William White, Broker 919-621-1745 wwhite@whiteoakcommercial.com

BUILDING FOR SALE OR LEASE

610 W. PEACE ST
RALEIGH, NC 27605

Parcel ID - 0059967

Mixed Neighborhood Use (NX-3-UG)

Lot Size - Approx. 0.12 Acres

+/- 1,690 SF Commercial Space

Ideal for Investors & Owner-Occupants

FOR SALE: CALL FOR PRICING
FOR LEASE: $30 PER SF, NNN

Rare infill commercial opportunity on Raleigh's highly sought-after Peace Street corridor. This standalone building offers immediate occupancy potential with long-term redevelopment upside in one of the city's most active growth areas. Surrounded by significant residential and mixed-use investment, 610 W Peace Street provides investors and owner-users a unique opportunity to establish a presence in a premier urban location.

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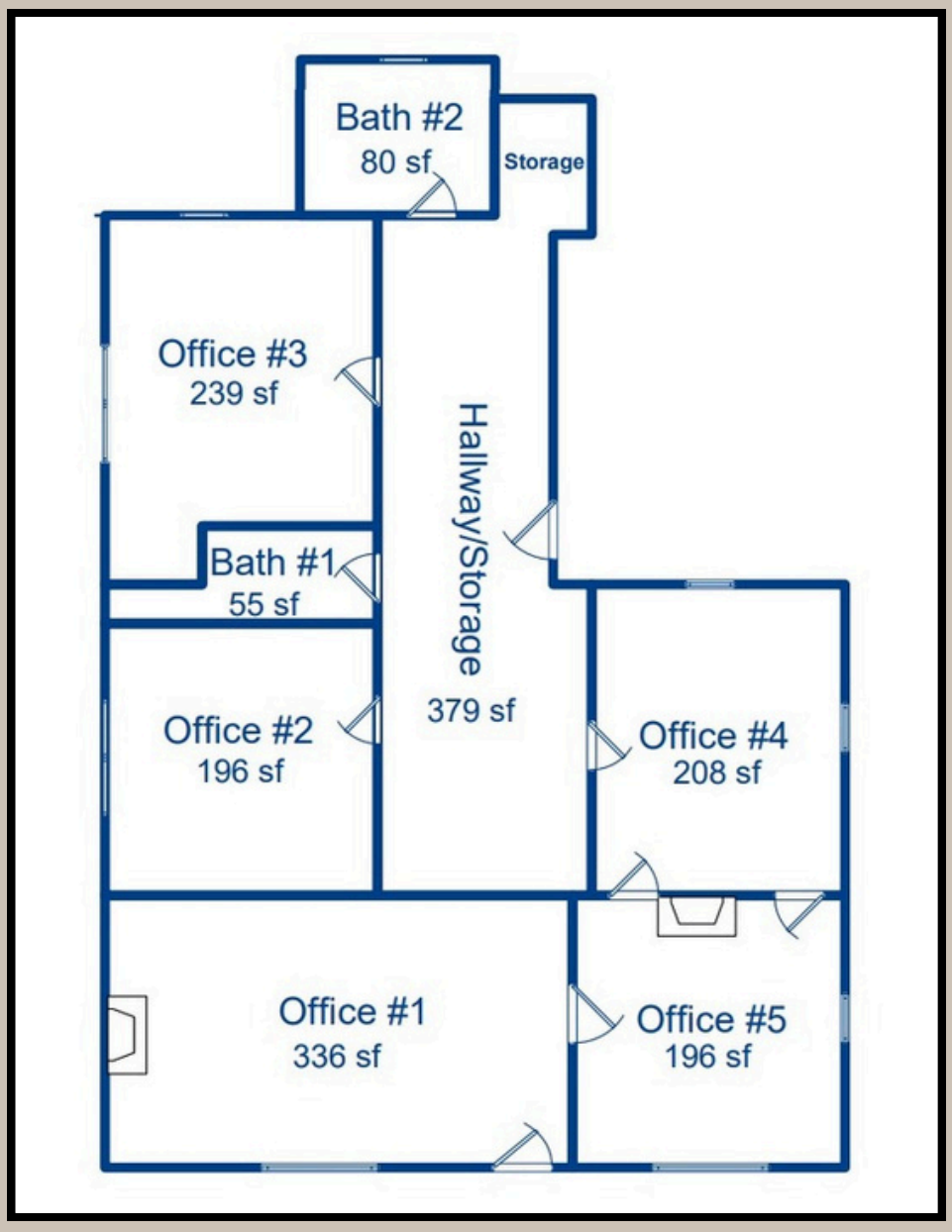

Space Features

- Four private offices
- One large open reception or conference room
- 1.5 bathrooms
- Multiple storage closets
- Natural hardwood floors

Utility Providers:

- Duke Energy for electric
- City of Raleigh for water and sewer

Parking:

- Two dedicated spaces in front of the building
- Four dedicated spaces with wheelchair access behind the building

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FRONT ROOM

MIDDLE OFFICE

FRONT OFFICE

HALLWAY

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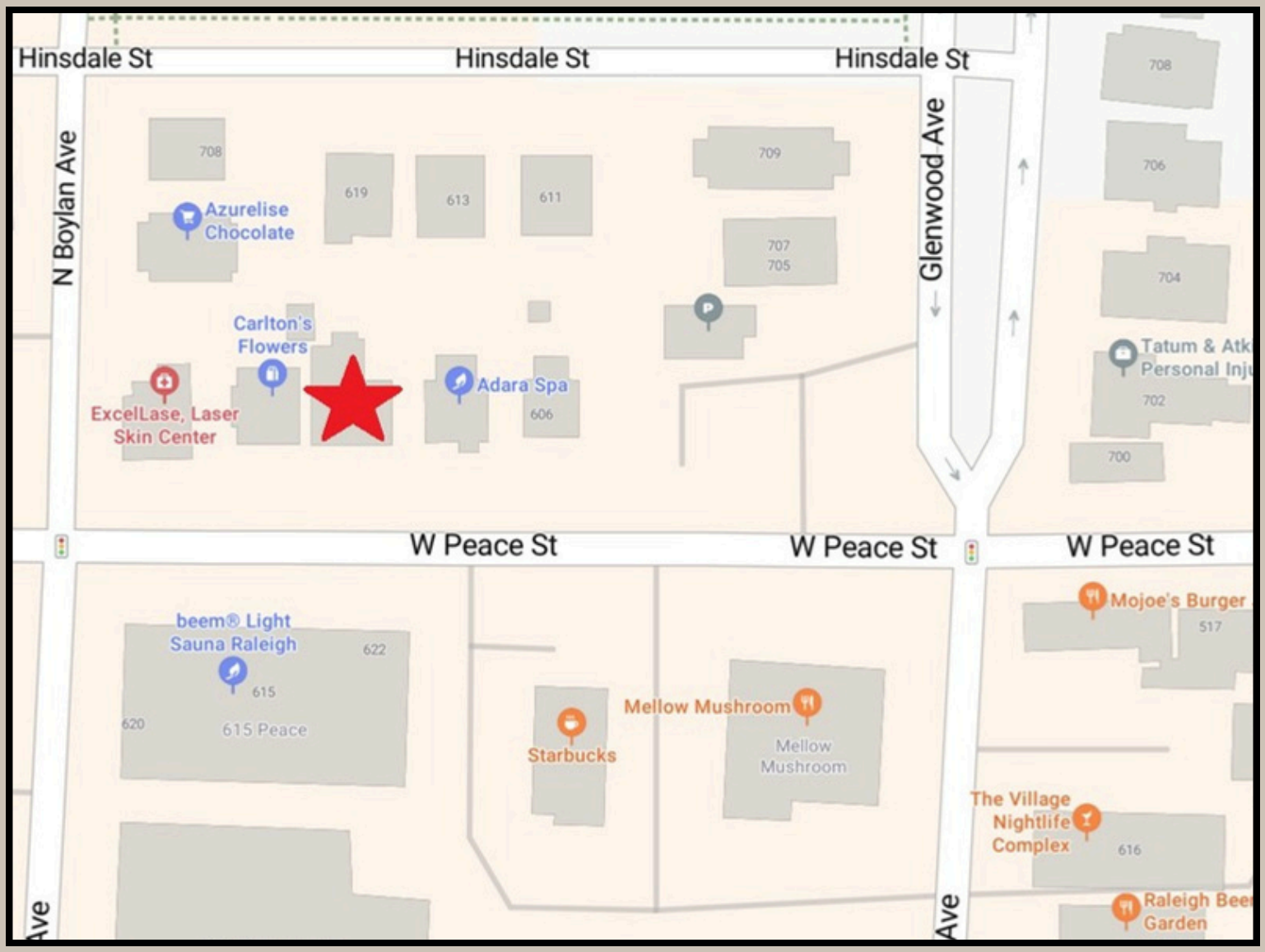

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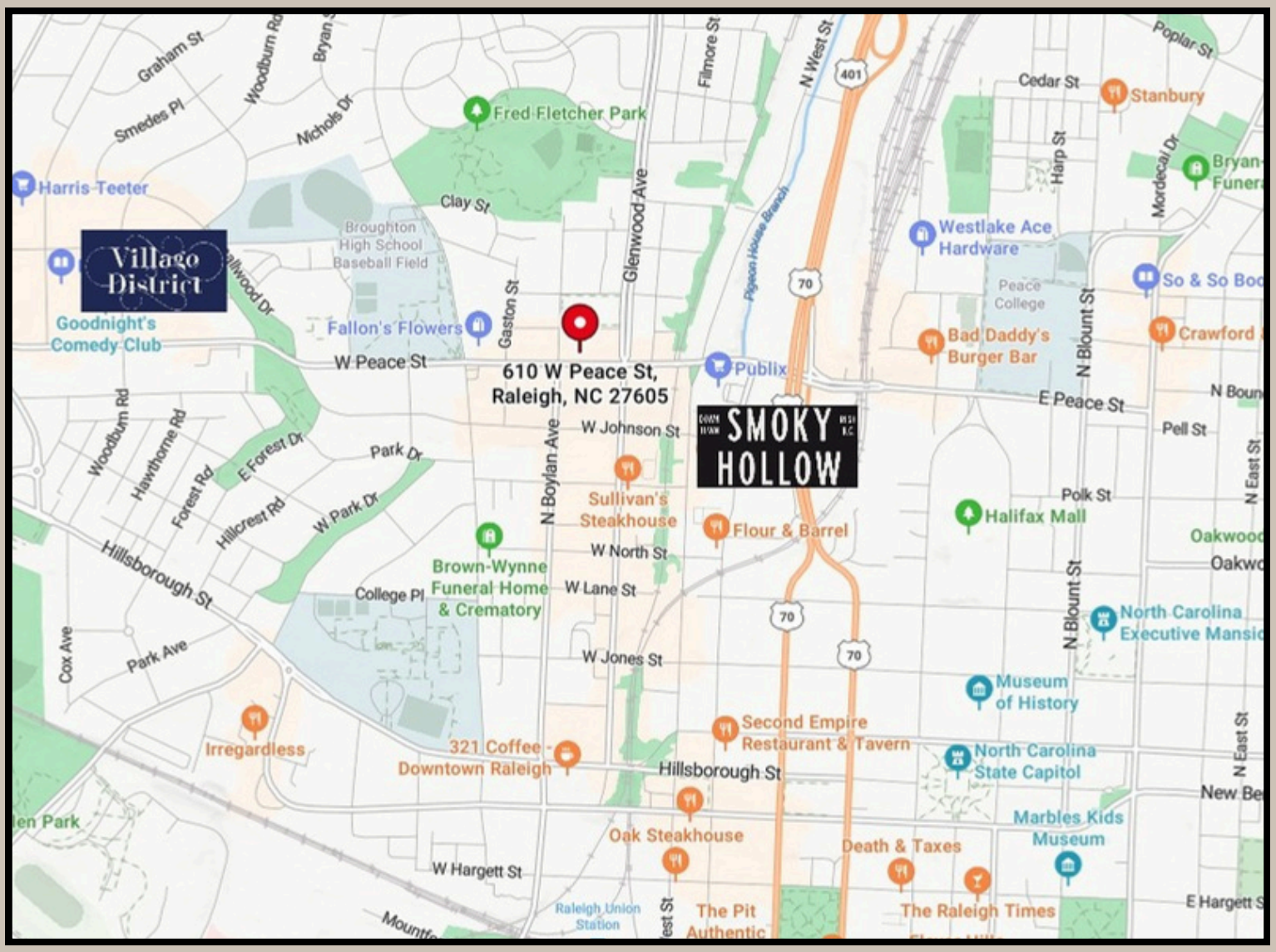

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