



301 W CABARRUS

RALEIGH, NC 27604

FOR LEASE | ± 24,530 SF



WWW.ATLASSTARK.COM

Rendering Facing North

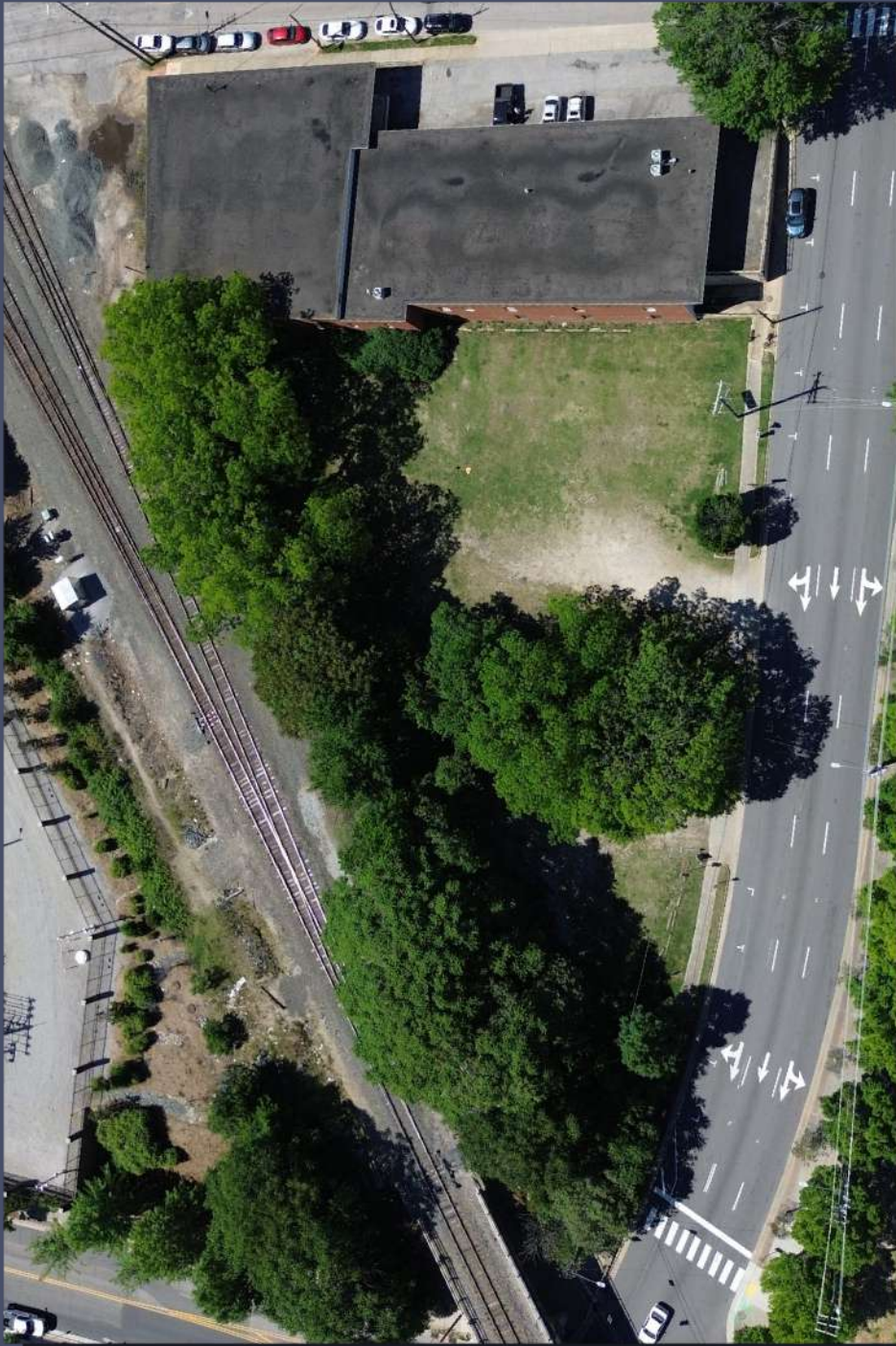


PERSPECTIVE POINT

IDEAL TENANT:

- F&B CONCEPT
- BOTTLESHOP / WINE BAR
- FITNESS STUDIO
- CREATIVE OFFICE
- RETAIL

PROPERTY OVERVIEW



Address	301 W Cabarrus St
Available	±24,530 SF
Acres	1.05 AC
Rate	\$42 PSF NNN – Upper level \$37 PSF NNN – Lower level
Tenant Allowance	Contact Broker

301 W Cabarrus is a two-story, ±24,530 SF adaptive-reuse warehouse available for high-end retail, F&B, and creative office users. The property is located directly across from the Red Hat Amphitheater and the new Raleigh Convention Center expansion. Positioned in a highly walkable area with direct access to Downtown Raleigh amenities, this property is ideal for food and beverage concepts, retail, or office space seeking a blend of visibility, function, and accessibility to city life.

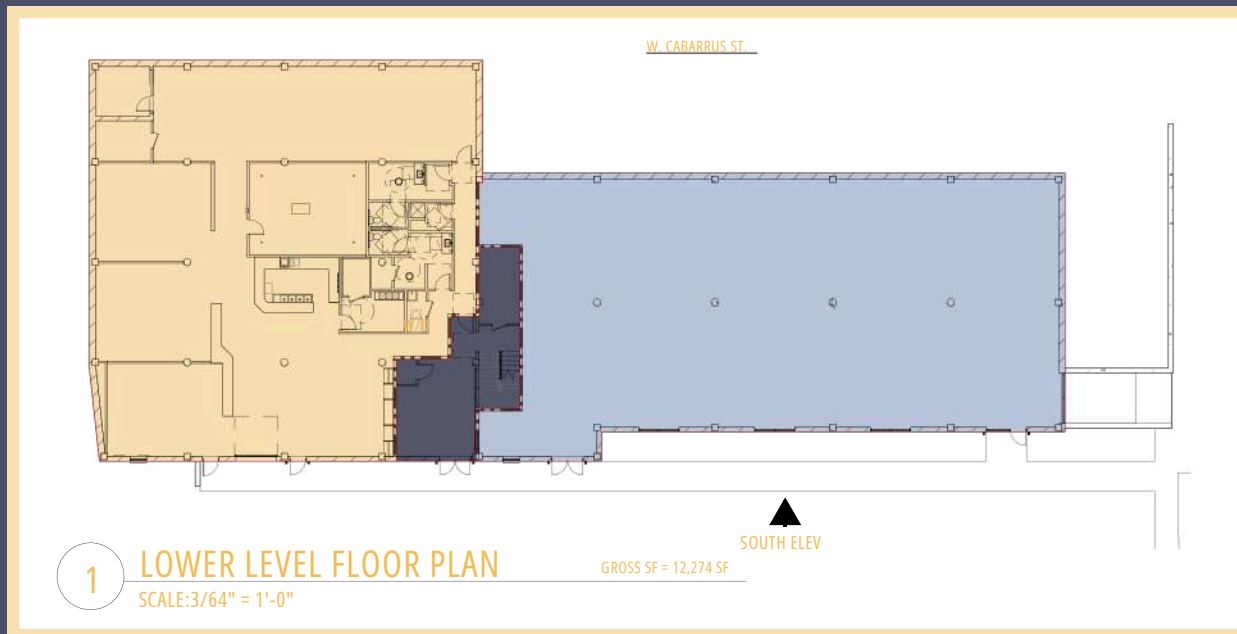
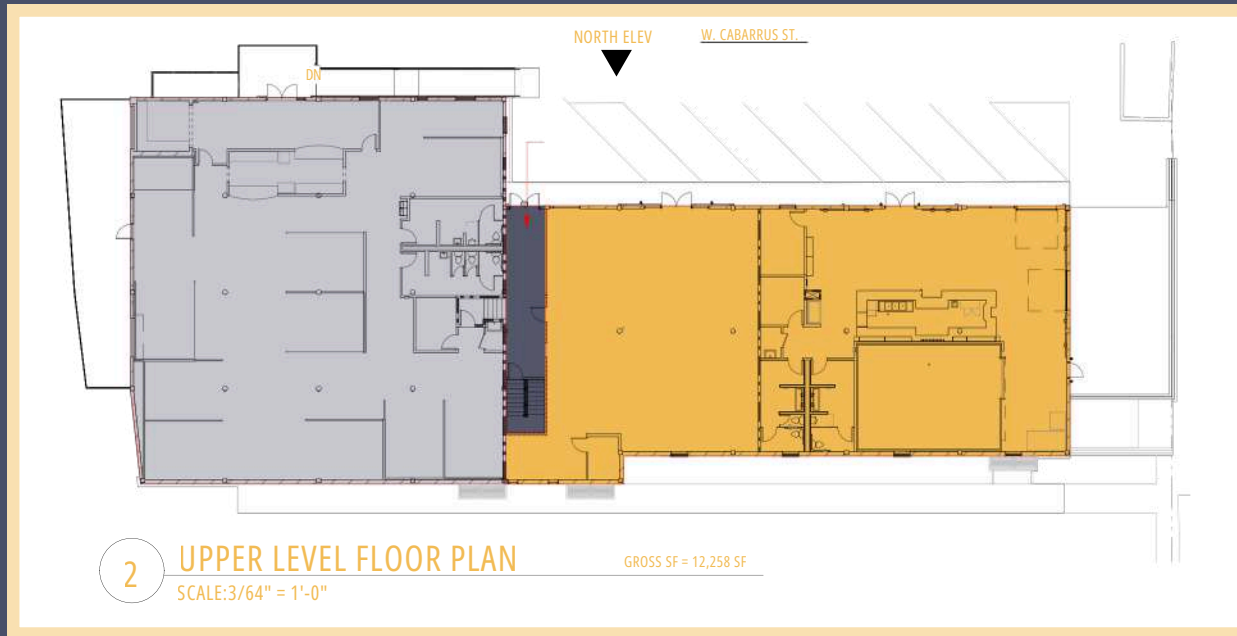
HIGHLIGHTS

- Adaptive Re-Use
- Available for high-end retail, creative office, and F&B
- Renovations underway
- Ample on-site parking
- Located in Downtown Raleigh’s “Sip n’ Stroll” district

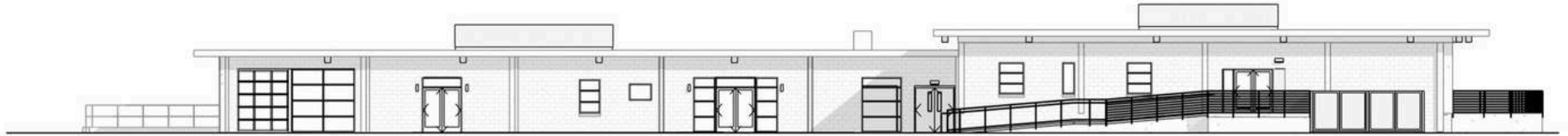
Current Photos



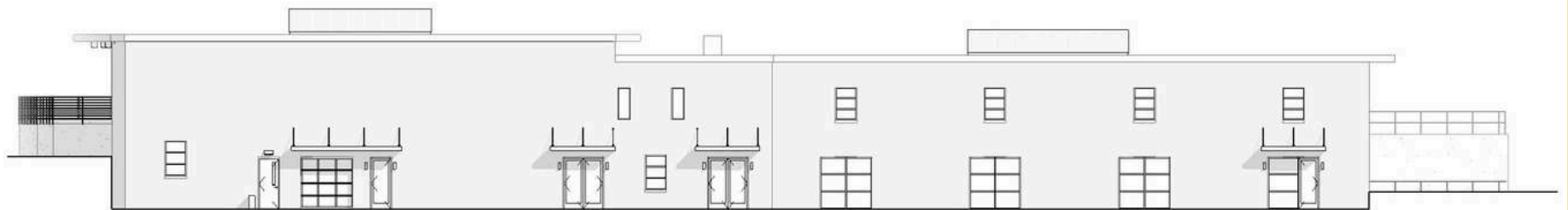
POTENTIAL DEMISING PLAN



RENDERINGS - ELEVATION



NORTH BUILDING ELEV



SOUTH BUILDING ELEV

AERIAL FACING EAST

OMNI  HOTELS & RESORTS

 Raleigh Convention Center

Expansion



W CABARRUS ST

S DAWSON ST

ADT 22.5 K



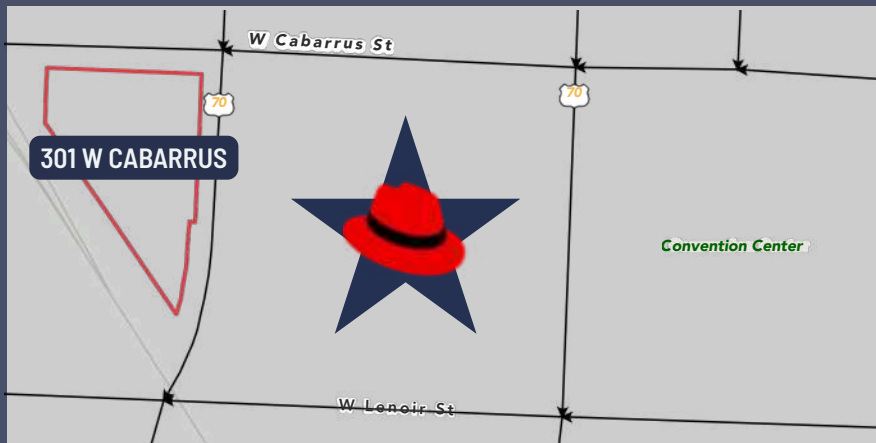
RELOCATION, EXPANSION + MORE



RED HAT AMPHITHEATER

Overview:

- New Construction Opening: Outdoor Concert Series 2027
- Relocation allows for more than 6,000 seats¹
- Generated 33.7 million in economic impact in 2024² and 33.3 million in 2025⁷
- April-October: Approximately 50 Concerts
- November-January: The Rink ice skating experience



¹WRAL

²RALToday - Red Hat Amphitheater

³Visit Raleigh

⁴Raleigh.gov

⁵Raleigh.gov - Strollway

⁶Omni Hotel

⁷CBS17



THE RALEIGH CONVENTION AND PERFORMING ARTS COMPLEX

Features

- Meeting rooms, a grand 32,000-square-foot ballroom, and a sweeping 150,000-square-foot exhibit hall⁴

Expansion

- 298,100 SF of additional flex event space, rooftop terraces, and outdoor spaces³
- Strollway connectivity is in discussion⁵

THE OMNI RALEIGH HOTEL

The convention center expansion makes way for The Omni Raleigh Hotel, a luxury 27-story, 5-star hotel under construction in Downtown Raleigh, located between the Martin Marietta Center and Raleigh Convention Center.⁶ It will feature 550 rooms, 60,000+ sq ft of meeting space, a rooftop pool, and Bob's Steak & Chop House.⁶ The expected open date is 2028.

LOCATION - AERIAL MAP



HISTORIC BOYLAN AVENUE:
REBUS WORKS *Wye Hill*
CAFE & GROCERY KITCHEN & BREWING
BOULTED BREAD



UNION STATION


PLATFORM





W CABARRUS ST



S DAWSON ST

 **Walk Score: 91**
Walker's Paradise

 **Transit Score: 73**
Excellent Transit

 **Bike Score: 73**
Very Bikeable

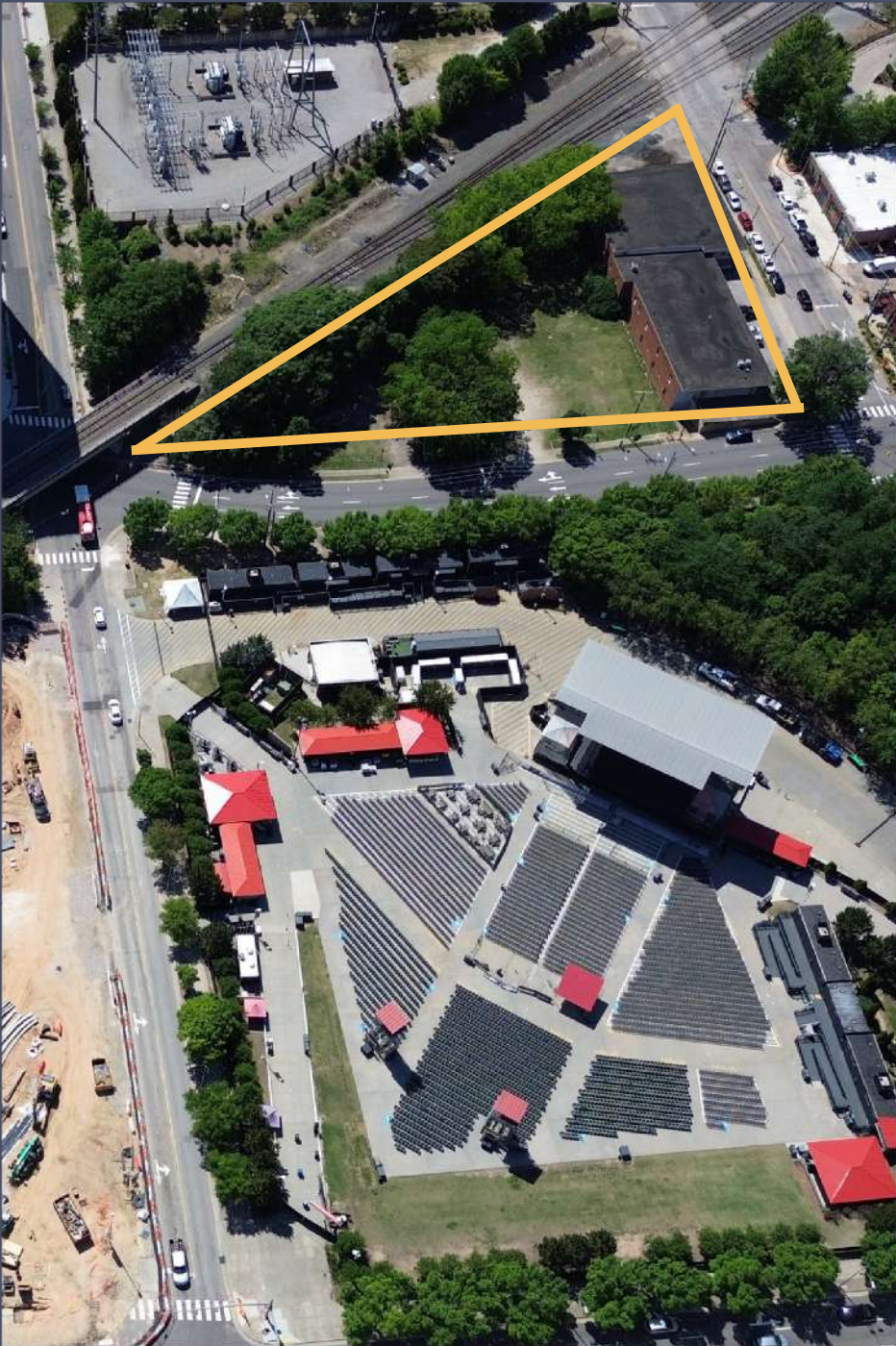


BERKLEY CAFE

Source: Walk Score

DOWNTOWN OVERVIEW

“Nation’s fastest-growing urban centers.”¹



21

Projects Completed
in the last two years¹

1,493

New Apartments
delivered in 2025²

166,971 SF

Class A Office
net absorption²

21.3 M

Visitors
over the past year²

20K

Residents
within 1 mile of downtown²

40.5%



Population Age
20-34 years²

¹WRAL

²Downtown Raleigh Alliance

OMNI  HOTELS
& RESORTS

 **Red Hat**
Amphitheater

 **Raleigh
Convention
Center** Expansion




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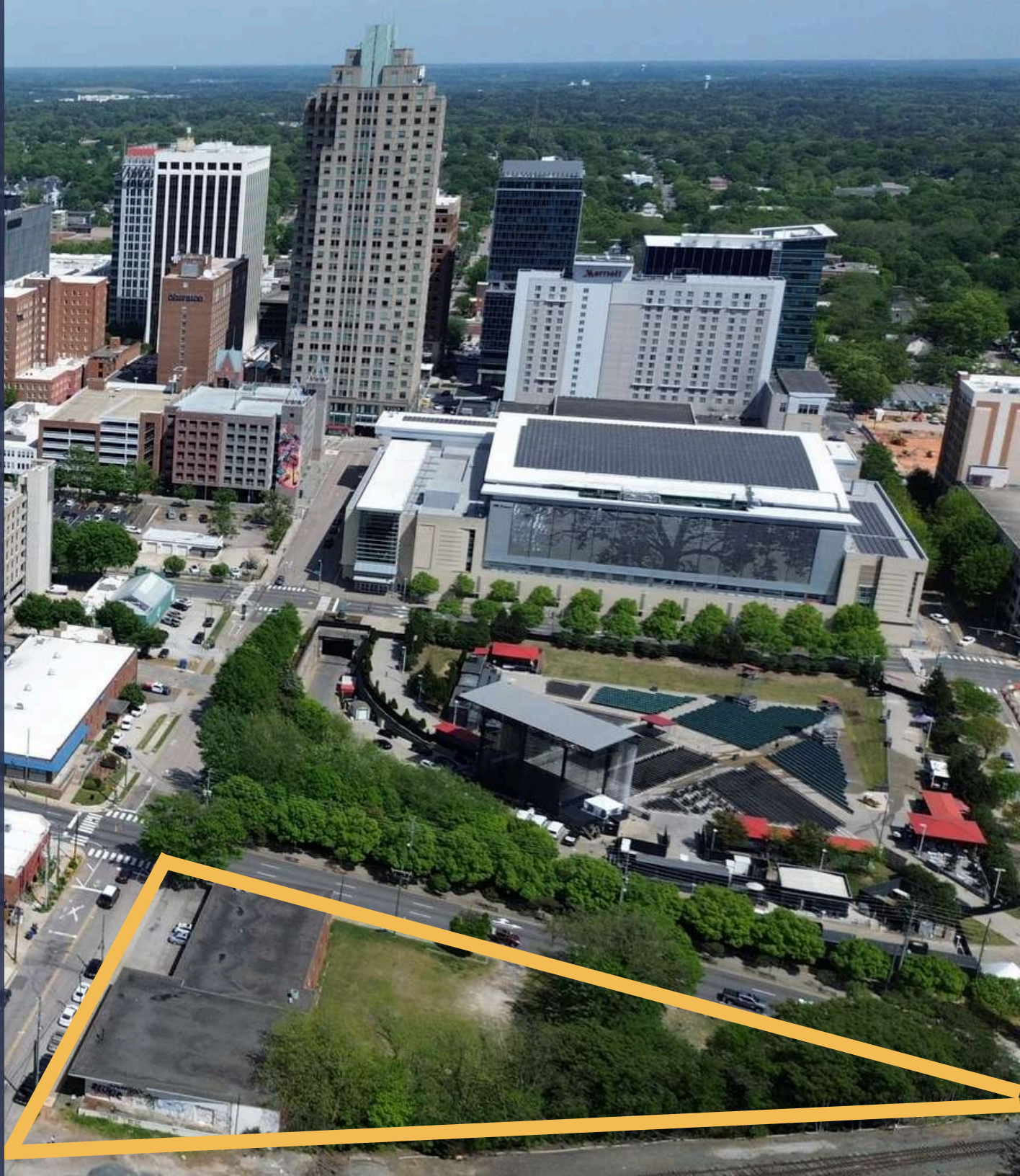
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