



### Ground Floor Office & Basement Space

#### Opportunity

- 5,459-sf first floor office space
- 2,196-sf basement space (*spaces can be combined*)
- Corner location in downtown Raleigh
- Possibility for building signage

#### Rate and Term

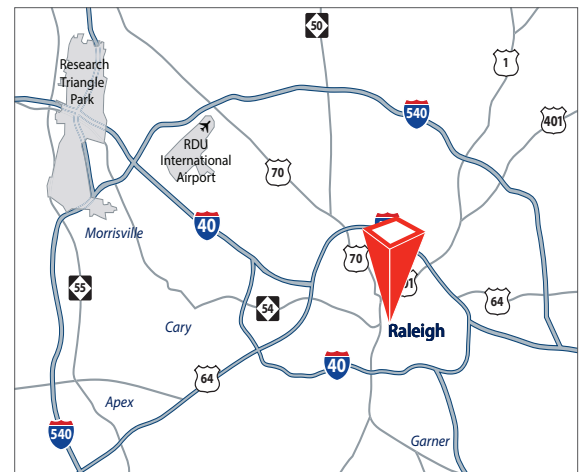
- \$22.00/psf, Full Service (*first floor*)
- \$11.00/psf, Full Service (*basement*)

#### Parking

- Eight reserved parking spaces included

#### Location

- Located at the corner of N. Blount Street and E. Edenton Street
- This is an amenity rich location, surrounded by various downtown restaurants, shops and local attractions

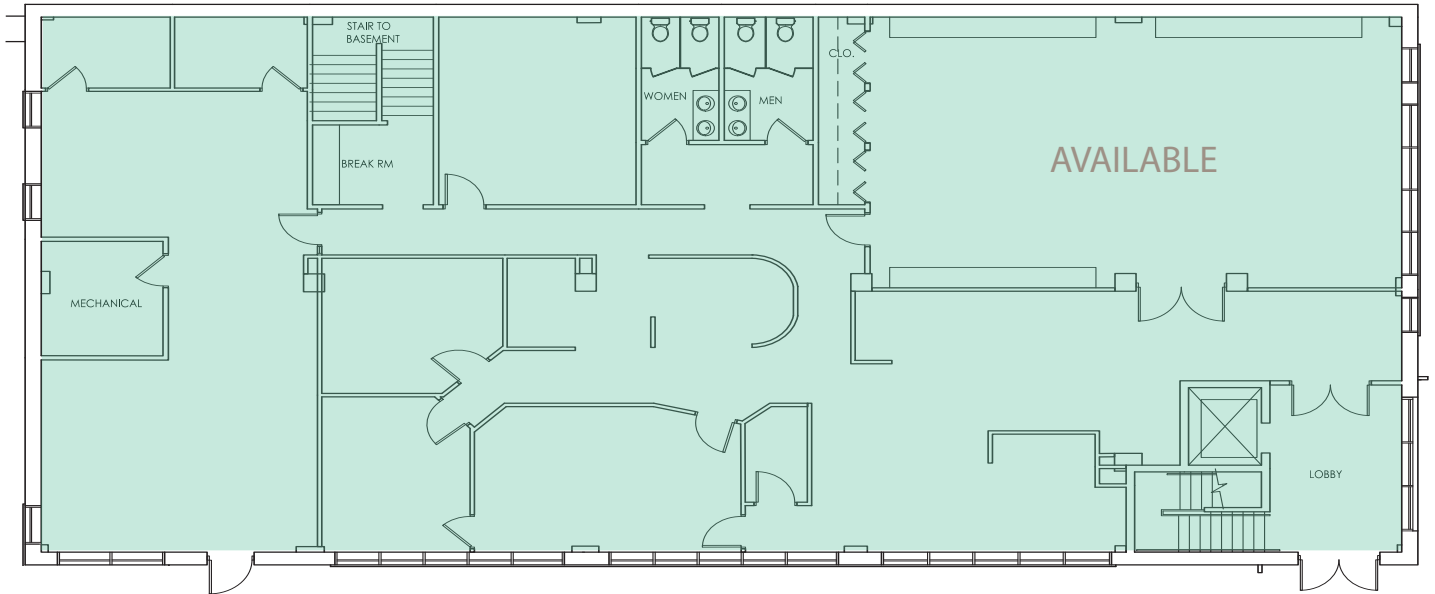


For more information, please contact:

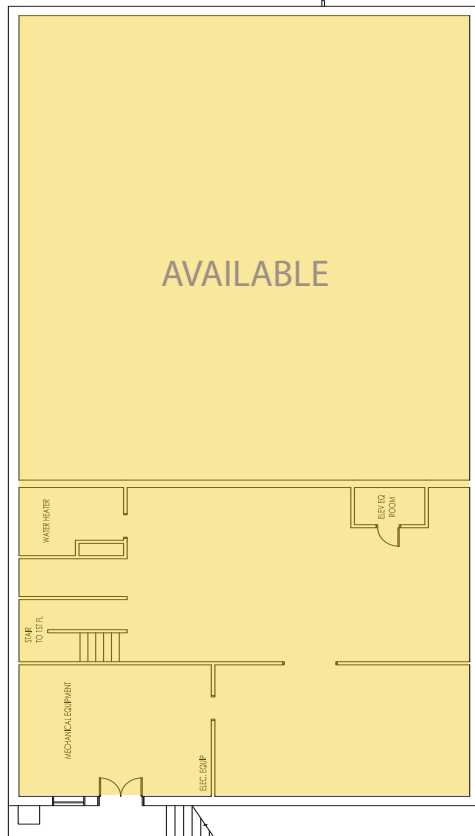
**David H. Stowe, Jr.**, Senior Vice President  
D 919 420 1570  
O 919 785 3434  
david.stowe@avisonyoung.com

5440 Wade Park Boulevard  
Suite 200  
Raleigh, NC 27607  
919 785 3434

First Floor - 5,459 sf



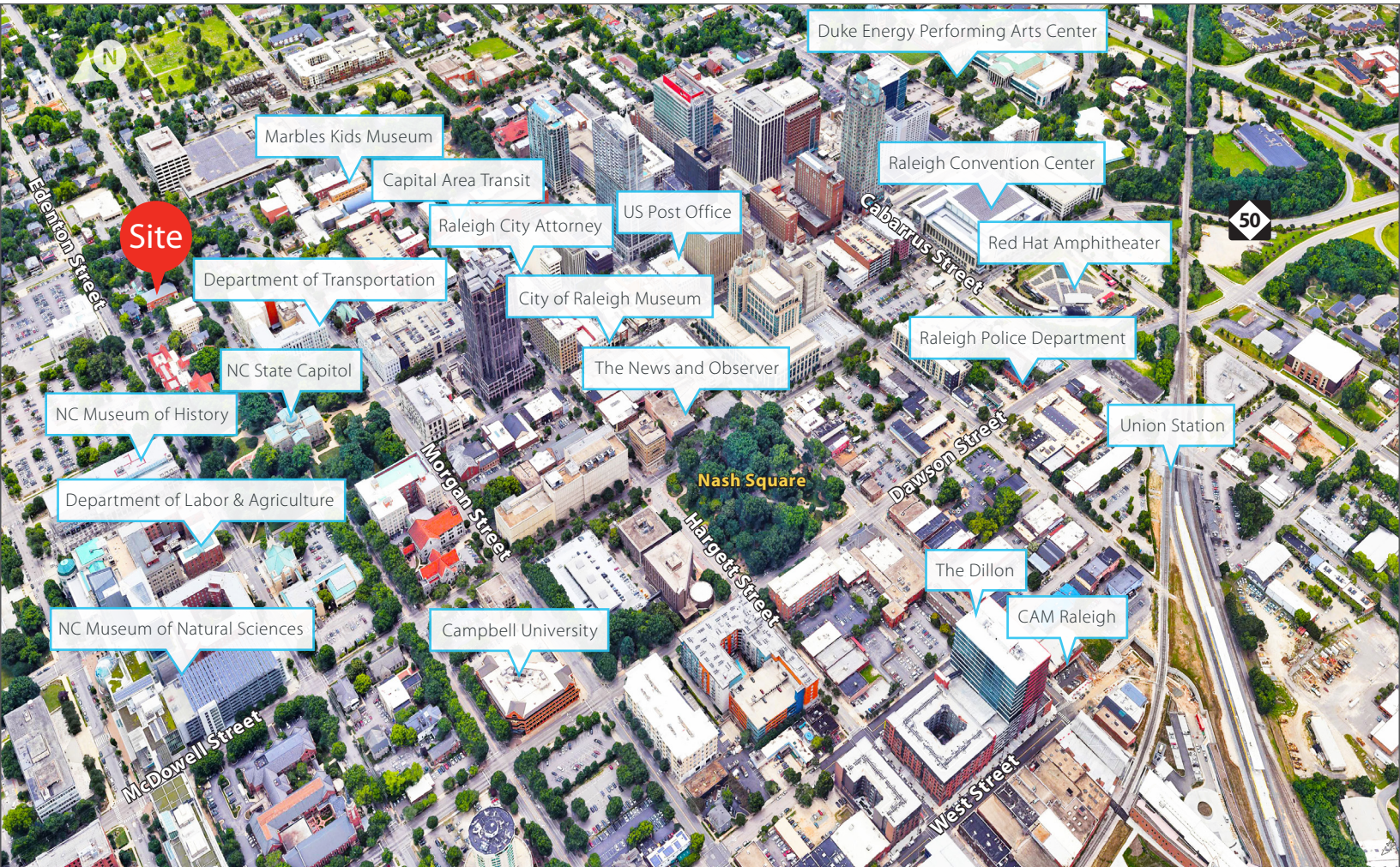
Basement - 2,193 sf



[avisonyoung.com](http://avisonyoung.com)

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# Downtown Raleigh



## Demographics

Esri 2019	1 Mile	3 Miles	5 Miles
Population	18,750	100,952	223,737
Households	9,111	39,020	86,661
Average Household Income	\$76,241	\$84,728	\$85,614

## Traffic Counts

CoStar	Vehicles Per Day (VPD)
N. Blount/ E. Edenton Street	20,432



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