

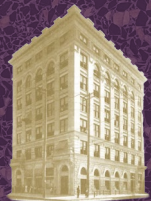


**DOWNTOWN
RALEIGH
OFFICE SPACE
FOR LEASE**



THE RALEIGH BUILDING
5 W. HARGETT STREET

SUITE 900
OFFICE 1,662 RSF



**EMPIRE
BROKERAGE
SERVICES, INC.**

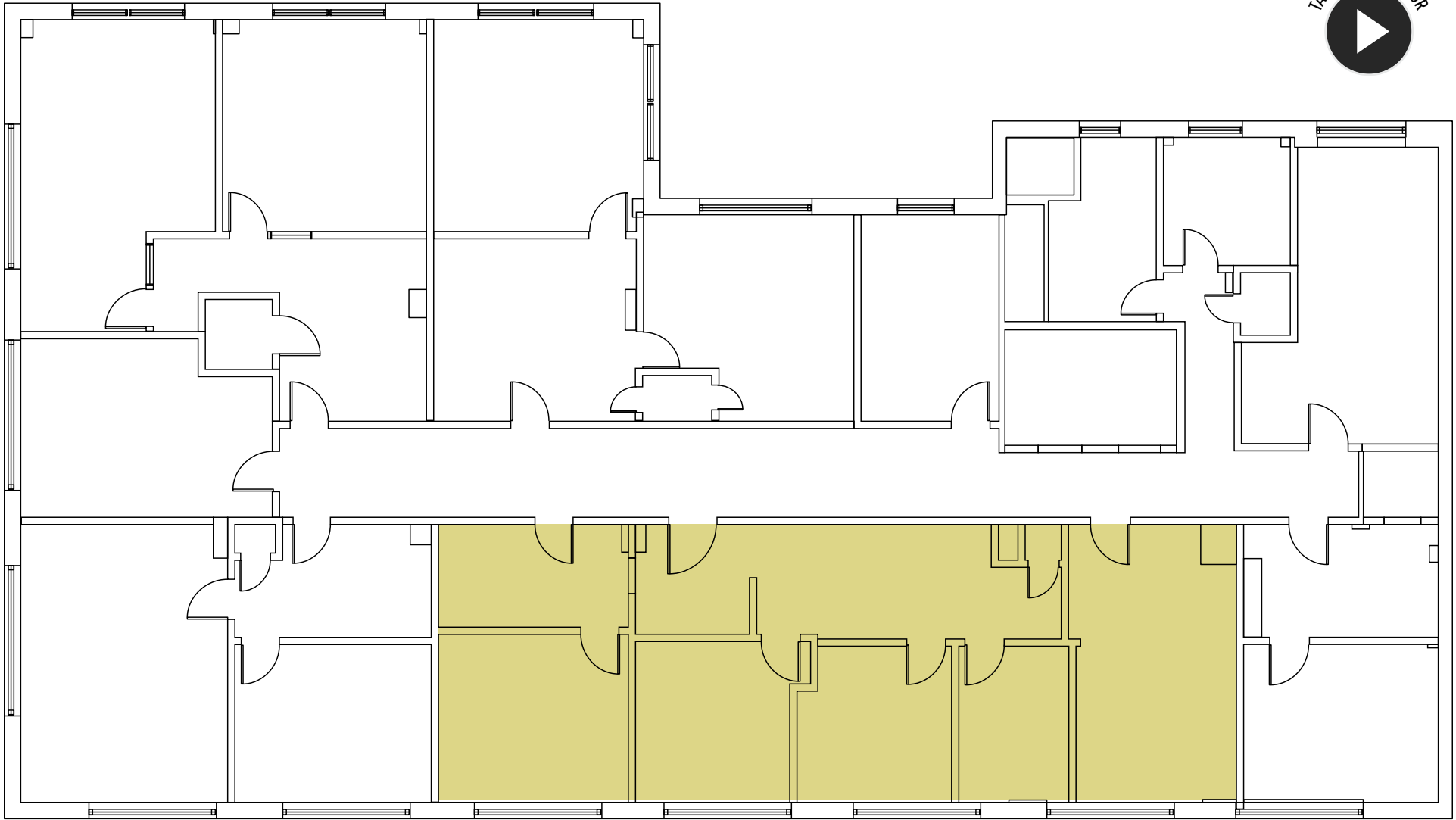
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DOWNTOWN RALEIGH
FAYETTEVILLE STREET DISTRICT



THE RALEIGH BUILDING
5 W. HARGETT STREET

SUITE 900
OFFICE 1,662 RSF



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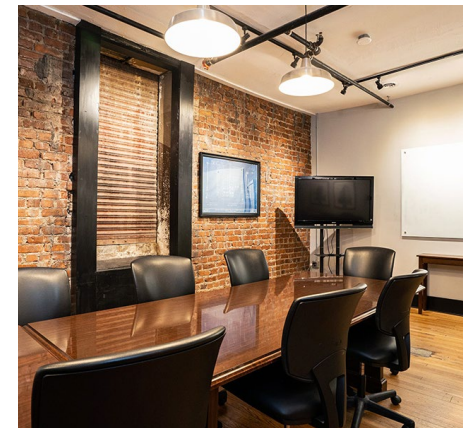
SUITE 900
OFFICE 1,662 RSF





SUITE DETAILS

- Great location in the heart of downtown Raleigh near plenty of shops and restaurants, and a few blocks from the state legislature building, making the suite perfect for a lobbyist
- Technology-enabled fully rehabilitated suite with original maple hardwood floors and original terrazzo floors
- Spacious office suite with five private meeting rooms/offices and a private kitchnette
- Plentiful natural light and great views overlooking downtown Raleigh
- Access to shared conference room
- Flexible lease options
- Highly responsive property management team, with 24-hour on call maintenance service
- Close to courthouse and multiple parking options



HISTORIC RALEIGH BUILDING

Built in 1913, The Raleigh Building originally consisted of three floors. It was commissioned by the Raleigh Banking and Trust Company, the building's original tenants. In 1930, the final eight stories were added atop the then existing floors. Five years later the first three floors were updated with a Moderne look.

In 1993, this monumental Neo-Classical building was added to the National Register of Historic Places. The buff-colored brick serves to offset the white of the terra cotta ornamental elements and aluminum window frames.

In November of 2021, Empire Properties purchased the historic building. Today, the street level is home to retail tenants while the upper floors house a variety of professional office tenants.



**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.

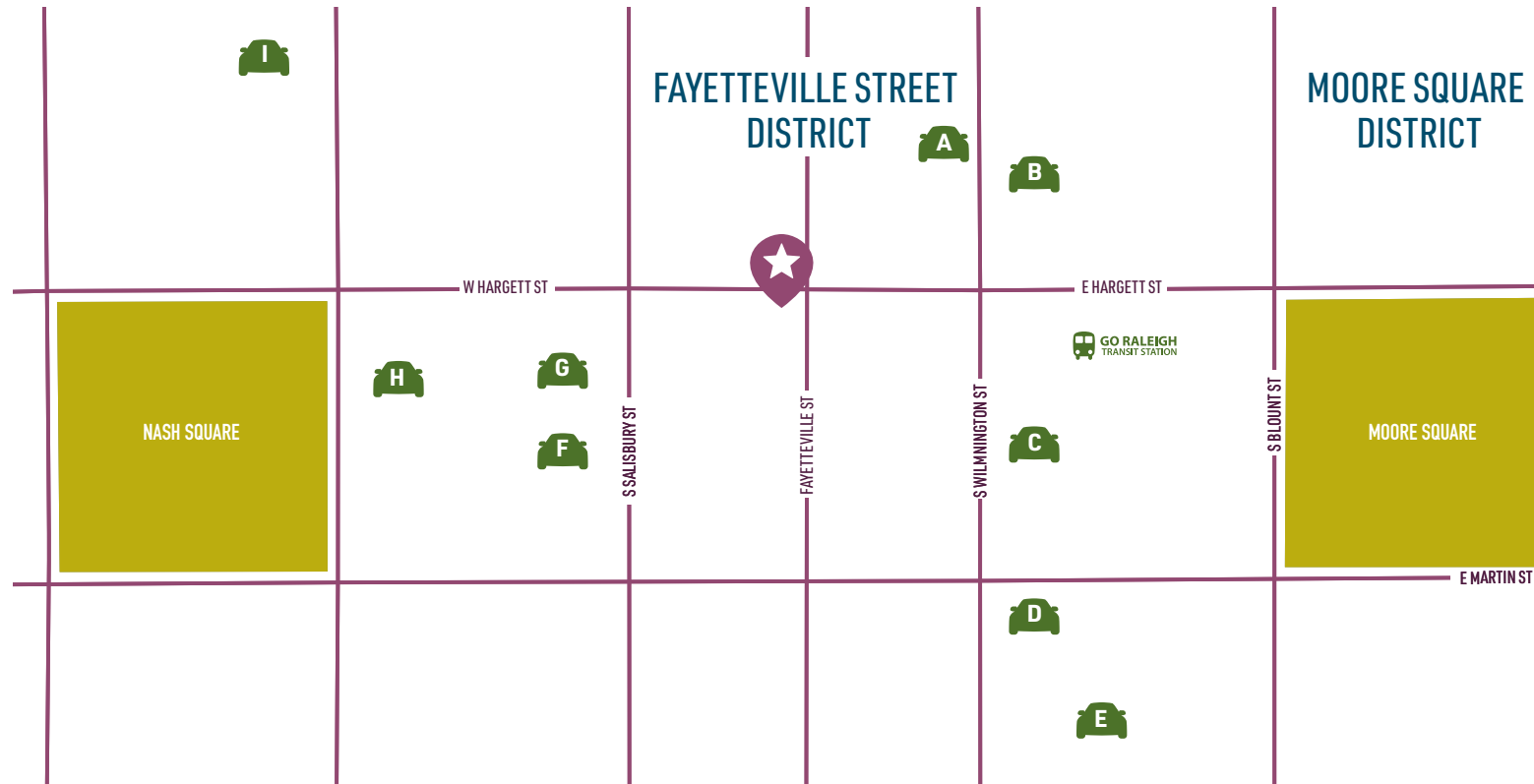


View the DRA Fayetteville Street Plan

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.





5 West Hargett 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



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