

raleigh union station

510 w. martin street, raleigh

york

seeking office
and retail
partners who
feed, supply and
inspire

HIGHLIGHTS

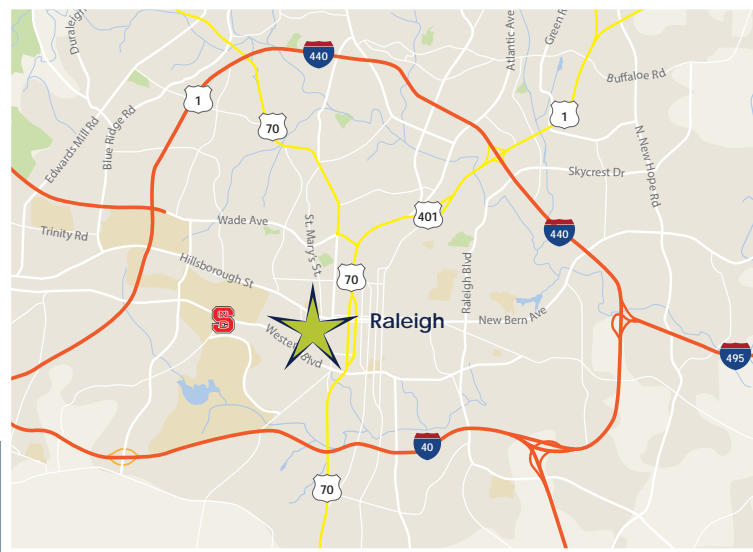
- Approximately 13,000 sf of office and retail for lease
- 2 ground floor/plaza level retail suites available - 1,732 and 2,115 sf
- 2nd floor mezzanine office suite available – 6,262 sf
- 3rd floor retail suite overlooking plaza and Martin St – 2,700 sf
- 3rd floor retail suite has an additional adjacent 1,000 sf exclusive rooftop patio facing north
- Upper levels accessible by grand staircase and elevators
- Retail suites stubbed to grease trap
- Suites available May 2018
- Dark shell delivery condition with 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

FOR LEASING INFO, PLEASE CONTACT:

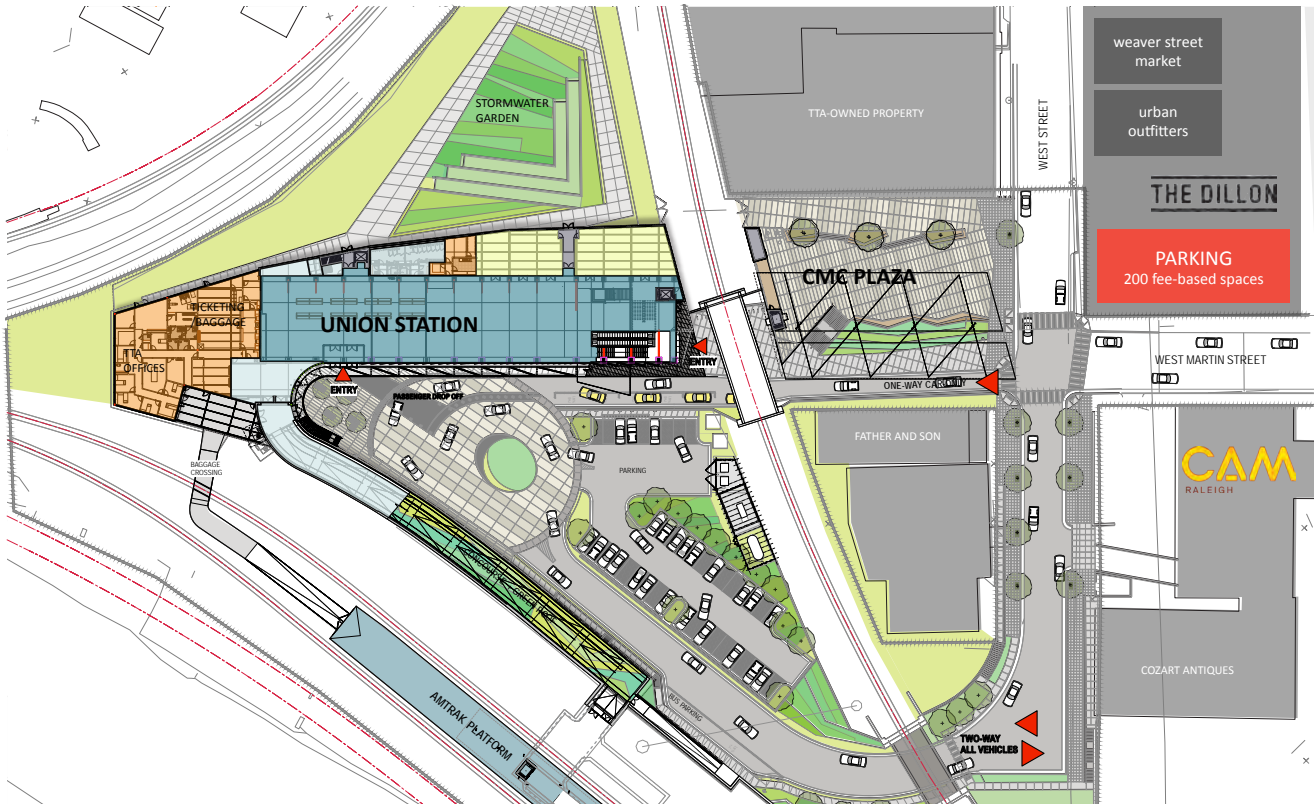
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SITE PLAN



EXECUTIVE SUMMARY

Union Station is the long awaited redeveloped transportation rail gateway to downtown Raleigh. A partnership with NC-DOT and City of Raleigh transit, the \$90 Million 3 story mixed use development will open 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 to the building and the overall development include:

- Positioned at corner of West Martin St and South West Street
- Located in the Warehouse District, a popular night-time 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 class A office tower
- 5 minute walk from Boylan Heights, the Hue, Campbell Law School and Raleigh Municipal Complex
- Adjacent to Raleigh's Contemporary Art Museum, HQ Raleigh, and Citrix Headquarters and future Urban Outfitters
- 240 new residential units across West Street
- Modern, clean and bright design with many LEED accreditations
- Parking deck adjacent to the site
- Rooftop terrace

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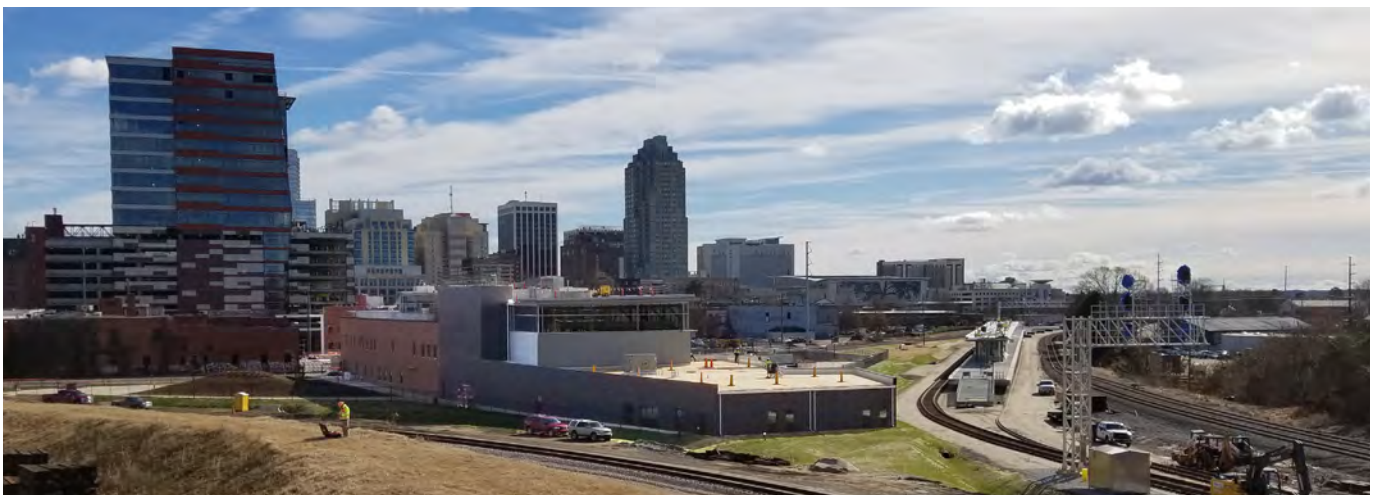
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RENDERING / SIDE VIEW



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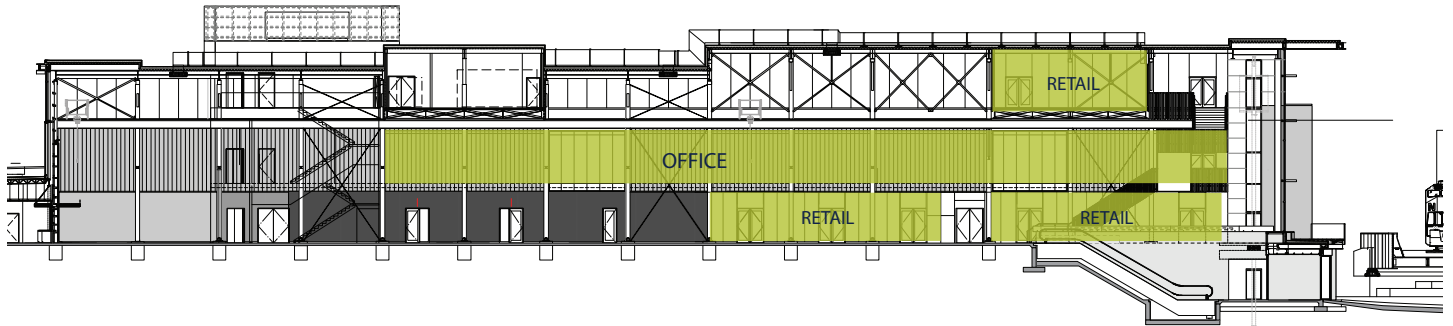
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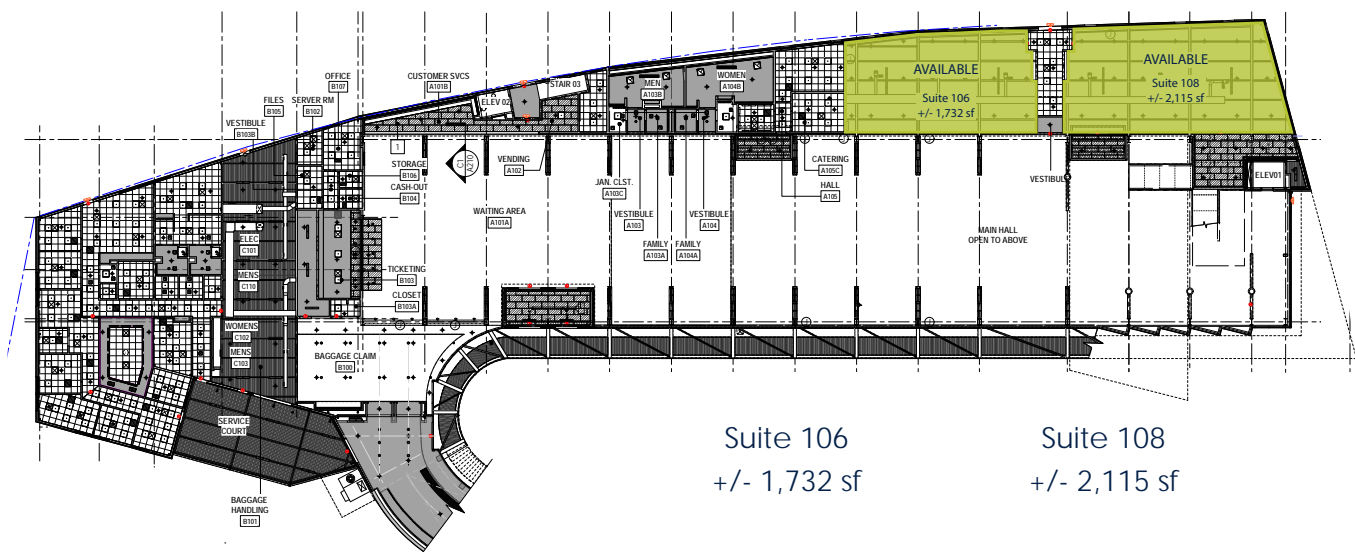
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STACKING PLAN



RETAIL SPACE FOR LEASE

1st floor, lower level



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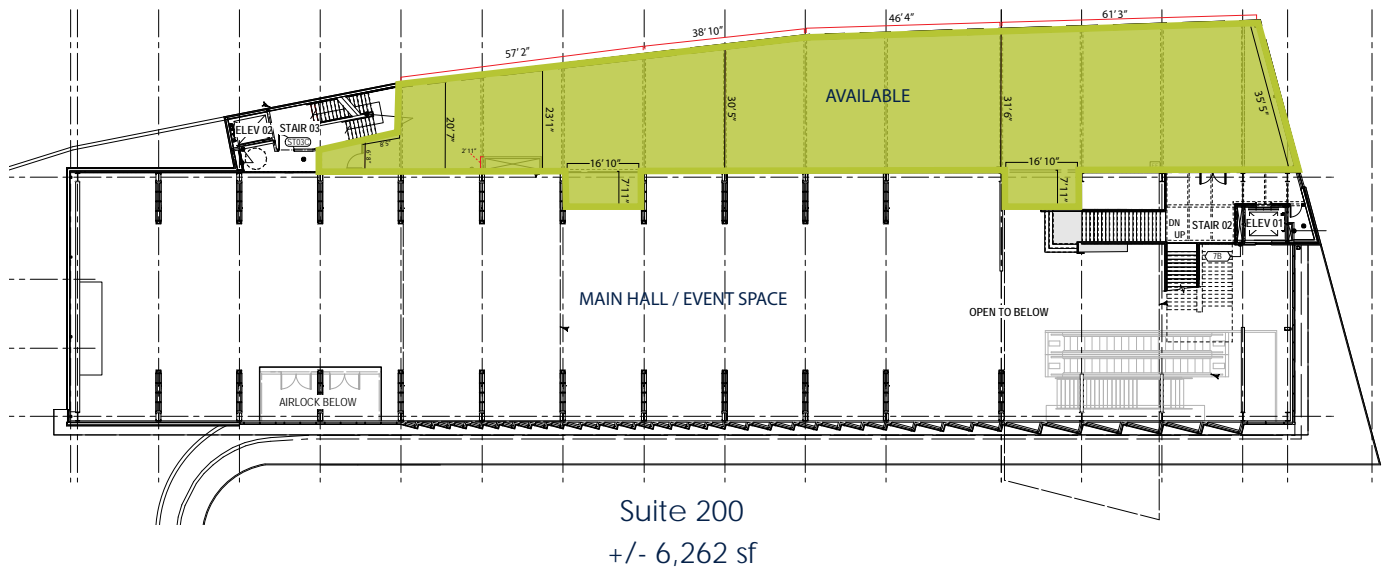
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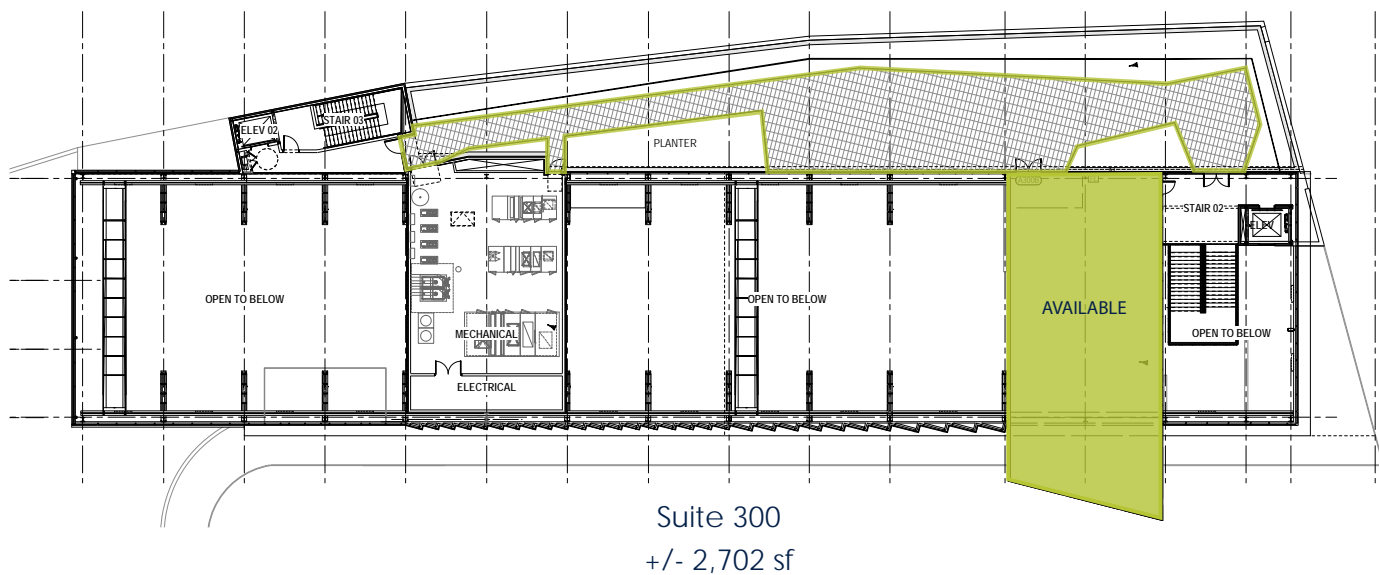
OFFICE SPACE FOR LEASE

2nd floor, mezzanine level



RETAIL SPACE FOR LEASE

3rd floor, upper mezzanine



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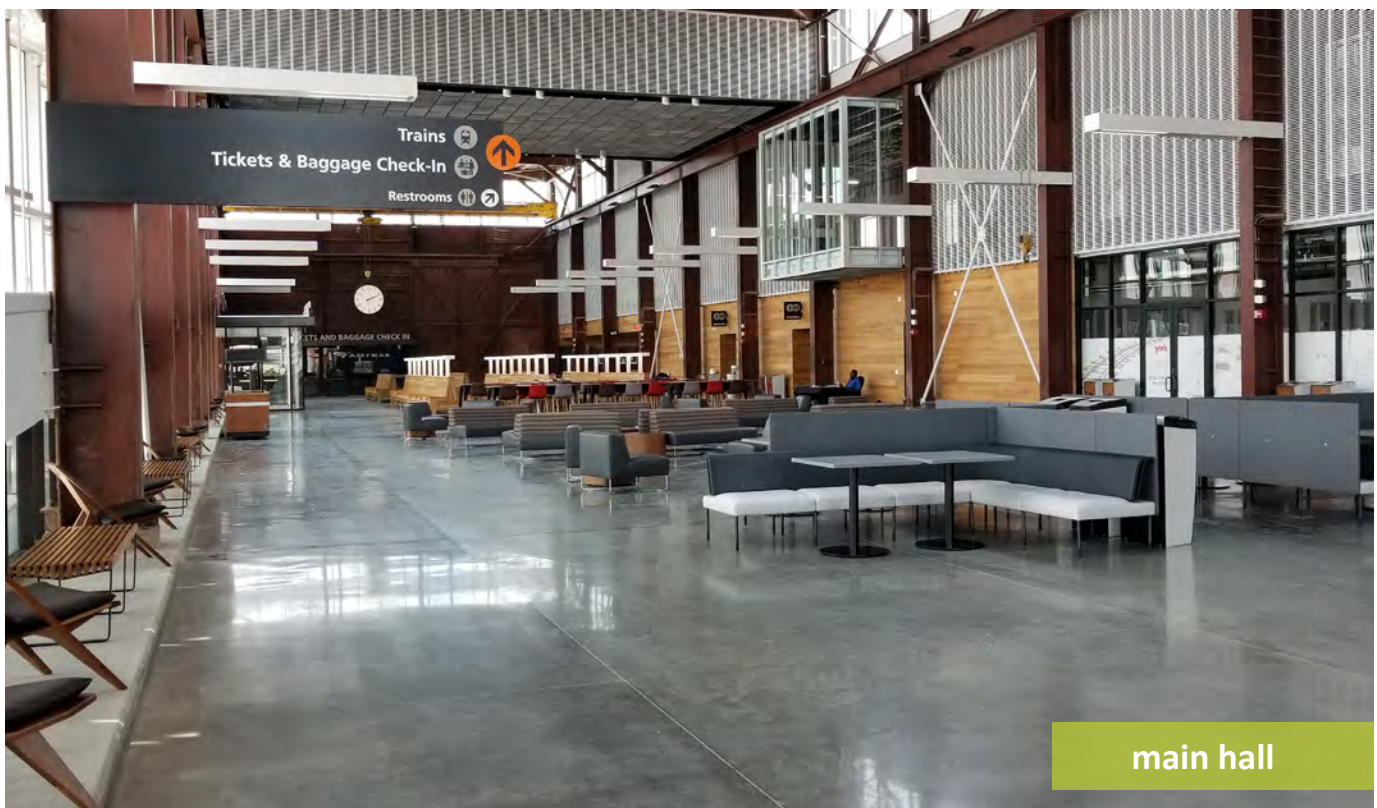
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INTERIOR PICTURES



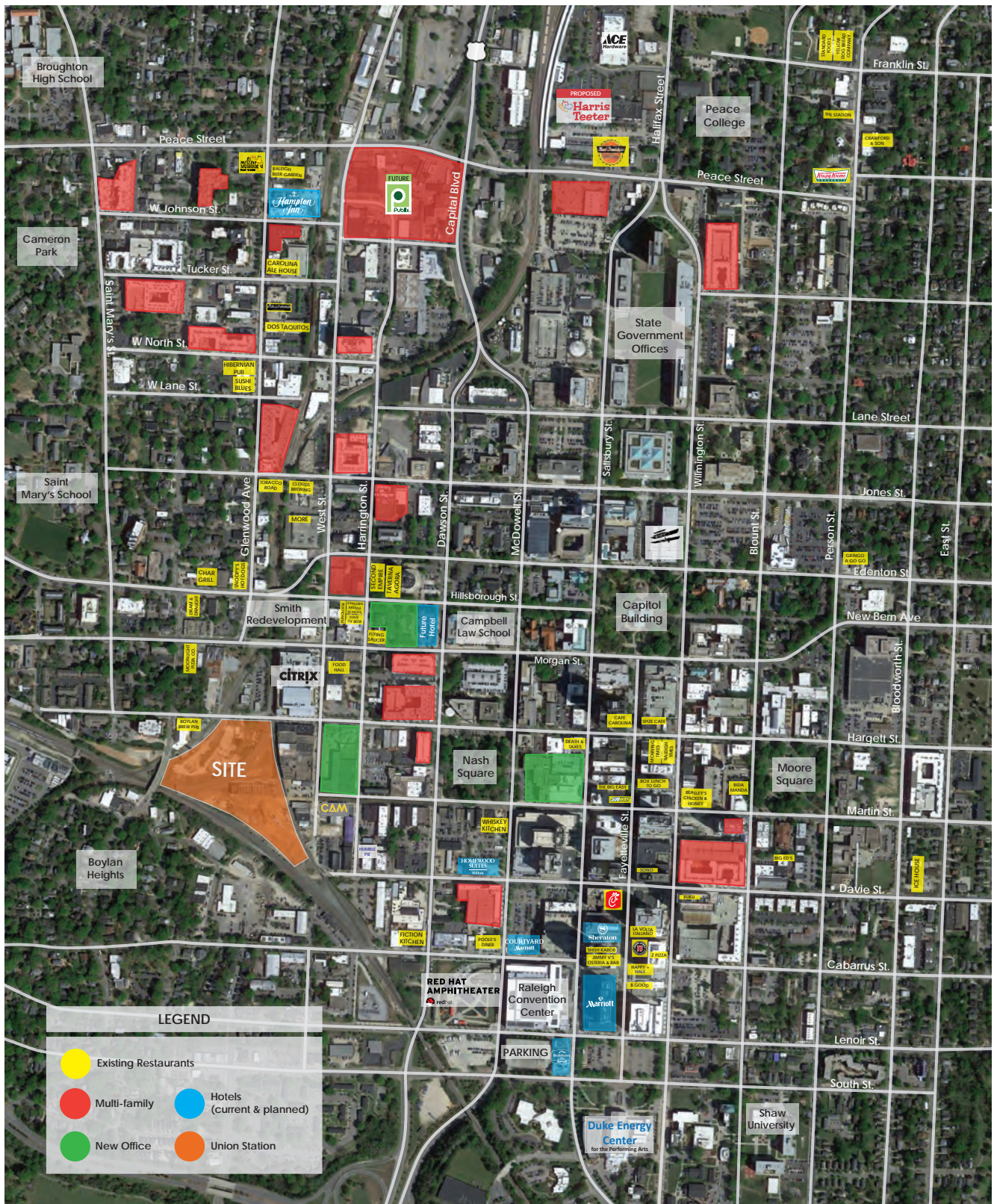
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		1 mile	3 miles	5 miles
POPULATION	2018 Estimated Population	16,151	109,575	216,591
	2023 Projected Population	18,205	122,683	243,144
	2010 Census Population	11,801	94,730	184,932
	2000 Census Population	11,481	86,395	158,062
	Projected Annual Growth 2018 to 2023	2.5%	2.4%	2.5%
	Historical Annual Growth 2000 to 2018	2.3%	1.5%	2.1%
	2018 Median Age	32.5	31.8	33.5
HOUSEHOLDS	2018 Estimated Households	7,749	42,000	86,165
	2023 Projected Households	8,834	47,643	97,114
	2010 Census Households	4,788	34,155	71,346
	2000 Census Households	4,241	32,182	62,020
	Projected Annual Growth 2018 to 2023	2.8%	2.7%	2.5%
	Historical Annual Growth 2000 to 2018	4.6%	1.7%	2.2%
RACE AND ETHNICITY	2018 Estimated White	54.4%	55.3%	54.8%
	2018 Estimated Black or African American	35.8%	33.1%	31.6%
	2018 Estimated Asian or Pacific Islander	3.8%	4.4%	4.8%
	2018 Estimated American Indian or Native Alaskan	0.6%	0.4%	0.5%
	2018 Estimated Other Races	5.4%	6.8%	8.3%
	2018 Estimated Hispanic	7.3%	8.8%	11.2%
INCOME	2018 Estimated Average Household Income	\$74,911	\$78,177	\$80,069
	2018 Estimated Median Household Income	\$52,280	\$59,711	\$63,354
	2018 Estimated Per Capita Income	\$37,866	\$30,870	\$32,335
EDUCATION (AGE 25+)	2018 Estimated Elementary (Grade Level 0 to 8)	4.2%	4.5%	5.1%
	2018 Estimated Some High School (Grade Level 9 to 11)	9.0%	7.3%	6.2%
	2018 Estimated High School Graduate	16.7%	17.9%	17.7%
	2018 Estimated Some College	16.0%	17.1%	17.8%
	2018 Estimated Associates Degree Only	6.0%	6.2%	7.0%
	2018 Estimated Bachelors Degree Only	28.6%	28.4%	28.4%
	2018 Estimated Graduate Degree	19.5%	18.5%	17.9%
BUSINESS	2018 Estimated Total Businesses	2,541	5,770	14,253
	2018 Estimated Total Employees	46,916	83,026	196,716
	2018 Estimated Employee Population per Business	18.5	14.4	13.8
	2018 Estimated Residential Population per Business	6.4	19.0	15.2

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For additional information please contact:

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