

RETAIL FOR LEASE

SIR WALTER RALEIGH

400 FAYETTEVILLE STREET, RALEIGH, NC 27601



NAI TRI PROPERTIES

PROPERTY OVERVIEW

Multiple retail spaces available for lease in historical building located in prime downtown Raleigh location on Fayetteville Street. With a walk score of 94, the Sir Walter Raleigh is easily accessible for both local residents and office workers.

BUILDING

Sir Walter Raleigh

ADDRESS

400 Fayetteville Street, Raleigh, NC 27601

BUILDING SIZE

Approximately 190,518 SF

AVAILABLE SPACES AND RENTAL RATES

Suite B- Fayetteville Street: 1,150 SF- \$30.00/SF + TICAM

Suite D- Former Chic-Fil-A: 3,916 SF- \$30.00/SF + TICAM

Suite E- Davie Street: 969 SF- \$27.00/SF + TICAM

Suite F-Davie Street: 1,495 SF- \$27.00/SF + TICAM

Suite G- Davie and Salisbury Street: 2,169 SF (includes lower floor and mezzanine)- \$27.00/SF + TICAM

TICAM

\$3.84/SF

YEAR BUILT

1924

HIGHLIGHTS

- Former Sir Walter Raleigh Hotel
- On National Register of Historic Places
- Raleigh historic landmark
- Designed by Raleigh architect James A. Slater
- Vibrant nightlife
- Delivery in warm, vanilla shell

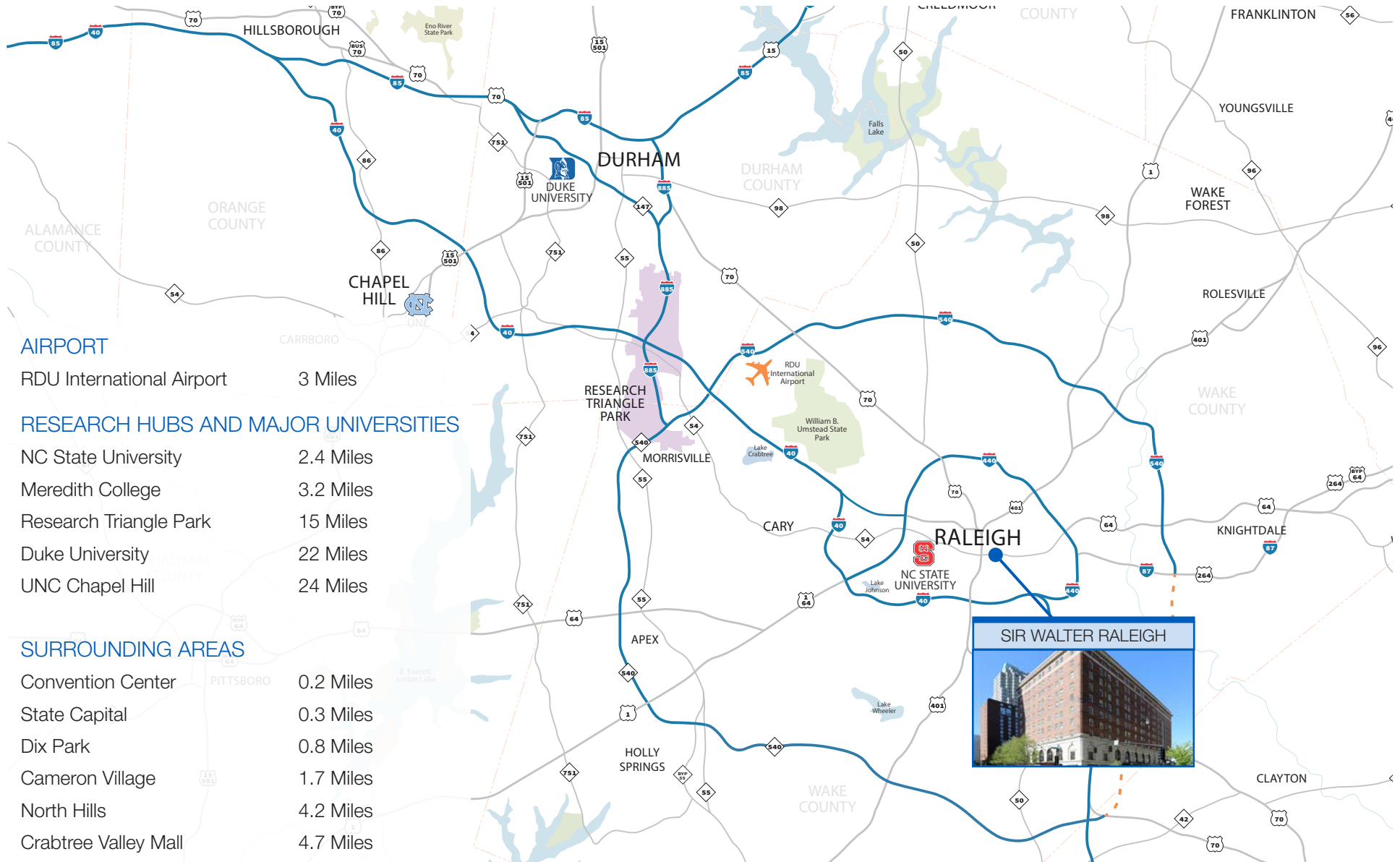
CONTACT

MATTHEW WATKINS | 919.602.2755 | mwatkins@triprop.com

NAITRI PROPERTIES



TRIANGLE REGION



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FAYETTEVILLE STREET STREETSCAPE PLAN (PHASE ZERO)

Council Approved: ~\$1M approved in November 2025 to begin “Phase Zero” streetscape improvements

Streetscape Updates:

- Reconfigure or remove existing benches to free up pedestrian and business space
- Remove granite seatwalls that conflict with new walking zones
- Modify landscape beds (remove hard-to-maintain plantings; introduce public art in select areas)
- Reorient sidewalk zones to expand business frontage (e.g., outdoor dining) and shift walking paths closer to trees

Placemaking Enhancements (Select Blocks):

- New colorful furniture, public art, and wayfinding
- Focus on east 100 Block, east & west 200 Block, and east 300 Block

Timeline: Implementation targeted over the next year, aiming for completion by end of 2026

City Plaza (FY26–27 Earmarked Projects):

- Install large public art on two existing north-side pedestals
- Further study a small-to-medium band stage for City Plaza



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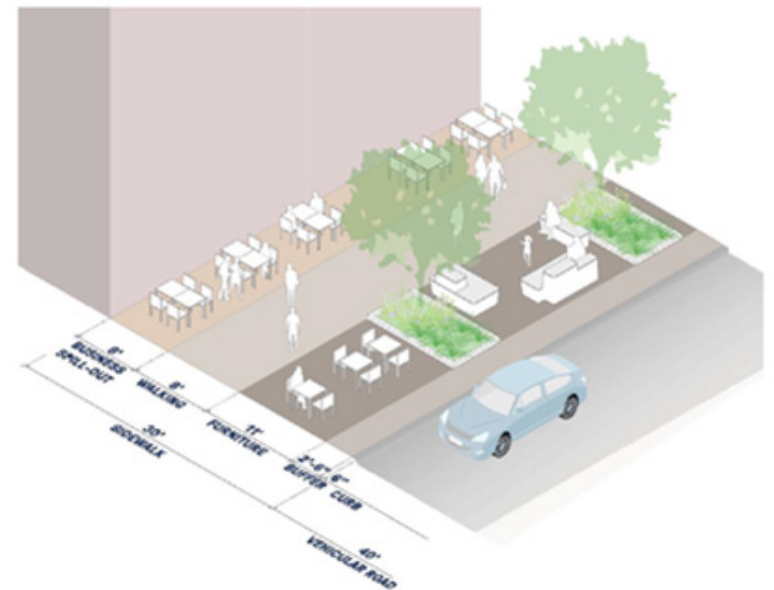
NAITRI PROPERTIES

FAYETTEVILLE STREET STREETScape PLAN (PHASE ZERO)



Streetscape Design: Proposed Changes

- Increase business zone to 8 feet to support larger dining tables.
- 8-foot walking zone between business zone & tree pits.
- Step-off zone reduced to 2.5 feet.
- Remove elements from the revised walking and furniture zones to increase flexibility.
- Tree pits extended to provide for plantings, define activation spaces.



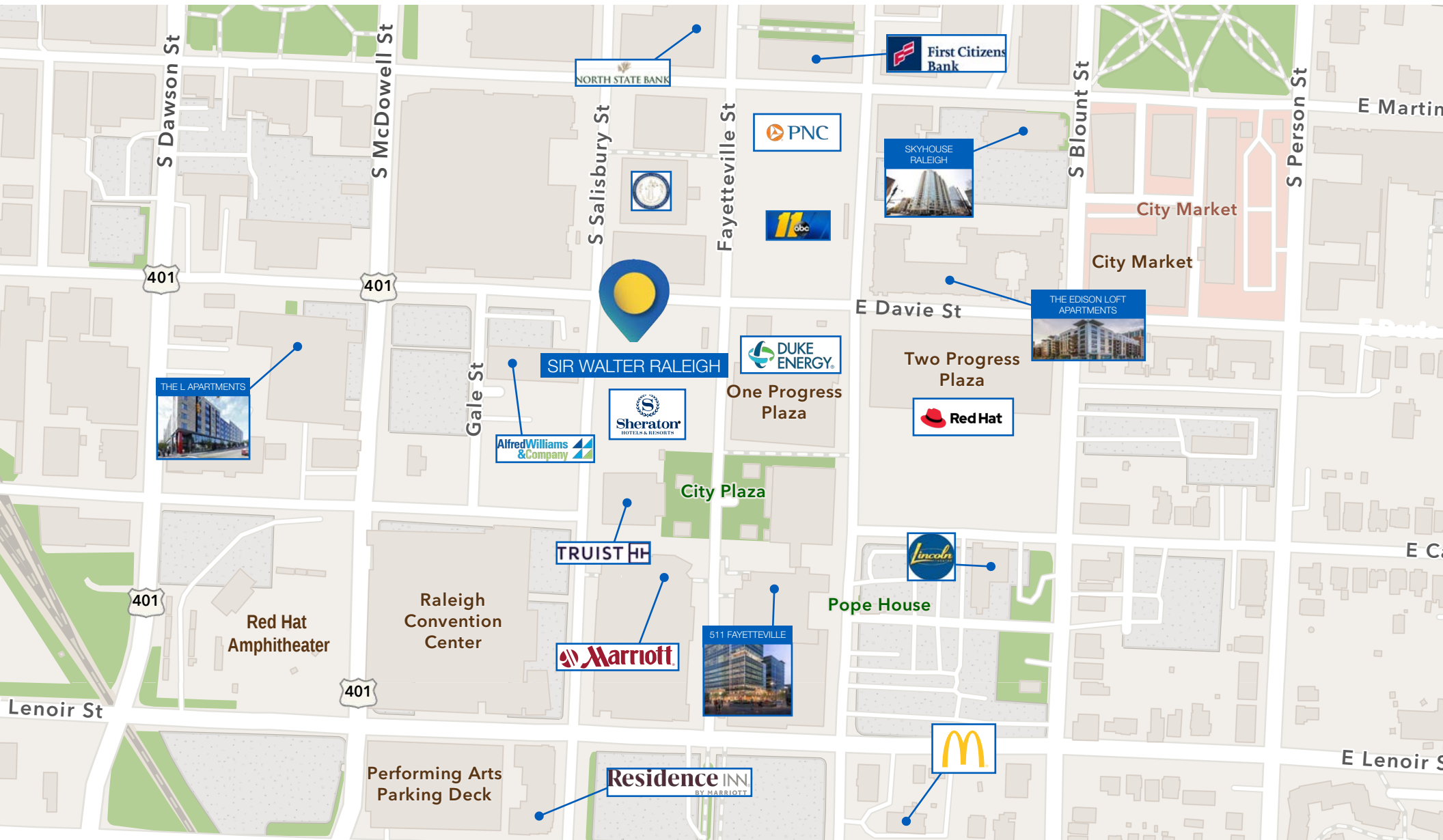
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DOWNTOWN RALEIGH



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NAI TRI PROPERTIES

FLOOR PLANS

Suite G +
Mezzanine



Lower Level

Suite F



Suite E



Suite D



Suite B



CLICK OR
SCAN QR
CODES FOR
VIRTUAL
TOURS

Main Level

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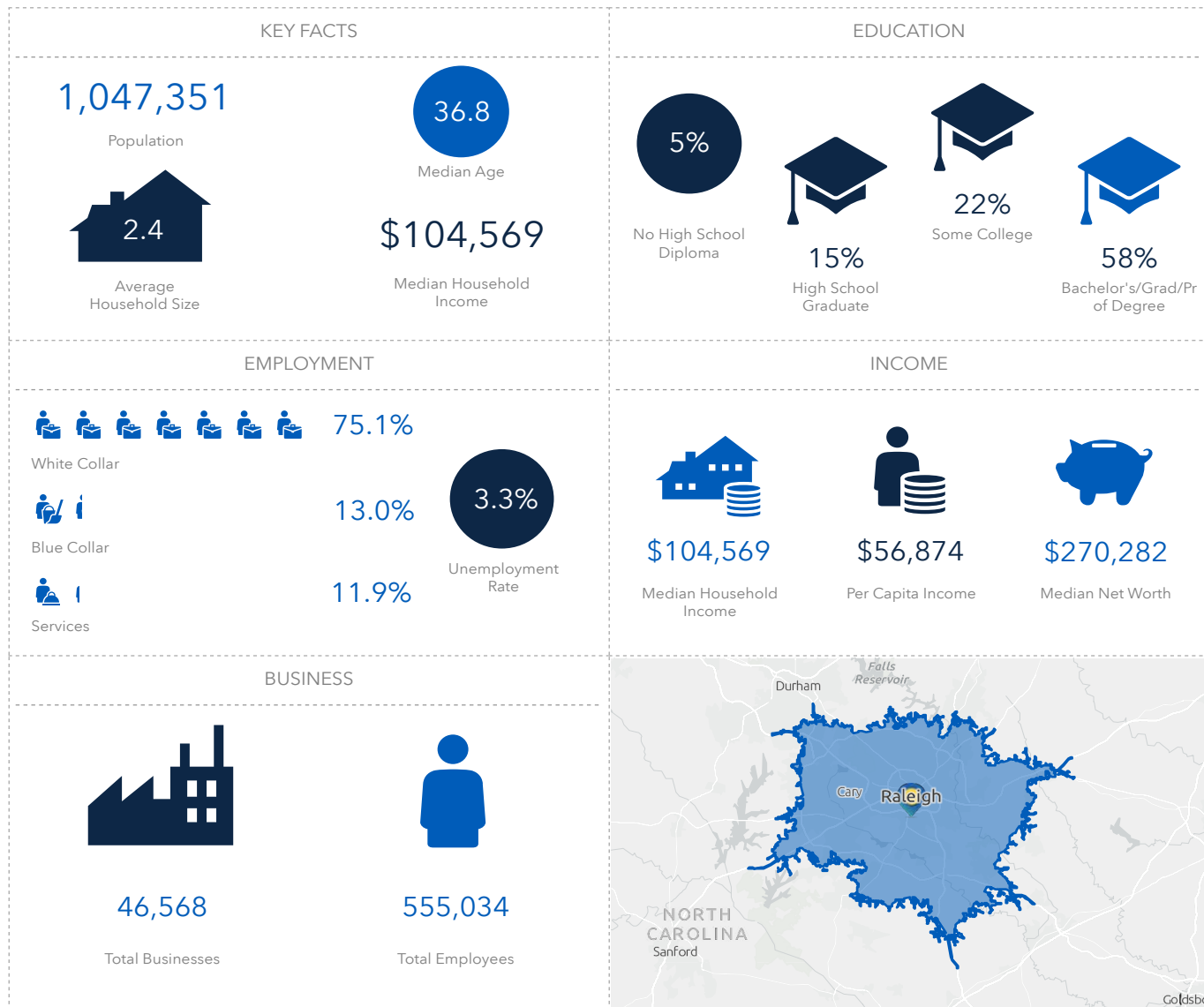
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DEMOGRAPHICS

27 MINUTE AVERAGE COMMUTE DRIVE TIME



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