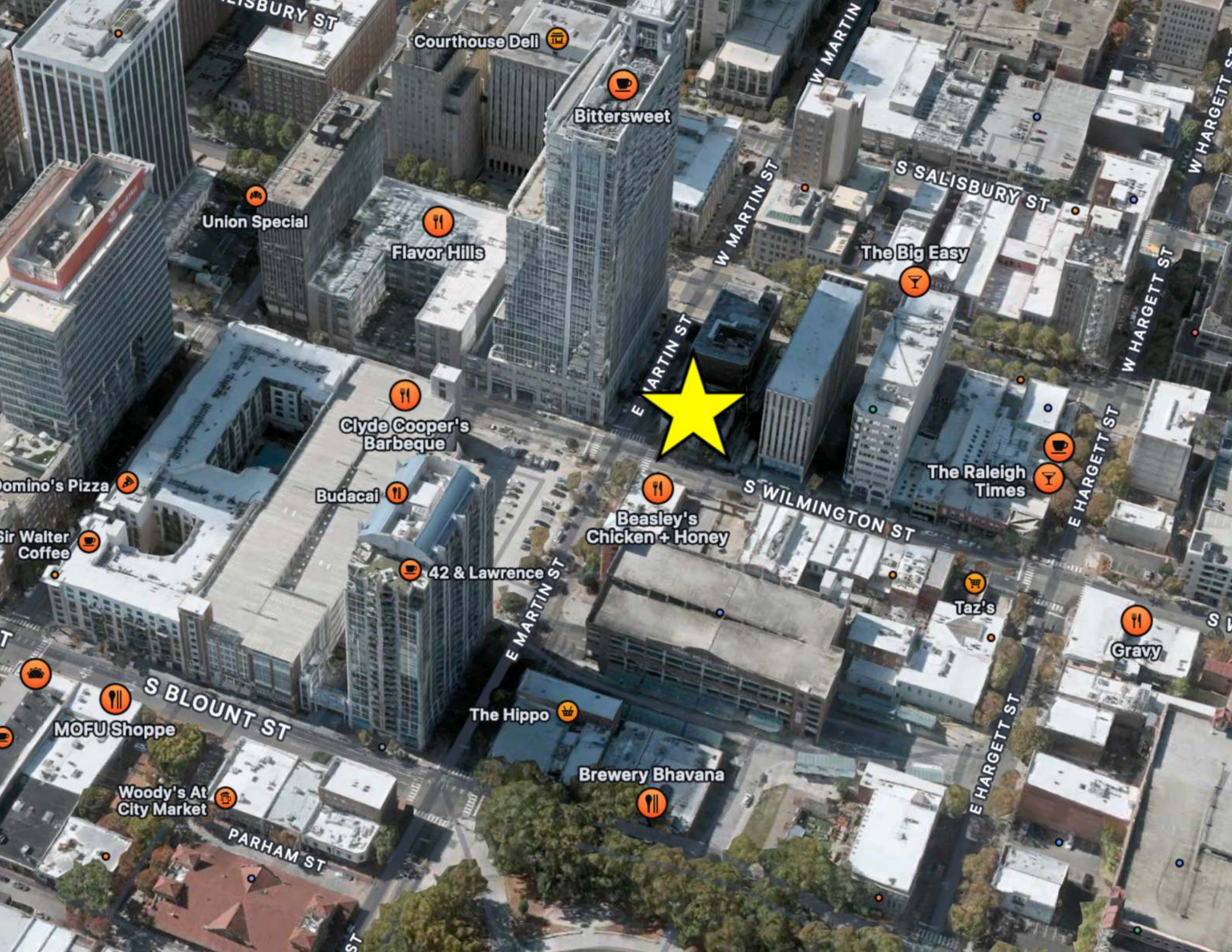
E Martin St

Martin St Connector

Martin St Connector

AREA MAP





Courthouse Deli

Bittersweet

Union Special

Flavor Hills

The Big Easy

Clyde Cooper's Barbeque

Budacai

Beasley's Chicken + Honey

The Raleigh Times

42 & Lawrence St

Taz's

Gravy

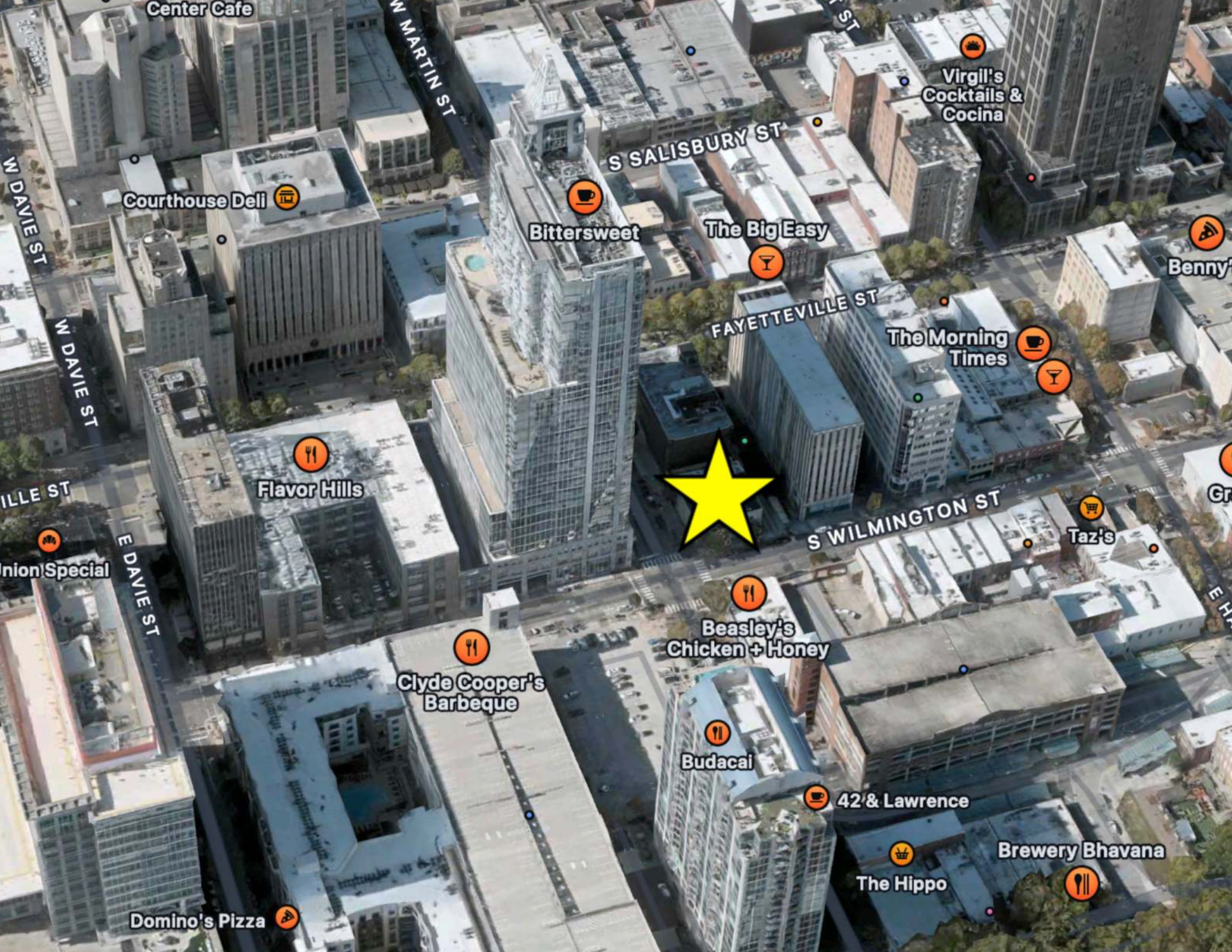
S BLOUNT ST

The Hippo

Brewery Bhavana

Woody's At City Market

PARHAM ST



Center Cafe

W MARTIN ST

W 1ST ST

Virgil's
Cocktails &
Cocina

S SALISBURY ST

Courthouse Deli

Bittersweet

The Big Easy

Benny's

W DAVIE ST

W DAVIE ST

FAYETTEVILLE ST

The Morning
Times

W 11TH ST

Flavor Hills



S WILMINGTON ST

Taz's

Union Special

E DAVIE ST

Beasley's
Chicken + Honey

Clyde Cooper's
Barbeque

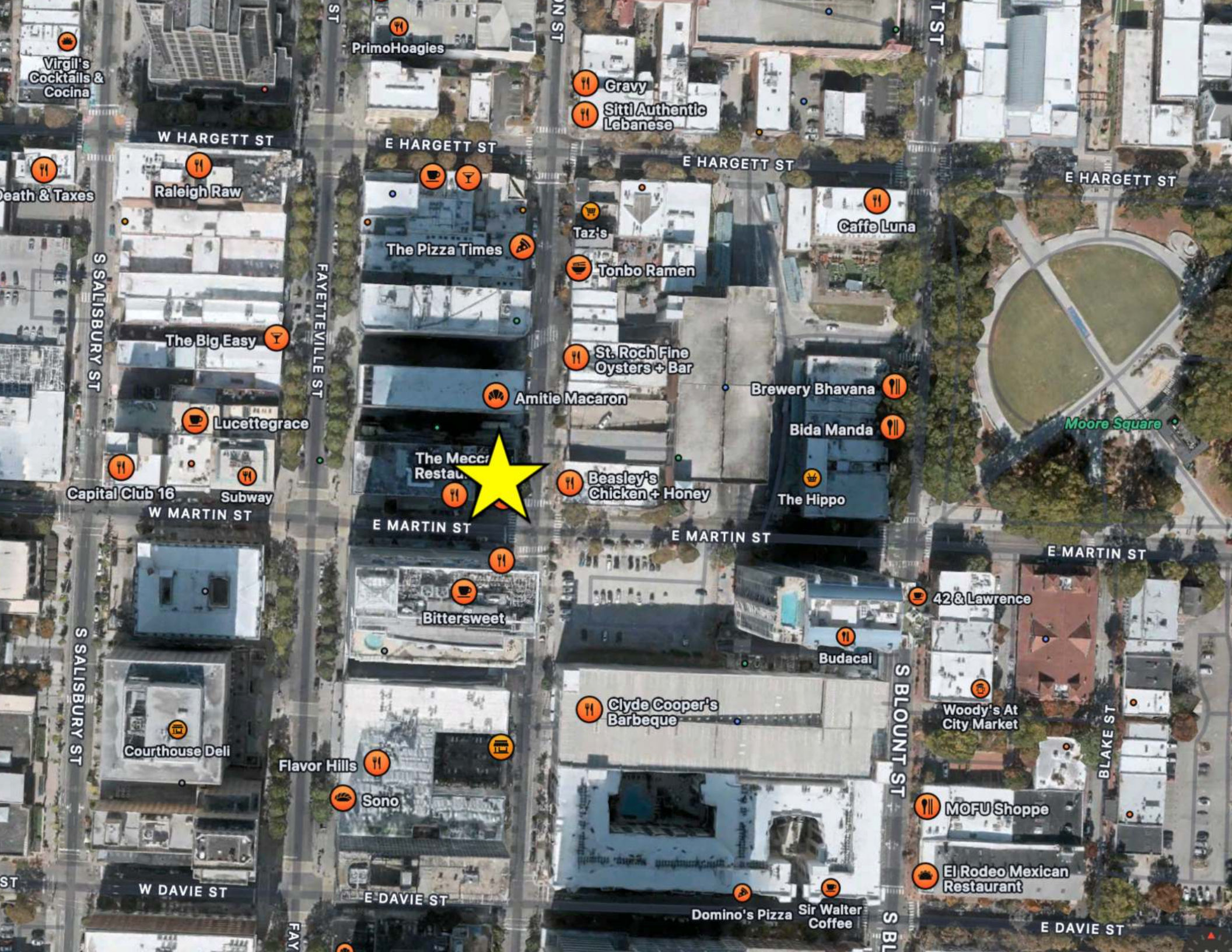
Budacai

42 & Lawrence

Brewery Bhavana

Domino's Pizza

The Hippo



Virgil's
Cocktails &
Cocina

PrimoHoagies

Gravy
Sitti Authentic
Lebanese

W HARGETT ST

E HARGETT ST

E HARGETT ST

E HARGETT ST

Death & Taxes

Raleigh Raw

Caffe Luna

S SALISBURY ST

FAYETTEVILLE ST

The Pizza Times

Taz's
Tonbo Ramen

The Big Easy

St. Roch Fine
Oysters + Bar

Amitie Macaron

Brewery Bhavana

Lucettegrace

The Meccr
Restal.

Beasley's
Chicken + Honey

Bida Manda

Capital Club 16

Subway

E MARTIN ST

E MARTIN ST

W MARTIN ST

Bittersweet

The Hippo

E MARTIN ST

S SALISBURY ST

S BLOUNT ST

42 & Lawrence

Woody's At
City Market

Courthouse Deli

Flavor Hills

Sono

Clyde Cooper's
Barbeque

Budacal

MOFU Shoppe

El Rodeo Mexican
Restaurant

W DAVIE ST

E DAVIE ST

Domino's Pizza

Sir Walter
Coffee

E DAVIE ST

FAY

S BL

BLAKE ST

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 2020/2021

- #3 Happiest Cities in America poll - Men's Health, January 2021
- #3 Best State Capitals - WalletHub, January 2021
- #3 Best State Capitals for Safety and More - WalletHub, January 2021
- #5 Best-performing City Index in the United States - Milken Institute, February 2021
- #7 Best City for STEM workers - WalletHub, February 2021
- Raleigh tops list of best places to retire early - Triangle Business Journal, May 2021
- #4 Top Mid-sized Americas City of the Future 2021/22 - FDI Intelligence, June 2021
- #2 Best Place to Live - U.S. News & World Report, July 2021
- #8 Top City for Fastest Growing Metros - Business Facilities, August 2021
- #2 Top City for Millennial Magnet - Business Facilities, August 2021
- #3 Top City for Large Airport for Traveler Satisfaction - JD Power, September 2021
- #10 Safest Large City in America - AdvisorSmith, October 2021
- #1 Top Place to Start a Small Business - Lending Tree, October 2021
- #4 Best Large Metros for Families with Children - Lending Tree, October 2021
- #2 Top Real Estate Market to Watch in 2022 - PwC US, October 2021

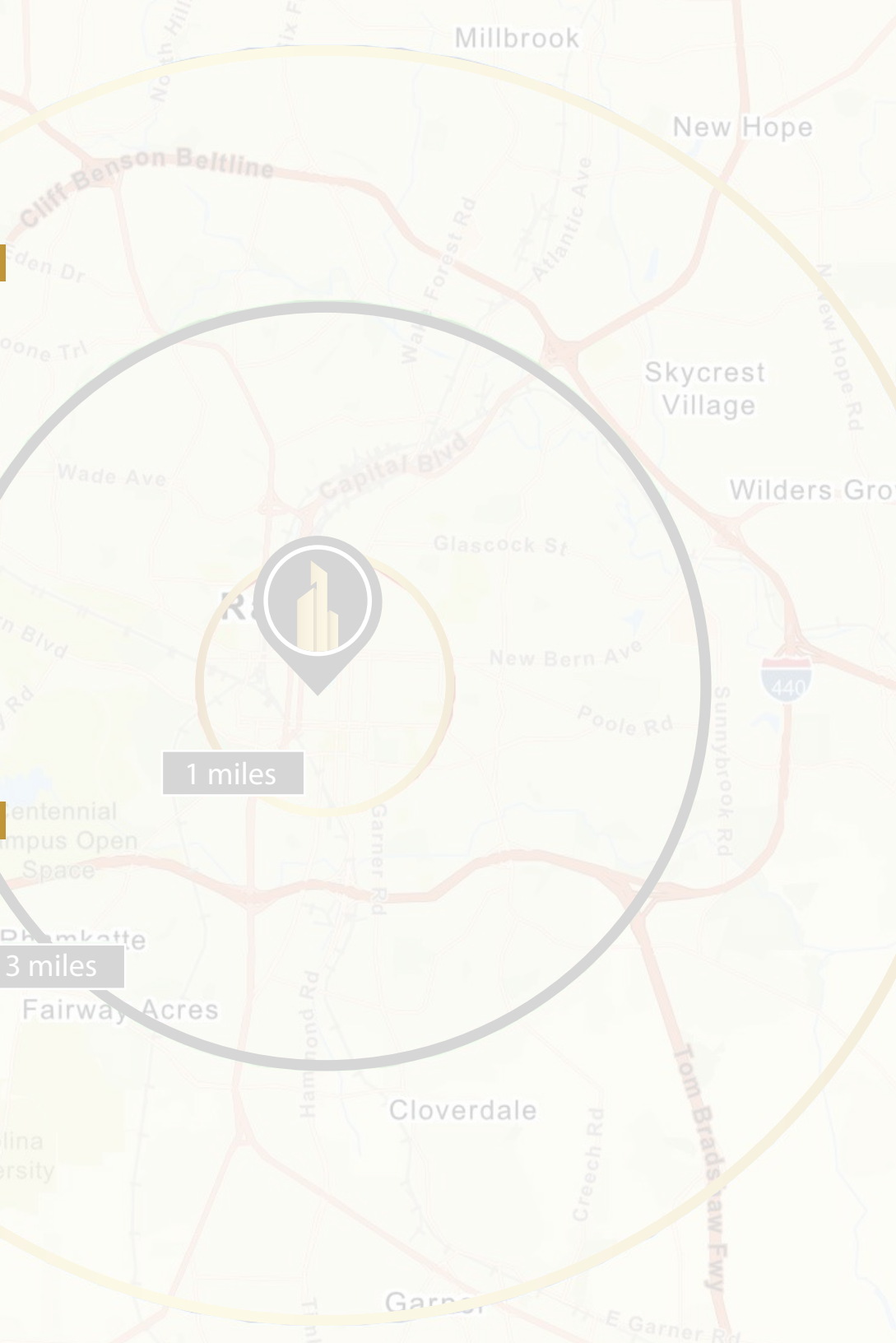
RALEIGH ACCOLADES



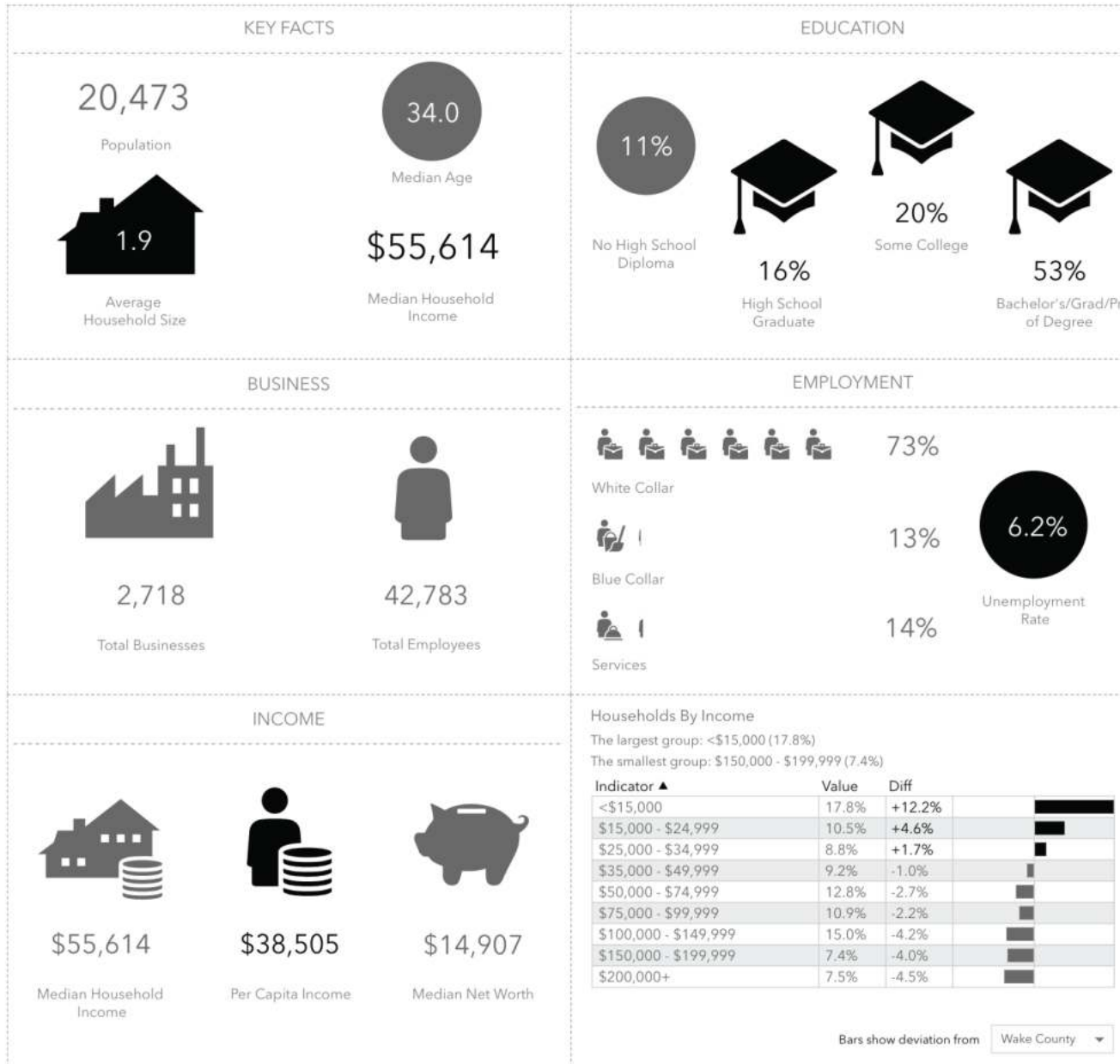
DEMOGRAPHIC OVERVIEW

2021 Summary	1 Mile	3 Miles	5 Miles
Population	20,473	106,596	221,815
Households	9,151	40,185	85,336
Families	2,889	17,423	41,958
Average Household Size	1.85	2.22	2.37
Owner Occupied Housing Units	2,156	16,065	37,647
Renter Occupied Housing Units	6,995	24,120	47,689
Median Age	34.0	30.2	31.6
Median Household Income	\$55,614	\$55,460	\$58,085
Average Household Income	\$83,843	\$89,931	\$90,670

2026 Summary	1 Mile	3 Mile	5 Mile
Population	23,665	115,878	242,799
Households	10,957	44,707	94,351
Families	3,398	18,946	45,814
Average Household Size	1.83	2.20	2.36
Owner Occupied Housing Units	2,341	17,390	40,787
Renter Occupied Housing Units	8,615	27,317	53,564
Median Age	33.1	30.4	32.0
Median Household Income	\$69,412	\$64,999	\$67,017
Average Household Income	\$94,769	\$100,003	\$101,661



DEMOGRAPHIC OVERVIEW



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