



Retail Space for Lease

400H

400 Hillsborough Street
Raleigh, NC

LEASING

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L O D E N

AVAILABILITY

400H

RETAIL FOR LEASE

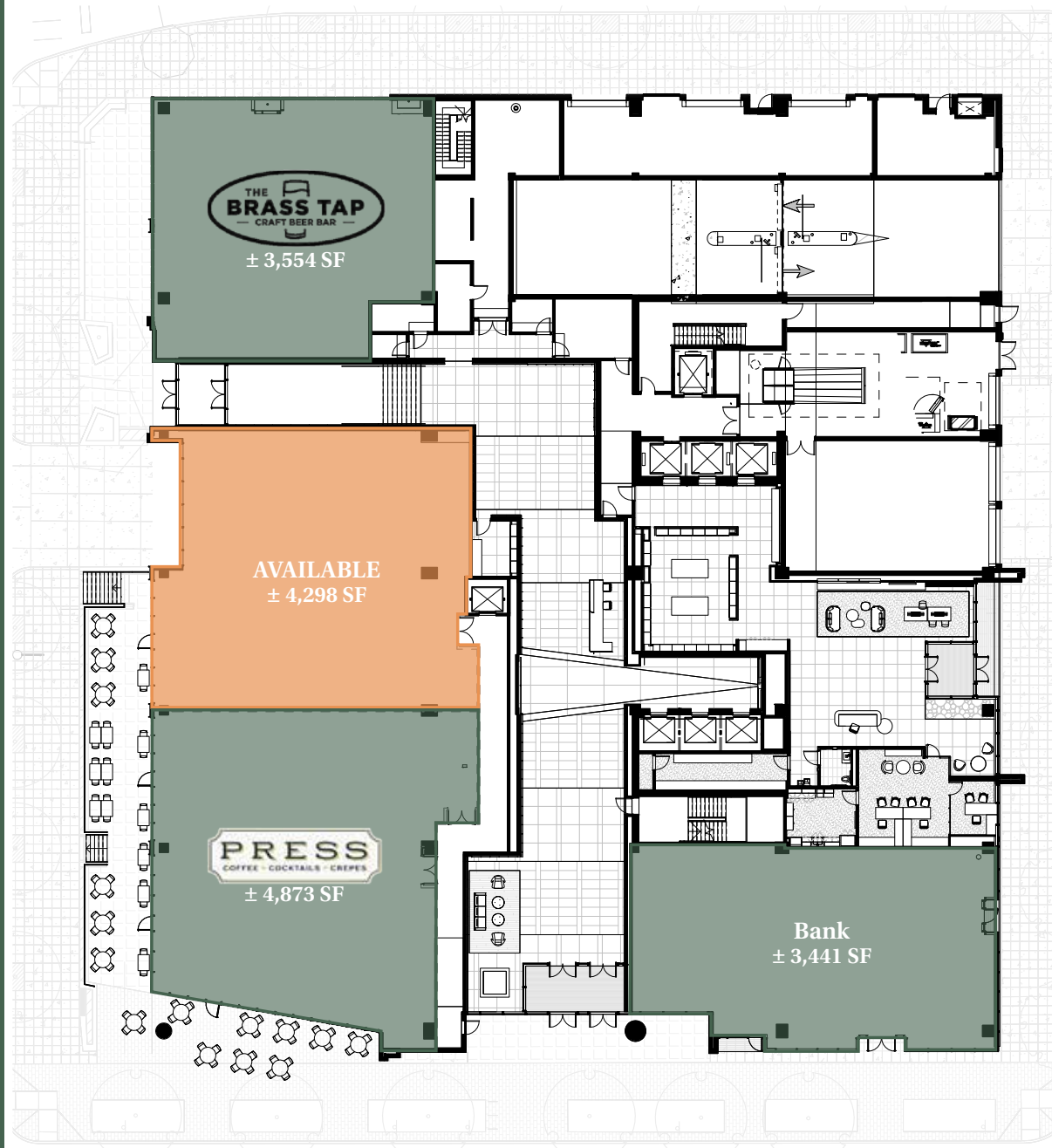
Retail Space

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

Details

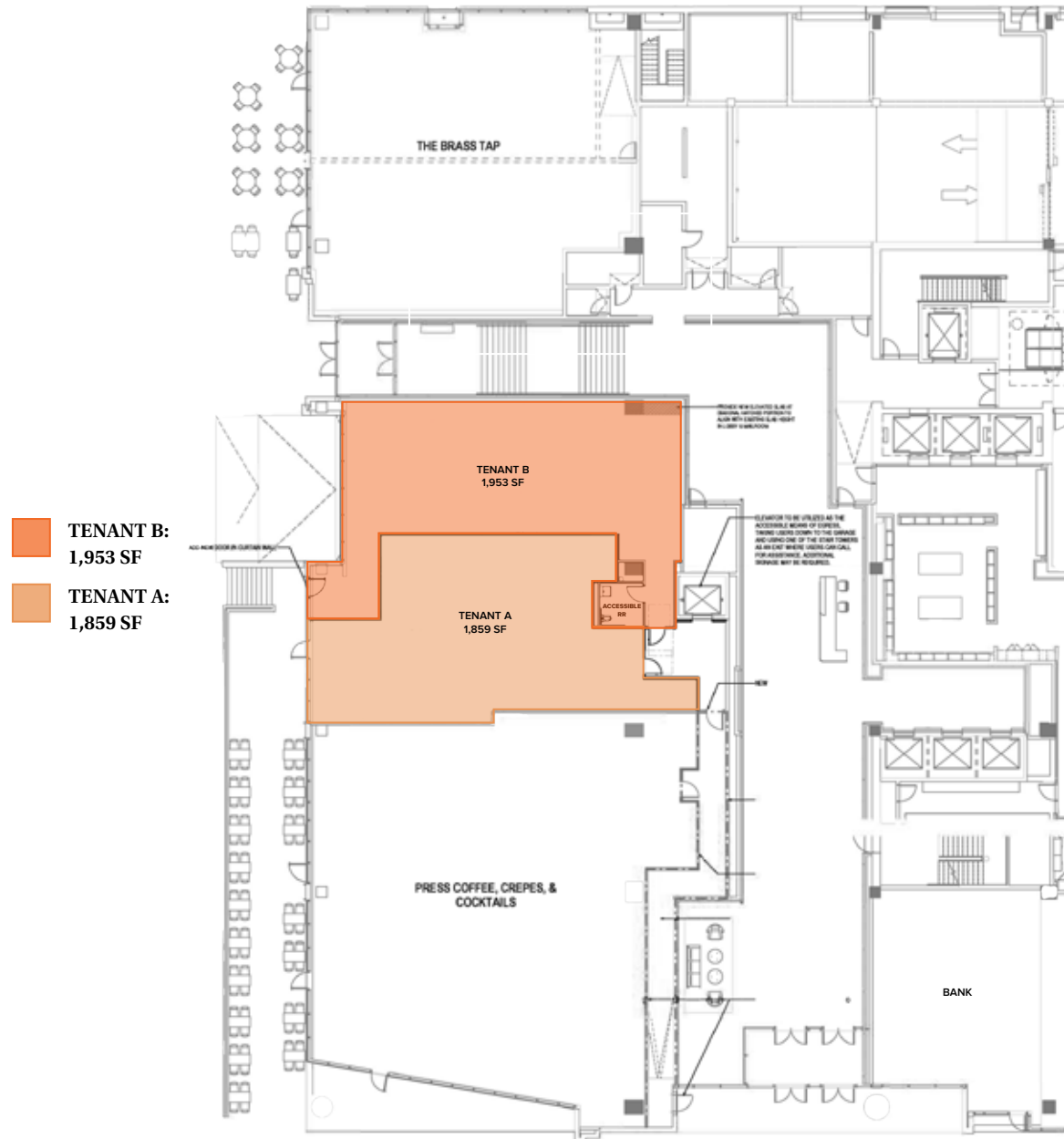
- ± 16,166 SF ground floor retail
- 20' wide sidewalks
- Restaurant ready including 3,000 gallon great traps, 4" grease lines, pre-plumbed water and sewer lines, HVAC sleeves, and horizontal kitchen exhaust
- Integrated patio and outdoor areas
- Dedicated entrance for retail vs office and residential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

L O D E N



AVAILABILITY

400H



PROJECT OVERVIEW

400H

OVERVIEW

Building Details

- $\pm 144,410$ SF office
- $\pm 16,166$ 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	$\pm 3,554$ SF retail (Edenton St)
Ground Floor	$\pm 16,166$ SF retail (Hillsborough and West)
Floors 2-3	Parking
Floors 4-8	$\pm 25,500$ 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

L O D E N



SITE OVERVIEW

400H



PROPERTY PHOTOS

400H



DEMOGRAPHICS

400H

RALEIGH ACCOLADES

2026

Raleigh is the Best City to Live in NC
-Niche

Raleigh is the 2nd best state capitol
-WalletHub

Raleigh is the 4th most economically resilient metro
-CardRates

Raleigh has the 5th happiest residents
-SmartAsset

Raleigh has the 5th best nightlife
-Travel & Leisure

Raleigh is the 7th best large city to start a business
-WalletHub

2025

2nd Friendliest City in the U.S.
-YUZU, Match Group’s social app

No. 4 for Best Cities for Headquarters
-Triangle Business Journal

No. 7 Fastest Growing City in the U.S.
-U-Haul Annual Growth Report

L O D E N

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

