



**DOWNTOWN
RALEIGH
OFFICE SPACE
FOR LEASE**



**EMPIRE
BROKERAGE
SERVICES, INC.**

EFIRD'S DEPARTMENT STORE
208 FAYETTEVILLE STREET

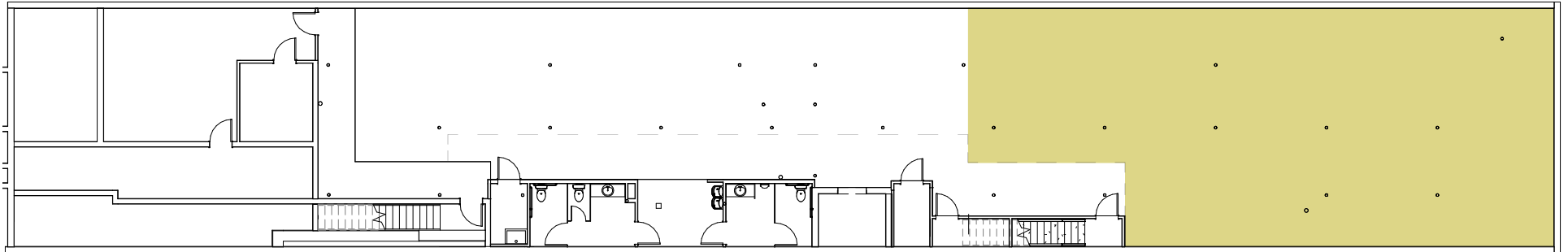
LOWER LEVEL
RETAIL 3,500 RSF

919.834.8350
LEASING@EMPIRE1792.COM
EMPIRE1792.COM

DOWNTOWN RALEIGH
FAYETTEVILLE STREET DISTRICT

EFIRD'S DEPARTMENT STORE
208 FAYETTEVILLE STREET

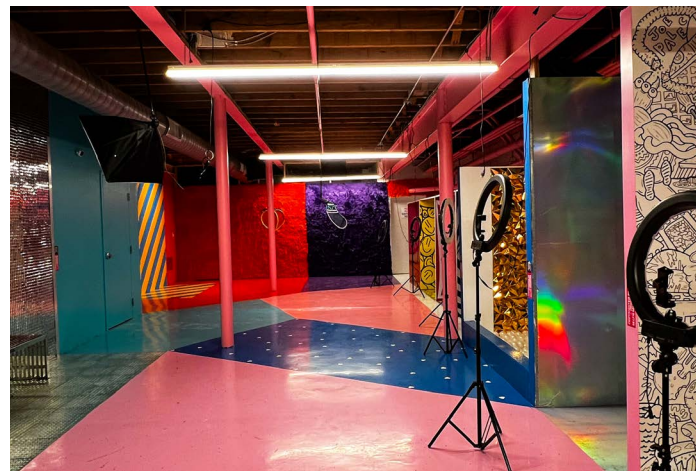
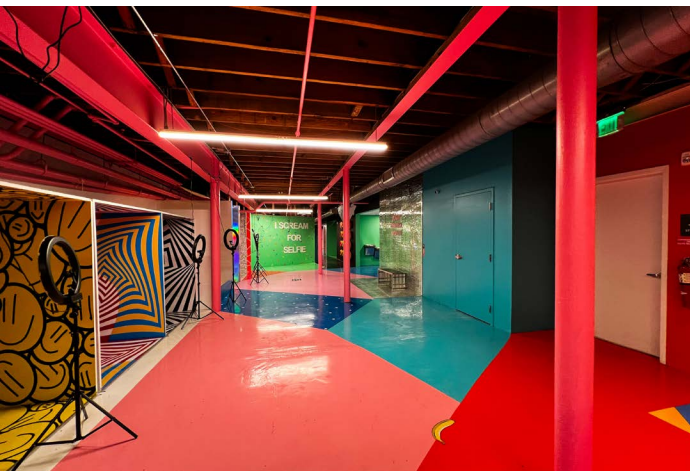
LOWER LEVEL
RETAIL 3,500 RSF



DOWNTOWN RALEIGH
FAYETTEVILLE STREET DISTRICT

EFIRD'S DEPARTMENT STORE
208 FAYETTEVILLE STREET

LOWER LEVEL
RETAIL 3,500 RSF





SUITE DETAILS

- Great location in the heart of downtown Raleigh near plenty of shops and restaurants
- Large lower level retail space on Fayetteville Street
- Full rehabilitation including exposure of the original granite storefront
- Spacious suite with an open floor plan and high ceilings
- Flexible lease options
- Highly responsive property management team, with 24-hour on call maintenance service
- Close to courthouse and multiple parking options

HISTORIC EFIRD'S DEPARTMENT STORE

The 1935 building is unique among its Fayetteville Street neighbors in having a subdued Art Deco style, unsurprising given its Great Depression origins. The primary facade on Fayetteville Street is composed of ashlar stone veneer on the second and third floors with chevrons etched in spandrels between second and third floor windows. Exploratory demolition has revealed that the original granite storefront surround is intact behind scored concrete added in the 1970s. Efird's Department Store occupied the site starting in 1918 and operated at 208 Fayetteville Street until 1959, when the building was purchased by Hudson Belk Department Store. It was subsequently purchased by the NC State Bar Association in 1978.

The building is a contributing property in the Fayetteville Street National Register District and Empire has completed a historic tax credit rehabilitation. The Fayetteville Street facade was repaired and cleaned to match the original building facade. The ground floor space has been renovated for a retail tenant. The second and third floors consist of a combination of small, medium and large offices with larger open spaces on the Fayetteville Street and Salisbury Street ends of the building. These floors are now home to downtown Raleigh's Efird's Studios, salon suites that are perfect for small entrepreneurs looking to expand their new businesses.

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)

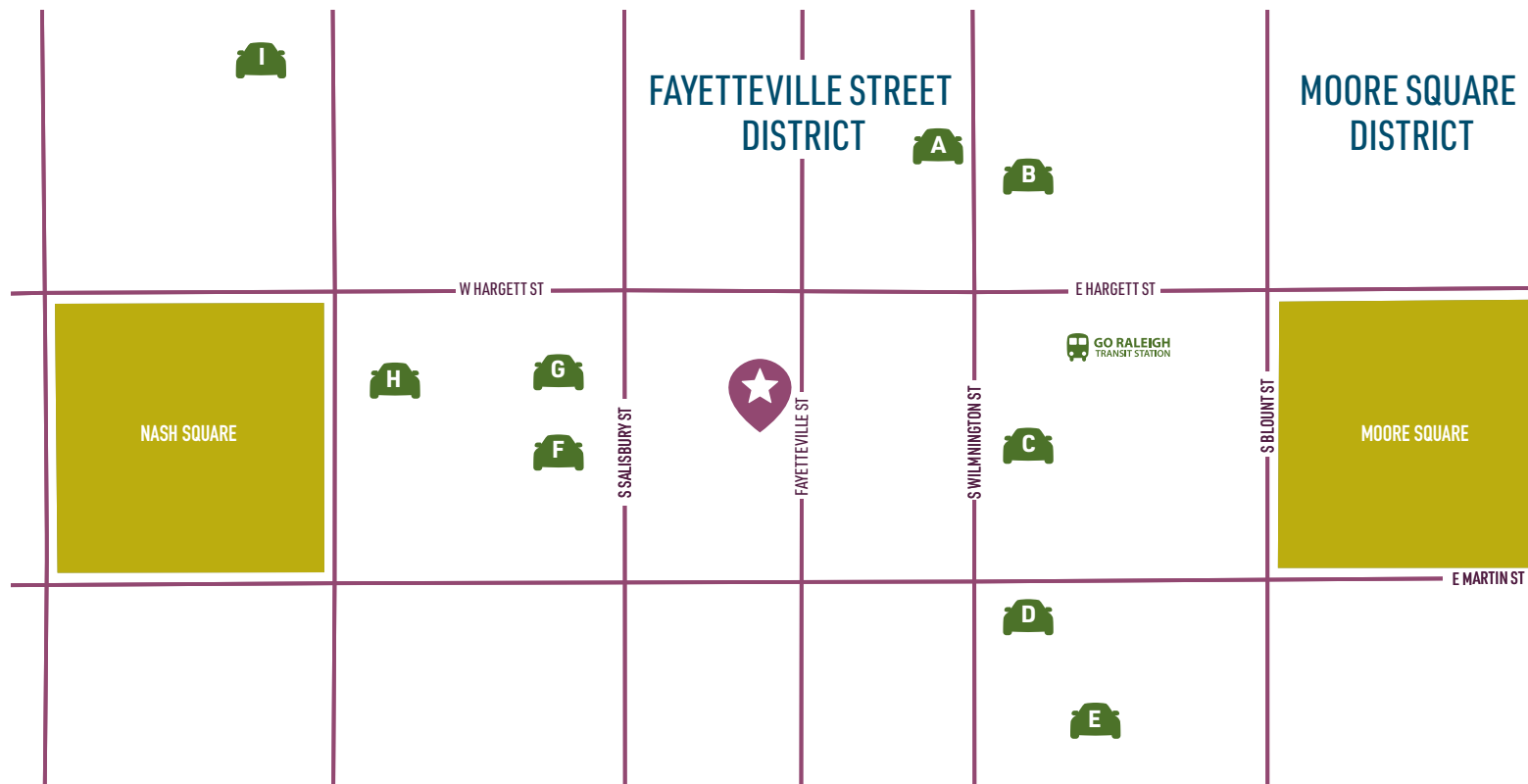
E. Blount Street Deck
314 S. Blount St.
(first 2 hours free)

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



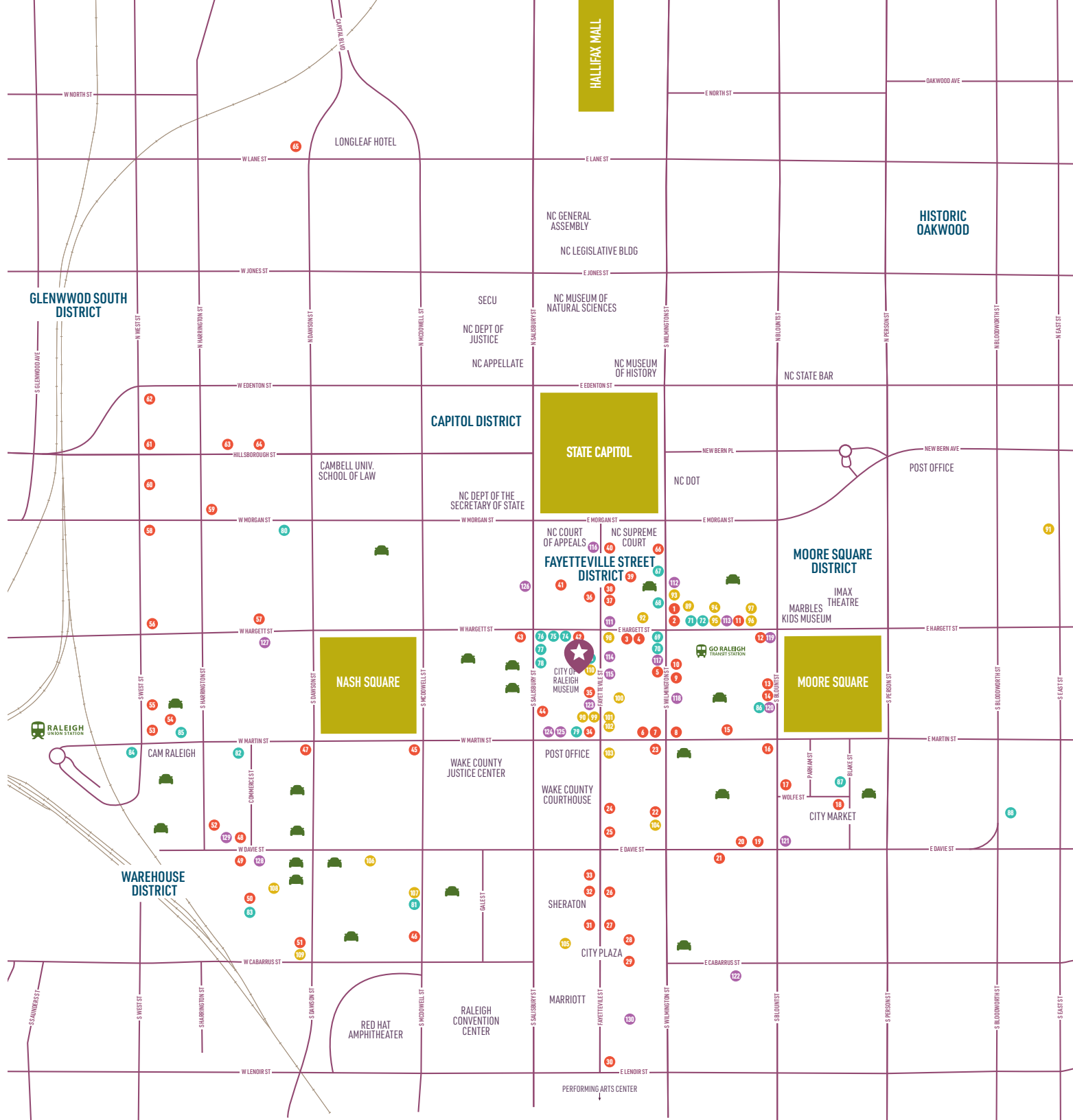
19 West Hargett Street
Walker's Paradise

Walk Score
96

Transit Score
76

Bike Score
96

- 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's Restaurant
19. Sir Walter Coffee
20. Amorino
21. Sosta caffè
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. Parco Studio
69. Munjo Munjo
70. House of Rebellion
71. Oragami Styling
72. Pallbearer Vintage
73. Bricks & Minifigs
74. Curate
75. NASHONA
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
 - Skybnygia
 - Therien Wellness
 - Finally Barbershop
 - Royal Crown Head & Beard Spa
 - Caribbean Sport Barbershop
 - The BabeHaus
 - Audacious-by-Arminis

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. Slim'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



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.



★ *Empire Eats* ★
Restaurants!

EMPIRE EVENTS