

# DOWNTOWN RALEIGH RETAIL AND OFFICE SPACE FOR LEASE



**200  
BLOCK**  
FAYETTEVILLE ST.



EMPIRE  
PROPERTIES

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**210 Fayetteville Street**  
Walker's Paradise



highest walk score  
within city limits



[View the DRA Fayetteville  
Street Plan](#)

## Prime downtown locations with frontage on Fayetteville Street

- Rooftop amenity terraces with iconic downtown views
- In the heart of downtown Raleigh's central business district
- Walking distance to 50+ restaurants and bars, plus more than 20 retailers in the Fayetteville Street district
- 6 acres of greenways and parks within walking distance
- Central location for downtown Raleigh's 180+ annual outdoor events
- Technology-enabled, renovated suites with natural light
- Sustainable development by North Carolina's leader in adaptive reuse and creative infill
- Significant reduction in energy consumption and carbon emissions through the preservation and reuse of existing historic buildings
- Flexible lease options



# AVAILABLE SPACE

210 & 216 FAYETTEVILLE STREET



216 FAYETTEVILLE STREET

210 FAYETTEVILLE STREET

	216	210
<b>BUILDING SIZE</b>	27,500 SF	40,400 SF
<b>TOTAL OFFICE</b>	14,100 SF	8,700 SF
<b>AVAILABLE OFFICE</b>	7,100 SF	8,700 SF
<b>TOTAL RETAIL</b>	13,400 SF	31,700 SF
<b>AVAILABLE RETAIL</b>	13,400 SF	15,000 SF



# 216 FAYETTEVILLE STREET

## BOYLAN-PEARCE



### HISTORY

The former Boylan-Pearce dry goods store is part of a row of late 19th-and early 20th-century party-wall buildings that combine to form a single wall of the street. Even though all their facades are different, they share the typical arrangement of storefront retail below and office space above.

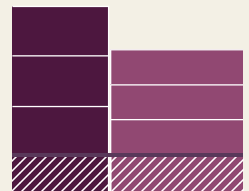
The classic beaux-arts facade of stone, concrete, and terra cotta of this building is divided into three parts vertically. It has a wide, central bay and large windows grouped together giving this building a distinctive presence.



### PROPERTY OVERVIEW

<b>BUILDING SIZE</b>	27,500 SF
<b>TOTAL OFFICE</b>	14,100 SF
<b>AVAILABLE OFFICE</b>	7,100 SF

<b>TOTAL RETAIL</b>	13,400 SF
<b>AVAILABLE RETAIL</b>	13,400 SF
<b>FLOOR PLATE SIZE</b>	~6,500 RSF



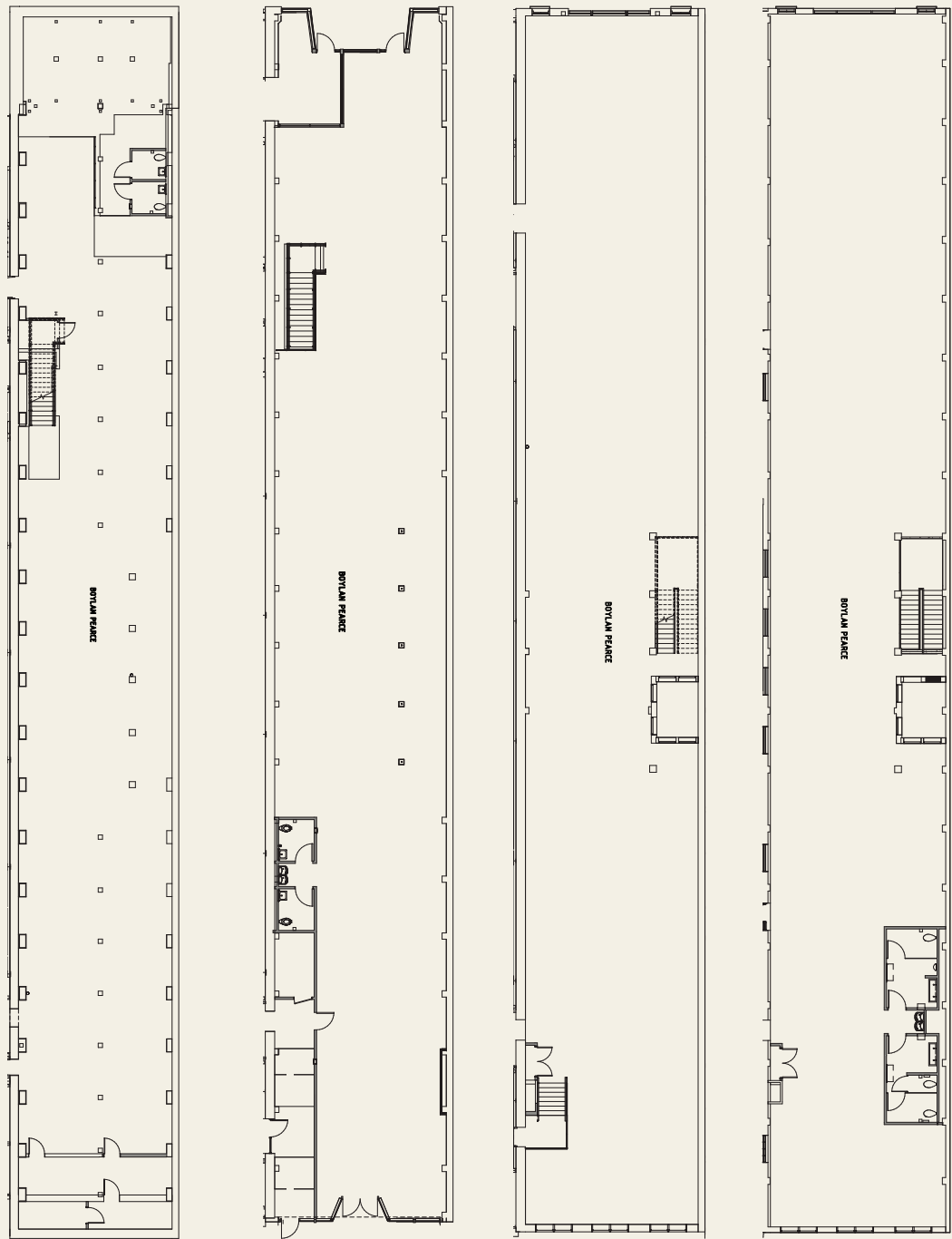




# 216 FAYETTEVILLE STREET

## BOYLAN-PEARCE

FAYETTEVILLE STREET



S SALISBURY STREET

Lower Level



7,300 SF

First Floor



6,100 SF

Second Floor



7,100 SF

Third Floor



7,000 SF

# 210 FAYETTEVILLE STREET

## W.T. GRANT DEPARTMENT STORE



### HISTORY

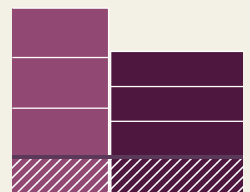
210 Fayetteville Street was built in 1954 by the WT Grant Department Store. WT Grant moved out in the mid-1970s and the building was occupied by Kimbrell's Furniture Store until 2020. Although the building has been in constant operation, the defining features of the original 1950s construction remain—expansive aluminum and glass storefront, austere stack bond brick facade, soaring ceiling heights, terrazzo floors.



### PROPERTY OVERVIEW

<b>BUILDING SIZE</b>	40,400 SF
<b>TOTAL OFFICE</b>	8,700 SF
<b>AVAILABLE OFFICE</b>	8,700 SF

<b>TOTAL RETAIL</b>	31,700 SF
<b>AVAILABLE RETAIL</b>	15,000 SF



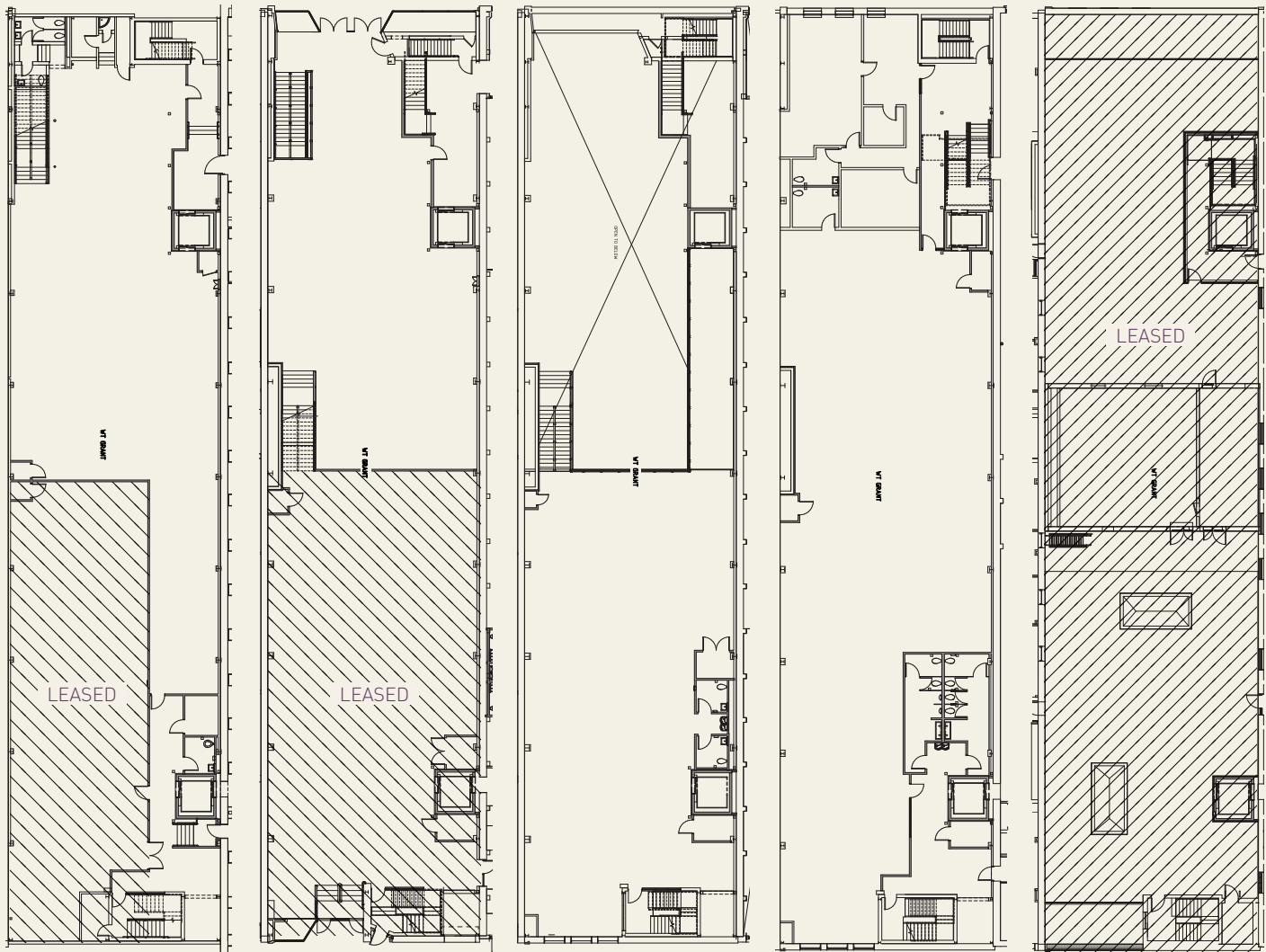




# 210 FAYETTEVILLE STREET

## W.T. GRANT DEPARTMENT STORE

FAYETTEVILLE STREET



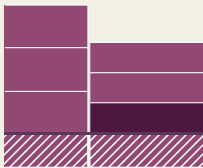
S SALISBURY STREET

Lower Level



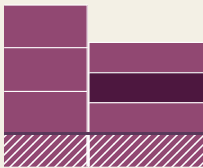
9,600 SF

First Floor



9,000 SF

Mezzanine



4,800 SF

Second Floor



8,700 SF

Roof Top



8,300 SF



# PARKING OPTIONS



**210 & 216 Fayetteville St.**



**Wilmington Street Station  
Parking Deck**  
117 S Wilmington St.  
*(first 2 hours free)*



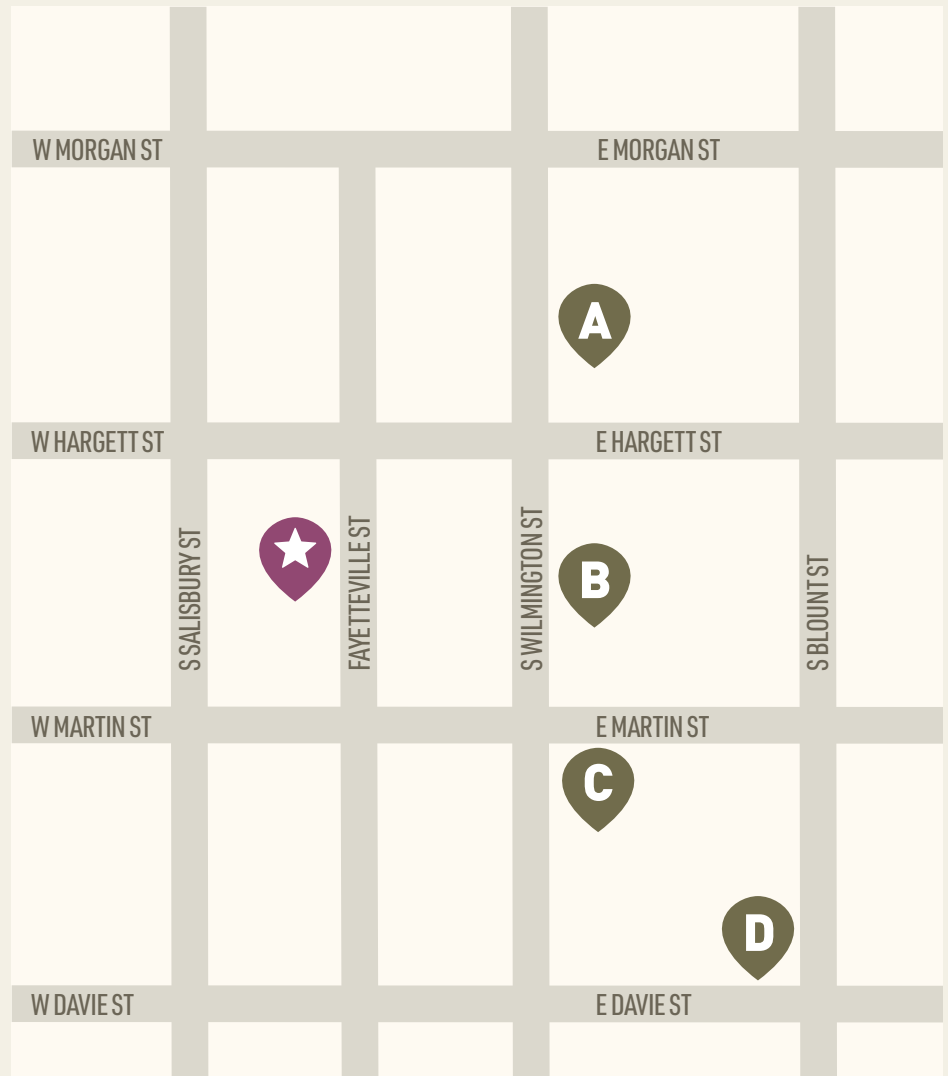
**Moore Square Parking Deck\***  
223 S Wilmington St.  
*(first 2 hours free)*



**313 S Wilmington Parking Lot**  
313 S Wilmington St.



**Blount Street Parking Deck\***  
314 S Blount St.  
*(first 2 hours free)*



**\* Hybrid Options Available:** Account holders can order more parking passes than they are paying for if they do not expect the entire team to be in at the same time. For example, if a company has ten employees, but only expect five people to come per day, they can distribute ten parking passes but only pay for five monthly parking permits. If a sixth parker enters the deck, the account is charged the daily rate for the additional parker.