

york



400H

retail space for lease



400 Hillsborough Street
Raleigh, NC

400H



overall project details

- **Size – 163,345 SF Commercial**
 - 144,410 SF office
 - 16,935 SF ground floor retail
 - 216 residential units
- **Building**
 - 20 stories
 - 11 residential levels
 - 9 office/retail/parking levels
 - 1 integrated amenity level at floor 9
 - Column free
- **Floors**

Ground Floor	3,449 SF retail (Edenton Street)
Ground Floor	13,477 SF retail (West and Hillsborough)
Floors 2-3	Parking
Floors 4-8	Approximately 25,500 SF office each floor
Floor 9	SkyHub and residential
Floors 9-20	Residential
- **Exterior Glass**
 - Floor to ceiling curtain-wall glazing system covering entire facade
- **Sustainability**
 - LEED Certified
- **Parking**
 - 4 /1,000 for office; 1 per bedroom for residential; retail parking off-site
- **Amenities**
 - SkyHub, bike storage, on site parking, fitness facility, rooftop deck & courtyard, swimming pool, lounge

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retail information

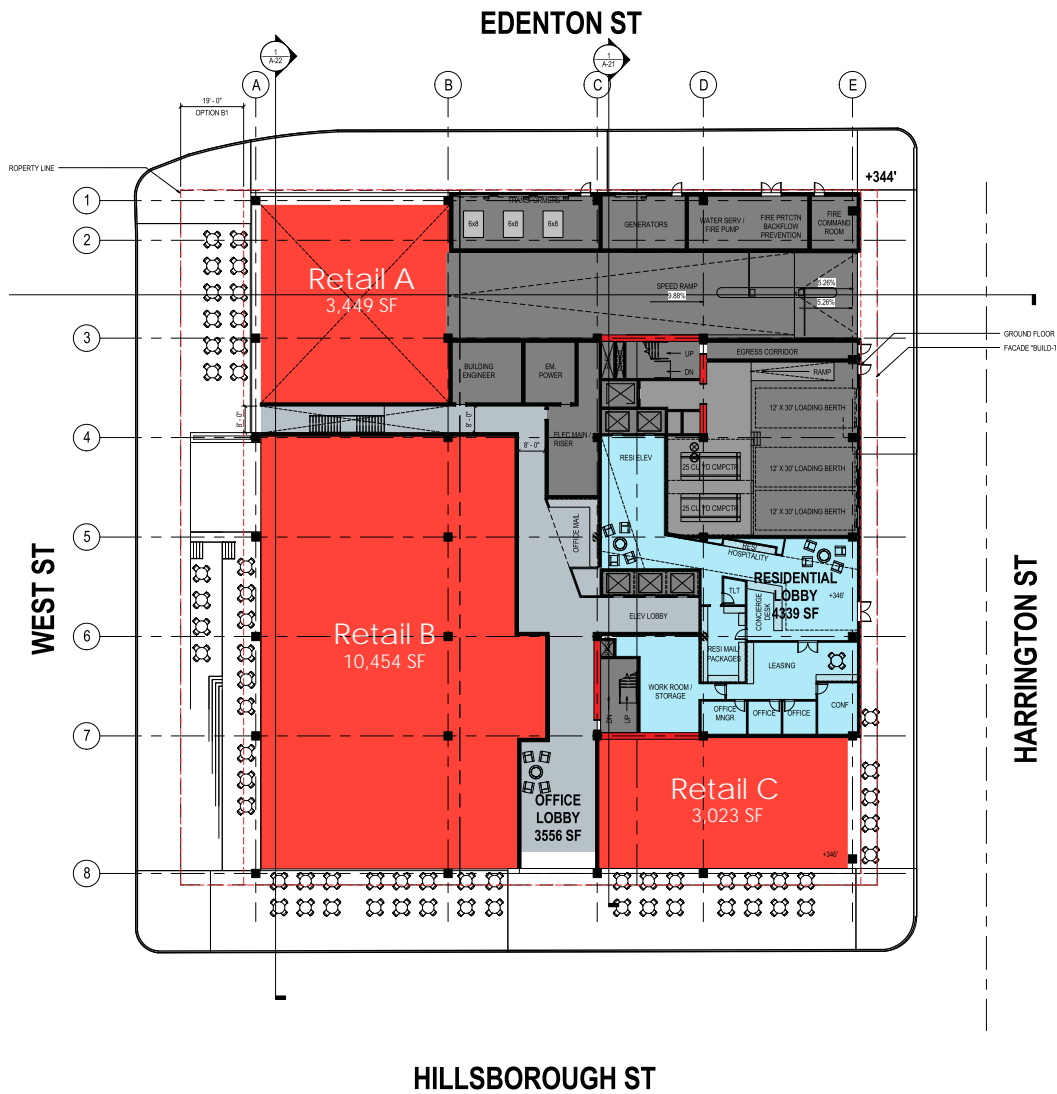
- 16,935 sf total ground floor retail (see available space)
- 20' wide sidewalks
- Restaurant ready including: 3,000 gallon grease traps, 4" grease lines, pre-plumbed water and sewer lines, HVAC sleeves, and horizontal kitchen exhaust
- Integrated patio and outdoor areas
- Dedicated entrance for retail vs office and residential
- Parking on street and adjacent deck
- 18' high slab to deck
- Shell delivery with allowance

available space

3,450 SF	Edenton Street
10,454 SF	Hillsborough & West St. (can be subdivided)
3,032 SF	Hillsborough & Harrington (can be subdivided)

rates (all subject to change)

\$30.00 PSF NNN
 \$5.00 PSF Estimated TICAM
 Tenant Improvement Allowance Packages Available



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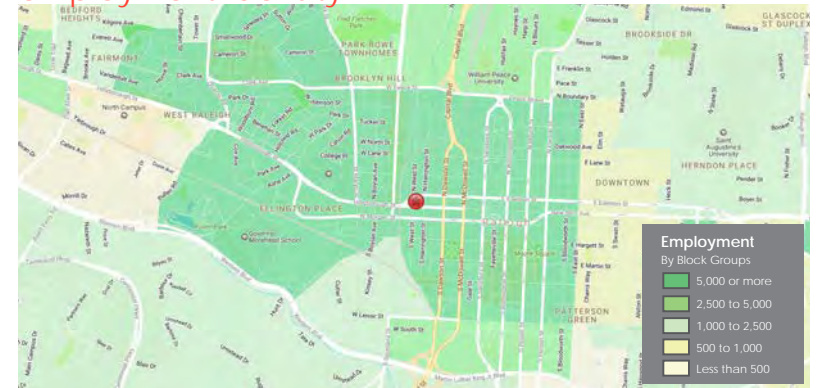
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demographics

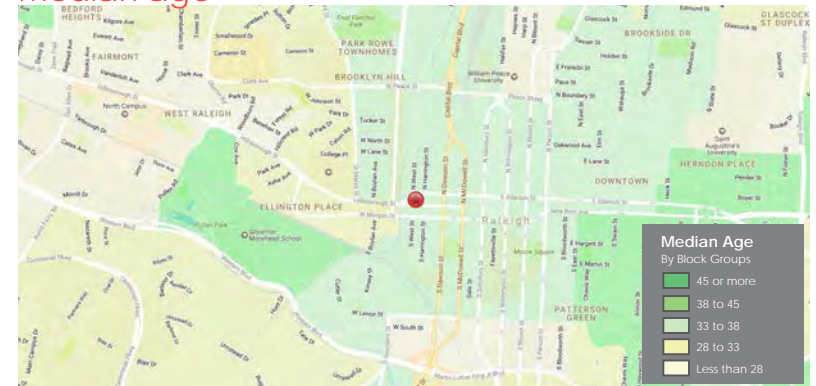
1 mile 3 mile 5 mile

	1 mile	3 mile	5 mile	
POPULATION	2018 Estimated Population	17,869	108,461	222,336
	2023 Projected Population	19,999	121,452	249,677
	2010 Census Population	13,458	93,606	190,548
	2000 Census Population	12,959	86,364	163,275
	Projected Annual Growth 2018 to 2023	2.4%	2.4%	2.5%
	Historical Annual Growth 2000 to 2018	2.1%	1.4%	2.0%
	2018 Median Age	32.8	32.1	33.7
HOUSEHOLDS	2018 Estimated Households	8,835	41,656	88,343
	2023 Projected Households	10,014	47,261	99,589
	2010 Census Households	5,786	33,793	73,465
	2000 Census Households	5,090	32,185	64,277
	Projected Annual Growth 2018 to 2023	2.7%	2.7%	2.5%
	Historical Annual Growth 2000 to 2018	4.1%	1.6%	2.1%
	RACE AND ETHNICITY	2018 Estimated White	58.6%	55.6%
2018 Estimated Black or African American		32.2%	32.9%	31.4%
2018 Estimated Asian or Pacific Islander		3.9%	4.4%	4.8%
2018 Estimated American Indian or Native Alaskan		0.6%	0.4%	0.5%
2018 Estimated Other Races		4.7%	6.7%	8.5%
2018 Estimated Hispanic		6.5%	8.8%	11.6%
INCOME	2018 Estimated Average Household Income	\$78,483	\$79,857	\$80,342
	2018 Estimated Median Household Income	\$53,594	\$60,827	\$63,699
	2018 Estimated Per Capita Income	\$40,562	\$31,572	\$32,394
EDUCATION (AGE 25+)	2018 Estimated Elementary (Grade Level 0 to 8)	3.5%	4.5%	5.3%
	2018 Estimated Some High School (Grade Level 9 to 11)	7.8%	7.1%	6.3%
	2018 Estimated High School Graduate	14.9%	17.7%	17.5%
	2018 Estimated Some College	15.5%	17.0%	17.9%
	2018 Estimated Associates Degree Only	6.2%	6.1%	7.0%
	2018 Estimated Bachelors Degree Only	31.0%	28.7%	28.3%
2018 Estimated Graduate Degree	21.2%	18.8%	17.7%	
BUSINESS	2018 Estimated Total Businesses	2,665	5,833	14,504
	2018 Estimated Total Employees	47,037	83,892	199,513
	2018 Estimated Employee Population per Business	17.7	14.4	13.8
	2018 Estimated Residential Population per Business	6.7	18.6	15.3

employment density



median age



traffic counts

Hillsborough at Edenton	12,000 CPD
Dawson at Morgan	33,000 CPD
Daswon at Edenton	24,000 CPD
Glenwood at Jones	7,000 CPD

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architectural design:

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