



RALEIGH UNION STATION

510 West Martin Street, Raleigh, NC

AGENTS

Brian Wallace · brianwallace@yorkproperties.com

Robert Hoyt · roberthoyt@yorkproperties.com



PROPERTY DESCRIPTION

OFFICE/RETAIL FOR LEASE

AVAILABILITY

Suite 108 ± 777 sf

\$2,100/Month Net of Janitorial (\$32.43/SF)

LEASE RATE

DETAILS

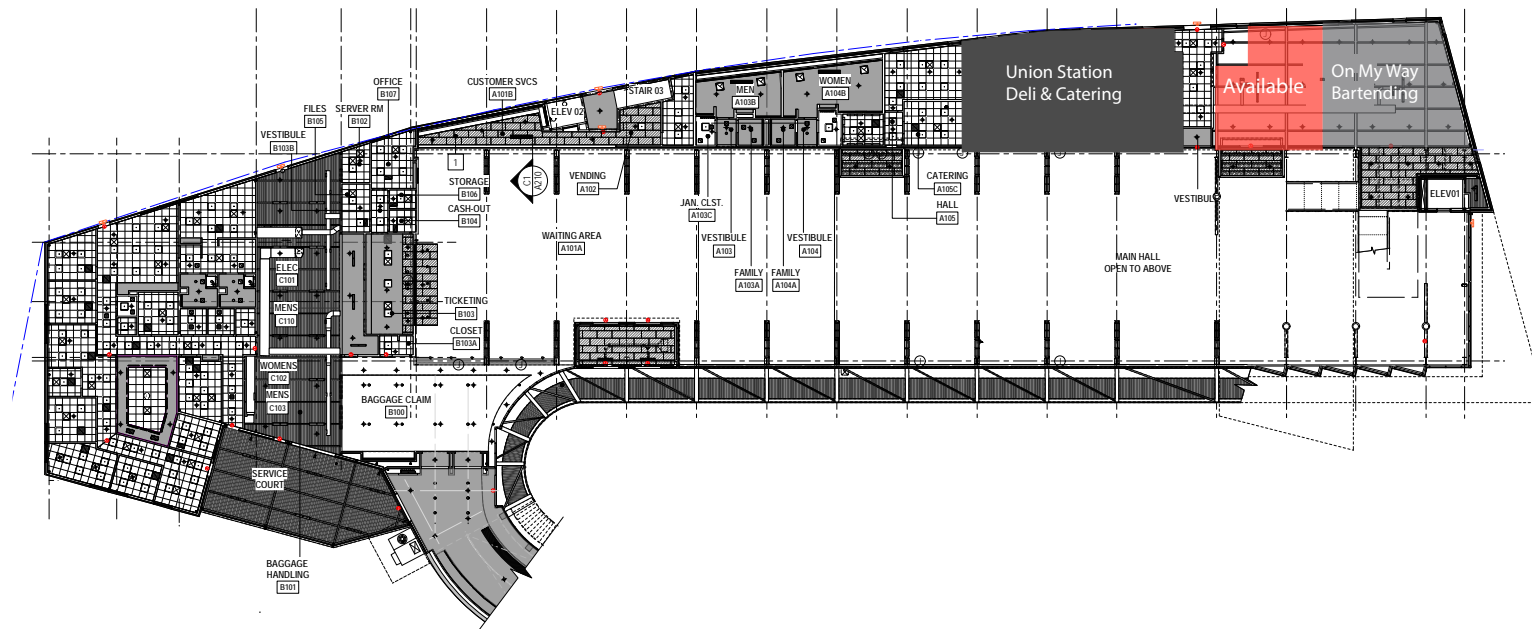
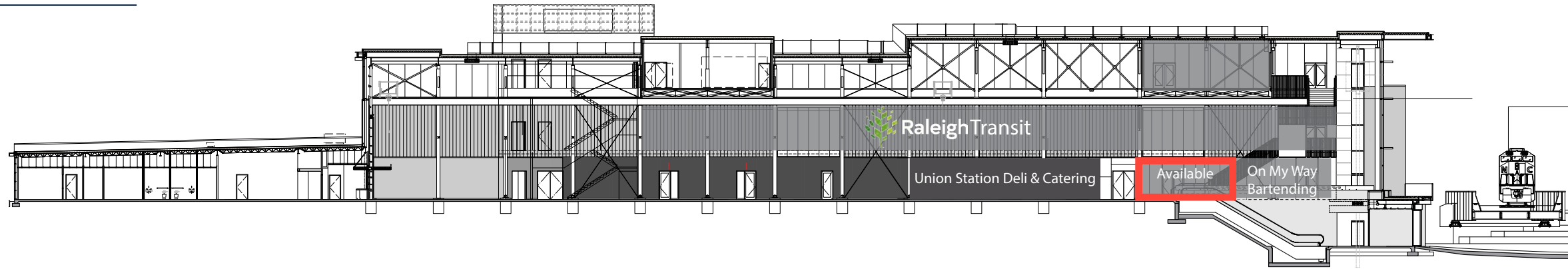
- Union Station is the long awaited redevelopment transportation rail gateway to Downtown Raleigh. The 3-story mixed use development opened to the public in February 2018.
- Adjacent to Raleigh Union Station Bus Facility (RUS Bus)
- Across the street from the Dillon, a 230,000 SF Class A office tower
- 35 paid parking spaces on site / 200 fee-based spaces in adjacent deck
- Event hall and plaza will host public functions and events throughout the year
- Co-Tenants include: GoRaleigh, Amtrak, Union Station Deli & Catering, and On My Way Bartending
- Rooftop Terrace

york



STACK PLAN

777 SF AVAILABLE



MAIN LEVEL



SMOKY HOLLOW
 A mixed-use, urban district revitalizing the northern gateway to downtown Raleigh. The project includes Class A office space, 700 urban apartments, Publix grocery store and an energetic pedestrian promenade.



SEABOARD STATION
 Seaboard Station is a unique mix of residential, retail and vibrant community spaces to this historic location. The development features nearly 600 residences in three buildings and more than 130,000 square feet of street-level retail, restaurants and entertainment concepts, as well as underground parking and a hotel.

GOVERNMENT OFFICES

- Industrial Comm.
- Legislative Office
- Dept of Public Instruction
- General Assembly
- State Capitol

400H
 144,000 Class A Office
 16,935 SF of Retail Space
 242 Residential Units



MARBLES KIDS MUSEUM
 A children's museum featuring a wide variety of interactive displays for toddlers and school-age kids. Includes specific programs and IMAX movies.

ORIGIN HOTEL



WAREHOUSE DISTRICT
 Characterized by six blocks of iconic, red-brick, former-industrial buildings, the Warehouse District in downtown Raleigh is a growing concentration of galleries, studios, restaurants, nightlife and innovative businesses located a few blocks west of the Raleigh Convention Center

S. DAWSON STREET

This 4-acre park is one of two squares that continue to fulfill their intended use as public parkland

COUNTY OFFICES

- Register of Deeds
- Justice Center
- Sheriff's Office
- Public Safety Center
- Tax Administration Dept

FAYETTEVILLE STREET

HISTORIC CITY MARKET
 A tourist attraction where visitors can enjoy the open air shopping and dining options that line the cobblestone streets. City Market is home to a growing number of specialty shops, and great local restaurants such as Big Ed's, City Market Sushi, Mofu Shoppe, Vic's Italian, Woody's and more.

MOORE SQUARE
 This 4-acre park host numerous events and programs including music festivals, markets, and movie nights

RALEIGH UNION STATION
 510 West Martin Street
 Raleigh Union Station is an intermodal transit station and event space. The modern, lofty design of Raleigh Union Station fits all needs. The space can accommodate groups in excess of 400.

GLENWOOD AVENUE

HILLSBOROUGH STREET

BLOUNT STREET

RALEIGH ACCOLADES

#1 BEST U.S. CITY FOR JOB OPPORTUNITIES & EARNING POTENTIAL

New York Post · September 2025

#1 METRO FOR NEW COLLEGE GRADUATES

ADP · July 2025

#9 BEST LARGE CITY TO START A BUSINESS

WalletHub · April 2025

MAJOR GROWTH ON THE HORIZON

DICKERSONBAKKER MAKES THE MOVE · FEBRUARY 2025

"Site plans for DickersonBakker's office building show it will be 17,542 square feet. DickersonBakker will occupy the top two floors. The ground-floor will be leased out, most likely as medical office space. Bakker said there will be some space on the second floor that the firm won't occupy. Instead, it will rent out the space or turn it into coworking space."

<https://www.bizjournals.com/triangle/news/2025/02/21/dickersonbakker-raleigh-office-building-hq-plans.html>

REVITALIZATION NEAR WESTERN BLVD · JANUARY 2025

Raleigh developers have now earmarked the 12.08-acre site for a \$500 million mixed-used "live-work-play" complex...Cityplat recently purchased the 118,000 square-foot property at 4500 Western Blvd for \$14 million."

<https://www.newsobserver.com/news/business/article250013204.html>

RALLIANT HEADQUARTERS · MARCH 2025

"Raleigh is getting a new headquarters as part of a 180-job, \$2.1 million expansion. Ralliant, a planned spin-off of Fortive Corporation (NYSE: FTV), selected the city for its headquarters after a competitive site search.

Kyle Touchstone, director of Raleigh Economic Development, said... "To come to a new location and basically start from scratch, to build an entire team, to bring in corporate leadership ... all of the support functions ... it's a huge undertaking for a company"

<https://www.bizjournals.com/triangle/news/2025/03/11/fortive-ralliant-raleigh-headquarters-jobs-hiring.html>

RALEIGH PROFILE

52.4%

Bachelor's Degree or Higher, Ages 25+

51.2%

Owner-Occupied Housing Unit Rate

476,870

Number of Housing Units. Wake County

\$82,424

Median Household Income

197K

Number of Households

2.37

Number of Persons Per Household

23.4 min.

Mean Time Travel to Work

20.6%

Moved Since Previous Year

34

Median Age

\$377,800

Median Home Price

5.4%

Veteran Status

482,295

Total Population

RALEIGH UNION STATION 2025 DEMOGRAPHICS

MILE RADIUS	POPULATION	HOUSEHOLDS	HOUSEHOLD INCOME	DAYTIME POPULATION
1	18,207	10,429	\$145,777	38,830
3	107,601	46,339	\$133,723	77,916
5	217,174	96,139	\$128,433	168,272

RALEIGH UNION STATION

LEASING

Brian Wallace
brianwallace@yorkproperties.com

Robert Hoyt
roberthoyt@yorkproperties.com

YORK PROPERTIES

Brokerage · Property Management · Security
Maintenance · Association Management · Construction
Landscaping · Accounting

ADDRESS

2108 Clark Avenue
Raleigh, NC 27605

ONLINE

[@yorkproperties1](https://www.yorkproperties.com)
www.yorkproperties.com