



FOR SALE

OWN A PIECE OF **RALEIGH'S ARCHITECTURAL HISTORY**



BUILT AROUND THE SUN

4,000 SF
EXTERIOR

3,218 SF
INTERIOR

850 WEST MORGAN STREET

RALEIGH, NORTH CAROLINA 27603

SALE PRICE

Contact Broker

LISTING BROKER: SANDRA SIMPSON

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ssimpson@trademarkproperties.com

TRADEMARK PROPERTIES

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

PROPERTY DESCRIPTION

A RARE FIND IN DOWNTOWN RALEIGH

A rare, energy-efficient office building in one of Raleigh's fastest-growing downtown districts, a standalone property with room to expand or redevelop.

-  **BUILDING SIZE**
4,000 SF exterior · 3,218 SF interior
-  **OFFICES**
15 private offices
-  **SITE**
0.25-acre downtown parcel
-  **YEAR BUILT**
Completed 1983 · Innovative Design
-  **ZONING**
NX-4-UL Neighborhood Mixed Use
-  **PARKING**
9–10 on-site spaces
-  **IDEAL FOR**
Owner-user, creative, retail & services



DOWNTOWN RALEIGH · WEST MORGAN STREET CORRIDOR

Minutes from Glenwood South, Boylan Heights, and the central business district, with walkable access to restaurants, breweries, and coffee shops, just south of Hillsborough Street's route to NC State.

PROPERTY DESCRIPTION

STEP INTO THE LIGHT

The building is built around a central atrium that pulls daylight deep into every floor. The light changes through the day and the space changes with it.

You feel the sun without the heat and the glare. It is calm and quiet, with operating costs well below those of a conventional building.



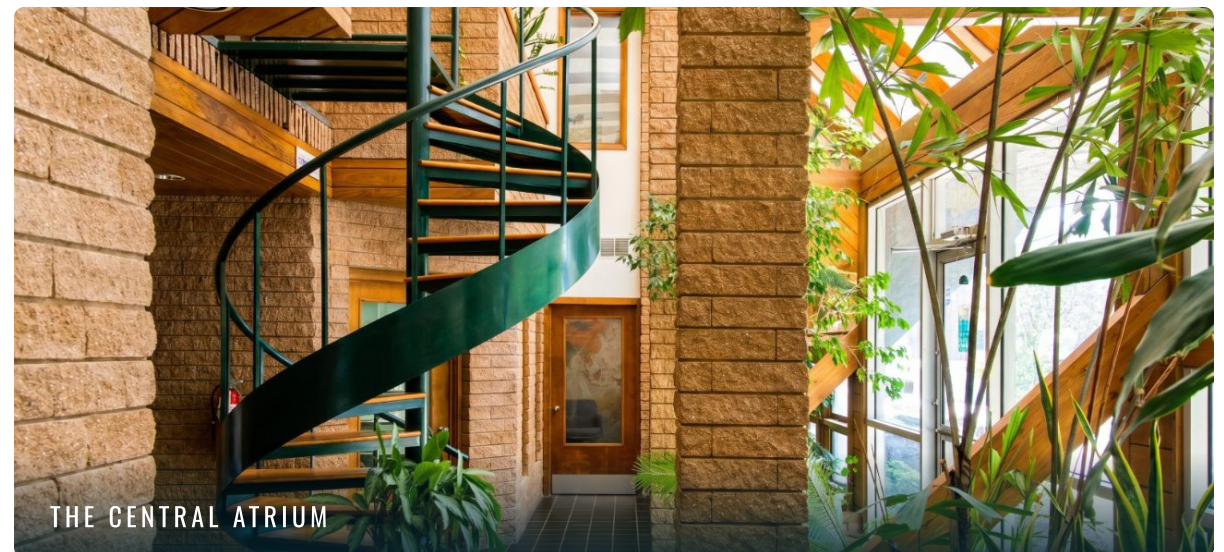
Controlled natural daylighting



Quiet space to work



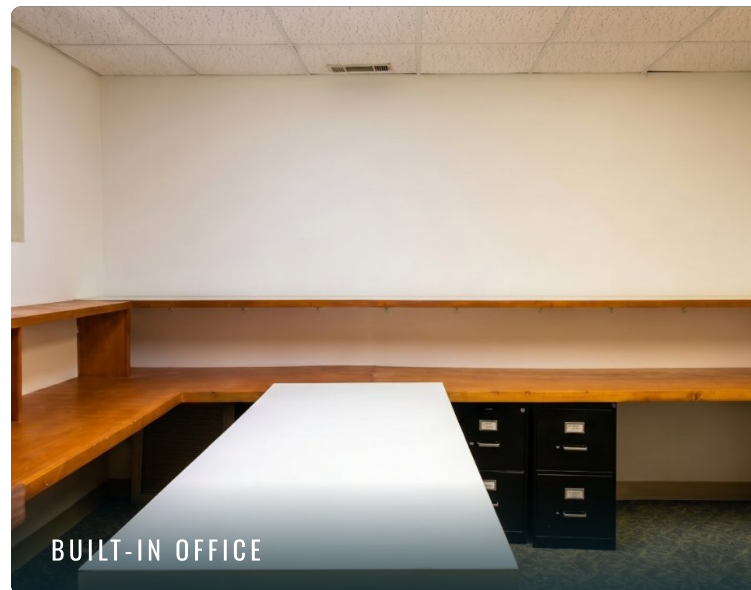
Low operating costs



PROPERTY DESCRIPTION

CHARACTER IN EVERY CORNER

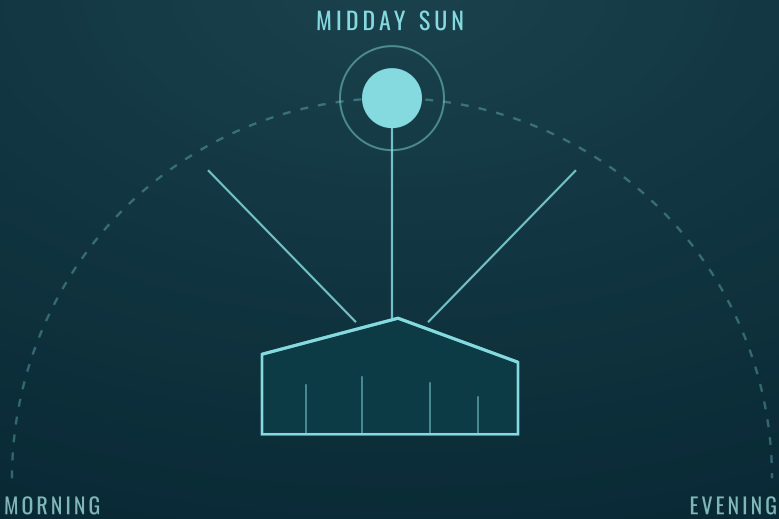
Warm wood, brick, and daylight run through every space, from private offices to conference rooms across both levels.



PROPERTY DESCRIPTION

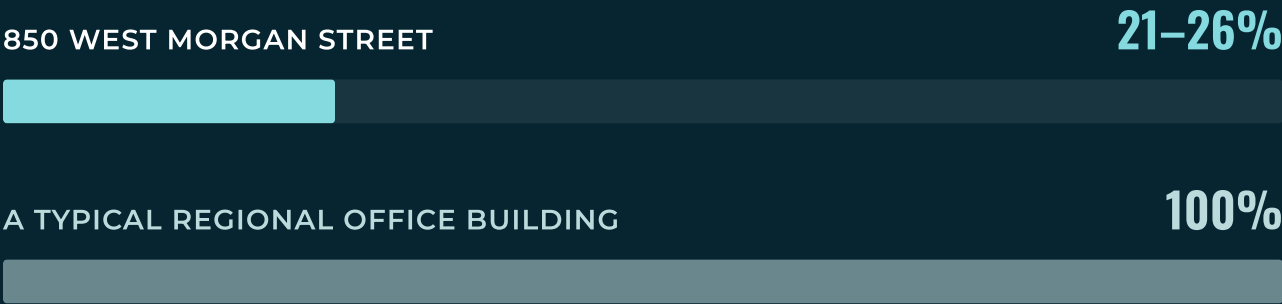
DESIGNED AROUND THE SUN

The builders of 850 West Morgan Street helped pioneer solar architecture in America. They built this to prove it worked. Four decades on, the numbers still do.



EVERY ROOM ORIENTED TO FOLLOW THE LIGHT

ENERGY USE VS. A TYPICAL REGIONAL OFFICE BUILDING



74–79%

less energy than a typical regional office building, depending on the reference pool.

\$12–16K

projected 2026 energy savings vs. typical regional office buildings (\$12,431–\$15,809).

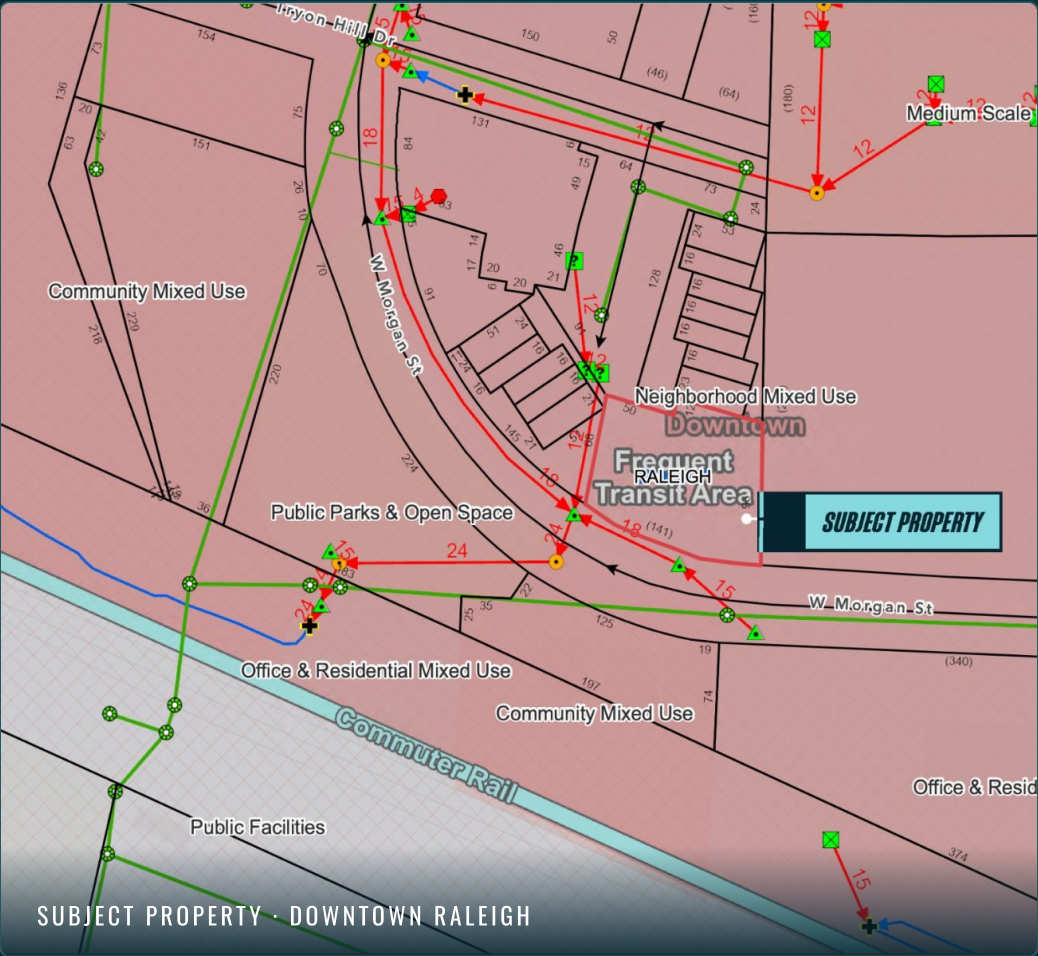
40+

years of proven performance, with no sign of slowing down.

PROPERTY DESCRIPTION

PROPERTY SUMMARY

ADDRESS	850 West Morgan Street
PIN NUMBER	1703293005
TOTAL ACREAGE	~ 0.25 acres
BUILDING SIZE	~ 4,000 SF Exterior · ~ 3,218 SF Interior
YEAR BUILT	1983
ZONE	NX-4-UL Neighborhood Mixed Use
ZONING TYPE	Frequent Transit Overlay & SPROD. Potential for redevelopment and building expansion
PARKING	9-10 Spaces
LAND CLASS	Commercial
UTILITIES	City of Raleigh · 20,400 vs. 77,800 Btu/SF/yr

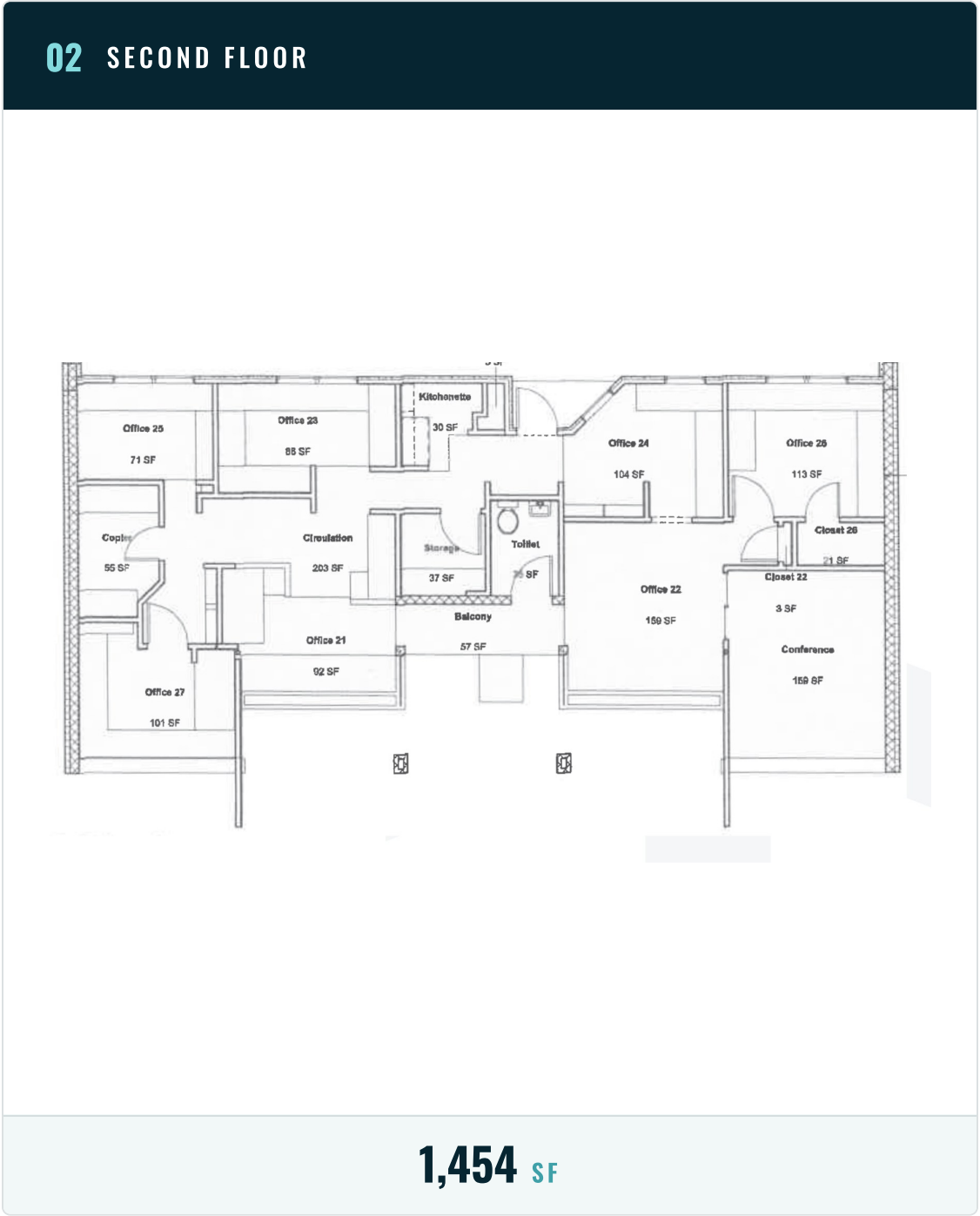
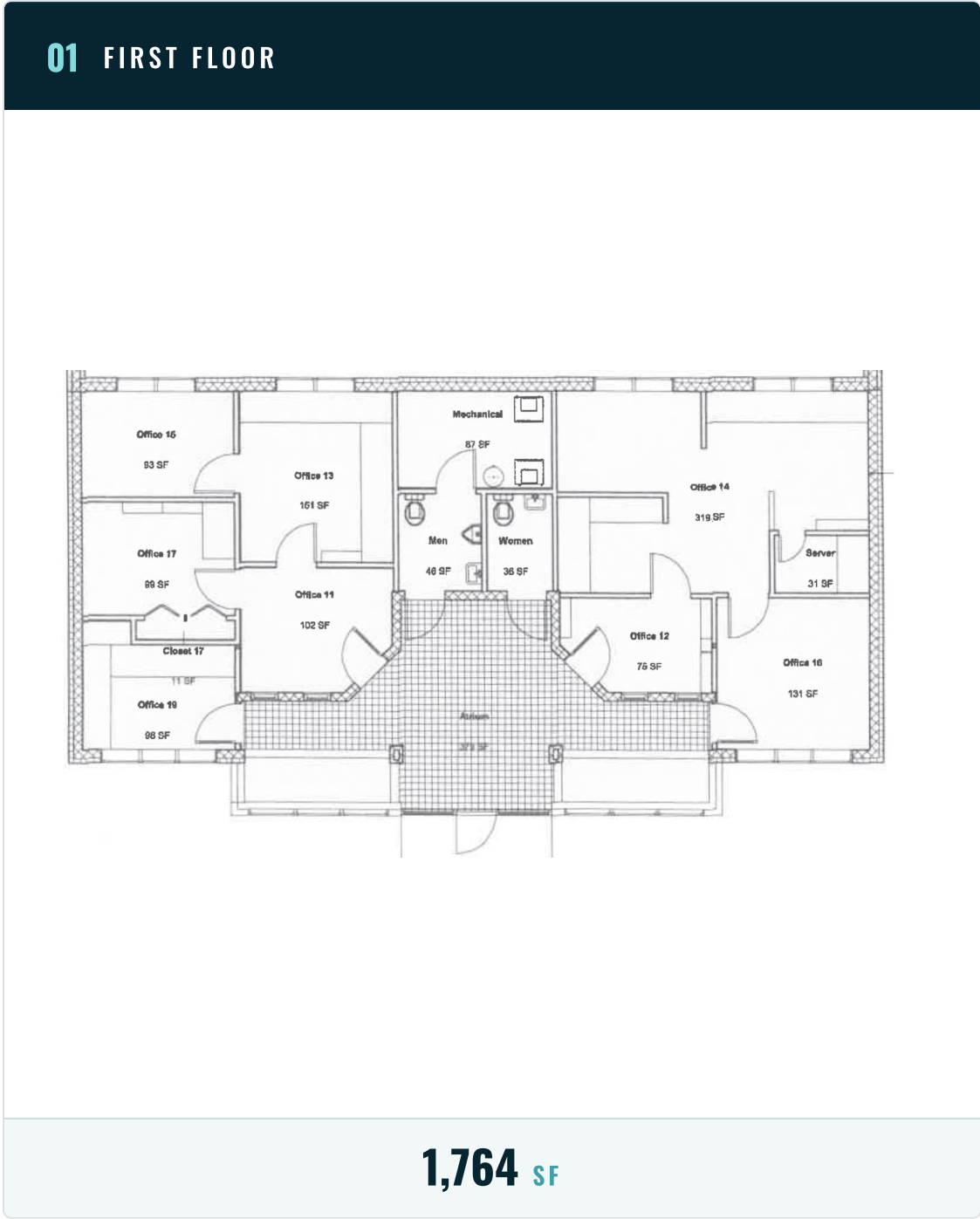


SALE PRICE

Contact Broker

CURRENT FLOOR PLANS

~3,218^{SF}
INTERIOR ACROSS TWO LEVELS



POTENTIAL

OPPORTUNITY TO GROW

Own it as it stands, expand it, or redevelop the site into condos. The zoning and the site both allow for more. These renderings show one vision for what comes next.

NX-4

Neighborhood Mixed Use zoning, ready for a denser use.

CONDO

Redevelopment potential in a fast-growing corridor.



LOCATION & GROWTH

STRATEGIC LOCATION

Ranked the third hottest job market in the United States by the Wall Street Journal, North Carolina's capital city is a hotbed for technology, entrepreneurship, and culture. Over 30,000 new residents moved to Raleigh in the last year.

Raleigh draws folks who like to work hard and play hard, with craft breweries, James Beard award-winning chefs, and five major museums.

30K+

NEW RESIDENTS IN THE LAST
YEAR

#3

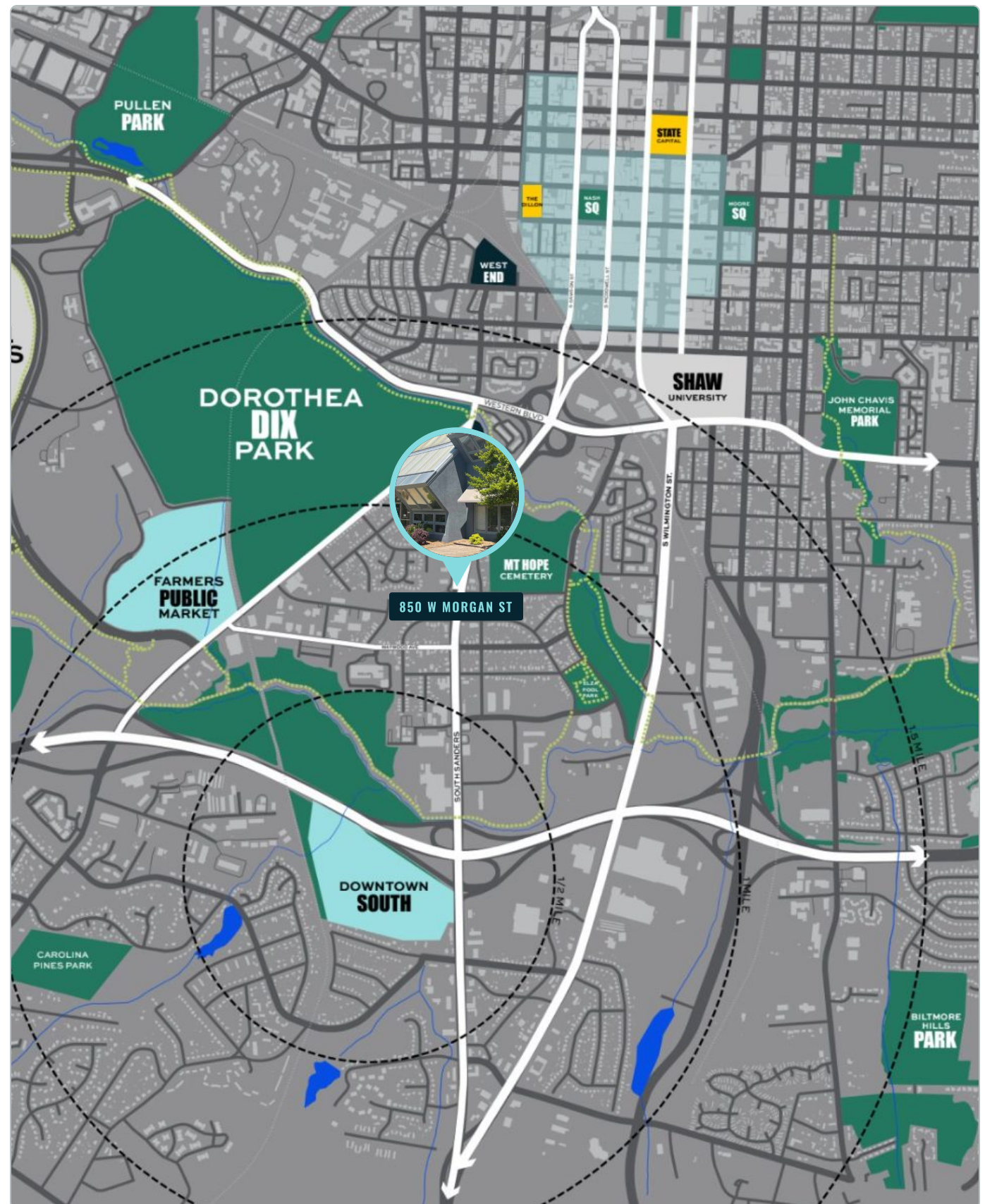
HOTTEST JOB MARKET, WSJ

180+ MI

OF GREENWAYS

9,000 AC

OF PARKS



LOCATION OVERVIEW



- 1 Alpaca Peruvian Chicken
- 2 Wake N Bakery
- 3 Raleigh Pharmacy & Market
- 4 The Holy Rose
- 5 Irregardless Cafe
- 6 The Bend Bar
- 7 Trophy Brewing & Pizza
- 8 Joel Lane Museum House
- 9 Wye Hill Kitchen & Brewing
- 10 Boulted Bread
- 11 Designed for Joy
- 12 Vault Craft Beer
- 13 The Night Rider
- 14 Sam Jones BBQ
- 15 Berkeley Cafe
- 16 Poole's
- 17 Whiskey Kitchen
- 18 Parkside Restaurant
- 19 The Pit Authentic Barbecue
- 20 Nash Square
- 21 CAM Raleigh
- 22 Barcelona Wine Bar
- 23 Heirloom
- 24 La Terrazza
- 25 Oak Steakhouse
- 26 Weaver Street Market
- 27 Morgan Street Food Hall
- 28 Taverna Agora
- 29 PRESS Coffee & Crepes
- 30 The Brass Tap
- 31 Sushi O Bistro
- 32 Tobacco Road Sports Cafe
- 33 The Cupcake Shoppe
- 34 Anthony's La Piazza
- 35 The Avenue Raleigh
- 36 First Watch
- 37 Char Grill
- 38 Dram & Draught

LOCATION & GROWTH

DOROTHEA DIX PARK

A MILE AWAY

In 2017, the City of Raleigh and Dix Park Conservancy launched an ambitious plan to transform Dorothea Dix Park into one of the nation's premier public parks. Led by Michael Van Valkenburgh Associates and shaped by over 65,000 residents, the plan was officially adopted by Raleigh City Council in 2019. Phase I, the Gibson Play Plaza, breaks ground along Lake Wheeler with works of art, a civic plaza, a waterfall fountain, public play spaces, and a picnic grove.

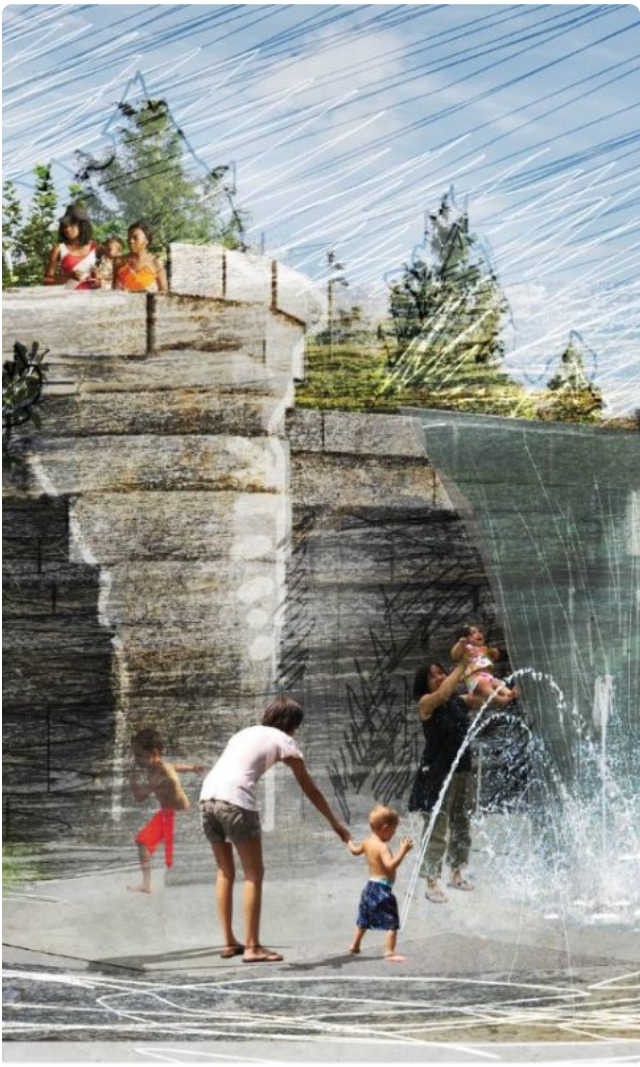
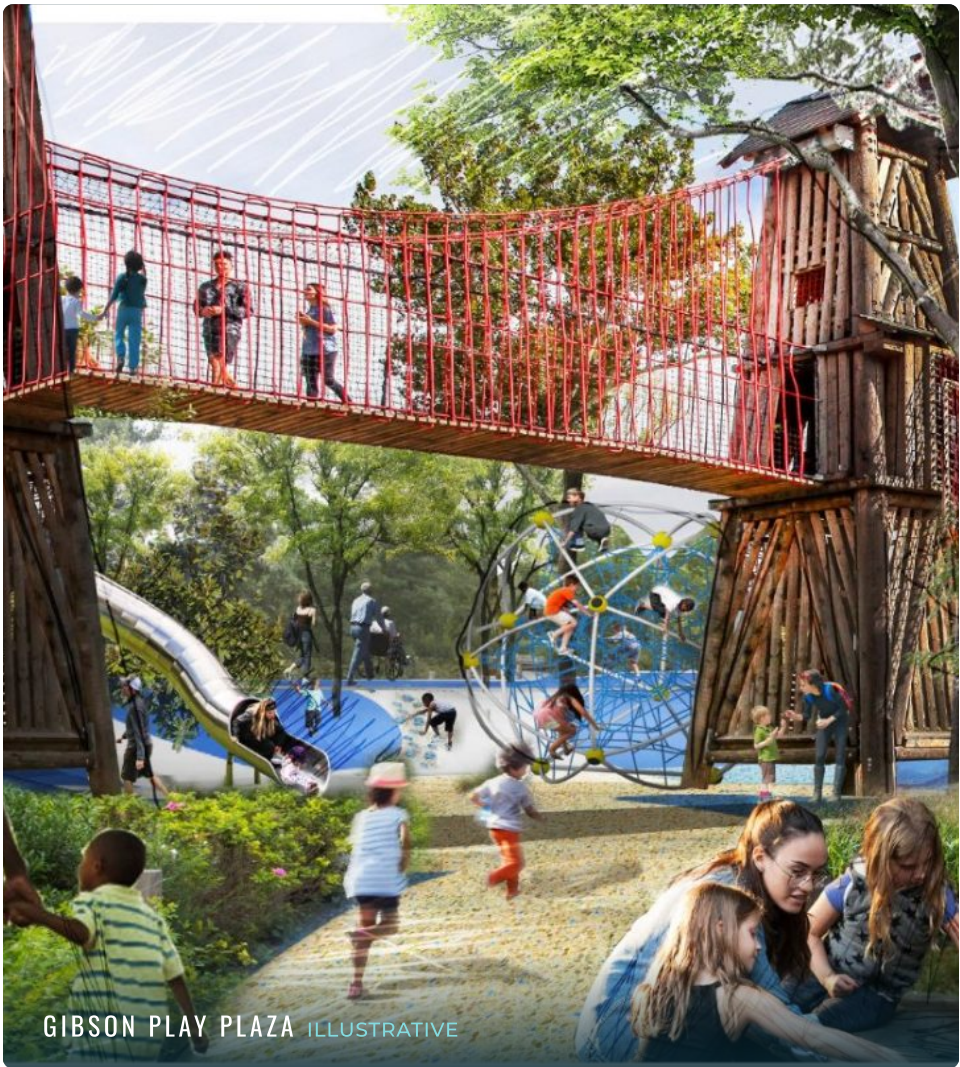
"It's less than a mile from downtown, and we are the last large city in America to be able to build a destination park this close to downtown."

ORAGE QUARLES • CHAIRMAN, DIX PARK CONSERVANCY BOARD

308 AC
TOTAL PARK
ACREAGE

18.5 AC
GIBSON PLAY
PLAZA

\$67 M
PHASE I
INVESTMENT



LOCATION & GROWTH

MAJOR IMPROVEMENTS



LAKE WHEELER ROAD IMPROVEMENT PROJECT

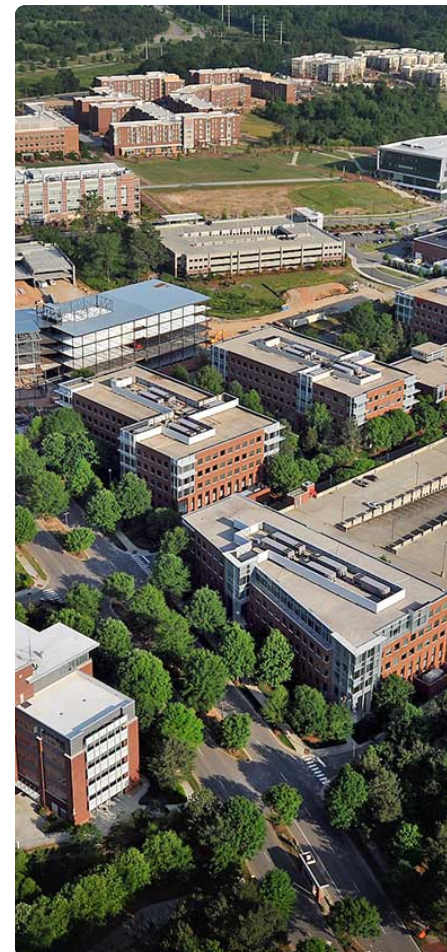
The City of Raleigh is reconstructing Lake Wheeler Road with large sidewalks, separate bike paths, new roundabouts, and improved intersections. It will drastically improve walkability across the Park District, connecting Park City South, Dorothea Dix Park, the State Farmers Market, and Centennial Campus.

\$21_M

FULLY FUNDED · 2022 PARKS BOND

Q2 2025

EXPECTED COMPLETION



NC STATE CENTENNIAL CAMPUS

One of North America's premier research parks, expanding south toward I-40 within a half-mile of the site, with newly approved towers up to 28 stories.

1,314_{AC}
CAMPUS

1.4M_{SF}
OFFICE · LAB · RES

RESIDENTIAL GROWTH

Every downtown district has seen significant growth since 2015. Glenwood South and the Warehouse District alone are poised to add 1,430 and 2,926 units respectively.

+11,605 PROJECTED INCREASE IN RESIDENTIAL POPULATION	8,212 HOUSING UNITS IN DOWNTOWN RALEIGH	3,757 UNITS DELIVERED SINCE 2015
\$1,872 AVERAGE RENT	94.1% APARTMENT OCCUPANCY	+4.7% ANNUALIZED RENT CHANGE SINCE 2019

2,899

units under construction
across 13 active projects

6,993

units planned or proposed
across 28 future projects

A CITY THE COUNTRY KEEPS RANKING

#1

MOST LIVABLE CITY
AMERICAN GROWTH PROJECT, 2023

#1

BEST METRO FOR GROWTH
AMERICAN GROWTH PROJECT, 2023

#2

HOTTEST HOUSING MARKET
US NEWS & WORLD REPORT, 2024

#3

BEST PLACE TO LIVE
US NEWS & WORLD REPORT, 2024

#3

BEST STATE CAPITAL TO LIVE
WALLETHUB, 2025

#4

BEST CITY FOR JOB SEEKERS
INDEED, 2024

#5

BEST CITY FOR HEADQUARTERS
TRIANGLE BUSINESS JOURNAL, 2025

HOME TO FIVE MAJOR
MUSEUMS, PRO SPORTS &
JAMES BEARD AWARD-
WINNING CHEFS.



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