



EMPIRE
PROPERTIES

FOR LEASE

234 FAYETTEVILLE STREET
DOWNTOWN RALEIGH, NC 27601



- HIGHLY VISIBLE CORNER LOCATION ON FAYETTEVILLE AND MARTIN STREETS
- SUPERIOR ACCESS TO A WIDE RANGE OF DOWNTOWN AMENITIES
- EFFICIENT AND FLEXIBLE FLOOR PLATES WITH APPROXIMATELY 5,000 RSF PER FLOOR
- RENOVATED SUITES AND COMMON AREAS WITH MODERNIZED INTERIOR FINISHES

CONTACT BEN STEEL AT COMMERCIAL@EMPIRE1792.COM OR 919-834-8350

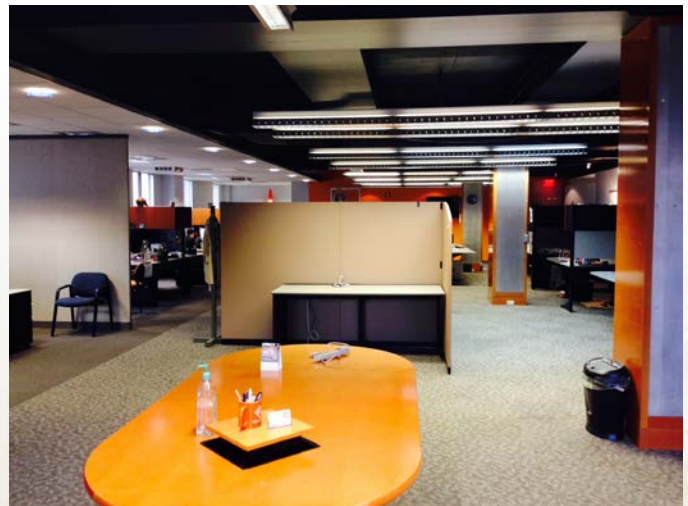
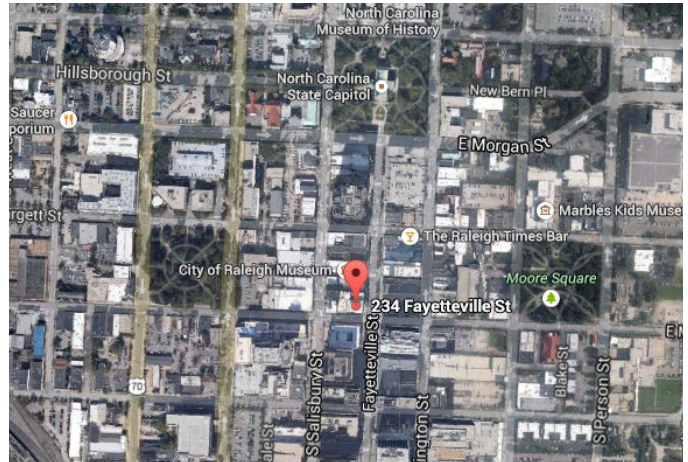
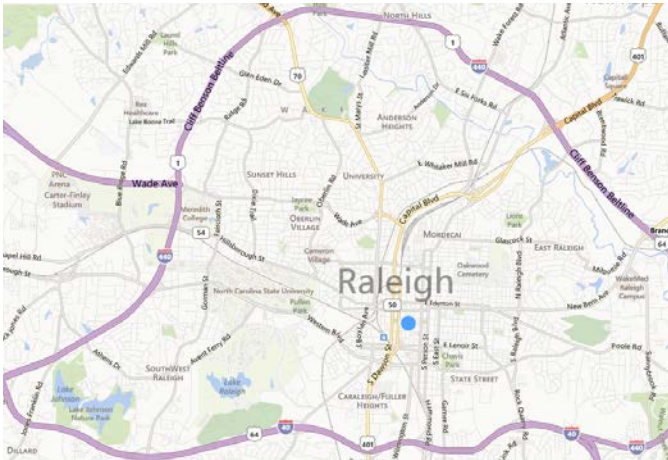


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CENTRALIZED DOWNTOWN LOCATION



- AMPLE NATURAL LIGHT WITH WINDOWS OVER FAYETTEVILLE AND MARTIN STREETS
- HIGH SPEED INTERNET OPTIONS AVAILABLE
- WITHIN 2 BLOCKS OF MORE THAN 3,000 PUBLIC PARKING SPACES

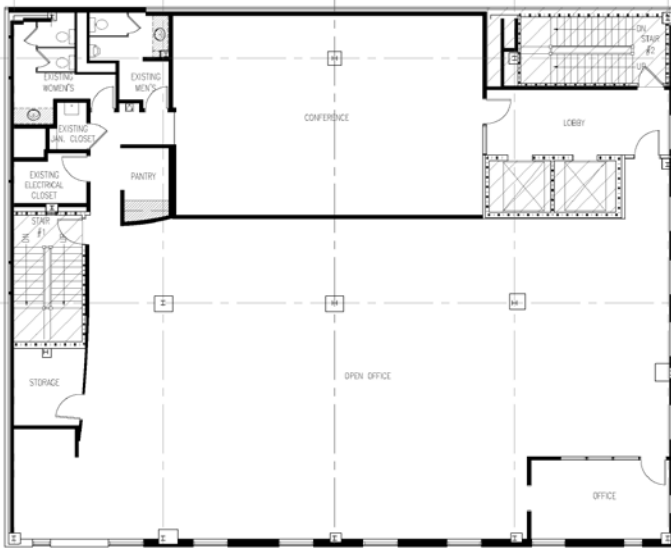
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SAMPLE FLOOR PLAN

234 FAYETTEVILLE STREET INCLUDES:

- 6 FLOORS AND A FUNCTIONAL BASEMENT, TOTALING 30,000 RENTABLE SQUARE FEET
- RENOVATED LOBBY
- 24/7 MONITORED KEYCARD ACCESS
- PROFESSIONAL PROPERTY MANAGEMENT ONE BLOCK AWAY
- WITHIN A BLOCK OF AN IMPRESSIVE RANGE OF RETAIL, RESTAURANT AND OFFICE TENANTS INCLUDING THE RALEIGH TIMES BAR, THE MORNING TIMES, WAKE COUNTY JUSTICE CENTER AND COURTHOUSE, THE MAHLER, FOUNDATION, THE DOWNTOWN US POST OFFICE, MARKET AND EXCHANGE PLAZAS AND MANY MORE.



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