



OFFICE SPACE FOR LEASE

ELM
PARTNERS

107 West Hargett St.
Downtown Raleigh

www.elm.partners

DETAILS

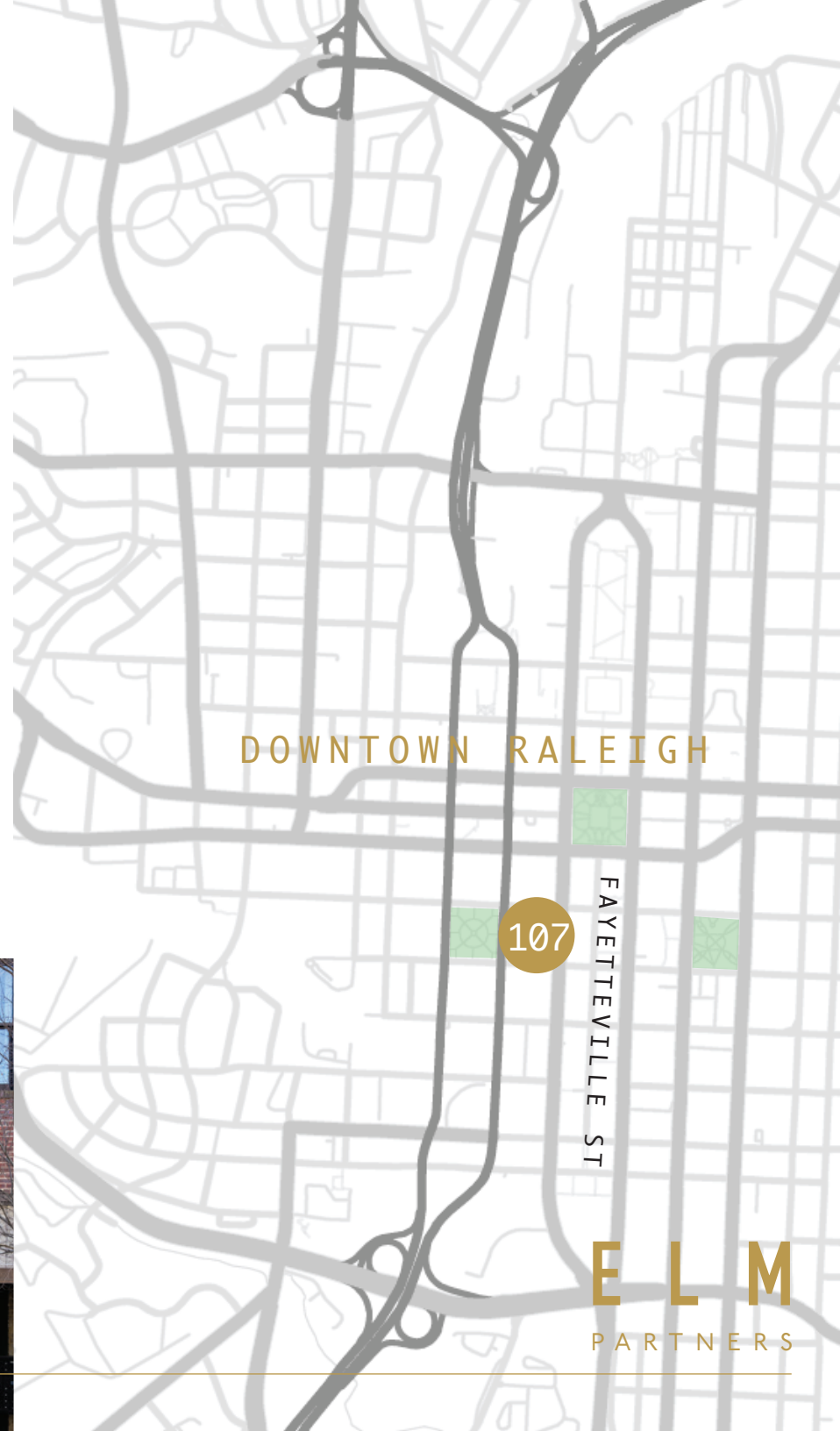
Two floors of office space available in the heart of downtown Raleigh in the former Father and Son's building and the Winner of a 2020 State of Downtown Imprint Award. This 5 story building positioned just off Fayetteville Street, this walkable urban location offers immediate access to premier dining, retail, and entertainment amenities. The space features exposed brick, high ceilings, and abundant natural light—ideal for creative, boutique, or professional office users seeking character and convenience. Prominent downtown presence with excellent connectivity to major corridors and I-40.

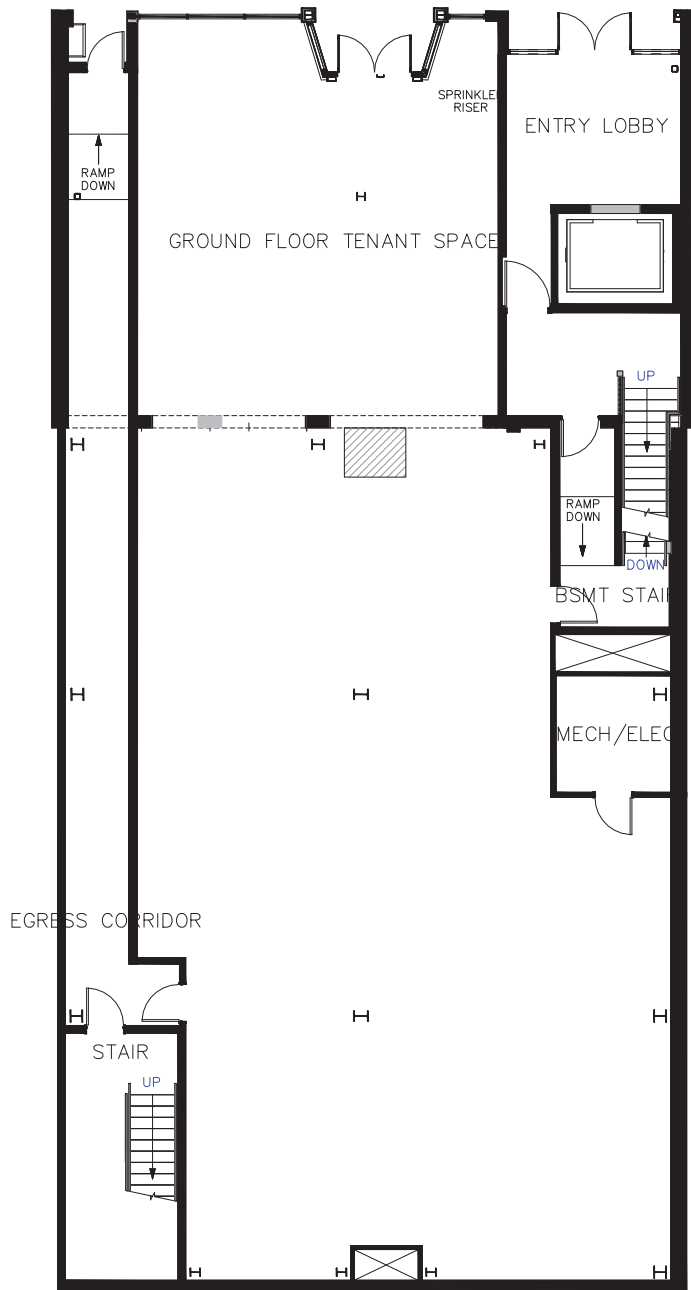
1st Floor: 3,780 SF | \$34 NNN

2nd Floor: 4,764 SF | \$30 NNN

HIGHLIGHTS

- Recently renovated with premium finishes
- Exposed brick, high ceilings, and abundant natural light
- Flexible layout suitable for creative or professional users
- 2020 State of Downtown Imprint Award Winner



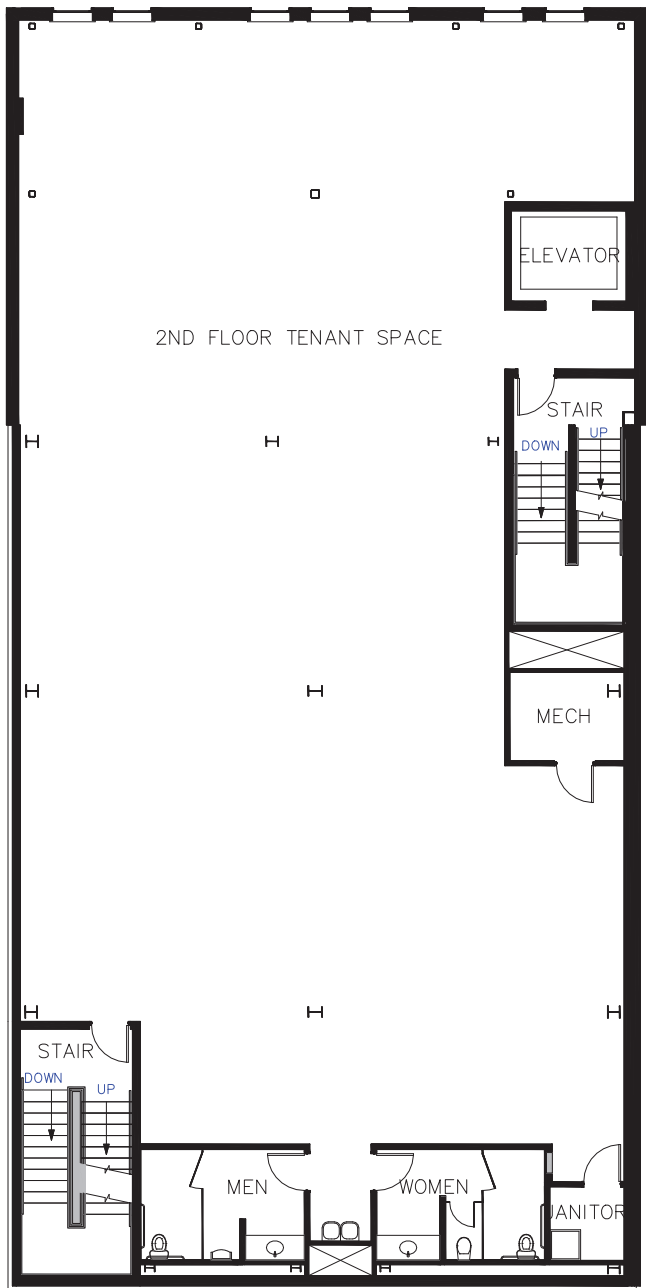


1ST FLOOR PLAN
3,780 SF

ELM
PARTNERS



107 W HARGETT



2ND FLOOR PLAN
4,764 SF

ELM
PARTNERS



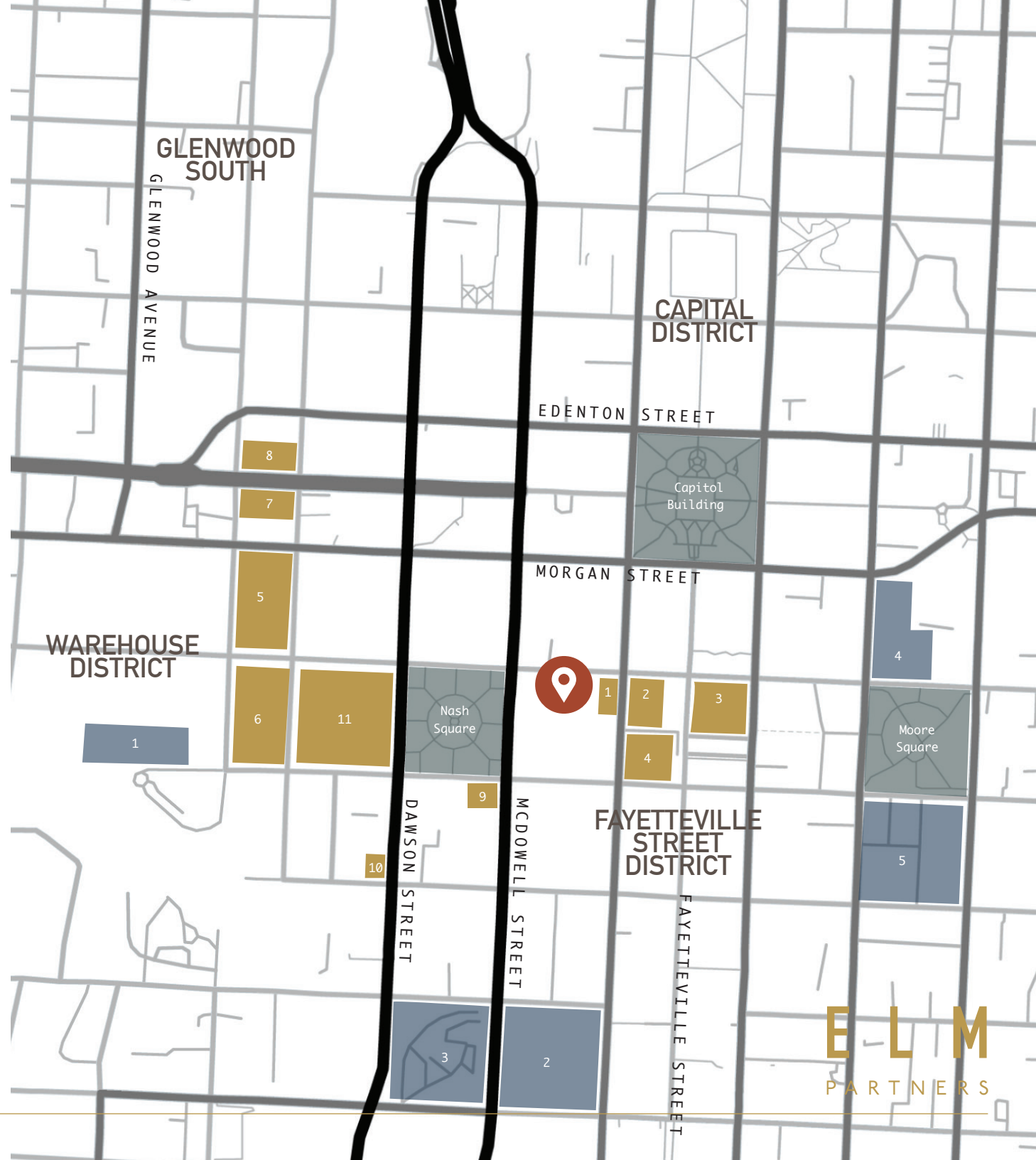
107 W HARGETT

LIVE / WORK / PLAY

Nearby small businesses, venues and livable developments

- Death + Taxes 01
- Deco Raleigh 02
- Raleigh Raw 02
- Copperline Plant Co. 02
- Raleigh/Morning Times Foundation 03
- Lucette Grace 04
- Neptunes / Kings Raleigh 04
- Weaver Street Market 05
- Morgan Street Food Hall 05
- Oak Steakhouse / O-Ku 06
- Heirloom 06
- Barcelona Wine Bar 06
- Urban Outfitters 06
- State of Beer 07
- Press Coffee and Crepes 08
- Whiskey Kitchen 09
- Poole's Diner 10
- Parkside Restaurant 11
- Raleigh Denim 11
- Figulina 11
- Boxcar Bar + Arcade 11
- The Pit BBQ 11

- Raleigh Union Station 01
- Raleigh Convention Center 02
- Red Hat Ampitheater 03
- Marbles / Imax Raleigh 04
- City Market Historic District 05



107 W HARGETT

ELM
PARTNERS

RALEIGH RECOGNIZED

/ 2023

#3 BEST BUSINESS CLIMATES (LARGE) IN THE US
-BUSINESS FACILITIES

/ 2022

#2 THE SOUTH'S BEST CITIES ON THE RISE
-SOUTHERN LIVING

/ 2022

#2 SPOT IN THE US TO BE A REMOTE WORKER
-TRIANGLE BUSINESS JOURNAL

/ 2022

#3 AMERICA'S HAPPIEST CITIES
-MEN'S HEALTH

/ 2022

#3 STEM JOB GROWTH INDEX
-RCLCO

/ 2022

#4 50 BEST PLACES TO LIVE IN THE US
-MONEY

E L M
PARTNERS

HISTORY

"RALEIGH WAS FOUNDED IN 1792 AS N.C.'S CAPITAL CITY. IT WAS NAMED FOR SIR WALTER RALEIGH, WHO ATTEMPTED TO ESTABLISH THE FIRST ENGLISH COLONY ON THE SHORES OF THE NEW WORLD IN THE 1580'S. IT IS THE ONLY STATE CAPITAL TO HAVE BEEN PLANNED AND ESTABLISHED BY A STATE AS THE SEAT OF GOVERNMENT. THE CITY'S FOUNDING FATHERS CALLED RALEIGH THE "CITY OF OAKS" AND DEDICATED THEMSELVES TO MAINTAINING THE AREA'S WOODED TRACTS AND GRASSY PARKS.

NICK WILSON

PARTNER

919-210-9130

NICK@ELM.PARTNERS

JEREMY DECKELBAUM

PARTNER

919-830-8339

JEREMY@ELM.PARTNERS