

REDEVELOPMENT



GARDEN WEST

15 N. West Street
Raleigh, NC 27603

L O D E N

LEASING

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PROPERTY DESCRIPTION

GARDEN WEST

FOR LEASE

Size

± 10,285 SF of retail/office/multi-purpose space in core of Downtown Raleigh

Location

- Excellent visibility from Edenton Street and West Street
- 5 minute walk from 400H, Smoky Hollow, Campbell Law, Union Station, The Dillon, CAM, Weaver Street Market, Morgan Street Food Hall, and Glenwood South
- Close proximity to Village District, Boylan Heights, and multiple dense residential complexes

Details

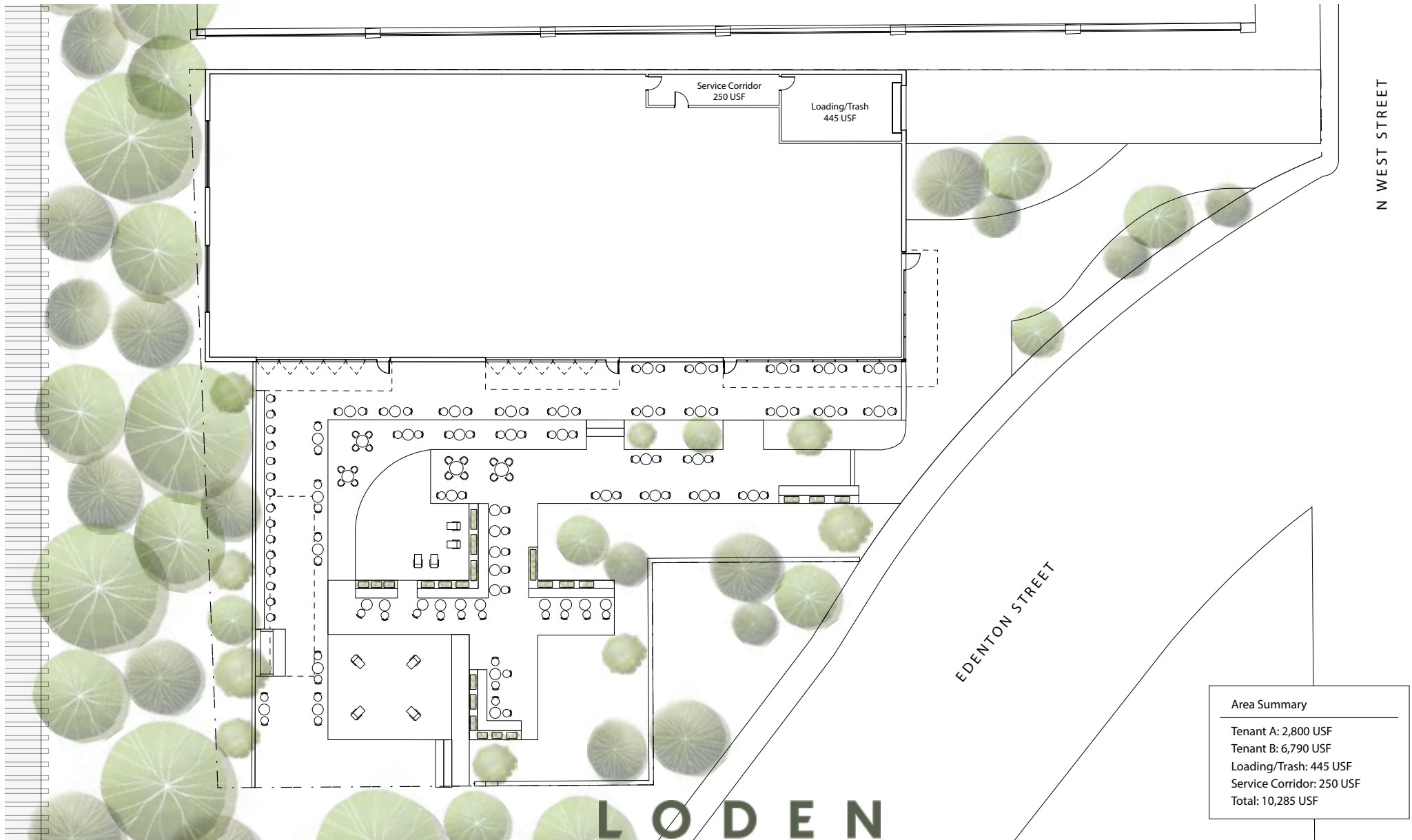
- Building can be subdivided into 2-4 smaller units
- Delivered with dedicated trash room, wet sprinkle system, full height exterior glass, high capacity electrical service, natural gas, grease trap, and wide exterior concrete patio
- Landlord delivery will be cold dark shell with improvement allowance
- Exterior patio to be designed and installed during tenant fit-ups
- 1,500 parking spaces within walking distance



L O D E N

SITE PLAN

GARDEN WEST



Area Summary
Tenant A: 2,800 USF
Tenant B: 6,790 USF
Loading/Trash: 445 USF
Service Corridor: 250 USF
Total: 10,285 USF

SITE OVERVIEW

GARDEN WEST

Next door to 400H at N. West and Edenton Streets



DEMOGRAPHICS

GARDEN WEST

RALEIGH ACCOLADES

2025

Top 10 Best Cities to Start a Business

-WNCN

2nd Friendliest City in the U.S.

-YUZU, Match Group's social app

3rd Happiest City

-Smart Asset

No. 3 Best State Capitol to Live in

-WalletHub

Tapped as the Best-Performing Large Metro Area

-Milken Institute

No. 4 for Best Cities for Headquarters

-Triangle Business Journal

No. 7 Fastest Growing City in the U.S.

-U-Haul Annual Growth Report

2024 DEMOGRAPHIC REPORT

	1 Mile	3 Miles	5 Miles
Population	18,648	106,680	220,566
Households	9,939	42,5656	91,851
Avg. Household Income	\$108,653	\$98,192	\$89,829
Daytime Population	43,637	82,114	180,810

