



1930, Albert Barden Photography Collection, NC State Archives



**DOWNTOWN
RALEIGH
OFFICE SPACE
FOR LEASE**

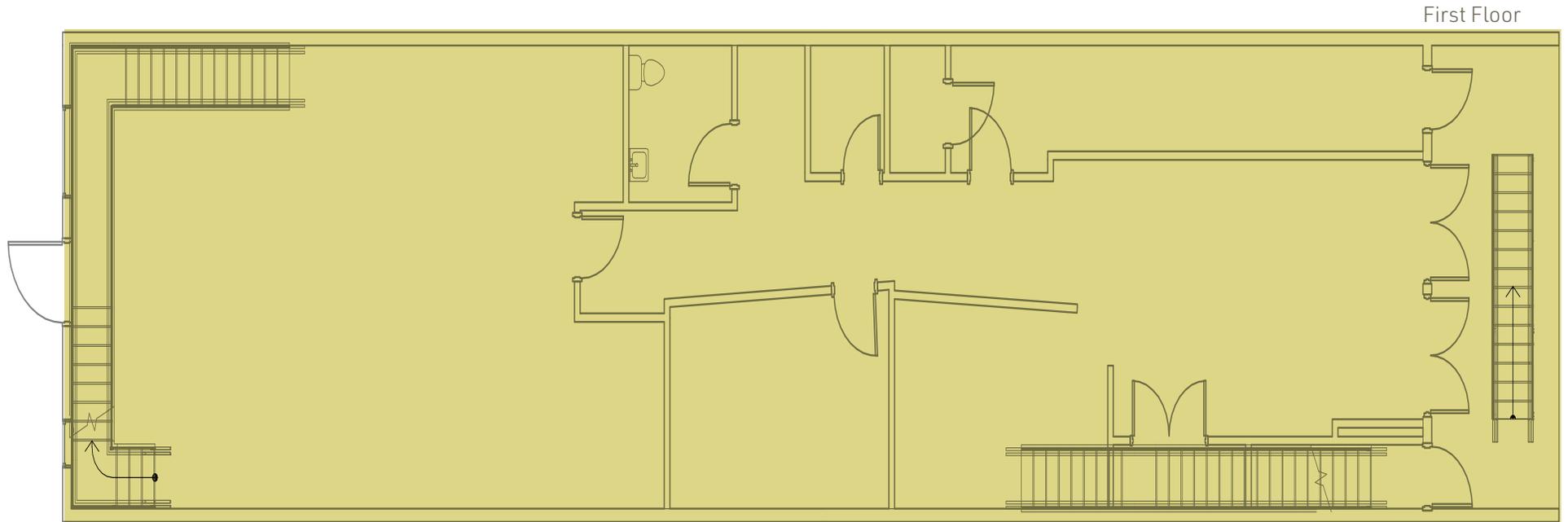
213 FAYETTEVILLE STREET

**1ST & 2ND FLOORS
OFFICE 4,840 RSF**

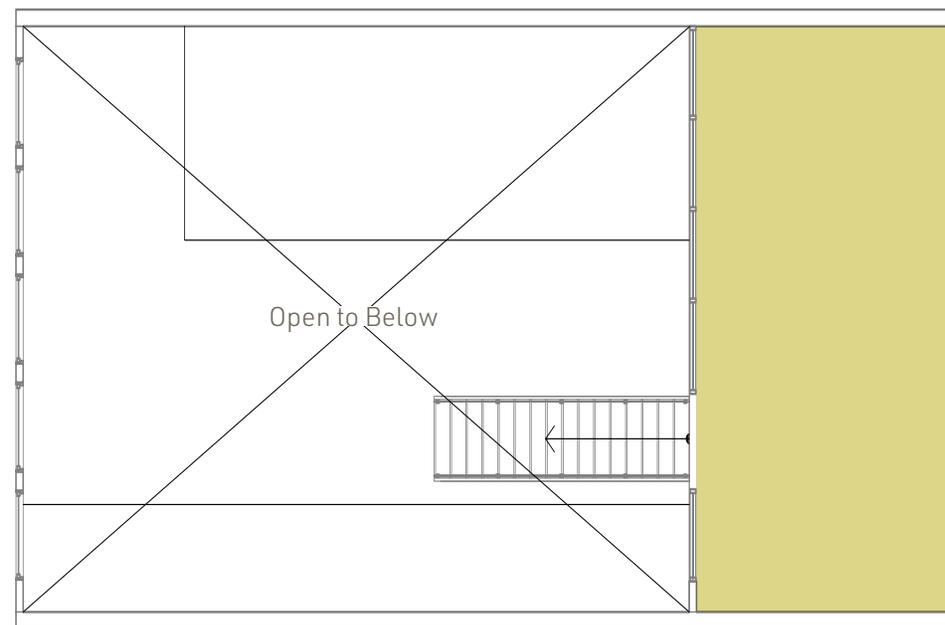
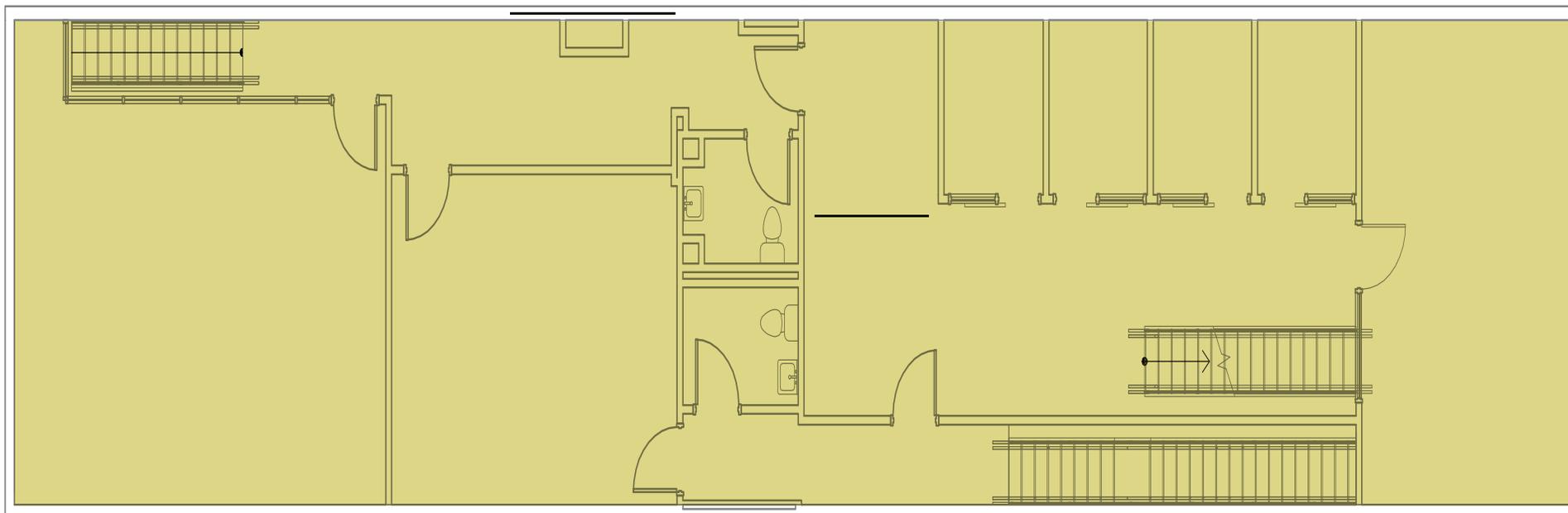


**EMPIRE
BROKERAGE
SERVICES, INC.**

**919.834.8350
LEASING@EMPIRE1792.COM
EMPIRE1792.COM**



Second Floor



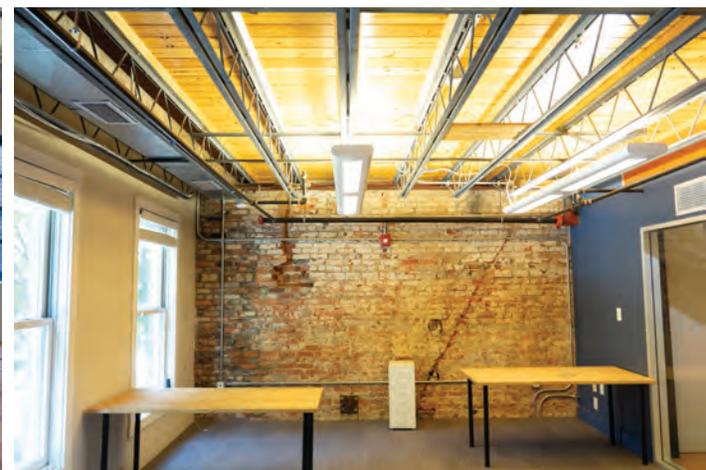
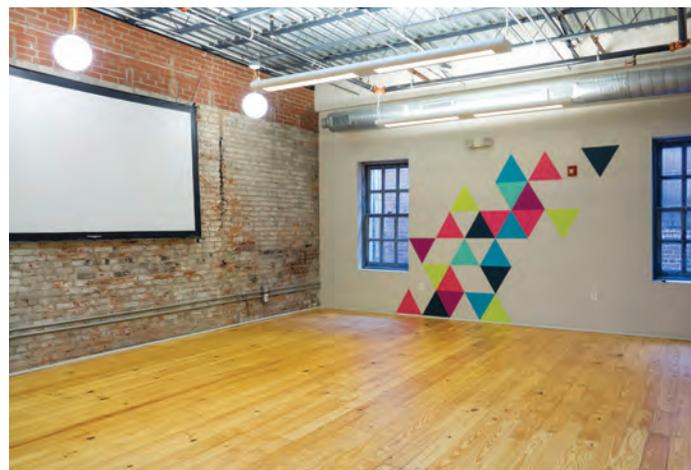
Mezzanine



DOWNTOWN RALEIGH
FAYETTEVILLE STREET DISTRICT

213 FAYETTEVILLE STREET

1ST & 2ND FLOORS
OFFICE 4,840 RSF





SUITE DETAILS

- Great location in the heart of downtown Raleigh near plenty of shops and restaurants
- Fully rehabilitated office space
- Technology-enabled spacious office suite with private meeting rooms/offices, and mezzanine
- Spacious suite with exposed brick detailing and plentiful natural light
- Includes access to a kitchenette and a large conference room
- Flexible lease options
- Highly responsive property management team, with 24-hour on call maintenance service
- Close to multiple parking options

Located in the heart of downtown Raleigh, the 213 Fayetteville Street building has had a storied history, beginning in 1915 when it was built for The Almo Moving Picture Theater, one of Raleigh's first movie theaters. Almost a decade later, the Almo theater closed - some say because of a fire - and the two-story brick building became the home to a variety of retail stores throughout the decades, including Vogue clothing store and more recently, Holly's Hallmark.

In 2006, the building went through an extensive renovation, including the addition of an exterior stairwell as well as a new basement and a third-floor mezzanine. The basement became the perfect location for Foundation, an underground bar that opened in the space in 2009 and quickly became a popular watering hole on Fayetteville Street. Today, the ground and upper floors are home to various office tenants. Empire Properties bought the building in 2022.

**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.

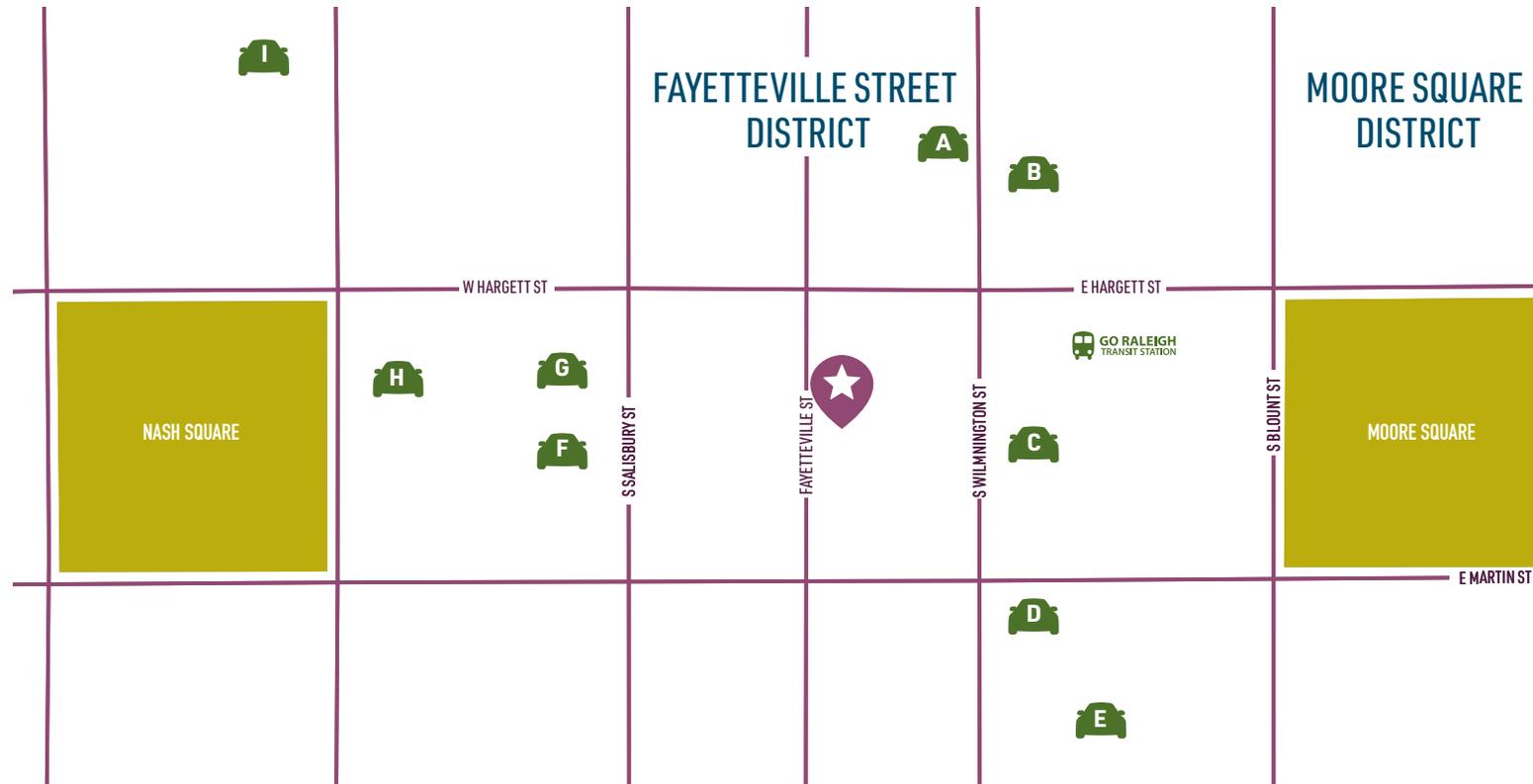


View the DRA Fayetteville Street Plan

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.
- B. Wilmington Street Station Deck**
117 S. Wilmington St.
(first 2 hours free)
- C. Moore Square Parking Deck**
223 S. Wilmington St.
(first 2 hours free)
- D. 313 S Wilmington Lot**
313 S. Wilmington St.
- E. Blount Street Deck**
314 S. Blount St.
(first 2 hours free)
- F. N&O Deck**
215 S. Salisbury St.
- G. Salisbury Lot**
202 S. Salisbury St.
- H. McClatchy Lot**
12 W. Hargett St.
- I. Municipal Complex Lot**
201 W. Morgan St.





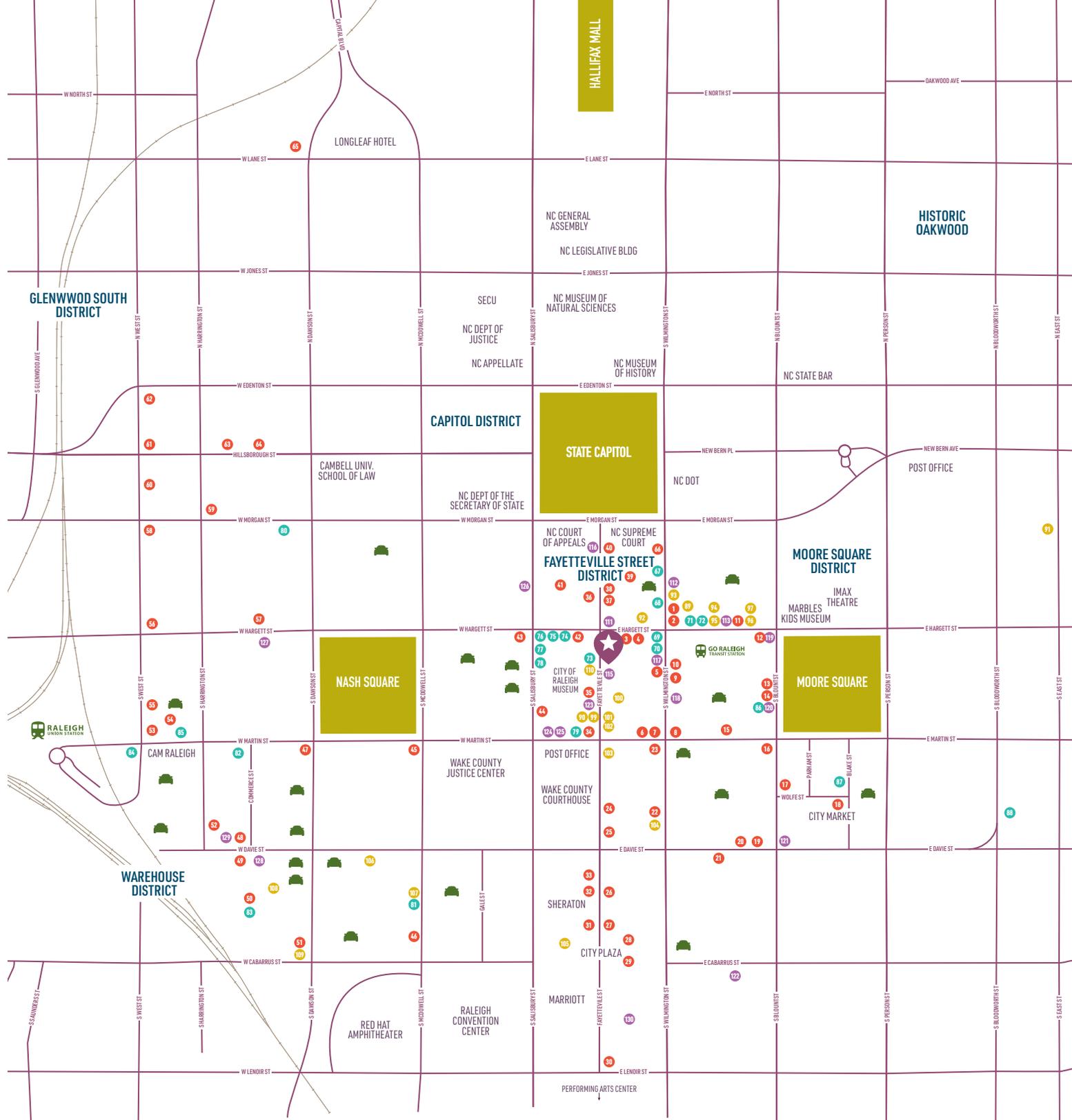
213 Fayetteville Street
Walker's Paradise

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



DINING

1. Gravy Italian-American Kitchen
2. Sitti Authentic Lebanese
3. The Morning Times
4. The Raleigh Times
5. The Pizza Times
6. The Mecca Restaurant
7. Carroll's Kitchen
8. Beasley's Chicken+Honey
9. St. Roch Fine Oysters + Bar
10. The Thirsty Buffalo
11. Raleigh Popsicle
12. Caffé Luna
13. Brewery Bhavana
14. Bida Manda
15. The Hippo Wine Bar & Shop
16. 42 & Lawrence
17. Woody's at City Market
18. Big E'ds Restaurant
19. Sir Walter Coffee
20. Amorino
21. Sosta caffe
22. Manhattan Cafe
23. ORD
24. Flavor Hills
25. Sono Sushi
26. Mustang House
27. Jimmy John's
28. Element Gastro Pub
29. Crema Cafe & Eatery
30. Chido Taco
31. Fire Wok
32. Shish Kabob
33. Jimmy Vs Osteria & Bar
34. Subway (234 Fayetteville St)
35. The Big Easy
36. Birdies Barroom & Kitchen
37. Diced
38. Benny Capatles Pizza
39. Primo Hoagies
40. Insomnia Cookies
41. Subway (Wells Fargo)
42. Raleigh Raw
43. Death and Taxes
44. Lucettegrace
45. Whiskey Kitchen
46. Poole's Diner
47. Parkside
48. The Pit Authentic Barbecue
49. Videri Chocolate + Black & White Coffee
50. Tuscan Blu
51. Berkley Cafe
52. Figulina
53. Barcelona Wine Bar
54. La Terazza
55. Heirloom
56. Weaver Street Market
57. A Place at the Table
58. Morgan Street Food Hall
59. Flying Saucer Draught Emporium
60. The Roast Grill
61. Press
62. The Brass Tap
63. Second Empire
64. Taverna Agora
65. Mulino Kitchen & Bar
66. Centro

SHOPPING

67. One For All Thrift Shop
68. Parcero Studio
69. Munjo Munjo
70. House of Rebellion
71. Oragami Styling
72. Pallbearer Vintage
73. Bricks & Minifigs
74. Curate
75. NASHDNA
76. Copperline Plants
77. Quercus Studio
78. DECO
79. The Self Care Marketplace
80. Sorry State Records
81. Ealdwine
82. Raleigh Workshop + Curatory
83. Tasty Beverage Company
84. Father & Sons Antiques
85. Urban Outfitters
86. Pour House Record Shop
87. Blackbird Books & Coffee
88. The Raleigh Wine Shop

SERVICES

89. Jiddi Space & Courtyard
90. The Stockroom at 230 The Glass Box
91. All Saints Chapel
92. M&F Bank
93. Evette's Beauty Salon
94. Revive Massage Therapy
95. Arrow Haircuts & Shaves
96. Alter Ego Salon
97. eye care center
98. Lorén Dental
99. North State Bank
100. Poyner YMCA
101. First Horizon Bank
102. SERVE Crossfit + Wellness
103. PNC Bank
104. The UPS Store
105. Truist Bank
106. F54 Gym
107. Gabriel Ryder Salon
108. MADabolic Gym
109. Eye Heart Tattoo
110. Efrid Studios: Intuitive Balance Massage Laced with Cherry Pinky Swear Tattoo A-Peeling Beauty Pretty Exclusive Makeup Jink Jam Tattoo Skynbygia Therien Wellness Finally Barbrshop Royal Crown Head & Beard Spa Carribean Sport Barbershop The BabeHaus Audacious-by-Arminus

ENTERTAINMENT

111. Raleigh Lace Museum
112. Joy Worthy Co
113. Landmark Tavern
114. The Anchor Bar
115. Foundation
116. Social Club 112
117. U.B. Paint'N and Sip'N
118. Stim's Downtown
119. Watts & Ward
120. The Pour House Music Hall
121. Art Space
122. The Lincoln Theatre
123. Zenith Raleigh
124. Kings + Neptunes Parlour
125. Le Dive Bar
126. The Merchant
127. Vita Vite
128. Crank Arm Brewery
129. Boxcar Bar + Arcade
130. Haymaker

Celebrating
30
years
OF HISTORIC
PRESERVATION &
REVITALIZATION



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 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



THE MECCA
RESTAURANT

Landmark
TAVERN



THE STOCKROOM



★ *Empire Eats* ★
Restaurants!

EMPIRE EVENTS