

416 W South St.

Raleigh, NC 27601

OFFICE/RETAIL FOR LEASE





PROPERTY SUMMARY

Address	416 W South St
First Floor	\$36.00/SF NNN 933 SF
Second Floor	\$32.00/SF NNN 4,610 SF
TICAM	\$6.00/SF

Newly renovated space in the heart of Downtown Raleigh, showcasing modern design and an open layout with convenient accessibility. Perfect for businesses seeking a vibrant, professional space.

HIGHLIGHTS

- First-floor retail space ideal for hospitality or retail ventures
- Second-floor is available to suit various business needs
- Walking-distance to downtown breweries, Michelin recommended restaurants, and event venues including Red Hat Amphitheater and the Raleigh Convention Center

LOCATION - AERIAL MAP



DOWNTOWN OVERVIEW

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



21

Projects Completed
in the last two years¹

1,493

New Apartments
delivered in 2025²

363,703 SF

Class A Office
net absorption,
2020 to present²

21.7 M

Visitors
over the past year²

43.3K

Employees
within 1 mile of downtown²

40.5%

Population Age
20-34 years²

¹WRAL

²Downtown Raleigh Alliance

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