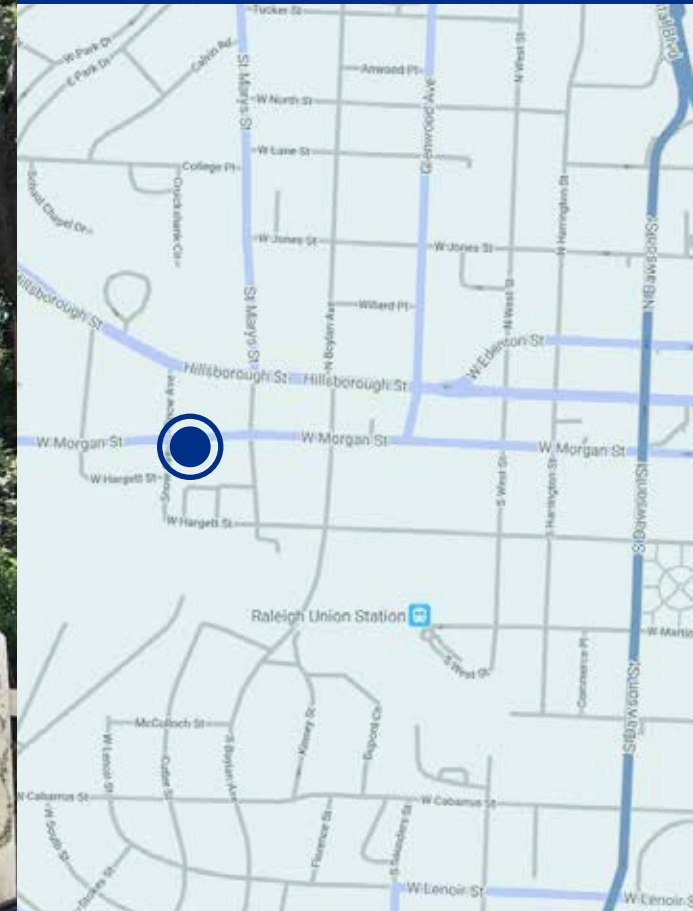


BUILDING FOR SALE

725
W. MORGAN STREET
RALEIGH, NC 27603



JONATHAN M. BASSI

jbassi@trademarkproperties.com

919.227.5511 direct 919.802.4739 mobile

SHELLEY BHATIA

sbhatia@trademarkproperties.com

919.645.1421 direct 910.273.8474 mobile

1001 Wade Avenue, Suite 300

Raleigh, NC 27605

trademarkproperties.com

919.782.5552

PROPERTY DESCRIPTION

The property consists of a 3,234 SF building situated on 0.16 acres on West Morgan Street in Downtown Raleigh. The property is currently operating as a multifamily property with five bedrooms and three residential units. The property's zoning allows for office and residential mixed-use and is a great candidate to be converted to an owner-occupied office. The property and its successors have a perpetual right of ingress and egress over the neighboring property, permitting access to the rear portion of the subject property with an easement to be a minimum of nine feet wide from West Morgan Street. This easement allows the subject property's unused portion to be used as a future lot. The property features views of One Glenwood from the front porch and is rapidly becoming a 'hot area' due to its proximity to Glenwood South, Boylan Bridge, and Dorthea Dix Park.

CALL FOR DETAILS



JONATHAN M. BASSI

jbassi@trademarkproperties.com

919.227.5511 direct 919.802.4739 mobile

SHELLEY BHATIA

sbhatia@trademarkproperties.com

919.645.1421 direct 910.273.8474 mobile

1001 Wade Avenue, Suite 300, Raleigh, NC 27605 • trademarkproperties.com • 919.782.5552

The information contained herein was obtained from sources believed reliable; however, TradeMark Properties makes no guarantees, warranties, or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, changes of price or conditions prior to sale or lease, or withdrawal without notice.

AERIAL FACING NORTHWEST



JONATHAN M. BASSI
 jbassi@trademarkproperties.com
 919.227.5511 direct 919.802.4739 mobile

SHELLEY BHATIA
 sbhatia@trademarkproperties.com
 919.645.1421 direct 910.273.8474 mobile

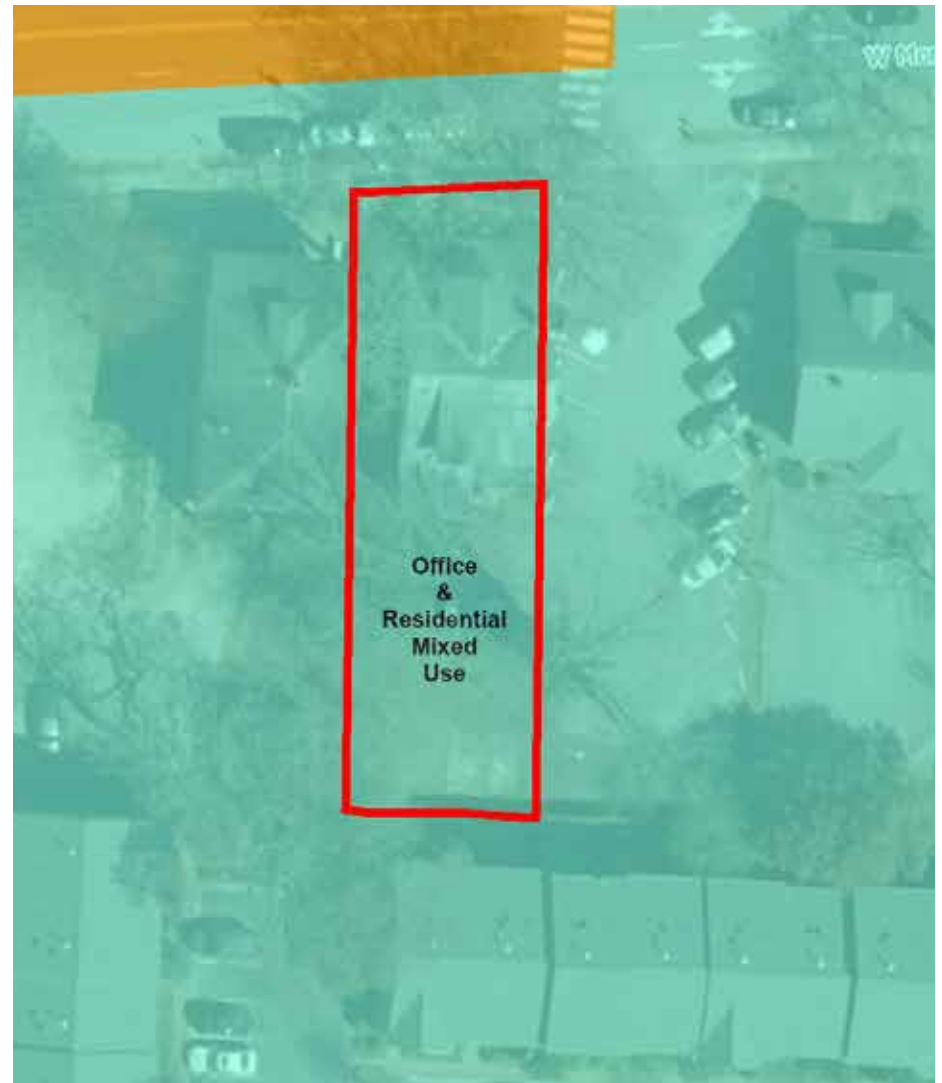
1001 Wade Avenue, Suite 300, Raleigh, NC 27605 • trademarkproperties.com • 919.782.5552

The information contained herein was obtained from sources believed reliable; however, TradeMark Properties makes no guarantees, warranties, or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, changes of price or conditions prior to sale or lease, or withdrawal without notice.

CURRENT ZONING



FUTURE ZONING



JONATHAN M. BASSI

jbassi@trademarkproperties.com

919.227.5511 direct 919.802.4739 mobile

SHELLEY BHATIA

sbhatia@trademarkproperties.com

919.645.1421 direct 910.273.8474 mobile

1001 Wade Avenue, Suite 300, Raleigh, NC 27605 • trademarkproperties.com • 919.782.5552

The information contained herein was obtained from sources believed reliable; however, TradeMark Properties makes no guarantees, warranties, or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, changes of price or conditions prior to sale or lease, or withdrawal without notice.

CURRENT ZONING



JONATHAN M. BASSI

jbassi@trademarkproperties.com

919.227.5511 direct 919.802.4739 mobile

SHELLEY BHATIA

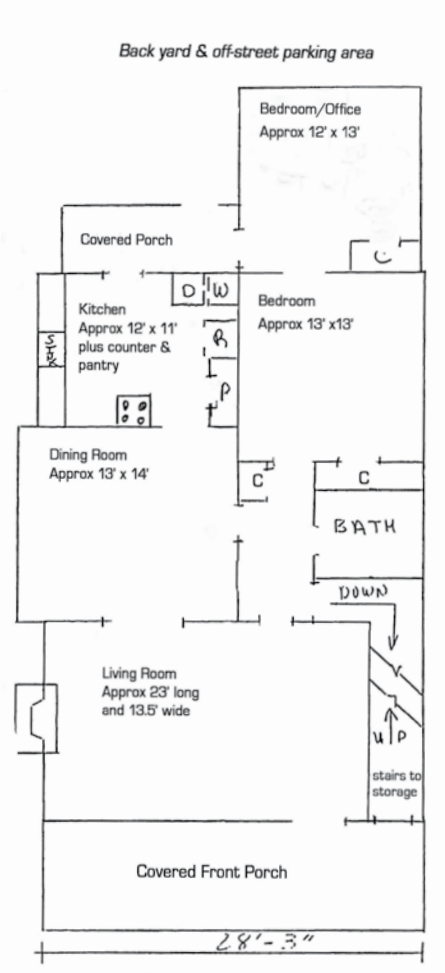
sbhatia@trademarkproperties.com

919.645.1421 direct 910.273.8474 mobile

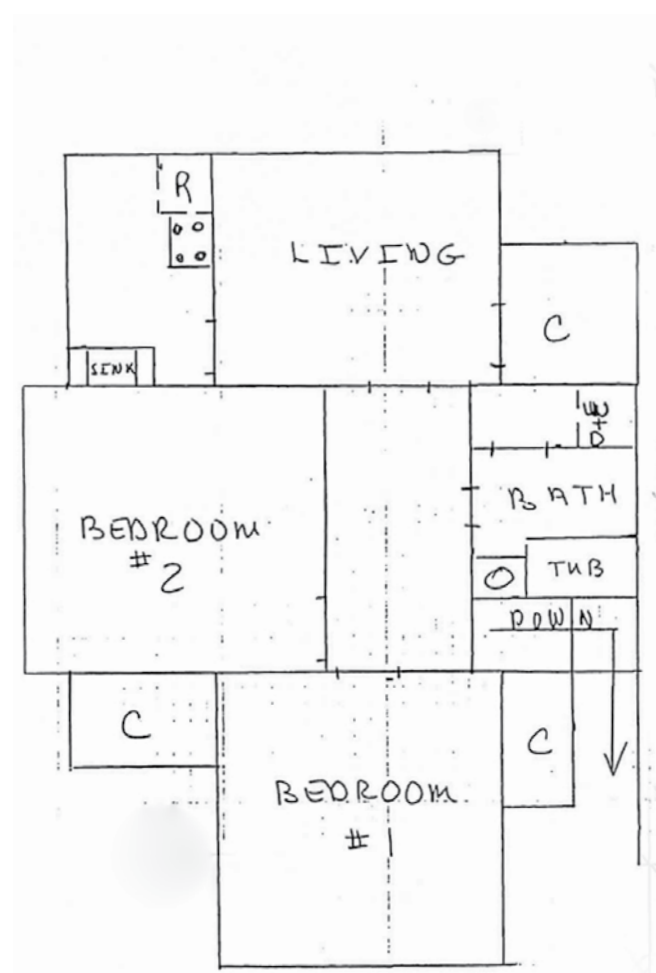
1001 Wade Avenue, Suite 300, Raleigh, NC 27605 • trademarkproperties.com • 919.782.5552

The information contained herein was obtained from sources believed reliable; however, TradeMark Properties makes no guarantees, warranties, or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, changes of price or conditions prior to sale or lease, or withdrawal without notice.

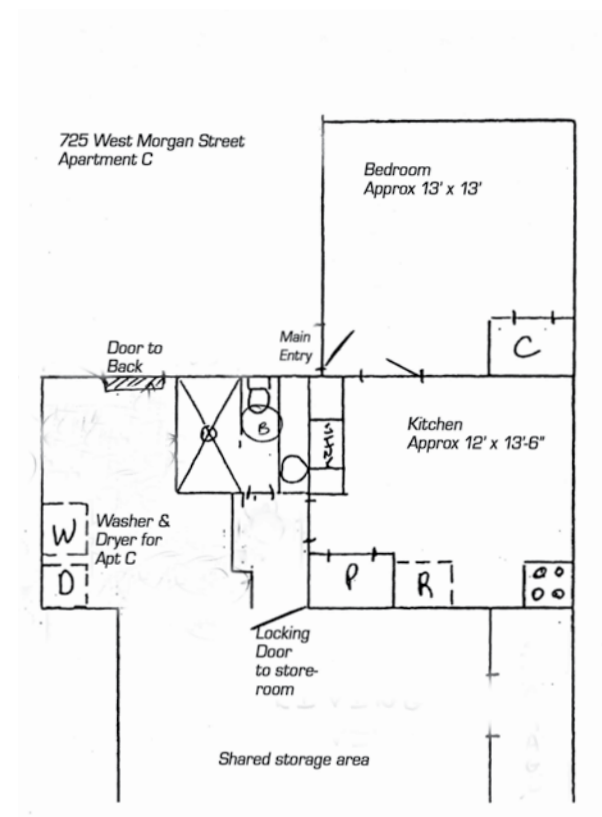
APARTMENT A



APARTMENT B



APARTMENT C



***FLOOR PLANS ARE NOT DRAWN TO SCALE**

JONATHAN M. BASSI

jbassi@trademarkproperties.com

919.227.5511 direct 919.802.4739 mobile

SHELLEY BHATIA

sbhatia@trademarkproperties.com

919.645.1421 direct 910.273.8474 mobile

1001 Wade Avenue, Suite 300, Raleigh, NC 27605 • trademarkproperties.com • 919.782.5552

The information contained herein was obtained from sources believed reliable; however, TradeMark Properties makes no guarantees, warranties, or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, changes of price or conditions prior to sale or lease, or withdrawal without notice.

GLENWOOD SOUTH DISTRICT

One of downtown’s signature streets anchors this eclectic mix of restaurants, art galleries, stores, nightlife, and residences. New restaurants blend in with established favorites, while the exploding population of young workers find plenty to do in the active bar scene, which includes the world record holding Raleigh Beer Garden. With over 1,300 units under construction or recently delivered and more on the way, Glenwood South will build on its existing residential base to become one of downtown’s most distinctive neighborhoods.

30+
DINING
ESTABLISHMENTS

1,600+
NEW RESIDENTIAL
UNITS RECENTLY
DELIVERED, UNDER
CONSTRUCTION,
OR PLANNED

30+
RETAILERS

Source: Downtown Raleigh Alliance 2019



DOWNTOWN RALEIGH BY THE NUMBERS

Square Feet of Private Office Space	7.2 million
Hotel Rooms	1,266
Hotel Occupancy	74.9%
Average Hotel Daily Room Rate	\$156.03
Retailers	117
Restaurants	158
Arts & Cultural Institutions	42
Visitors to Top Attractions	3.4 million
% of Residents with Bachelor's Degree or Higher	50.8%
Enrollment in Raleigh Universities	41,251
Housing Units	6,889
Average Rent	\$1,513
Population within One Mile	18,826
Acres of Parks Near Downtown	447 acres
James Beard Nominations Since 2010	16
Walk Score	96



4,966 residential units recently delivered, under construction, or planned

2,426 units completed since start of 2015

10,877 residents live downtown

39% increase in residents since 2015

94.4% occupancy rate for all multifamily properties in downtown



96.2%
OFFICE OCCUPANCY



48,000
TOTAL EMPLOYEES



50.8%
OF RESIDENTS WITH
BACHELOR'S DEGREE
OR HIGHER



\$2.3B
CURRENT DEVELOPMENT
PIPELINE

Source: Downtown Raleigh Alliance - State of Downtown 2019

JONATHAN M. BASSI

jbassi@trademarkproperties.com

919.227.5511 direct 919.802.4739 mobile

SHELLEY BHATIA

sbhatia@trademarkproperties.com

919.645.1421 direct 910.273.8474 mobile

1001 Wade Avenue, Suite 300, Raleigh, NC 27605 • trademarkproperties.com • 919.782.5552

The information contained herein was obtained from sources believed reliable; however, TradeMark Properties makes no guarantees, warranties, or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, changes of price or conditions prior to sale or lease, or withdrawal without notice.