

416 W South St.

Raleigh, NC 27601

OFFICE/RETAIL **FOR LEASE**





PROPERTY SUMMARY

Address	416 W South St
First Floor	\$36.00/SF NNN 933 SF
Second Floor	\$32.00/SF NNN 4,610 SF
TICAM	\$6.00/SF

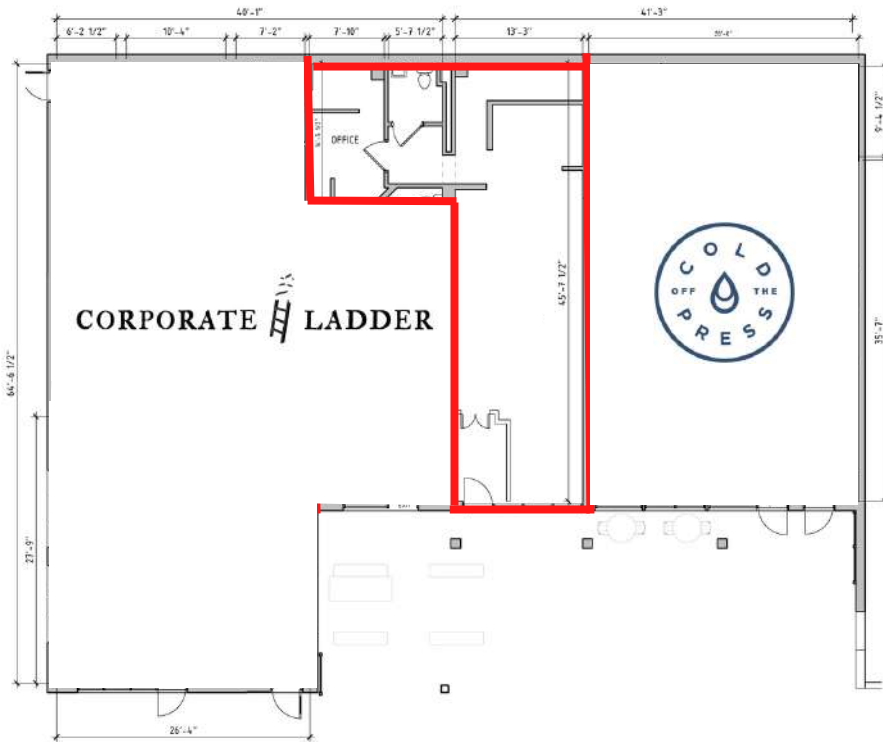
Newly renovated space in the heart of Downtown Raleigh, showcasing modern design and an open layout with convenient accessibility. Perfect for businesses seeking a vibrant, professional space.

HIGHLIGHTS

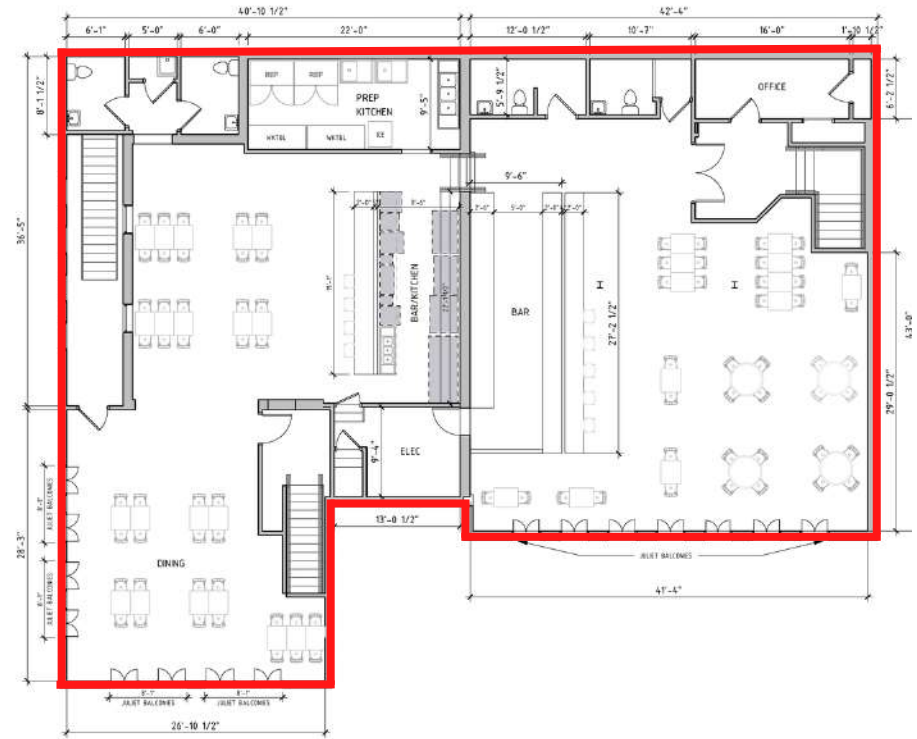
- First-floor retail space ideal for hospitality or retail ventures
- Second floor is available to suit various business needs
- Walking distance to downtown breweries, Michelin-recommended restaurants, and event venues, including Red Hat Amphitheater and the Raleigh Convention Center

FLOORPLANS

FIRST FLOOR
933 SF



SECOND FLOOR
4,610 SF



LOCATION - AERIAL MAP



FUTURE DOWNTOWN RALEIGH DEVELOPMENT 2026-2029

ROSEWOOD

2027-2028



WEST BLOCK

2029



PROPOSED
APARTMENTS
HERITAGE PARK



BLOCK 1 - SITE PLAN AND PROGRAM



**DOWNTOWN
SOUTH**

BREAKING
GROUND 2026



Raleigh
Convention
Center

DELIVERING
2029



Red Hat
Amphitheater

OPENING
2027



OMNI HOTELS
& RESORTS

OPENING
2028

Raleigh Marriott
City Center
From \$339/night on
Raleigh Marriott Ci...

Terrace

McDonald's

Martin Marietta Center
for the Performing Arts

Kindley St

Martin Luther King

DOWNTOWN OVERVIEW

"Nation's fastest-growing urban centers."¹



21

Projects Completed
in the last two years¹

1,493

New Apartments
delivered in 2025²

363,703 SF

Class A Office
net absorption
2020 to present²

21.7 M

Visitors
over the past year²

43.3K

Employees
within 1 mile of downtown²

40.5%

Population Age
20-34 years²

¹WRAL

²Downtown Raleigh Alliance

CONTACT

Trent Ragland, Broker

(C) 919.815.8414

tragland@atlasstark.com

Tyler Christensen, Broker

(C) 828.999.9459

tchristensen@atlasstark.com



Atlas Stark Holdings LLC |
1020 E Whitaker Mill Rd Suite 110, Raleigh, NC

