



## OFFERING SUMMARY

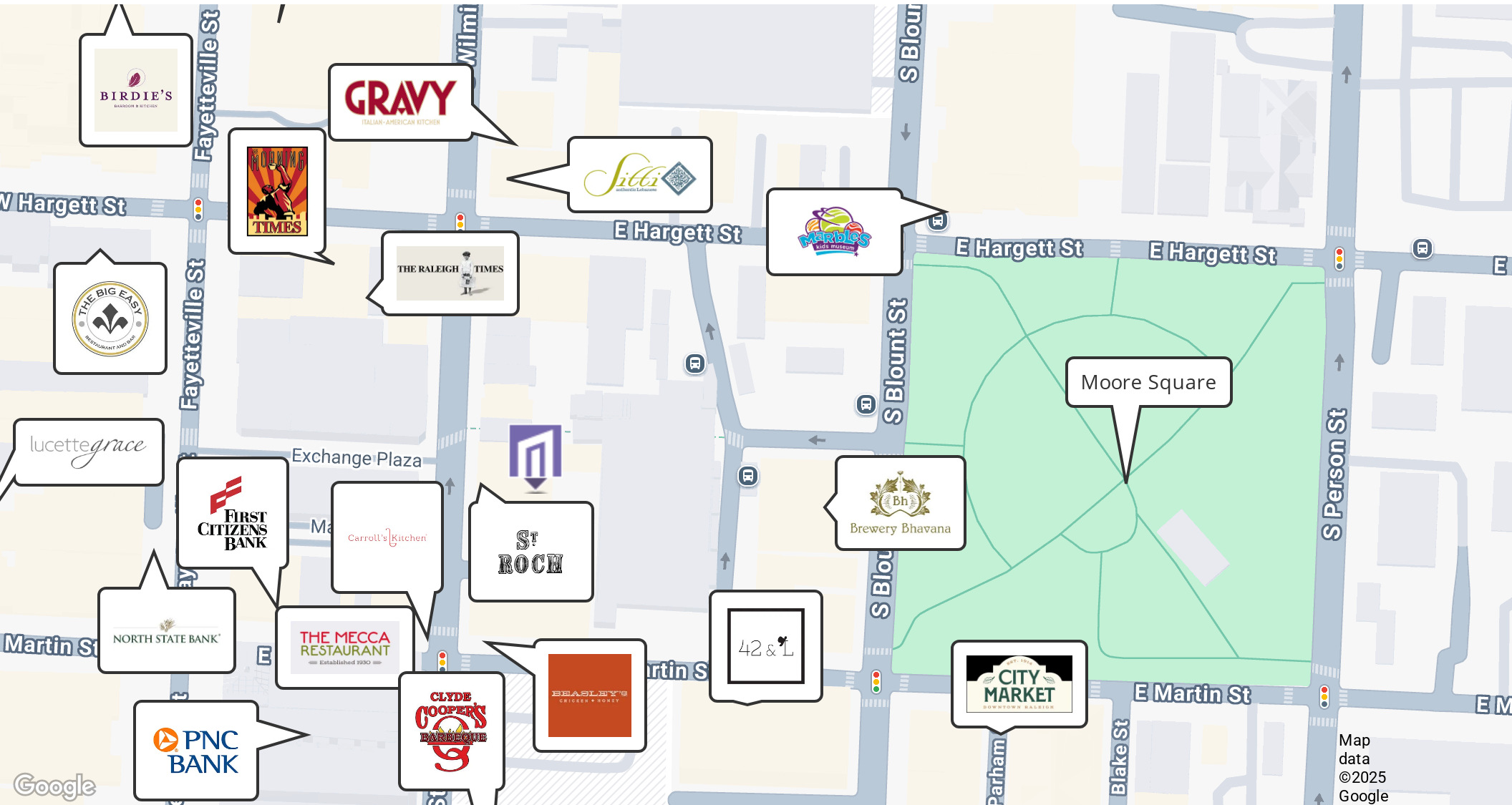
Sublease Rate:	\$29.00 SF/yr (MG)
Available SF:	3,000 SF
Year Built:	1910
Zoning:	DX-7-SH
Market:	Raleigh
Submarket:	Downtown Raleigh

## PROPERTY OVERVIEW

Office Sub-Lease Opportunity in Downtown! Step into one of downtown Raleigh’s most inspiring workspaces. Located in a beautifully restored 223 S Wilmington building, Suite 200 offers a rare blend of character, functionality, and design-forward energy. This light-drenched office — anchored by soaring ceilings, exposed trusses, and original refinished hardwood floors — was built for teams who value craft, collaboration, and a strong sense of place right in the heart of Downtown. The 3,000 SF suite features a large open office area with 16 oversized desks, a dramatic primary conference room with an 85” screen and roll-up garage door, a secondary meeting room with a 65” screen, a phone room, a workroom, and two private restrooms. The kitchenette includes a full-size refrigerator, dishwasher, sink, coffee setup, and a high-top — perfect for team lunches or casual client meetings. What makes this place truly special is the abundance of natural light, with glass at both the front and rear façades and skylights above. The pin-up walls lining the main workspace are ready for drawings, prints, or inspiration boards, creating a gallery-like feel that’s perfect for creative or professional firms. Ground-floor access from the street and a standalone electronic entry system make coming and going effortless. You’re a 30-second stroll from some of Raleigh’s best food and drink — Bida Manda, Brewery Bhavana, and Moore Square are right outside your door.

### DEREK MANGUM, BROKER

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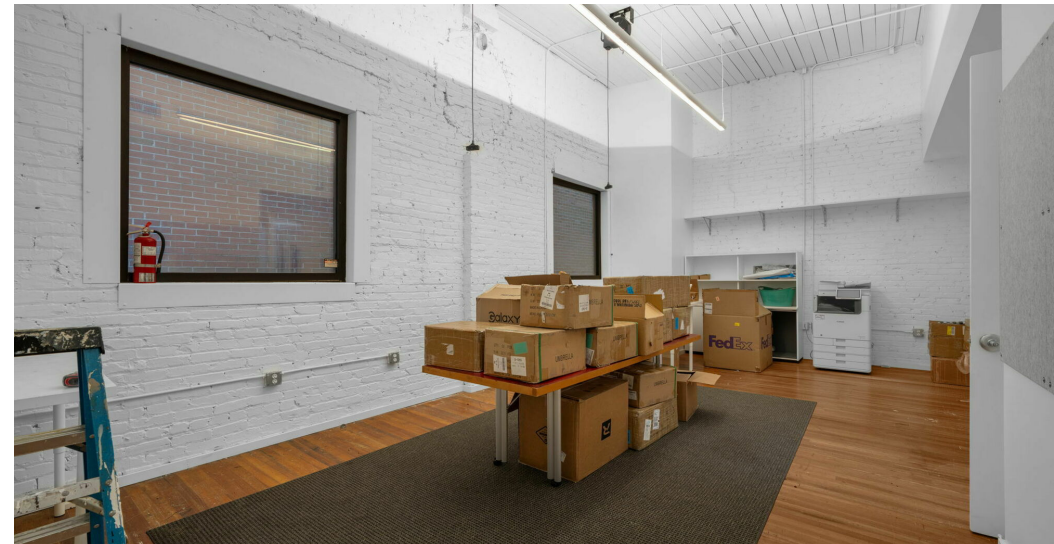
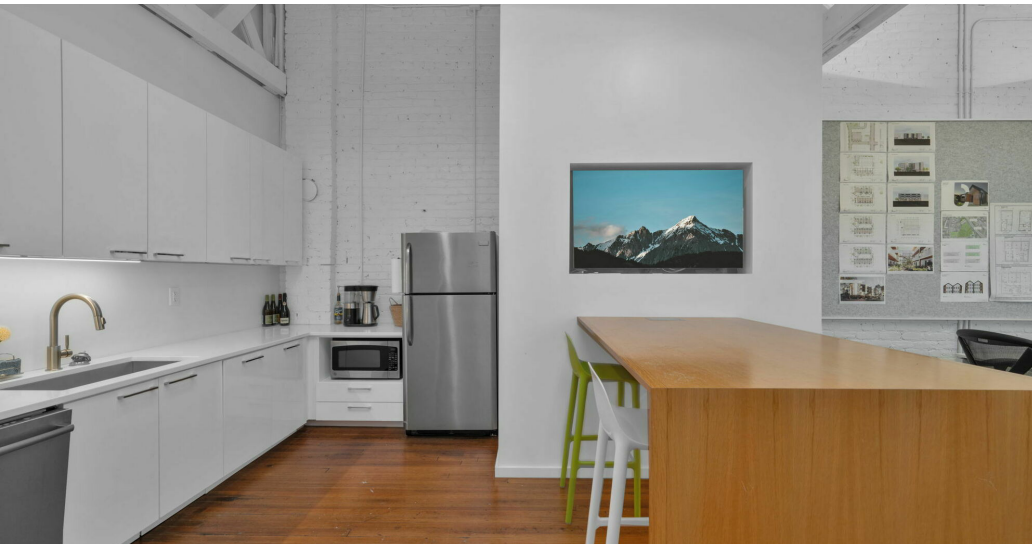


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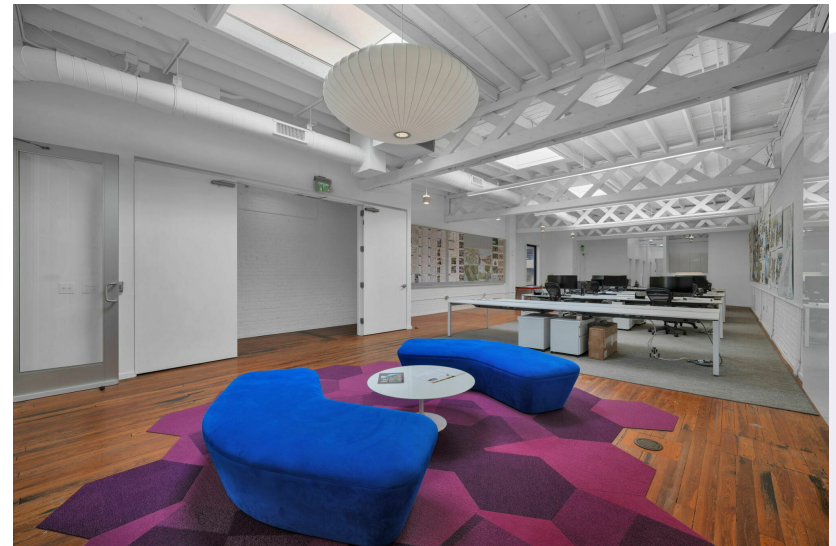
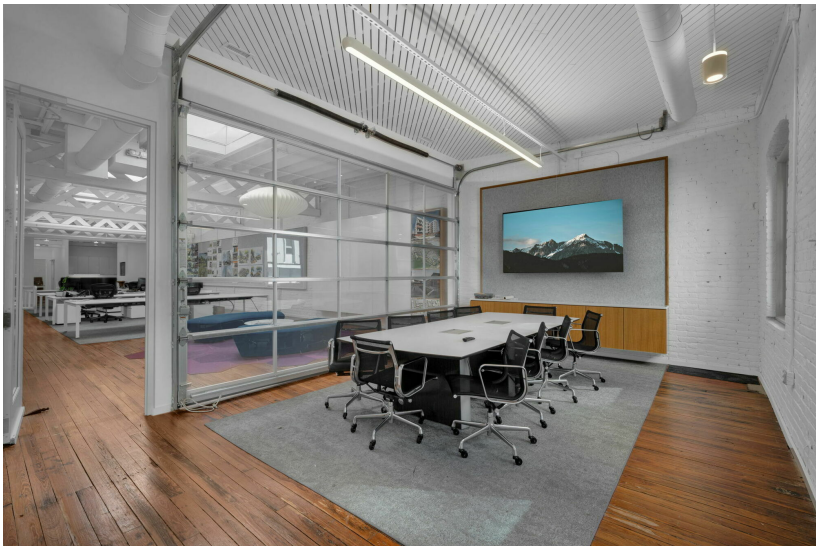
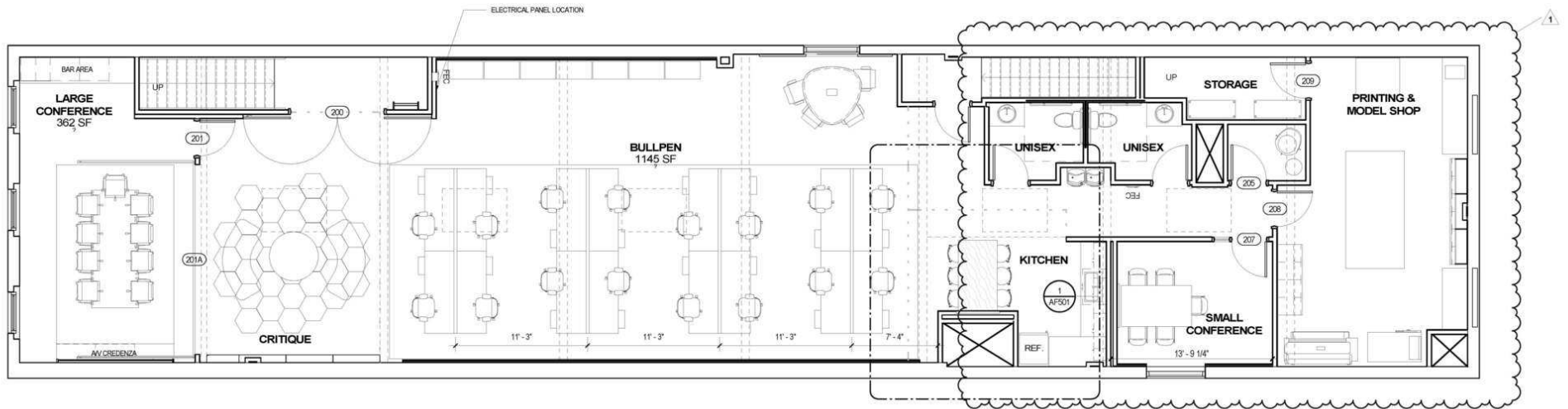


## PROPERTY HIGHLIGHTS

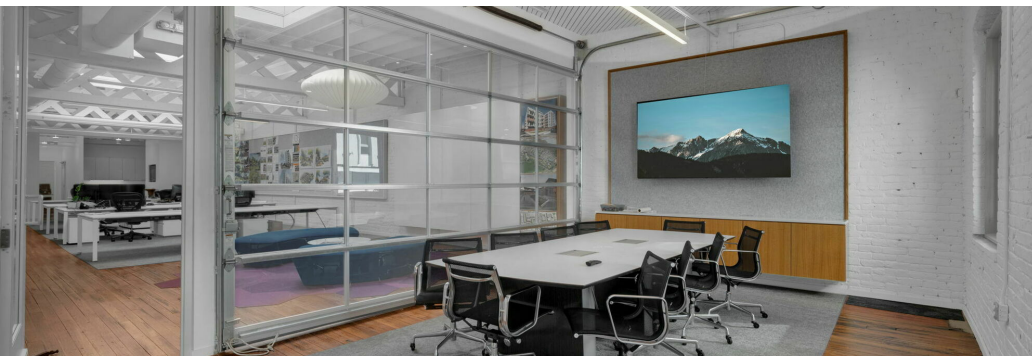
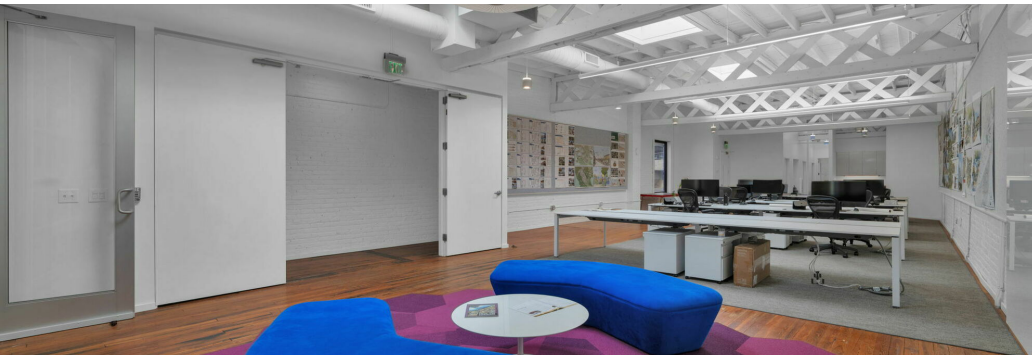
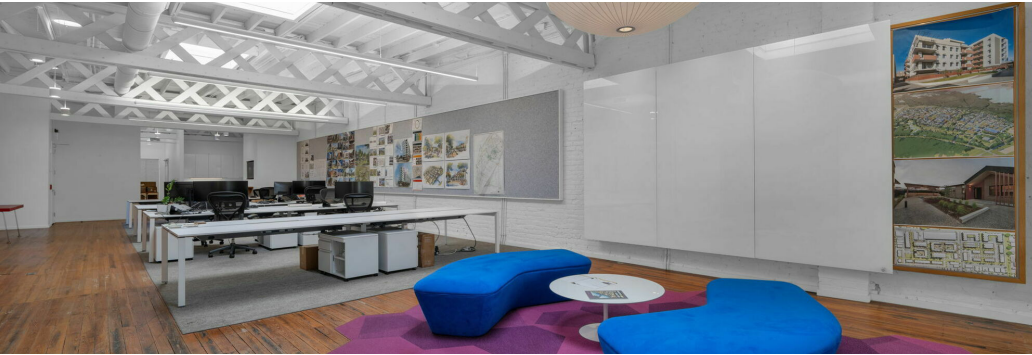
- 3,000 SF of open office space, primary conference room, secondary conference room, workroom, kitchenette, and two restrooms.
- 16 desks, 10 of which are equipped with monitors and chairs. The conference room table, chairs, and all built-in TVs are included.
- Utilities include internet/wifi, power, water, heating/cooling, printing, sewer, trash collection, and weekly cleaning.
- Parking is not included with the lease. Parking is available in the Moore Square parking deck just behind the space.
- Office Sublease Term ends 5/31/28



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### RALEIGH RANKINGS 2025 HIGHLIGHTS

- 4th best in the country for women's economic status, health, and safety - WalletHub, September
- #1 Best U.S. city for job opportunities and earning potential - New York Post, August 4th in work-life balance among U.S. cities - CBS17, July
- #1 city for Recent College Grads - ADP Research / CBS17.com, July
- #4 in the nation for work-life balance - Co-Working Cafe / The Carolina Journal, July
- 4th best large U.S. city for first-time home buyers - WalletHub / CBS17.com, July
- #2 of Top 20 Innovation Hubs Across the South - Commercial Cafe, May
- Top 25 Best Places for Retirees - Forbes
- May Top 10 Best Cities to Start a Business - WNCN, April
- Top 10 Best City Parks for 2025 - Raleigh's Dix Park - USA Today
- 10 Best, April 2nd Friendliest City in the U.S., cited as having southern charm with warm hellos - YUZU, Match Group's social app via CBS-17, April
- Raleigh is 3rd Happiest City based on variables spanning quality of life, personal finances, and well being - SmartAsset, March
- #6 best free children's museum - Raleigh's Marbles Kids Museum- USA Today, February
- #8 best free museum - Raleigh's North Carolina Museum of Art - USA Today, February
- No. 3 Best State Capital to Live In - WalletHub, February
- Raleigh As Best-Performing Large Metro Area - Milken Institute, January



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