

DOWNTOWN RALEIGH OFFICE FOR LEASE

804 E. EDENTON STREET | RALEIGH, NC 27601

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PROPERTY DASHBOARD

804 E. EDENTON ST, RALEIGH, NC

ADDRESS:	804 E. Edenton Street, Raleigh, NC
SF AVAILABLE:	+/- 1,676 RSF
LEASE RATE:	\$4,500/Month Modified Gross
ZONING:	OX-3
YEAR BUILT:	1930
ZONING:	OX-3 (Office Mixed Use – 3 Stories)
PARKING:	6 On-Site Spaces

PROPERTY HIGHLIGHTS

Located in the heart of Raleigh’s dynamic Smoky Hollow district, this property enjoys a prime downtown location just steps from an array of shops, restaurants, and green spaces. It offers the rare advantage of on-site surface parking—an uncommon feature in this urban setting. The flexible, open-layout office space is ideal for creative teams or professional services seeking a modern work environment. Surrounded by a growing mix of local amenities and positioned within one of the city’s most active development corridors, the property benefits from strong connectivity and long-term growth potential.

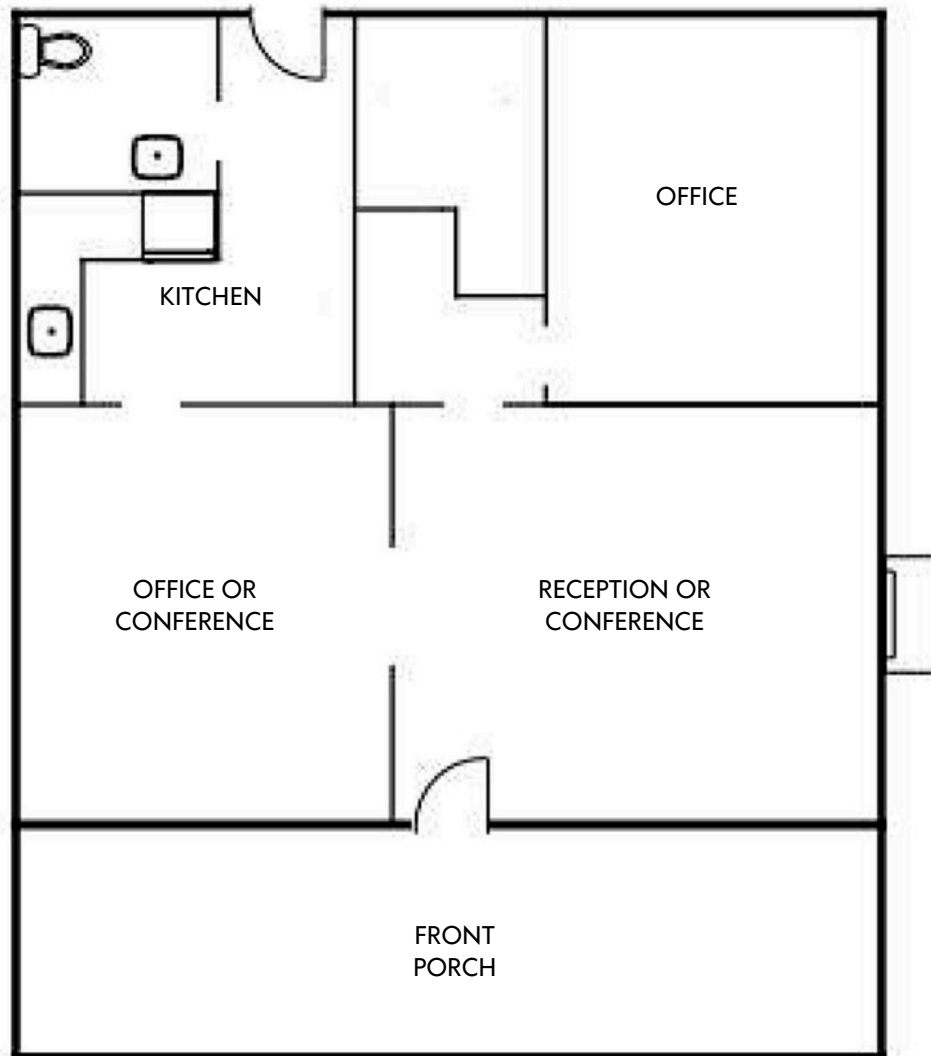
DEMOGRAPHICS:	1 Mile	3 Mile	5 Mile
TOTAL POPULATION	5,572	64,851	217,223
ANNUAL GROWTH 2024-2029	0.23%	3.44%	5.72%
2024 AVG HOUSEHOLD INCOME	\$131,637	\$107,273	\$74,636

SPACE AMENITIES

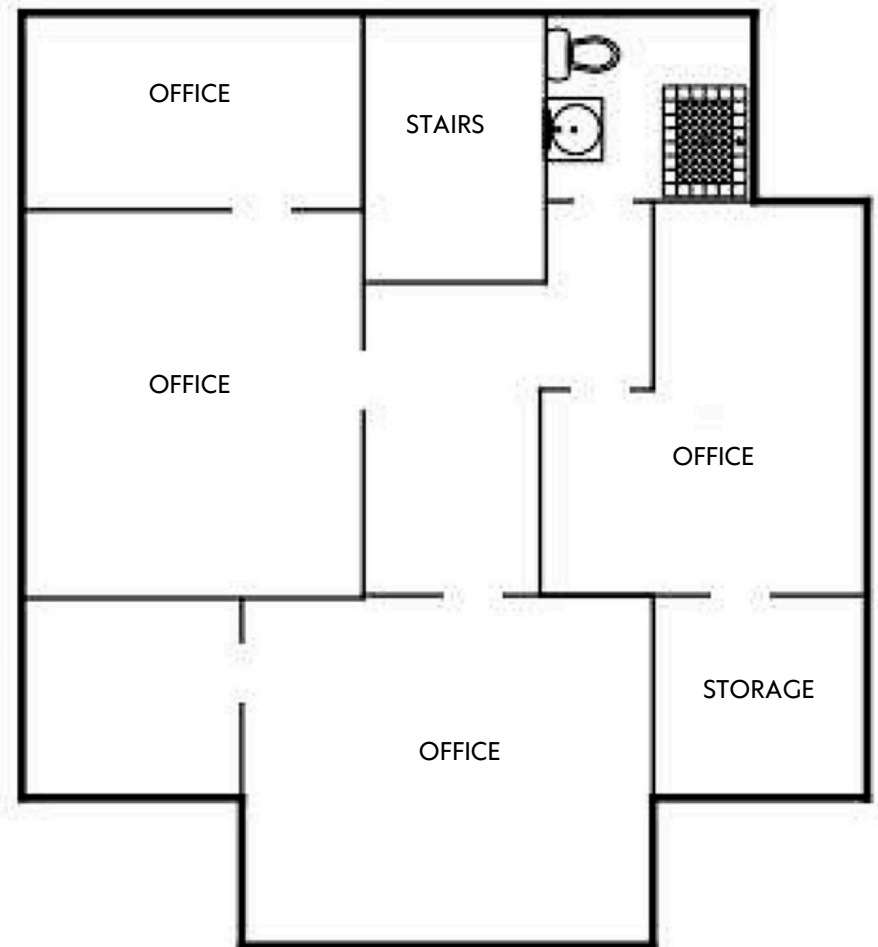
- Private offices
- Glass-walled conference room
- Kitchenette and break area
- Three restrooms
- Open workspace with exposed brick

FLOOR PLAN

FIRST FLOOR



SECOND FLOOR

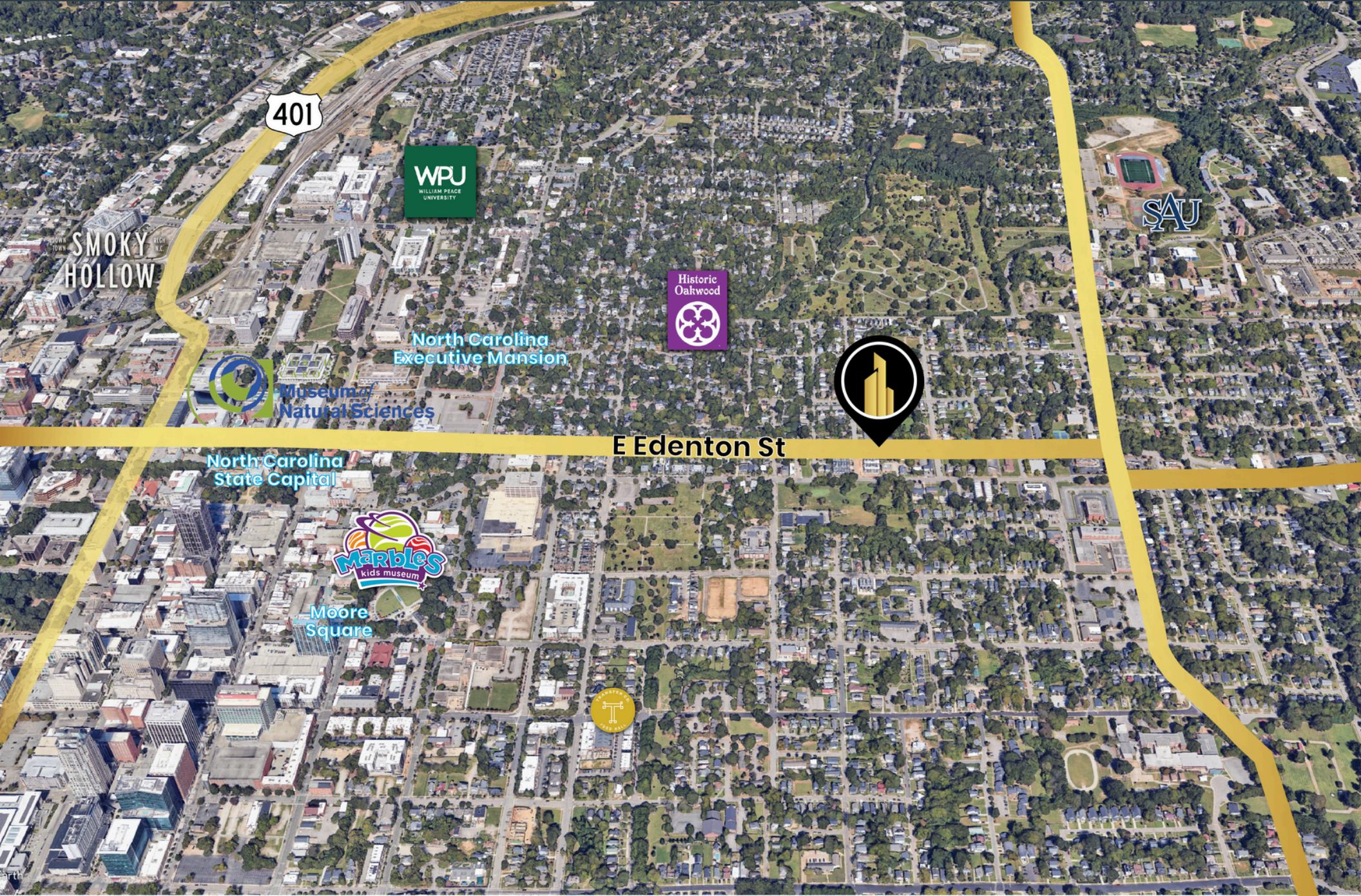








LOCATION MAP



401

SMOKY HOLLOW



North Carolina Executive Mansion



Museum of Natural Sciences



E Edenton St

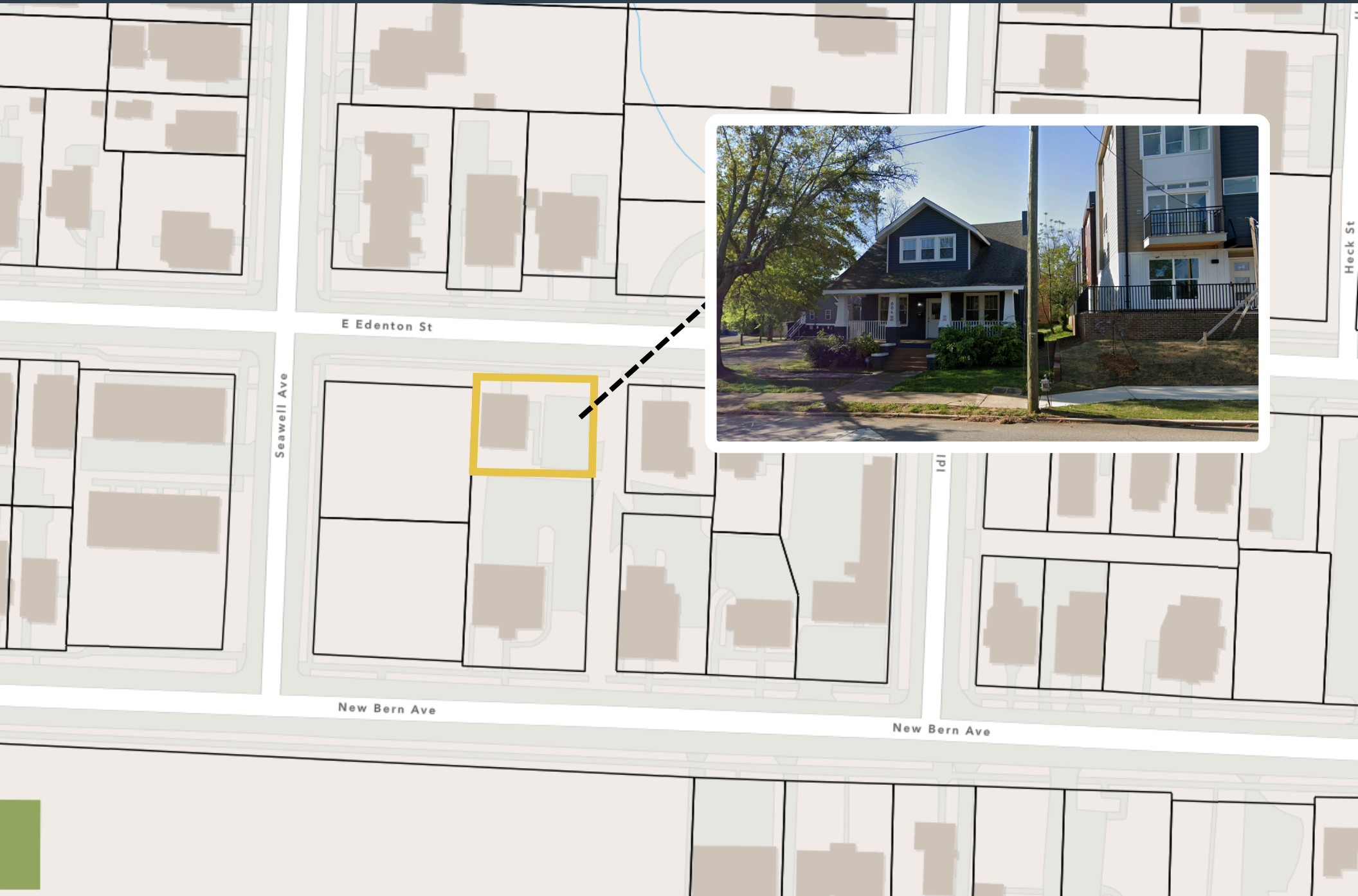
North Carolina State Capital



Moore Square



PARCEL MAP



MARKET OVERVIEW

Raleigh is the capital of the state of North Carolina and the seat of Wake County in the United States. Raleigh is the second-largest city in the state, after Charlotte. Raleigh is known as the "City of Oaks" for its many oak trees, which line the streets in the heart of the city. The city covers a land area of 142.8 square miles. The U.S. Census Bureau estimated the city's population as 479,332 as of July 1, 2018. It is one of the fastest-growing cities in the country.

Raleigh is home to North Carolina State University (NC State) and is part of Research Triangle Park (RTP), together with Durham (home of Duke University and North Carolina Central University) and Chapel Hill (home of the University of North Carolina at Chapel Hill). The "Triangle" nickname originated after the 1959 creation of the Research Triangle Park, located in Durham and Wake counties, among the three cities and their universities. The Research Triangle region encompasses the U.S. Census Bureau's Raleigh-Durham-Chapel Hill Combined Statistical Area.

Most of Raleigh is located within Wake County, with a very small portion extending into Durham County. The towns of Cary, Morrisville, Garner, Clayton, Wake Forest, Apex, Holly Springs, Fuquay-Varina, Knightdale, Wendell, Zebulon, and Rolesville are some of Raleigh's primary nearby suburbs and satellite towns.



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CityPlat, LLC has not made any investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with state and federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this Offering has been obtained from sources we believe are reliable; however, CityPlat, LLC has not verified, and will not verify, any of the information contained herein, nor has CityPlat, LLC conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided.



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