

# 415 HILLSBOROUGH STREET

RALEIGH, NC 27603  
OFFICE SPACE FOR LEASE

**E L M**  
PARTNERS

## / LEASE DETAILS

CONTACT BROKER FOR DETAILS  
1,500 - 6,000 SQUARE FEET AVAILABLE

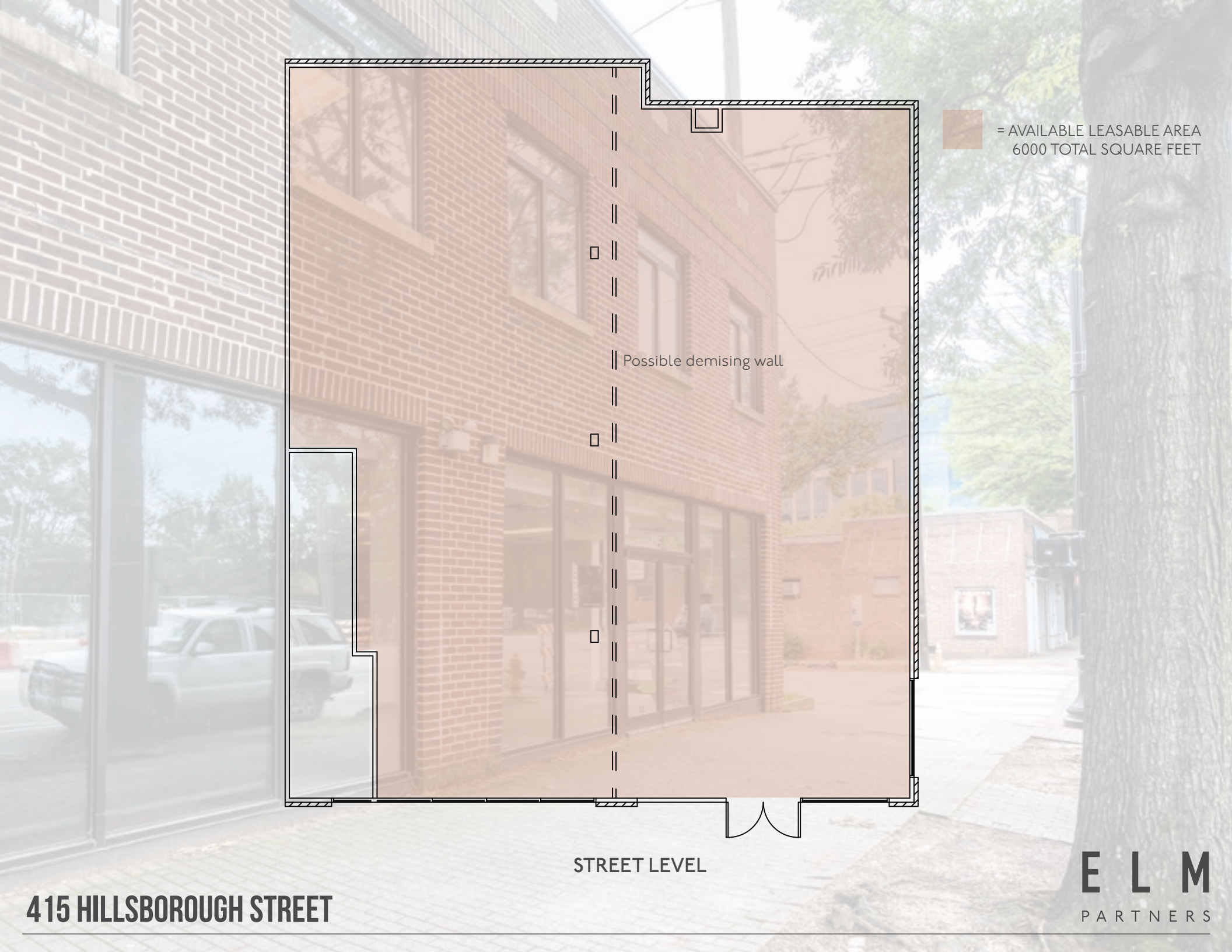
## / HIGHLIGHTS

MODERN OPEN WORKSPACE  
GROUND FLOOR AND SECOND FLOOR SUITES AVAILABLE  
AVAILABLE Q2 2026

## / LOCATION

HISTORIC HILLSBOROUGH STREET CORRIDOR  
HIGH VISIBILITY CORNER LOCATION  
NEIGHBORS WITH STATE OF BEER  
ONE BLOCK FROM MORGAN STREET FOOD HALL  
AND GLENWOOD SOUTH





 = AVAILABLE LEASABLE AREA  
6000 TOTAL SQUARE FEET

Possible demising wall

STREET LEVEL

415 HILLSBOROUGH STREET

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# DOWNTOWN RALEIGH

Icons, institutions and all the newness that downtown has to offer is right outside the door. Here's just a sample.

## FOOD + BEVERAGE

1. STATE OF BEER
2. PRESS
3. ROAST GRILL
4. MORGAN ST. FOOD HALL
5. FLYING SAUCER
6. O-KU SUSHI
7. HEIRLOOM
8. BARCELONA
9. WYE HILL KITCHEN
10. FIGULINA
11. THE PIT BBQ
12. PARKSIDE
13. WHISKEY KITCHEN
14. DEATH + TAXES
15. LE DIVE + NEPTUNES
16. CENTRO
17. RALEIGH RAW
18. MORNING + RALEIGH TIMES
19. CAROLINA ALE HOUSE
20. SULLIVAN'S STEAKHOUSE
21. SUSHI BLUES
22. HIBERNIAN CAFE
23. LA SANTA MODERN MEXICAN
24. DEMOS PIZZARIA
25. TOBACCO RD. SPORTS CAFE
26. CHAR GRILL
27. SECOND EMPIRE
28. TAVERNA AGORA
29. 321 COFFEE
30. FIRST WATCH
31. TROPHY BREWING AND PIZZA
32. SHOPS @ SEABOARD

## HOTELS

1. AC HOTEL
2. THE CASSO
3. LONGLEAF HOTEL
4. SHERATON
5. MARRIOTT
6. THE TEMPO BY HILTON
7. HYATT HOUSE @ SEABOARD

# 415 HILLSBOROUGH STREET



TO I-40

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# DEMOGRAPHICS

| RADIUS                               | 1 mile                 | 3 mile             | 5 mile           |
|--------------------------------------|------------------------|--------------------|------------------|
| <b>Population</b>                    |                        |                    |                  |
| 2029 Projection                      | 119,737                | 247,831            | 700,857          |
| 2024 Estimate                        | 110,033                | 227,668            | 644,997          |
| 2020 Census                          | 103,080                | 214,859            | 619,151          |
| Growth 2024 - 2029                   | 8.82%                  | 8.86%              | 8.66%            |
| Growth 2020 - 2024                   | 6.75%                  | 5.96%              | 4.17%            |
| <b>Median Age</b>                    | <b>32.70</b>           | <b>33.90</b>       | <b>37.00</b>     |
| <b>Average Age</b>                   | <b>35.40</b>           | <b>36.40</b>       | <b>38.30</b>     |
| <b>Households</b>                    |                        |                    |                  |
| 2029 Projection                      | 49,020                 | 104,487            | 290,669          |
| 2024 Estimate                        | 44,757                 | 95,613             | 267,087          |
| 2020 Census                          | 41,018                 | 88,895             | 254,980          |
| Growth 2024 - 2029                   | 9.52%                  | 9.28%              | 8.83%            |
| Growth 2020 - 2024                   | 9.12%                  | 7.56%              | 4.75%            |
| <b>2024 Population By Race</b>       | <b>110,033</b>         | <b>227,668</b>     | <b>644,997</b>   |
| White                                | 62,589 56.88%          | 122,464 53.79%     | 354,621 54.98%   |
| Black                                | 27,706 25.18%          | 60,542 26.59%      | 156,609 24.28%   |
| Am. Indian & Alaskan                 | 226 0.21%              | 508 0.22%          | 1,573 0.24%      |
| Asian                                | 5,556 5.05%            | 10,209 4.48%       | 33,766 5.24%     |
| Hawaiian & Pacific Island            | 15 0.01%               | 33 0.01%           | 104 0.02%        |
| Other                                | 13,942 12.67%          | 33,911 14.89%      | 98,325 15.24%    |
| <b>Population by Hispanic Origin</b> | <b>110,033</b>         | <b>227,668</b>     | <b>644,997</b>   |
| Non-Hispanic Origin                  | 98,904 89.89%          | 199,211 87.50%     | 563,746 87.40%   |
| Hispanic Origin                      | 11,129 10.11%          | 28,458 12.50%      | 81,252 12.60%    |
| <b>2024 Households by HH Income</b>  | <b>44,758</b>          | <b>95,613</b>      | <b>267,086</b>   |
| <b>2024 Avg Household Income</b>     | <b>\$101,008</b>       | <b>\$98,487</b>    | <b>\$105,655</b> |
| <b>2024 Med Household Income</b>     | <b>\$64,995</b>        | <b>\$67,336</b>    | <b>\$78,124</b>  |
| <b>2024 Population by Education</b>  | <b>80,614</b>          | <b>169,927</b>     | <b>484,673</b>   |
| Some High School, No Diploma         | 7,209 8.94%            | 15,674 9.22%       | 32,959 6.80%     |
| High School Grad (Incl Equivalency)  | 11,611 14.40%          | 25,655 15.10%      | 71,264 14.70%    |
| Some College, No Degree              | 14,528 18.02%          | 33,436 19.68%      | 109,520 22.60%   |
| Associate Degree                     | 6,341 7.87%            | 13,715 8.07%       | 32,797 6.77%     |
| Bachelor Degree                      | 23,745 29.46%          | 49,309 29.02%      | 146,821 30.29%   |
| Advanced Degree                      | 17,180 21.31%          | 32,138 18.91%      | 91,312 18.84%    |
|                                      | <b># of Businesses</b> | <b># Employees</b> | <b>#Emp/Bus</b>  |
| <b>Total Businesses</b>              | <b>3,167</b>           | <b>40,954</b>      | <b>13</b>        |

## EMPLOYMENT DENSITY



## MEDIAN AGE



## TRAFFIC COUNTS

|                         |            |
|-------------------------|------------|
| Hillsborough at Edenton | 10,700 CPD |
| Dawson at Morgan        | 24,800 CPD |
| Daswon at Edenton       | 22,700 CPD |
| Glenwood at Jones       | 10,500 CPD |

# RALEIGH RECOGNIZED

/ 2023

#3 BEST BUSINESS CLIMATES (LARGE) IN THE US  
-BUSINESS FACILITIES

/ 2022

#2 THE SOUTH'S BEST CITIES ON THE RISE  
-SOUTHERN LIVING

/ 2022

#2 SPOT IN THE US TO BE A REMOTE WORKER  
-TRIANGLE BUSINESS JOURNAL

/ 2022

#3 AMERICA'S HAPPIEST CITIES  
-MEN'S HEALTH

/ 2022

#3 STEM JOB GROWTH INDEX  
-RCLCO

/ 2022

#4 50 BEST PLACES TO LIVE IN THE US  
-MONEY

## HISTORY

"RALEIGH WAS FOUNDED IN 1792 AS N.C.'S CAPITAL CITY. IT WAS NAMED FOR SIR WALTER RALEIGH, WHO ATTEMPTED TO ESTABLISH THE FIRST ENGLISH COLONY ON THE SHORES OF THE NEW WORLD IN THE 1580'S. IT IS THE ONLY STATE CAPITAL TO HAVE BEEN PLANNED AND ESTABLISHED BY A STATE AS THE SEAT OF GOVERNMENT. THE CITY'S FOUNDING FATHERS CALLED RALEIGH THE "CITY OF OAKS" AND DEDICATED THEMSELVES TO MAINTAINING THE AREA'S WOODED TRACTS AND GRASSY PARKS.

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