



**DOWNTOWN
RALEIGH
OFFICE SPACE
FOR LEASE**

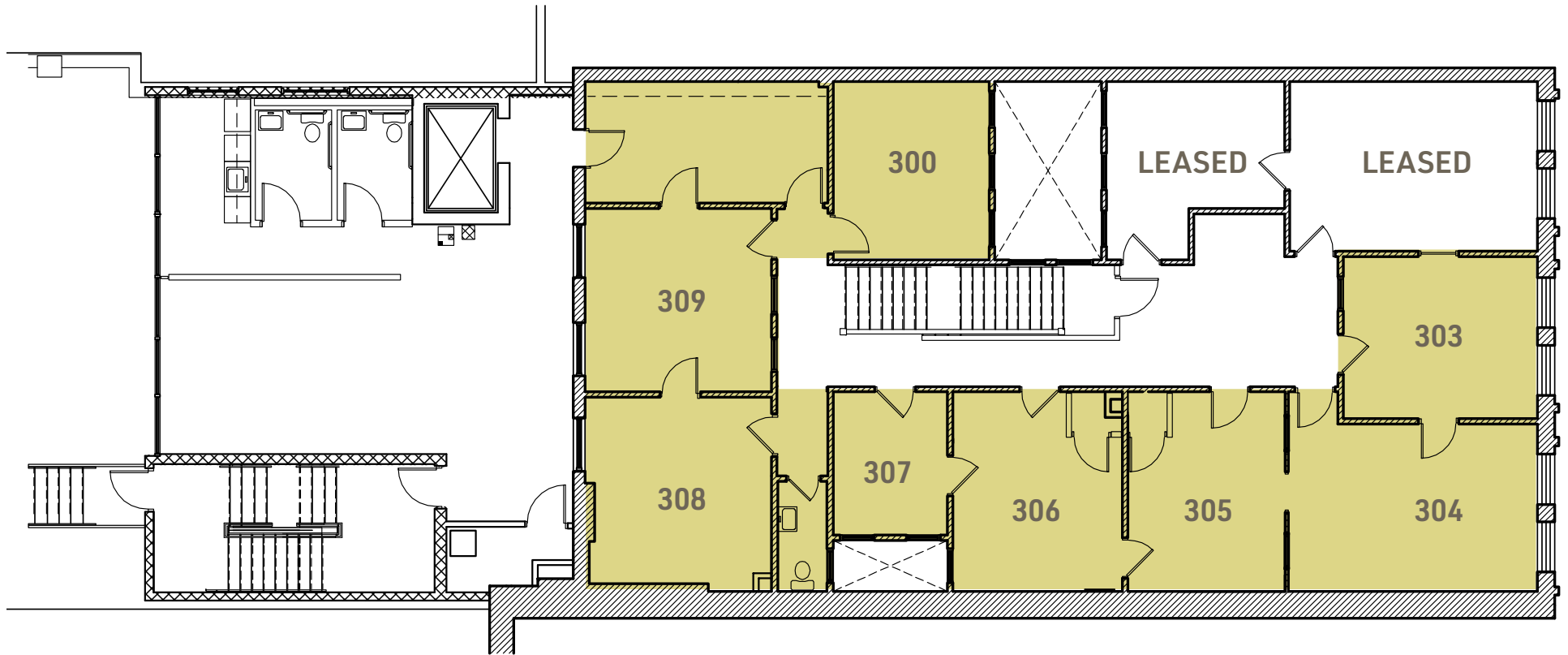
CAROLINA TRUST BUILDING
230 FAYETTEVILLE STREET

THIRD FLOOR
OFFICE: 200-3,009 RSF



**EMPIRE
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DOWNTOWN RALEIGH
FAYETTEVILLE STREET DISTRICT

CAROLINA TRUST BUILDING
230 FAYETTEVILLE STREET

THIRD FLOOR
200-3,009 RSF





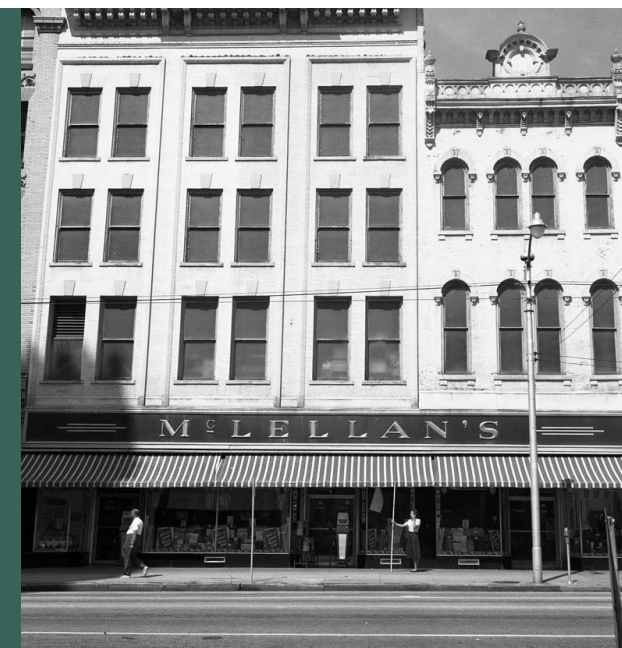
SUITE DETAILS

- Great location in the heart of downtown Raleigh near plenty of shops and restaurants
- Beautifully restored historic property with hardwood floors and exposed brick walls
- Technology-enabled office suites/meeting rooms allows for flexible configuration ideal for tenants of various sizes
- Plentiful natural light and great views overlooking downtown Raleigh
- Access to a shared kitchenette
- Flexible lease options
- Highly responsive property management team, with 24-hour on call maintenance service
- Close to courthouse, post office, and multiple parking options

HISTORIC CAROLINA TRUST BUILDING

Originally constructed in 1902 for Carolina Trust Bank who operated on the ground level until the early 1920s. In 1928, McLellen's Dime Store bought the building and built a two story addition with frontage on Salisbury Street. McLellen's, which merged and took on the name of another five and dime store (McCrory's) in the 1960s, operated in the building until the 1990s.

Empire Properties purchased the vacant building in 2006 and executed a historic tax credit rehabilitation in 2009. The upper floors of the building had been sealed off from active occupants many decades, providing Empire with a Classical Revival time capsule; high ceilings, hardwood floors, original millwork, rich Classical Revival details, large windows with ample natural light, and a grand staircase between the third and fourth floors all give glimpses into the building's historic past. Empire was careful to make sure that historic character was preserved, while also bringing new life through the addition of modern building systems as well as the construction of a glass fifth floor addition, creating a compelling visual juxtaposition between historic and modern.



**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.

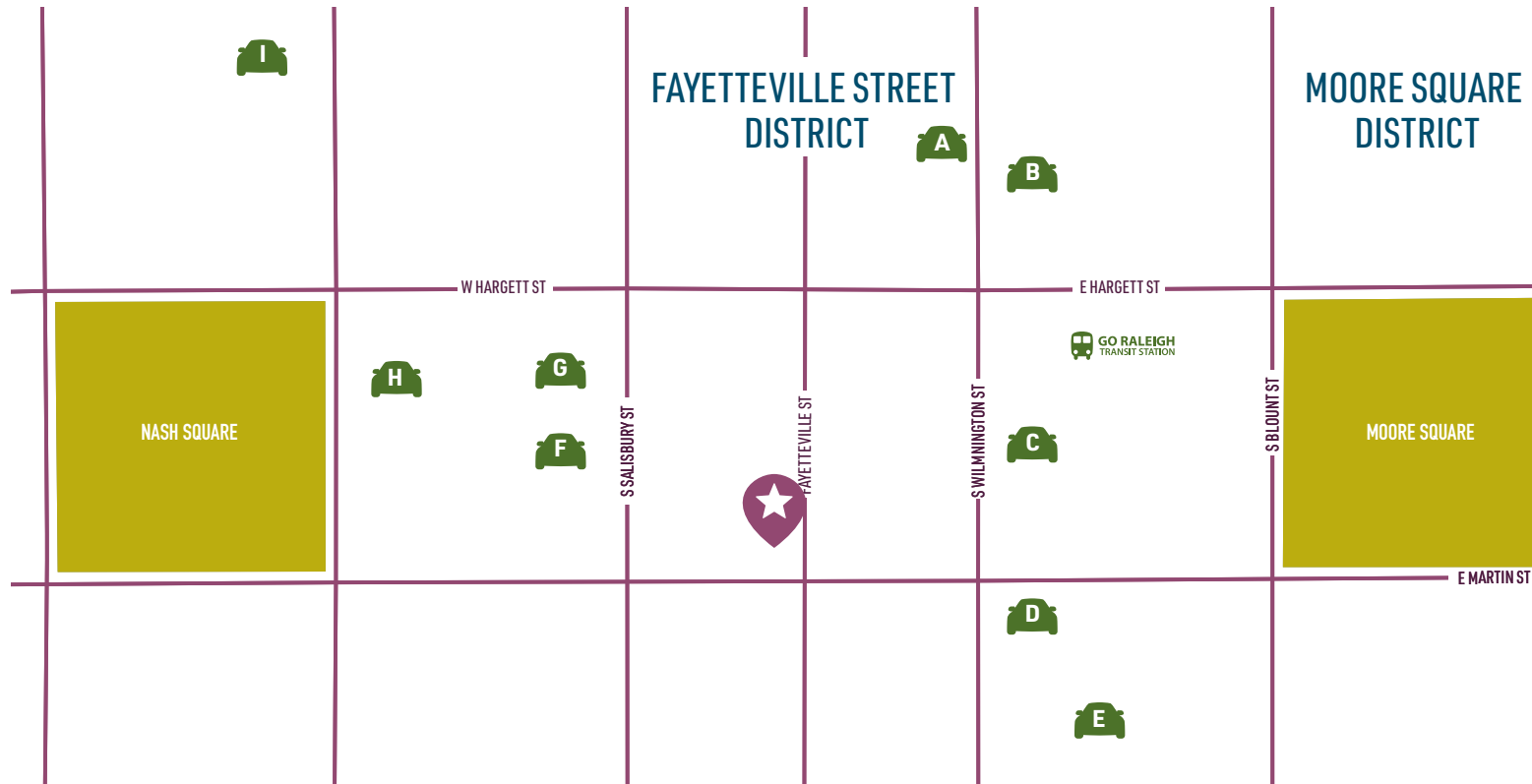


View the DRA Fayetteville Street Plan

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.





230 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



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