



**DOWNTOWN
RALEIGH
OFFICE SPACE
FOR LEASE**



**EMPIRE
BROKERAGE
SERVICES, INC.**

MASONIC TEMPLE
133 FAYETTEVILLE STREET

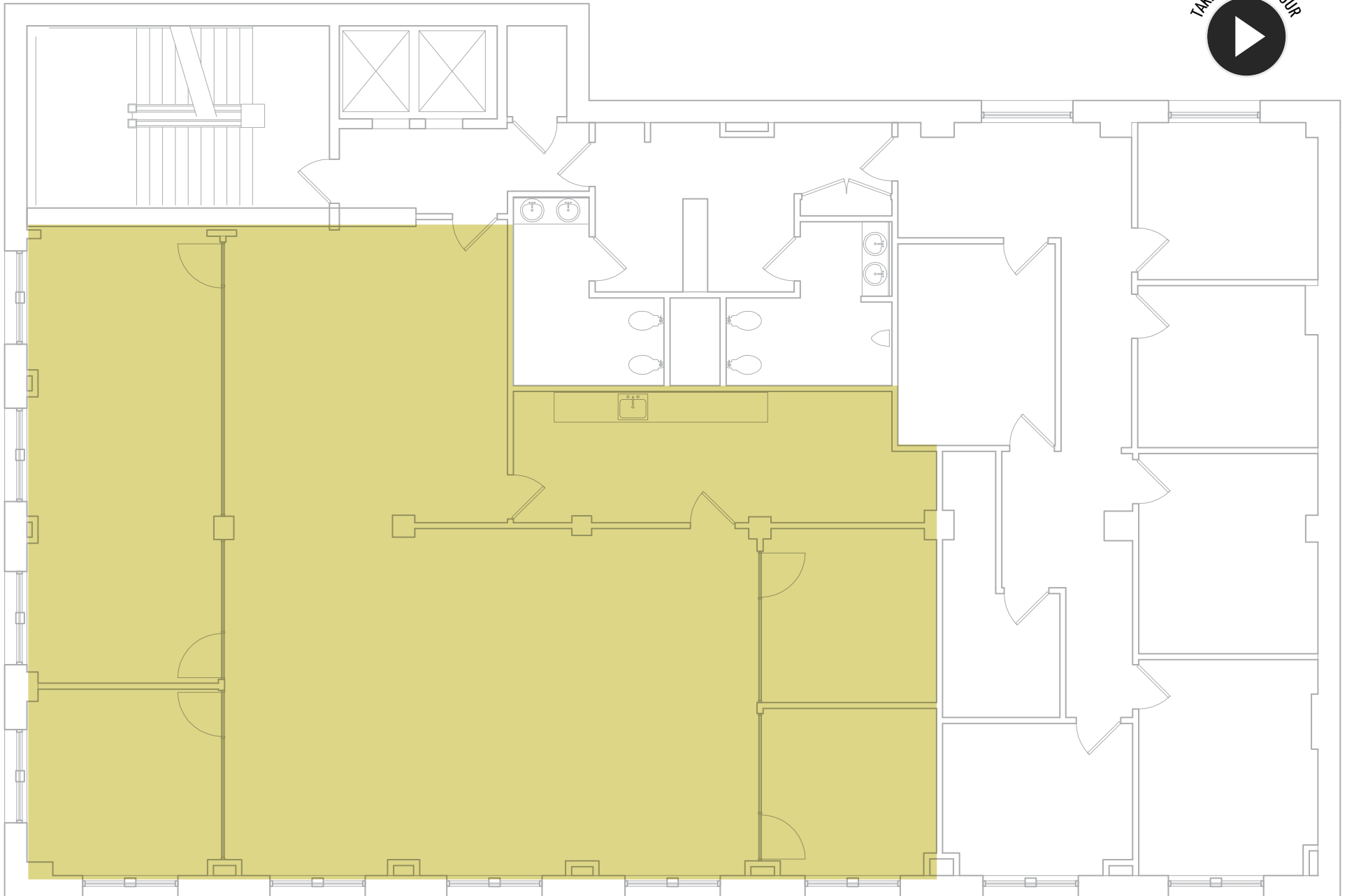
SUITE 300
OFFICE 3,192 RSF

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LEASING@EMPIRE1792.COM
EMPIRE1792.COM

DOWNTOWN RALEIGH
FAYETTEVILLE STREET DISTRICT

MASONIC TEMPLE
133 FAYETTEVILLE STREET

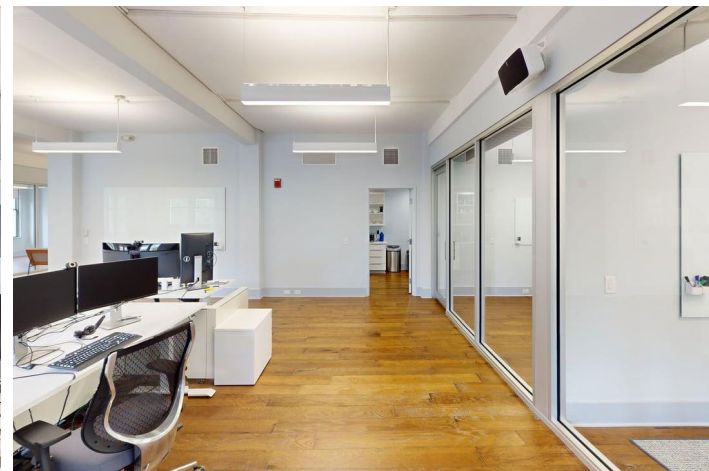
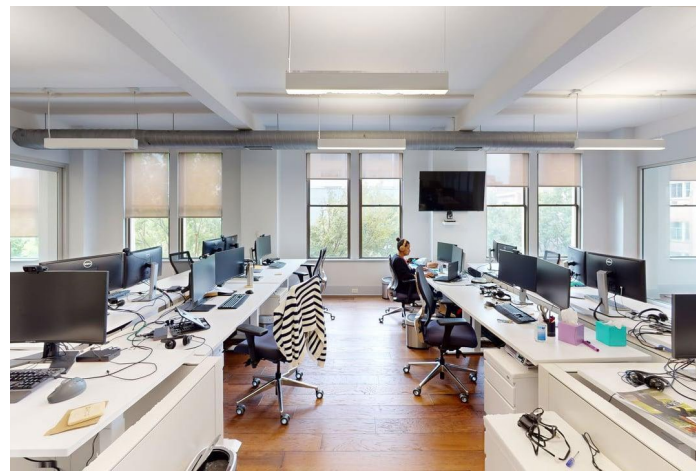
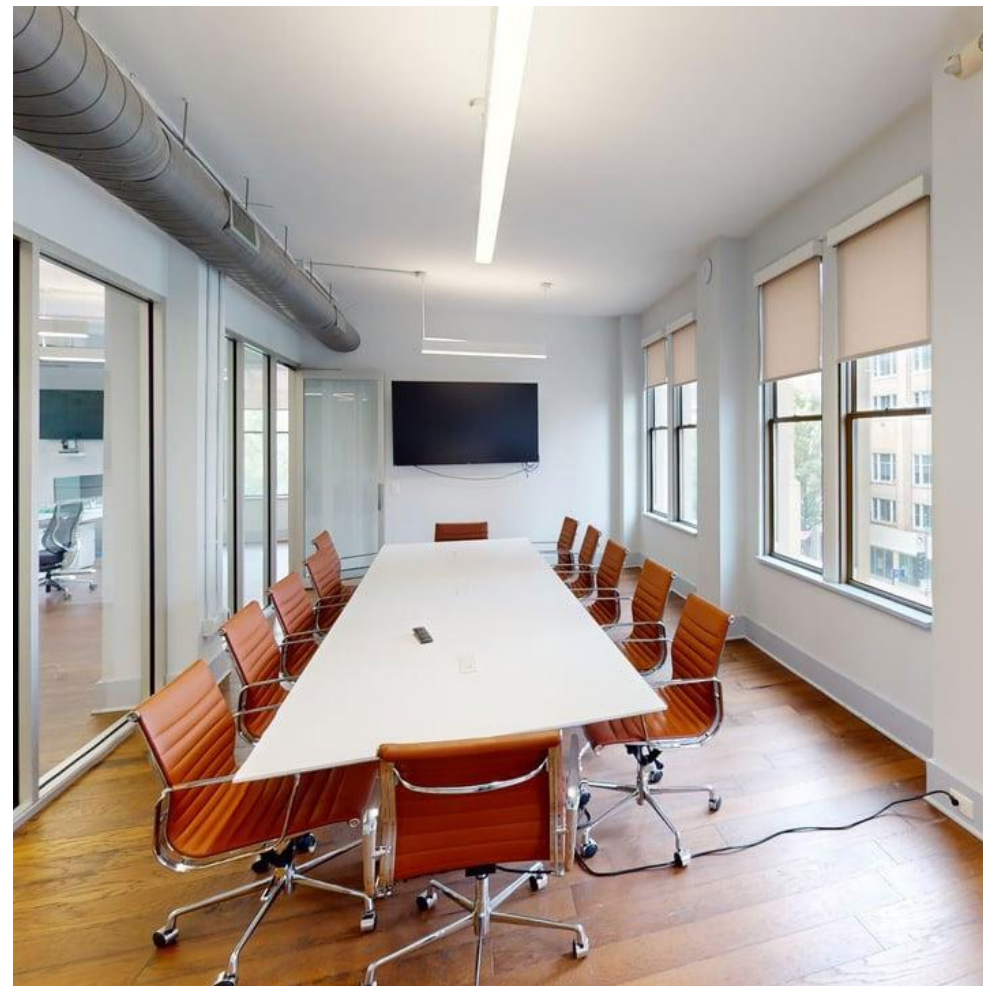
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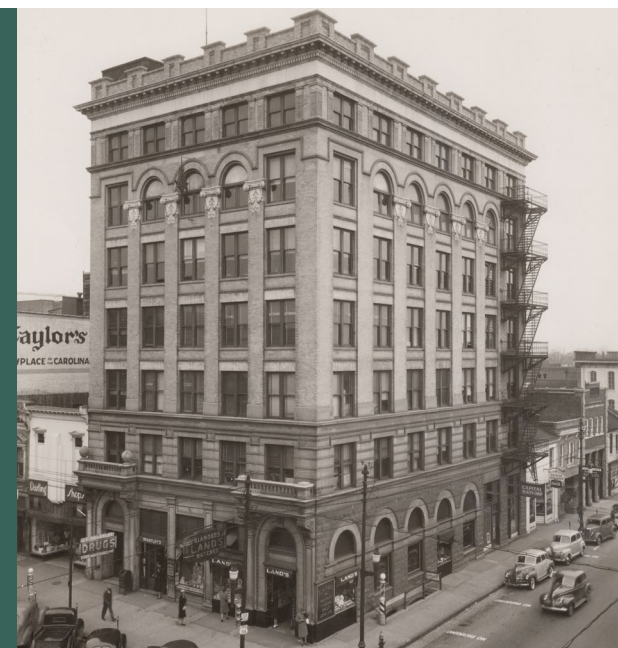
SUITE DETAILS

- Great location in the heart of downtown Raleigh near plenty of shops and restaurants
- Fully rehabilitated office space included on the National Register of Historic Places
- Three private offices/meeting rooms, a large conference room, and onsite property management
- Plentiful natural light
- Flexible lease options
- Highly responsive property management team, with 24-hour on call maintenance service
- Close to courthouse and multiple parking options

HISTORIC MASONIC TEMPLE

Built in 1907, the Masonic Temple Building is among the most prominent buildings in downtown Raleigh. It was North Carolina's first skyscraper—at the time, towering seven stories—and is the state's oldest surviving steel-reinforced concrete structure. The building was designed by Charles McMillan, a prominent South Carolina architect, who used elements of Louis Sullivan's architectural style including tripartite massing and decorative Beaux Arts ornamentation. Exterior finishes include Indiana limestone, tan brick and decorative terra cotta. The Masonic Temple Building is individually listed in the National Register of Historic Places, and was designated as a City of Raleigh Historic Landmark in 1979.

Empire Properties bought the Masonic Temple Building in 2001 and has taken care over the last two decades to make improvements to office and commercial spaces that are respectful of the importance of the building to the City of Raleigh.



DOWNTOWN RALEIGH FAYETTEVILLE STREET DISTRICT

DOWNTOWN RALEIGH ECONOMIC DEVELOPMENT STRATEGY

As Downtown Raleigh continues to experience exceptional growth, The City of Raleigh and the Downtown Raleigh Alliance have embarked on a bold plan for investment in our downtown community to ensure Raleigh remains a leading market force for decades to come. The plan focuses on cultivating community, connectedness, and catalyzing downtown's growth as a cultural and business destination.

Key aspects of the plan include:

Connecting key destinations to and through downtown with multi-modal infrastructure that will better serve residents, tenants, and visitors.

Reimagining Fayetteville Street as "North Carolina's Main Street" creating opportunity for enhancing our retail and tenaning strategy to attract new storefronts and additional investment.



View the DRA Fayetteville Street Plan

PRIME LOCATION IN CENTRAL BUSINESS DISTRICT WITH AMPLE PARKING

NEARBY PARKING

Hybrid Options: 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 expects 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.

A. Alexander Square Deck
120 S. Wilmington St.

D. 313 S Wilmington Lot
313 S. Wilmington St.

G. Salisbury Lot
202 S. Salisbury St.

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

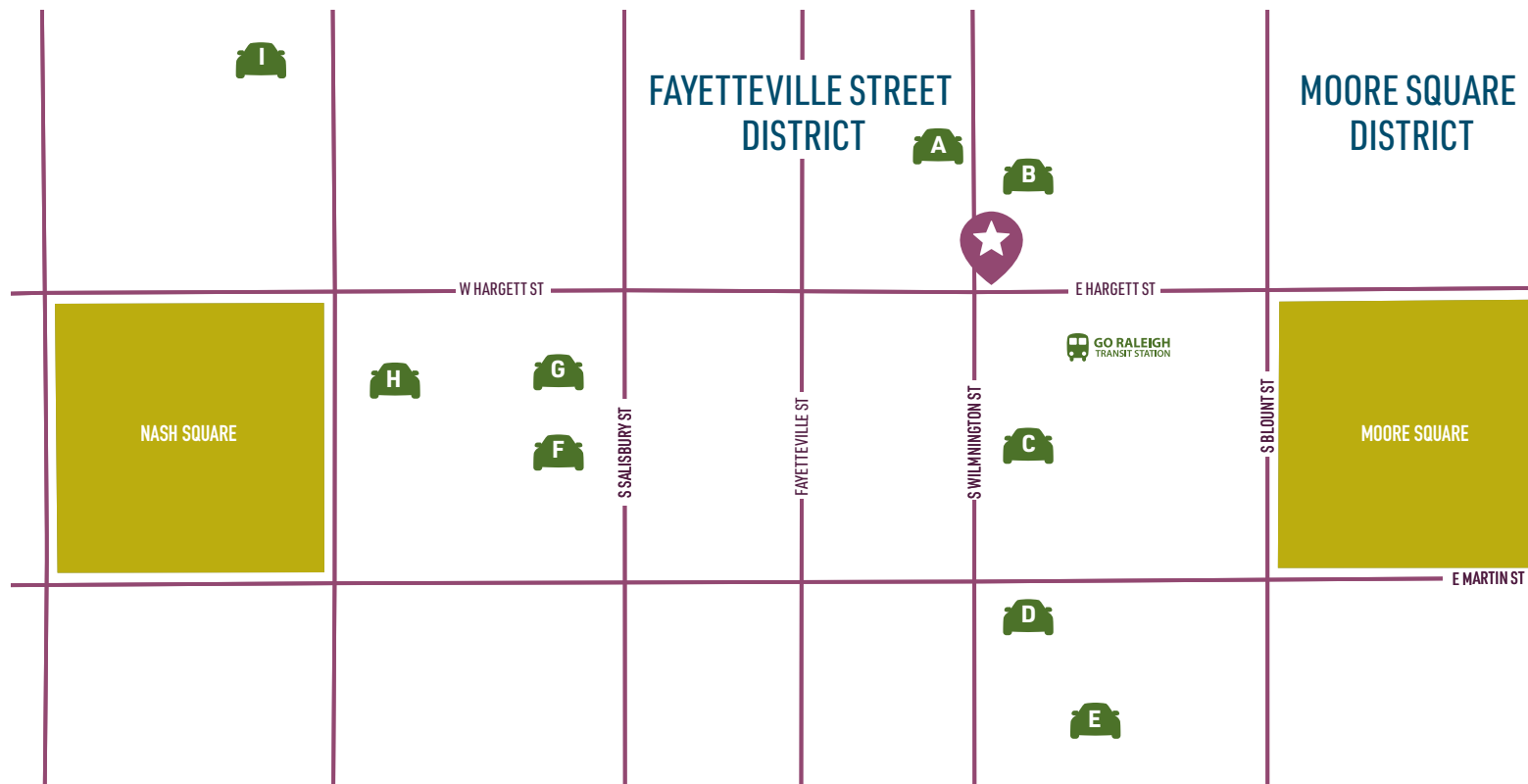
E. Blount Street Deck
314 S. Blount St.
(first 2 hours free)

H. McClatchy Lot
12 W. Hargett St.

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

F. N&O Deck
215 S. Salisbury St.

I. Municipal Complex Lot
201 W. Morgan St.



DOWNTOWN RALEIGH

HIGHLY WALKABLE PRIME LOCATION IN CENTRAL BUSINESS DISTRICT



133 Fayetteville Street
Walker's Paradise

Walk Score

97

Transit Score

76

Bike Score

94

- Walking distance to 50+ restaurants and bars and over 20 retailers in the Fayetteville Street district
- Six acres of greenways and parks within walking distance
- Central location for downtown Raleigh's 180+ annual outdoor events
- Proximal to the Go Raleigh Transit Station, Union Station, Capital Blvd, and multiple parking options

Celebrating
30
years

OF HISTORIC
PRESERVATION &
REVITALIZATION



EMPIRE
PROPERTIES

THE EMPIRE DIFFERENCE

- Thirty years serving the downtown Raleigh community
- Committed to the revitalization of downtown Raleigh
- Highly responsive in-house property management team, with 24-hour on call maintenance service
- Experienced leasing team with vast knowledge of downtown Raleigh
- Flexible lease options
- Direct connection to catering and private dining from Empire Eats family of restaurants

WHO WE ARE

For thirty years the Empire mission has been to revitalize downtown Raleigh through the adaptive reuse of historic buildings and unique hospitality experiences. Our historic preservation, redevelopment, and real estate development efforts and hospitality services continue to have a strong, positive impact on downtown Raleigh and its buildings.

We have renovated more than 70 buildings in downtown Raleigh and Durham with our Empire Hardhat Construction team. Our Empire Properties and Empire Brokerage Services teams lease and manage more than one million square feet of office, retail, restaurant, and warehouse space and offers a full range of brokerage services, including tenant and owner leasing representation, as well as seller and buyer representation for commercial properties. Our highly responsive in-house property management team provides 24-hour on call maintenance service for our tenants.

Empire Eats and Empire Events create unique hospitality experiences across seven restaurant concepts, one tavern, four event venues, and our catering kitchen and food truck.

Empire Properties has been intimately involved with the City of Raleigh's efforts to revitalize downtown. From actively participating in the Livable Streets Partnership Steering Committee and the Fayetteville Street Visioning Team, to providing in-kind office space to the Raleigh Urban Design Center (a Division of the Department of City Planning), Empire Properties has been and remains deeply committed to brightening the future of downtown Raleigh.



THE MECCA
RESTAURANT

Landmark
TAVERN



THE STOCKROOM



★ *Empire Eats* ★
Restaurants!

EMPIRE EVENTS