

416 W South St

Raleigh, NC 27601

OFFICE/RETAIL **FOR LEASE**





PROPERTY SUMMARY

Address	416 W South St
First Floor	\$36.00/SF NNN 933 SF
Second Floor	\$32.00/SF NNN 4,610 SF
TICAM	\$6.00/SF

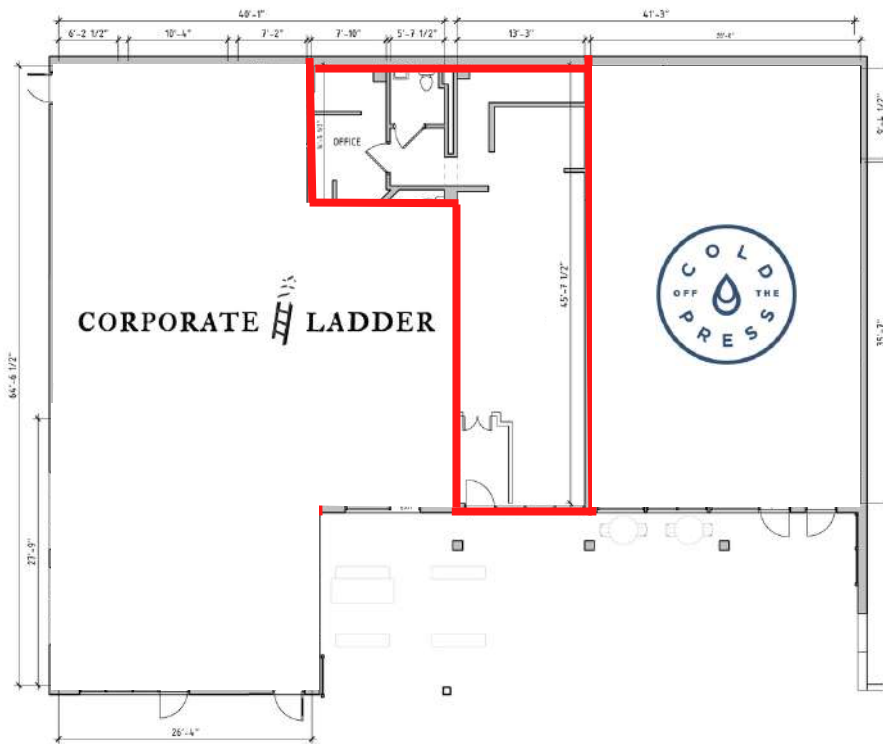
Newly renovated space in the heart of Downtown Raleigh, showcasing modern design and an open layout with convenient accessibility. Perfect for businesses seeking a vibrant, professional space.

HIGHLIGHTS

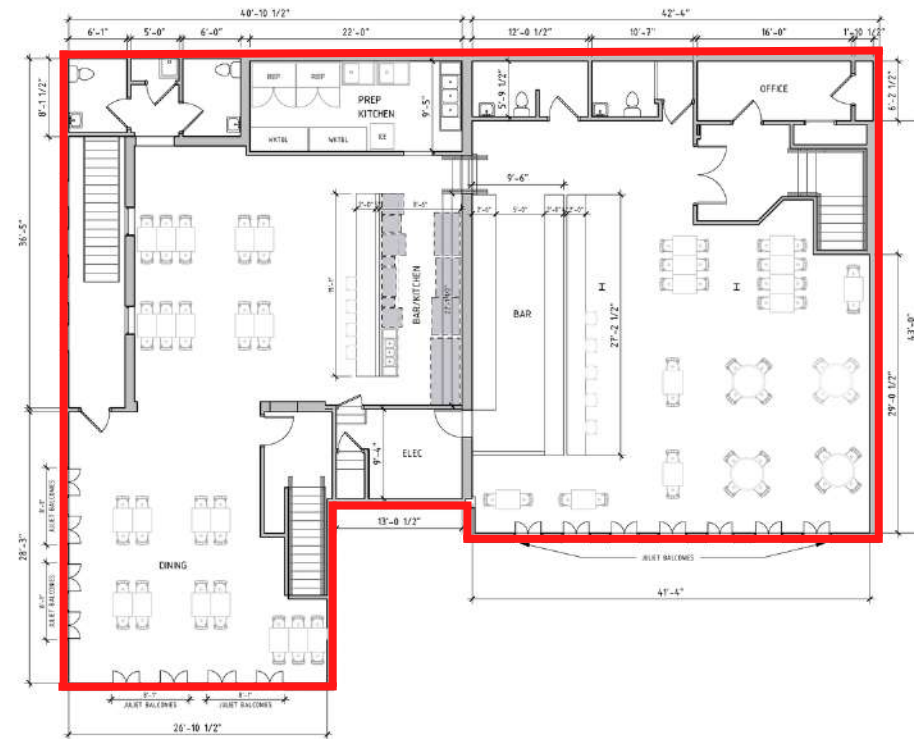
- First-floor retail space ideal for hospitality or retail ventures
- Second floor is available to suit various business needs
- Walking distance to downtown breweries, Michelin-recommended restaurants, and event venues, including Red Hat Amphitheater and the Raleigh Convention Center

FLOORPLANS

FIRST FLOOR 933 SF



SECOND FLOOR 4,610 SF



LOCATION - AERIAL MAP



FUTURE DOWNTOWN RALEIGH DEVELOPMENT 2026-2029

WEST BLOCK 2029



ROSEWOOD 2027-2028



MAEVE



PROPOSED APARTMENTS HERITAGE PARK

BLOCK 1 – SITE PLAN AND PROGRAM



**DOWNTOWN
SOUTH**

**BREAKING
GROUND 2026**



**Raleigh
Convention
Center**

**DELIVERING
2029**



**Red Hat
Amphitheater**

**OPENING
2027**



**OMNI HOTELS
& RESORTS**

**OPENING
2028**

**Raleigh Marriott
City Center**
From \$339/night on
Raleigh Marriott Ci...

Terrace

McDonald's

**Martin Marietta Center
for the Performing Arts**

Kindley St

Martin Luther King

DOWNTOWN OVERVIEW

"Nation's fastest-growing urban centers."¹



21

Projects Completed
in the last two years¹

1,493

New Apartments
delivered in 2025²

363,703 SF

Class A Office
net absorption
2020 to present²

21.7 M

Visitors
over the past year²

43.3K

Employees
within 1 mile of downtown²

40.5%

Population Age
20-34 years²

¹WRAL

²Downtown Raleigh Alliance

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