



400H

400 HILLSBOROUGH STREET
RALEIGH, NC

Retail Space for Lease

L O D E N

LEASING

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AVAILABILITY

400H

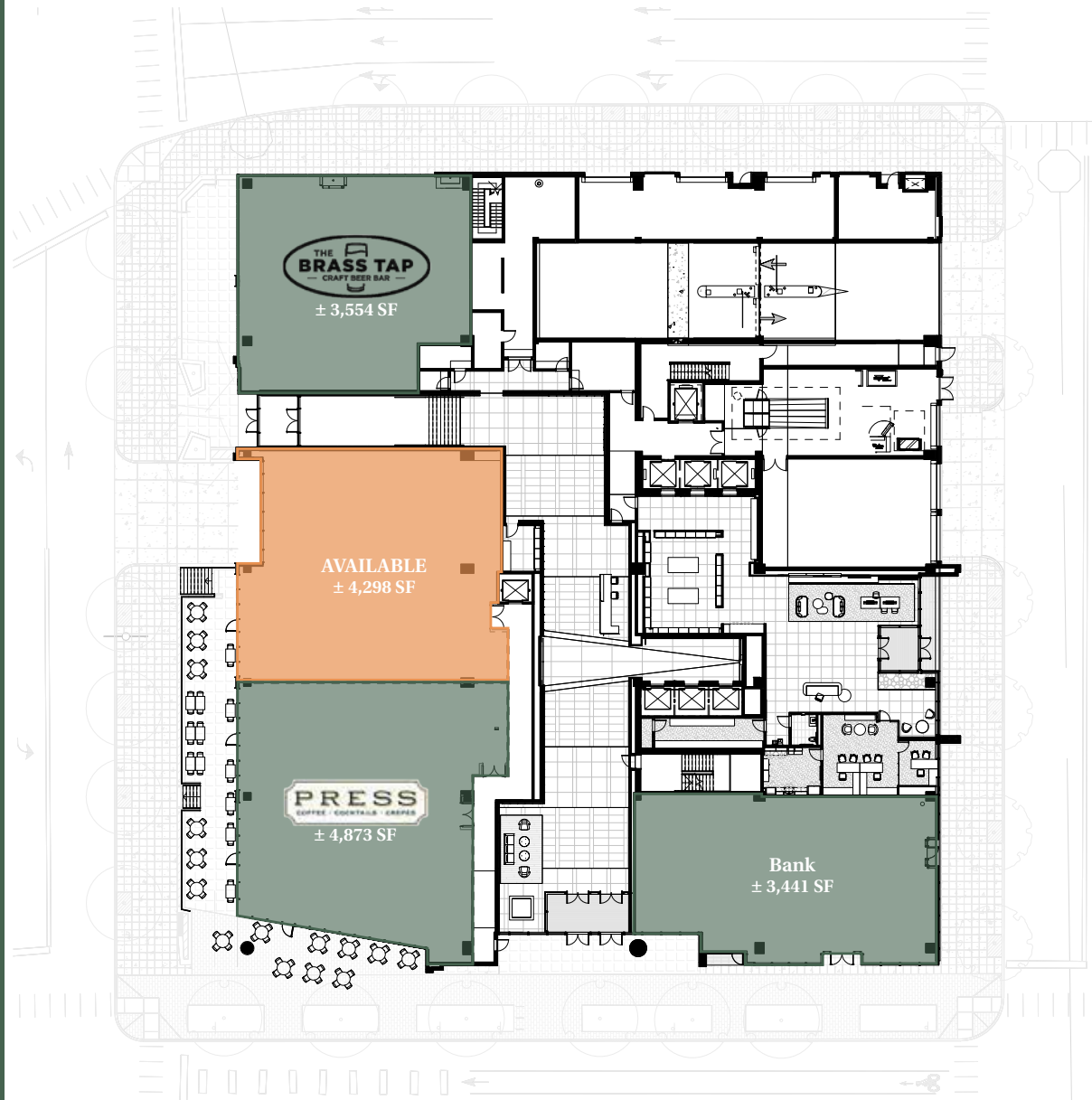
RETAIL FOR LEASE

Retail Space

<i>The Brass Tap</i>	± 3,554 SF
<i>Bank</i>	± 3,441 SF
<i>Press Coffee, Crepes & Cocktails</i>	± 4,873 SF
AVAILABLE	± 4,298 SF
<i>Can subdivide:</i>	
<i>Tenant A</i>	± 1,859 SF
<i>Tenant B</i>	± 1,953 SF

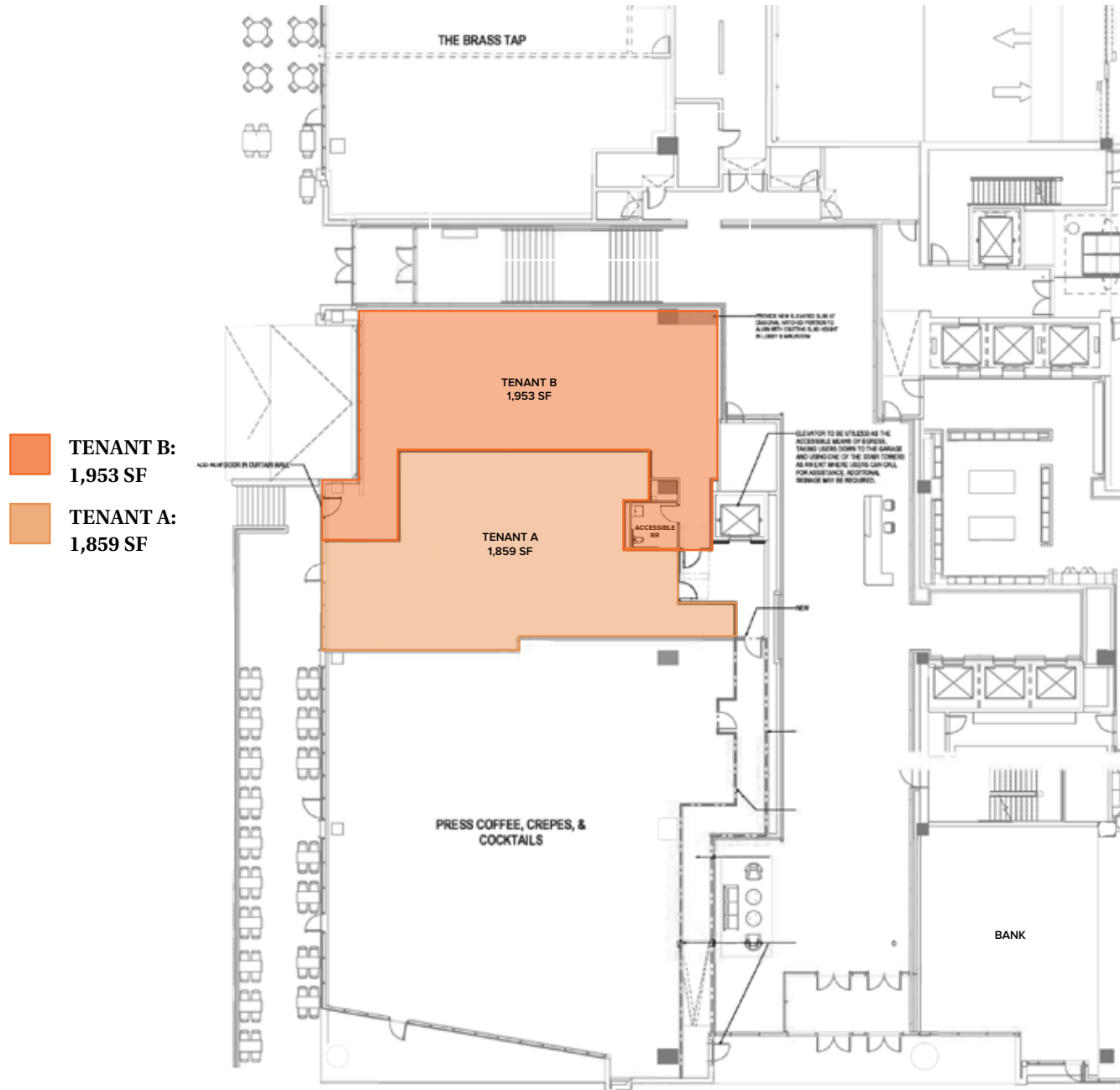
Details

- ± 16,166 SF ground floor retail
- 20' wide sidewalks
- Restaurant ready including 3,000 gallon great traps, 4" grease lines, pre-plumbed water and sewer lines, HVAC sleeves, and horizontal kitchen exhaust
- Integrated patio and outdoor areas
- Dedicated entrance for retail vs office and residential
- Parking on street and adjacent deck
- 18' high slab to deck
- Shell delivery with allowance



AVAILABILITY

400H



PROJECT OVERVIEW

400H

OVERVIEW

Building Details

- ± 144,410 SF office
- ± 16,166 SF ground floor retail
- 216 residential units
- 20 stories
- Nine (9) office/retail/parking levels and 11 residential levels
- One (1) integrated amenity level on Floor 9
- Column free
- Floor to ceiling curtain-wall glazing system covering entire facade

Floors

Ground Floor	± 3,554 SF retail (Edenton St)
Ground Floor	± 16,166 SF retail (Hillsborough and West)
Floors 2-3	Parking
Floors 4-8	± 25,500 SF office per floor
Floor 9	SkyHub and Residential
Floors 9-20	Residential

Parking

- 4: 1,000 SF for office
- One (1) per bedroom for residential
- Retail parking off-site

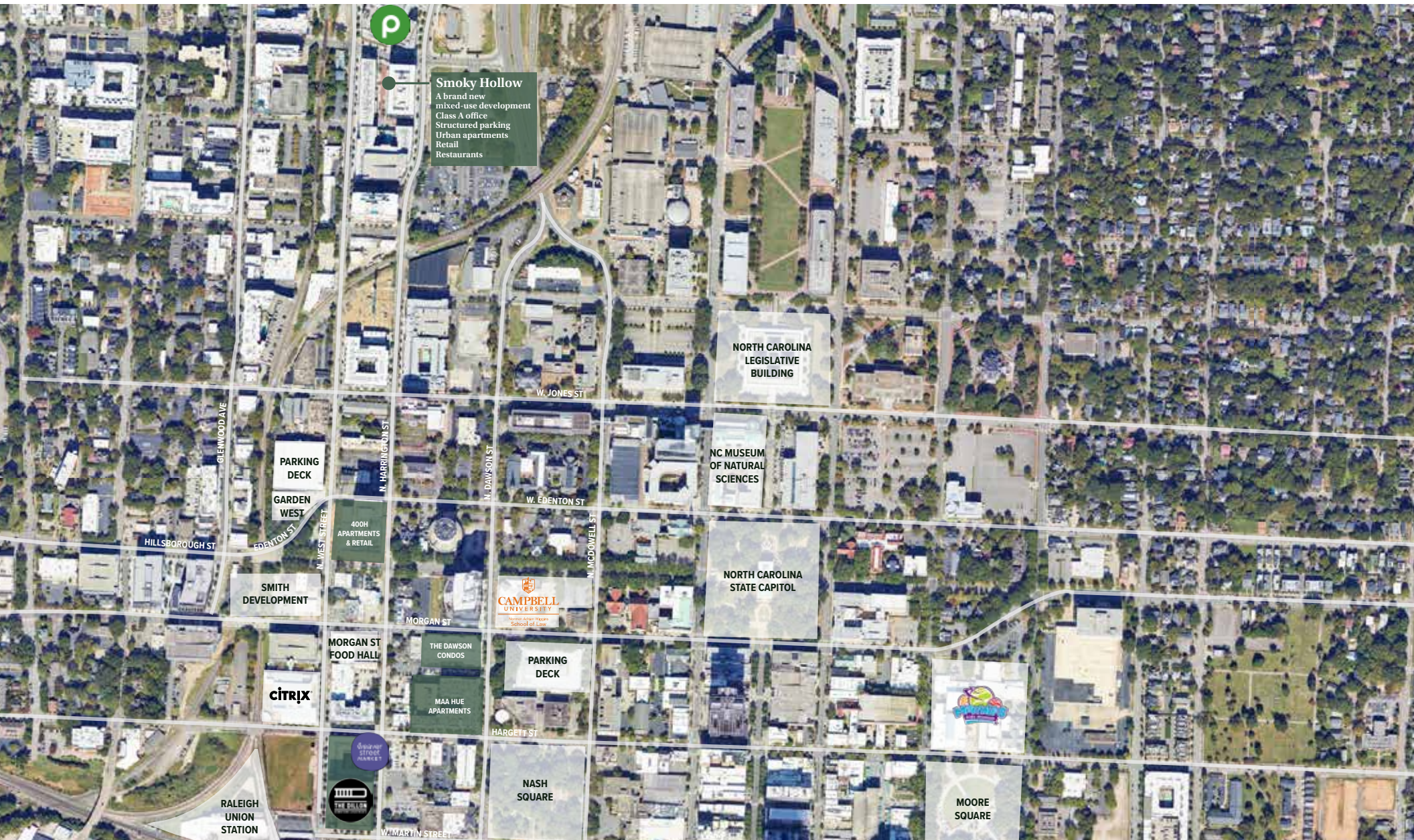
Sustainability

- LEED Certified



SITE OVERVIEW

400H



Smoky Hollow

A brand new mixed-use development
Class A office
Structured parking
Urban apartments
Retail
Restaurants

NORTH CAROLINA
LEGISLATIVE
BUILDING

NC MUSEUM
OF NATURAL
SCIENCES

NORTH CAROLINA
STATE CAPITOL



MOORE
SQUARE



PARKING
DECK

NASH
SQUARE

PARKING
DECK

GARDEN
WEST

SMITH
DEVELOPMENT

CITRIX

RALEIGH
UNION
STATION

MORGAN ST
FOOD HALL

THE DAWSON
CONDOS

MAA HUE
APARTMENTS

THE BRIDGE

THE BRIDGE

WALMART STREET

GLENWOOD AVE

EDENTON ST

N. HARRINGTON ST

N. DAWSON ST

W. JONES ST

W. EDENTON ST

N. MCDOWELL ST

HILLSBOROUGH ST

MORGAN ST

HARGETT ST

WALMART STREET

PROPERTY PHOTOS

400H



DEMOGRAPHICS

400H

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

