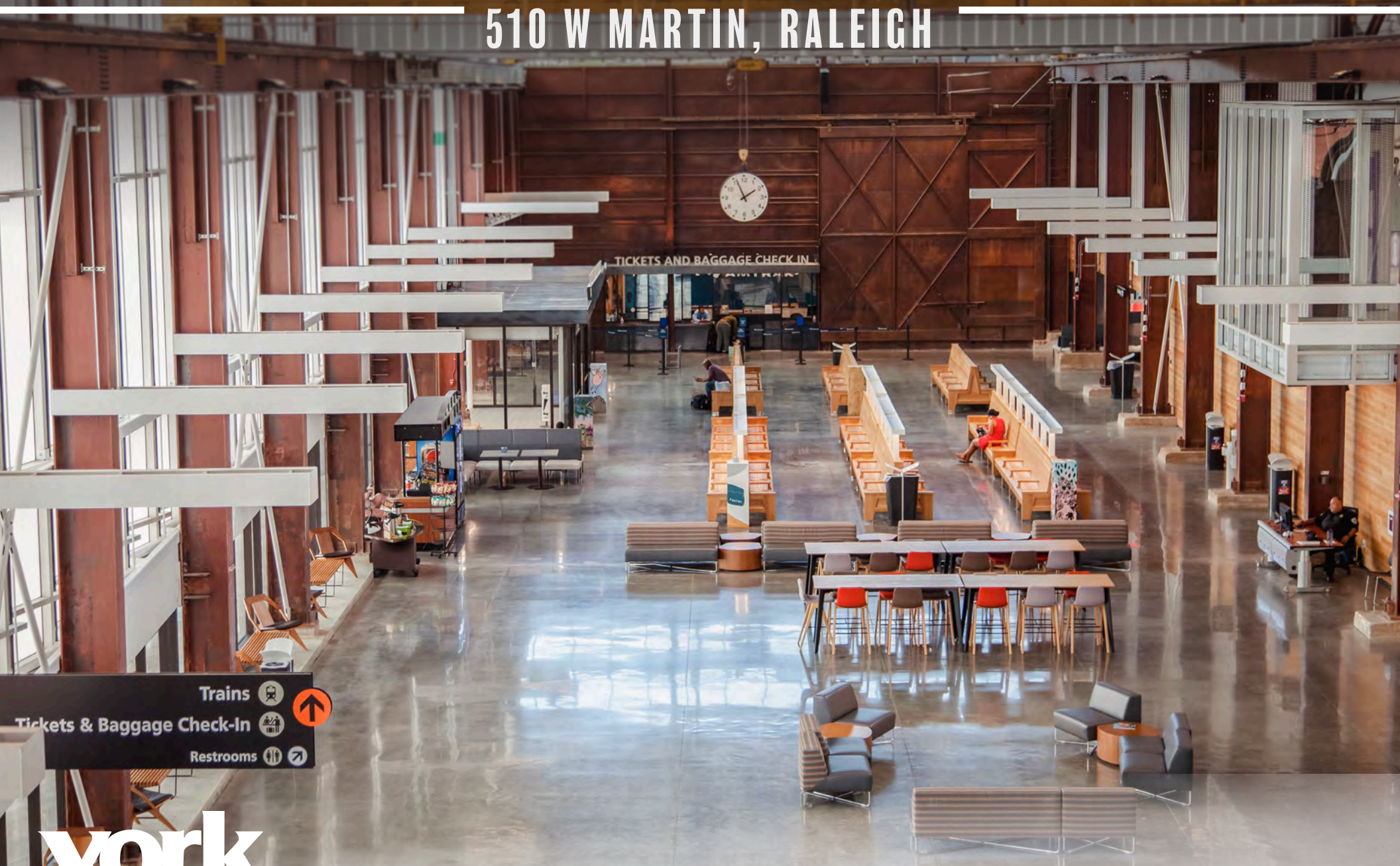


RALEIGH UNION STATION

510 W MARTIN, RALEIGH



Trains



Tickets & Baggage Check-In



Restrooms



york

johnkoonce 919.645.2765 Johnkoonce@yorkproperties.com

ABOUT UNION STATION



Union Station is the long awaited redevelopment transportation rail gateway to downtown Raleigh. A partnership with NCDOT and City of Raleigh transit, the \$90 Million 3-story mixed use development opened to the public in February 2018. Designed with an open air civic plaza and lobby/event space in its core, the building will have 13,000 square feet of retail and office space for lease.

AMENITIES

- Positioned at the corner of West Martin St and South West Street
- Located in the Warehouse District, a popular nighttime restaurant and bar district
- Steady stream of consumers from commuter trains and the Amtrak rail from sunup to sundown
- Across the street from the Dillon, a 230,000 SF of class A office tower
- Adjacent to Raleigh's Contemporary Art Museum, HQ Raleigh, Citrix Headquarters and Urban Outfitters
- Modern Clean and bright design with many LEED accreditations
- Parking deck adjacent to site
- Rooftop Terrace

SPACE FEATURES

- Retail suite stubbed to grease trap
- Dark shell deliver with gravel floor
- 2000 gal grease trap with 8" grease line stubbed to Premises
- 17 ton shared HVAC stubbed to premises
- Restrooms located in Main Hall
- \$60 psf in Tenant Improvement Allowance
- Event hall and plaza will host public functions and events throughout the year
- 35 parking spaces on site / 200 fee-based spaces in adjacent deck
- Co - Tenants include: Wine and Design - 3rd floor, Raleigh Transit - 2nd floor, Ora Architecture - Suite 108 (main floor), Spec One - Suite 108 (main floor)

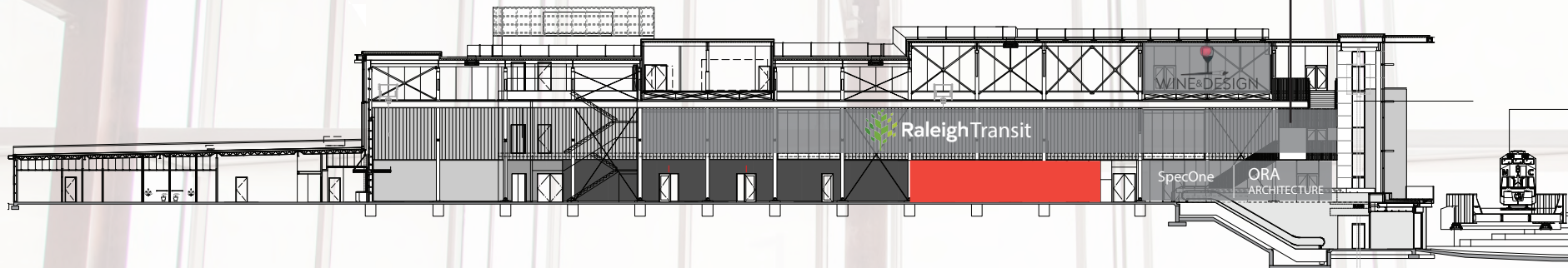
AVAILABILITY

1,732 : \$25.00 : \$60.00
SF SPACE : PSF NNN : PSF IN ALLOWANCE

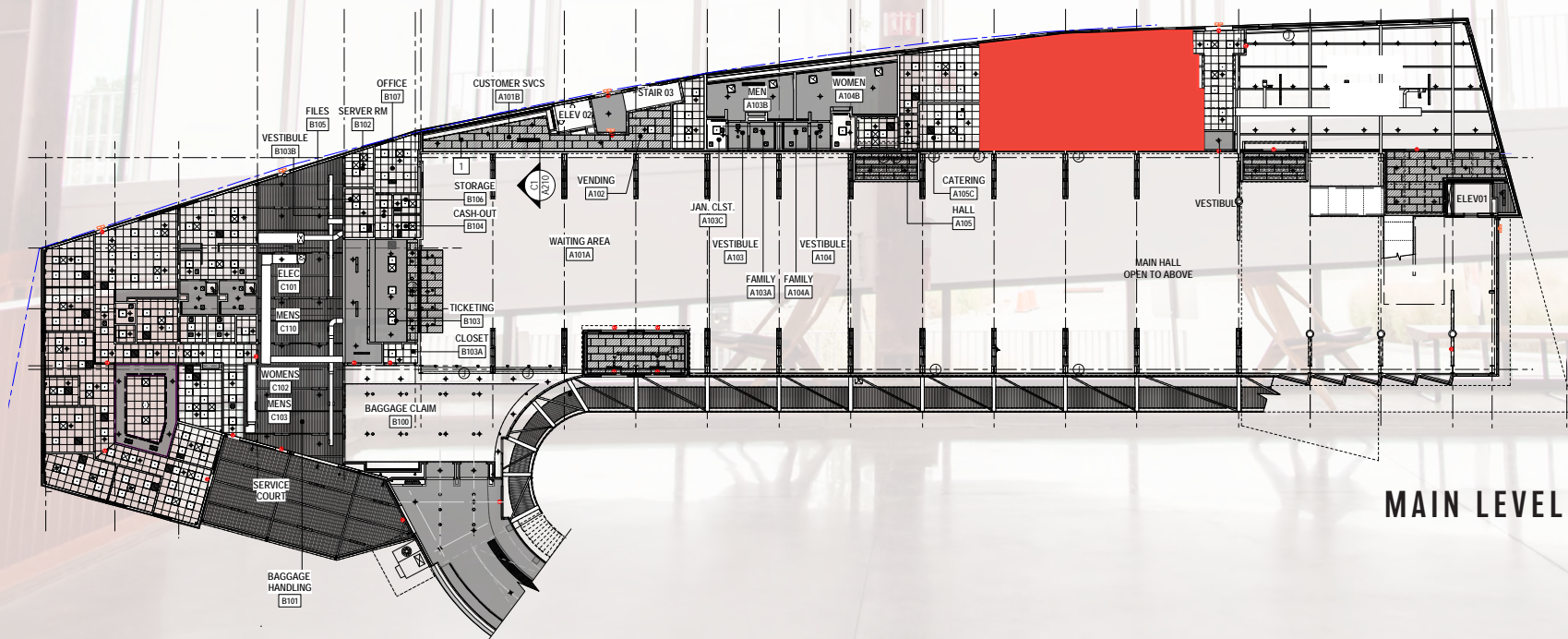
SUITE 106

+/- 1,732 SF

SECOND LEVEL



MAIN LEVEL

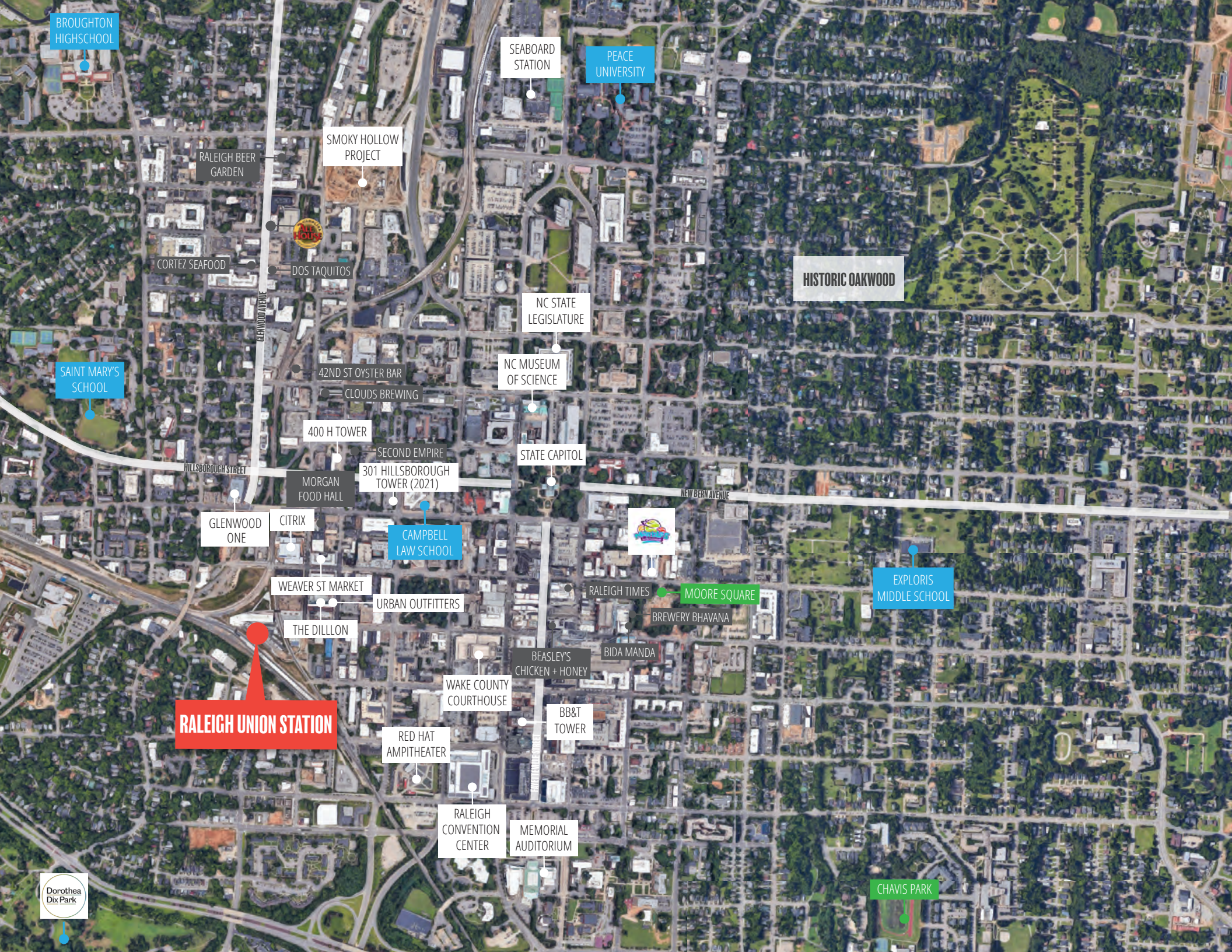




2019 DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
POPULATION	16,399	108,360	215,683
HOUSEHOLDS	8,104	42,232	87,925
AVERAGE HOUSEHOLD INCOME	\$92,555	\$89,259	\$86,265
DAYTIME POPULATION	41,464	78,948	199,239

SUITE 106



BROUGHTON
HIGHSCHOOL

SEABOARD
STATION

PEACE
UNIVERSITY

SMOKY HOLLOW
PROJECT

RALEIGH BEER
GARDEN

CORTEZ SEAFOOD

DOS TAQUITOS

NC STATE
LEGISLATURE

HISTORIC OAKWOOD

SAINT MARY'S
SCHOOL

42ND ST OYSTER BAR

NC MUSEUM
OF SCIENCE

CLOUDS BREWING

400 H TOWER

STATE CAPITOL

SECOND EMPIRE

301 HILLSBOROUGH
TOWER (2021)

MORGAN
FOOD HALL

NEW BERN AVENUE

HILLSBOROUGH STREET
GLENWOOD
ONE

CITRIX

CAMPBELL
LAW SCHOOL

WEAVER ST MARKET

RALEIGH TIMES

MOORE SQUARE

EXPLORIS
MIDDLE SCHOOL

URBAN OUTFITTERS

BREWERY BHAVANA

THE DILLON

BEASLEY'S
CHICKEN + HONEY

BIDA MANDA

RALEIGH UNION STATION

WAKE COUNTY
COURTHOUSE

BB&T
TOWER

RED HAT
AMPITHEATER

RALEIGH
CONVENTION
CENTER

MEMORIAL
AUDITORIUM

CHAVIS PARK

Dorothea
Dix Park

RALEIGH ACCOLADES

2019

11th Best Big Cities to Live In
-wallethub.com

2019

3rd Best in Quality of Life in the World
-NUMBEO

2019

Most Educated City Award for the State of North Carolina
-Insurify

2019

2nd Among the Most Family-Friendly Cities
-Homes.com

2019

6th Among World's Top 10 Beer Destinations
-Vinepair

2018

#2 on Forbes List for Businesses and Careers
-News and Observer

