

An architectural rendering of the Garden West development at night. The scene shows a modern, multi-story building with a large, illuminated sign that reads "GARDEN WEST" in red. Below the sign, there are two main entrances: "RALEIGH WHISKY" on the left and "PARKSIDE CAFE" on the right. The building is surrounded by lush greenery, including trees and a large, landscaped courtyard area with many people sitting at outdoor tables and walking. In the background, a multi-level parking garage is visible, filled with cars. The overall atmosphere is vibrant and modern.

REDEVELOPMENT

GARDEN WEST

15 N. West Street
Raleigh, NC 27603

L O D E N

LEASING

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PROPERTY DESCRIPTION

GARDEN WEST

FOR LEASE

Availability

± 1,500 - 7,000 SF

Price

\$36.00 PSF NNN

Location

- Excellent visibility from Edenton Street and West Street
- 5 minute walk from 400H, Smoky Hollow, Campbell Law, Union Station, The Dillon, CAM, Weaver Street Market, Morgan Street Food Hall, and Glenwood South
- Close proximity to Village District, Boylan Heights, and multiple dense residential complexes

Size

± 10,285 SF of retail/office/multi-purpose space in core of Downtown Raleigh

Details

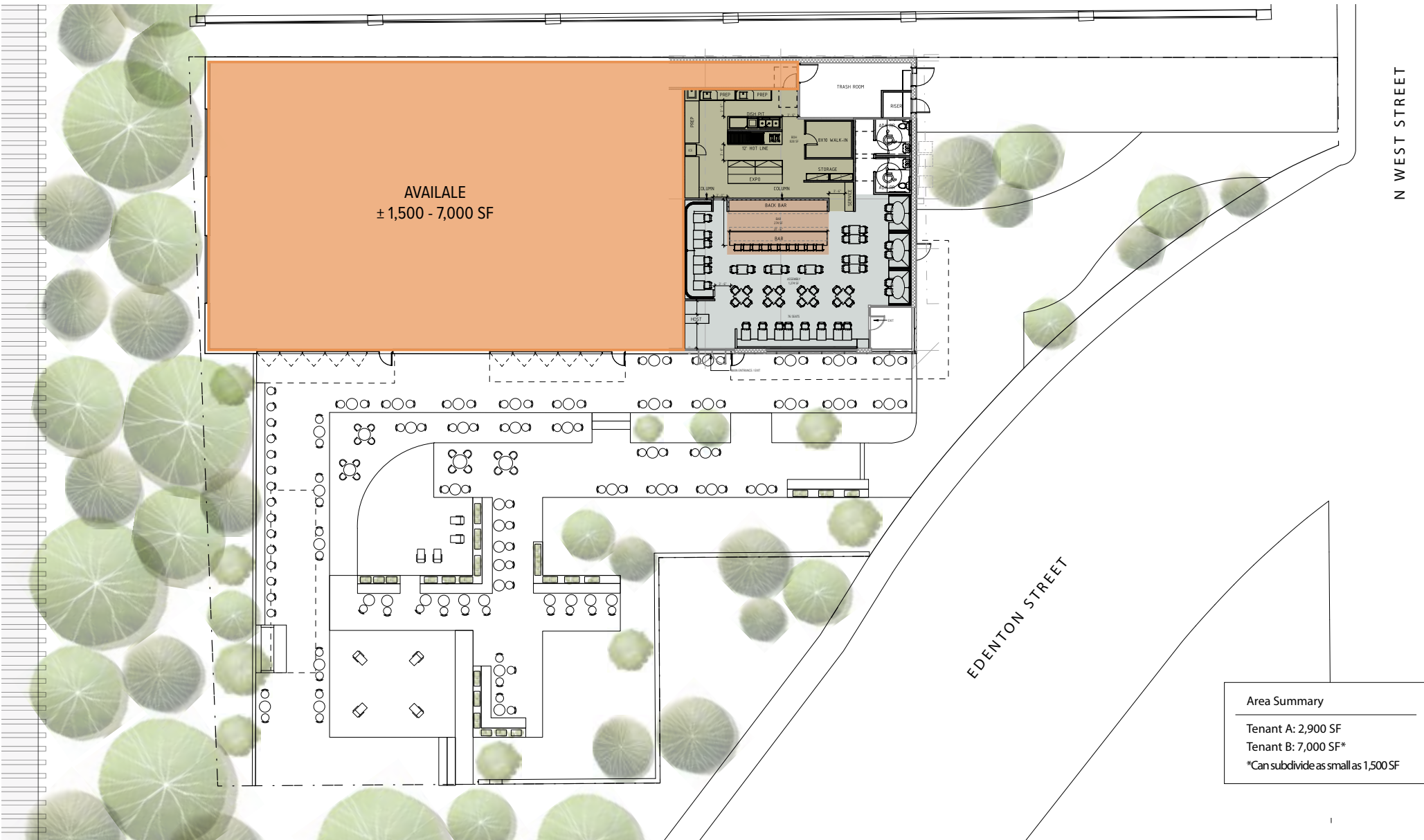
- Building can be subdivided into 2-4 smaller units
- Delivered with dedicated trash room, wet sprinkler system, full height exterior glass, high capacity electrical service, natural gas, grease trap, and wide exterior concrete patio
- Landlord delivery will be cold dark shell with improvement allowance
- Exterior patio to be designed and installed during tenant fit-ups
- 1,500 parking spaces within walking distance



L O D E N

SITE PLAN

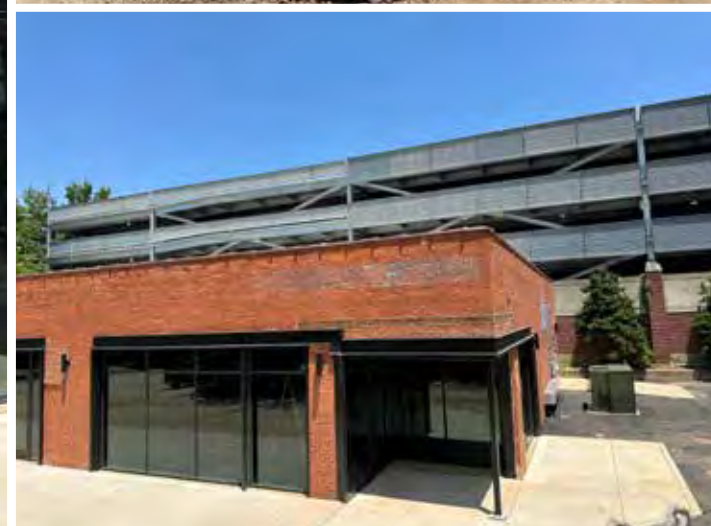
GARDEN WEST



Area Summary	
Tenant A:	2,900 SF
Tenant B:	7,000 SF*
*Can subdivide as small as 1,500 SF	

PROPERTY PHOTOS

GARDEN WEST



L O D E N

SITE OVERVIEW

GARDEN WEST

Next door to 400H at N. West and Edenton Streets



DEMOGRAPHICS

GARDEN WEST

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

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

