

DOWNTOWN
RALEIGH
OFFICE SPACE
FOR LEASE



DR. PEPPER WAREHOUSE
416 S DAWSON STREET

OFFICE SPACE
10,203 RSF

EMPIRE
BROKERAGE
SERVICES, INC.

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WAREHOUSE DISTRICT

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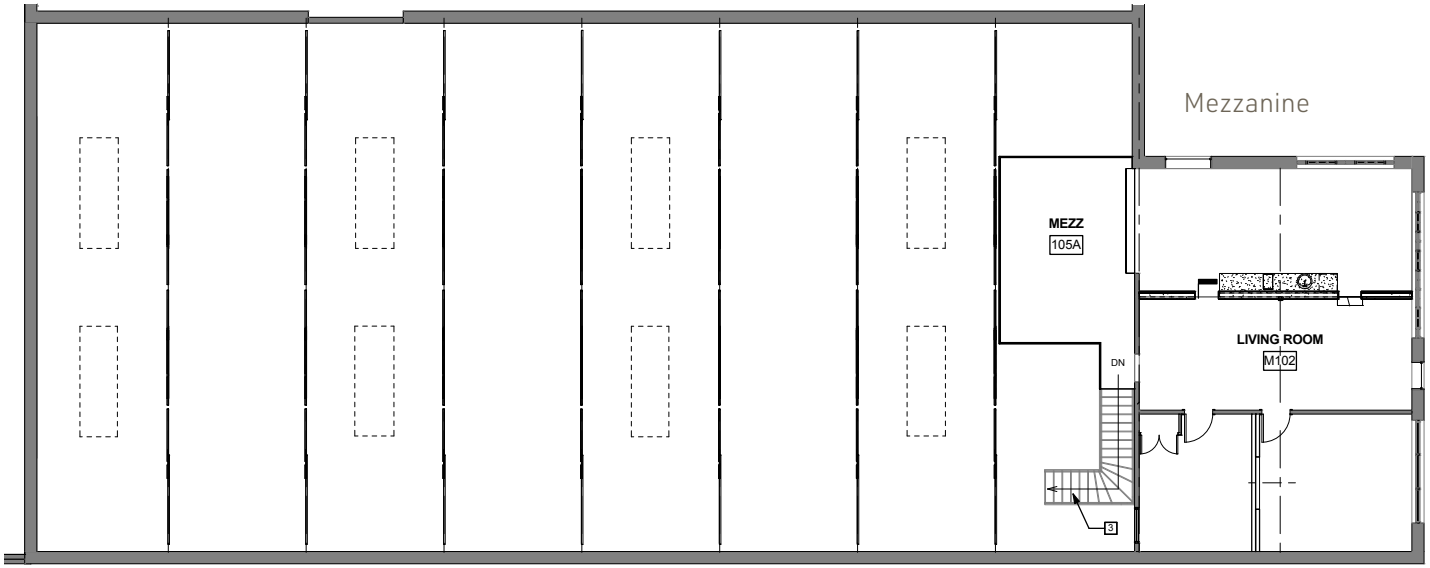

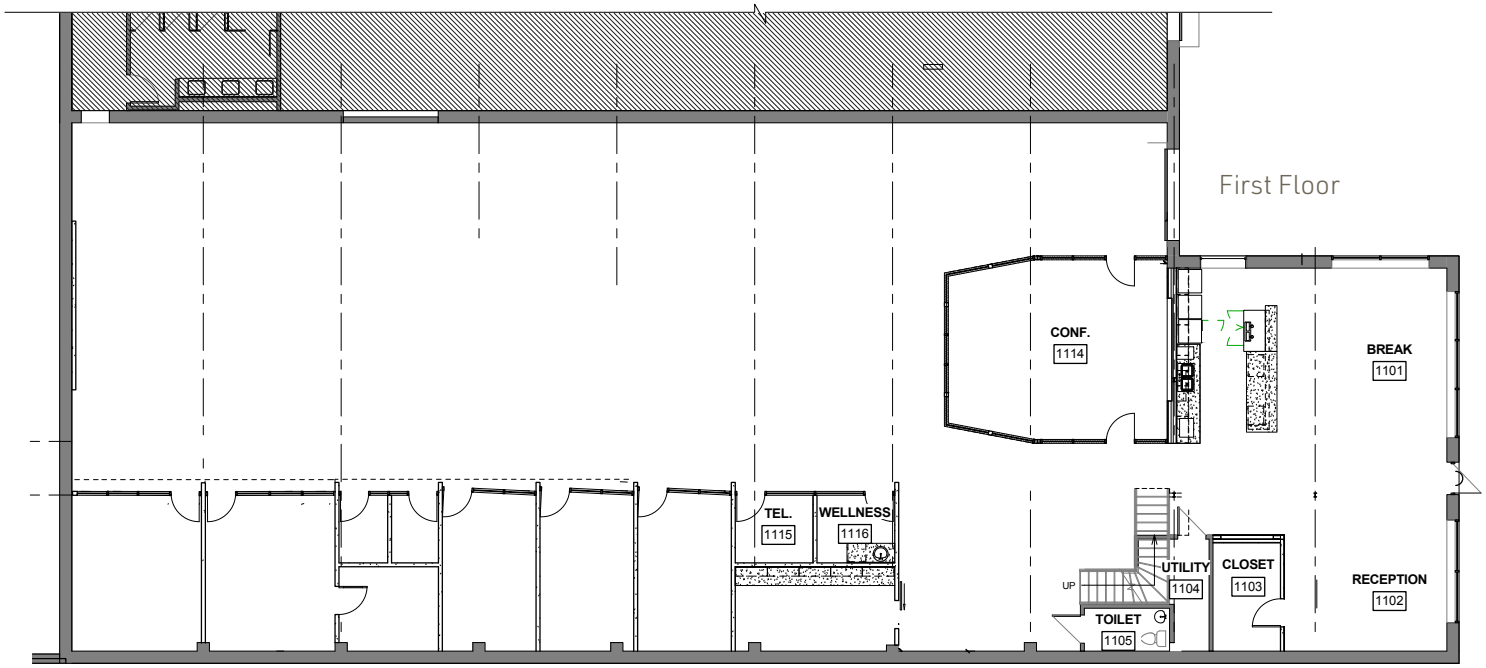

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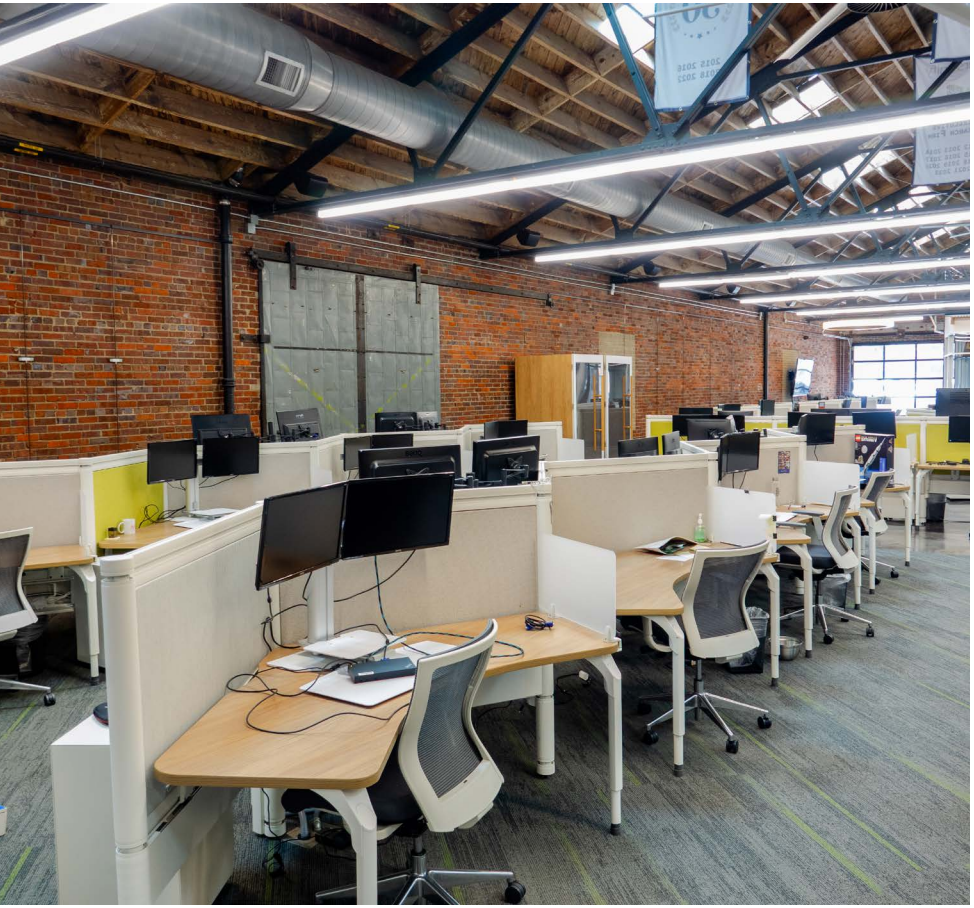



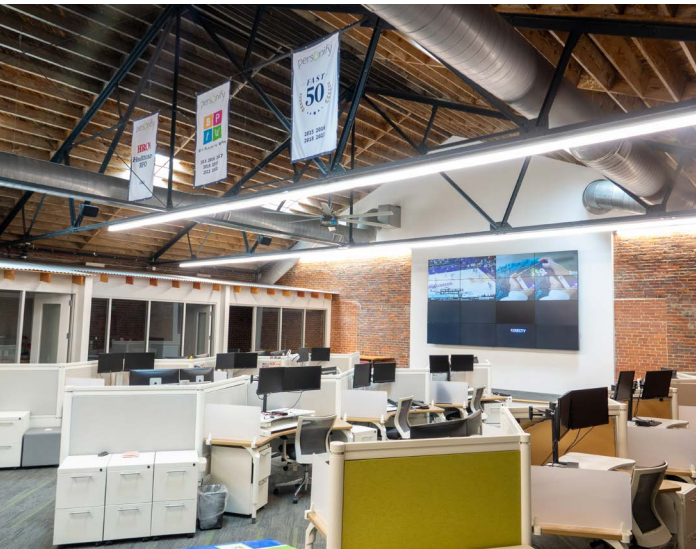



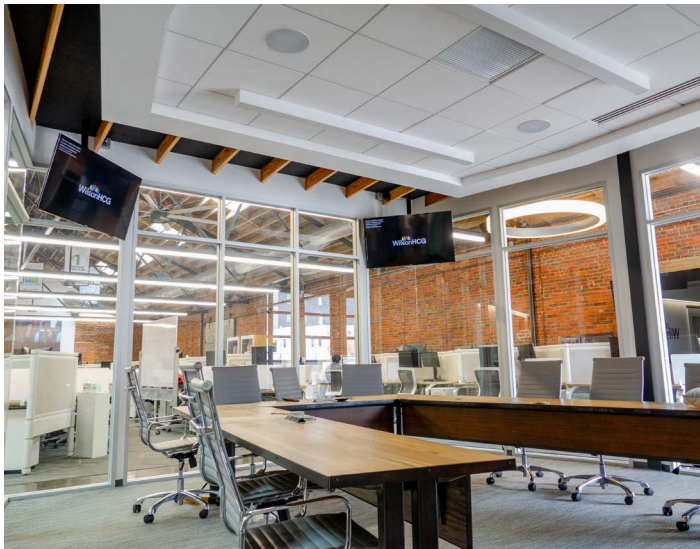

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SUITE DETAILS

- Great location in the heart of downtown Raleigh's Warehouse District near plenty of shops and restaurants
- Fully rehabilitated office space included
- Technology-enabled spacious office suite with 9 private meeting rooms/offices and 1 conference room
- Plentiful natural light and great views overlooking downtown Raleigh
- Flexible lease options
- Highly responsive property management team, with 24-hour on call maintenance service
- Close to courthouse and multiple parking options

HISTORIC DR. PEPPER WAREHOUSE

The rehabilitation of the Dr. Pepper Bottling Plant at 416 S Dawson Street in downtown Raleigh's warehouse district perfectly balances historic preservation with the needs of today's office tenants.

The 1935 Art Moderne building required a complete renovation–including all new plumbing, electrical and mechanical systems–as well as the careful restoration of historic elements. Today's tenants can appreciate the historic wood floors, masonry walls, skylights, steel trusses, original wood decking, steel and aluminum windows and the original wood staircase–all restored to the Secretary of the Interior's Standards for Historic Rehabilitation.



DOWNTOWN RALEIGH
WAREHOUSE DISTRICT

PRIME LOCATION IN CENTRAL BUSINESS DISTRICT WITH AMPLE PARKING

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 tenanting 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. Warehouse Lot
406 S. Dawson St.

B. 404 S. Dawson St. Lot

C. Clearscapes Lot
322 W. Davie St.

D. Nash Lot
310 S. Dawson St.

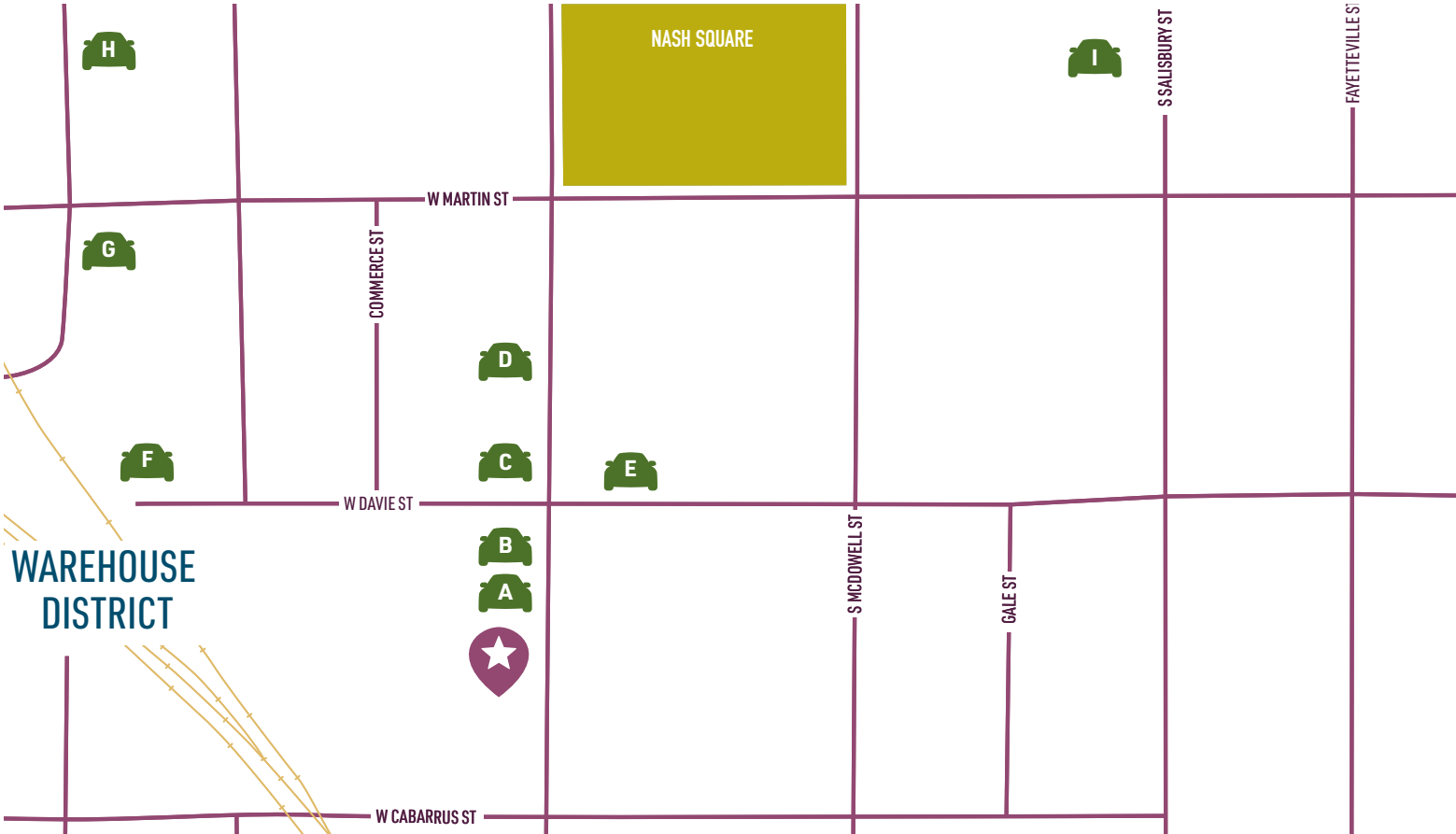
E. Public Parking Deck
300-322 W. Davie St.

F. Station Lot
410 W. Davie St.

G. CAM Lot
100 S. West St.

H. The Dillon Lot
223 S. West St.

I. N&O Parking Deck
215 S. Salisbury St.



DOWNTOWN RALEIGH

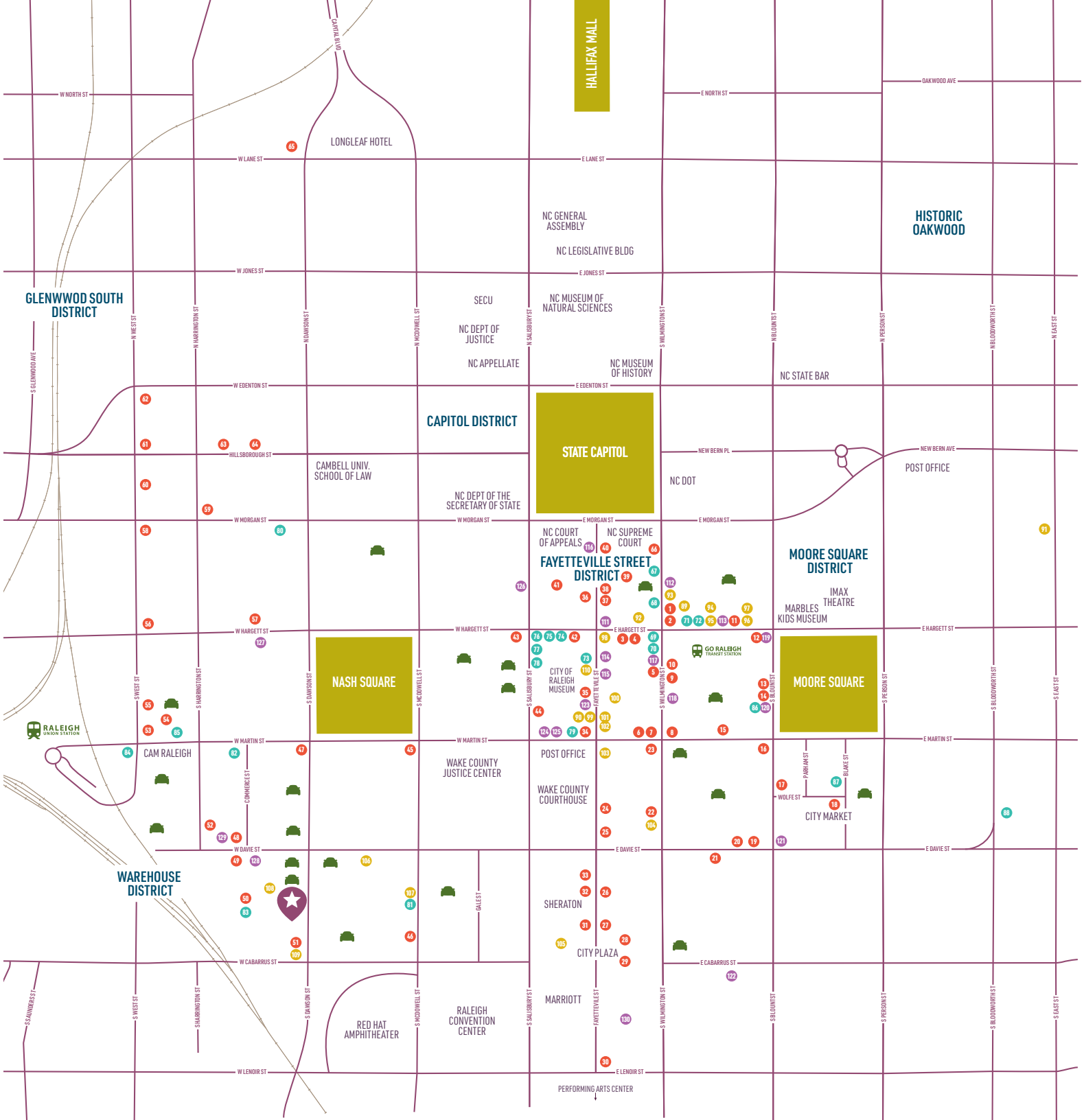
HIGHLY WALKABLE PRIME LOCATION IN CENTRAL BUSINESS DISTRICT



416 South Dawson Street
Walker's Paradise

Walk Score **94** | Transit Score **74** | Bike Score **83**

- 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. ORO
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 V's Osteria & Bar
34. Subway (234 Fayetteville St)
35. The Big Easy
36. Birdies Barroom & Kitchen
37. Diced
38. Benny Capitales Pizza
39. Primo Hoagies
40. Insomnia Cookies
41. Subway (Wells Fargo)
42. Raleigh Raw
43. Death and Taxes
44. Iucettegrace
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. 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. Efird 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
    Carribbean 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. 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

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.

EMPIRE PROPERTIES · EMPIRE HARDHAT · EMPIRE BROKERAGE SERVICES, INC.

Empire Eats Restaurants! · The Pit · Sitti · Raleigh Times · Raleigh Times · Gravy · The Pizza Times · The Mecca Restaurant · Landmark Tavern · Empire Eats Catering

EMPIRE EVENTS · All Saints Chapel · The Stockroom · The Glass Box · Jiddi Space & Courtyard