

The L

RETAIL

AT THE CORNER OF DAVIE AND MCDOWELL STREETS



FOR LEASE: 2,230 SFT

The L offers access to the heart of downtown Raleigh by way of unique and well-appointed space in a creative and innovative mixed-use building. Featuring 83 residential apartments, 9,500 square feet of ground-floor retail space, and 7,400 square feet of Class A office space, **The L** is the epicenter of downtown Raleigh's urban lifestyle.



For leasing and availability, contact
Ben Steel
Empire Properties
919-834-8350
commercial@empire1792.com



CONCORD EASTRIDGE
PUBLIC PRIVATE REAL ESTATE PARTNERS

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THE L BUILDING | RETAIL

- Flexible floor plan to allow for customizable spaces
- Tall ceilings allow for mezzanine opportunities
- Large, visible storefront with ground-floor signage
- Prominent location with maximized exposure to 35,000 cars daily
- 500 hourly parking spaces for on-site visitors
- Beautiful, natural light throughout
- 2 blocks from Fayetteville Street
- 1 block from the Raleigh Convention Center, Red Hat Amphitheater and Nash Square
- Easy access to I-40, I-440, US-70, and US-1
- 20 minutes from RDU International Airport
- Immediate proximity to 11 municipal, state, and federal courts
- 199,000 Raleigh residents within a 5 mile radius

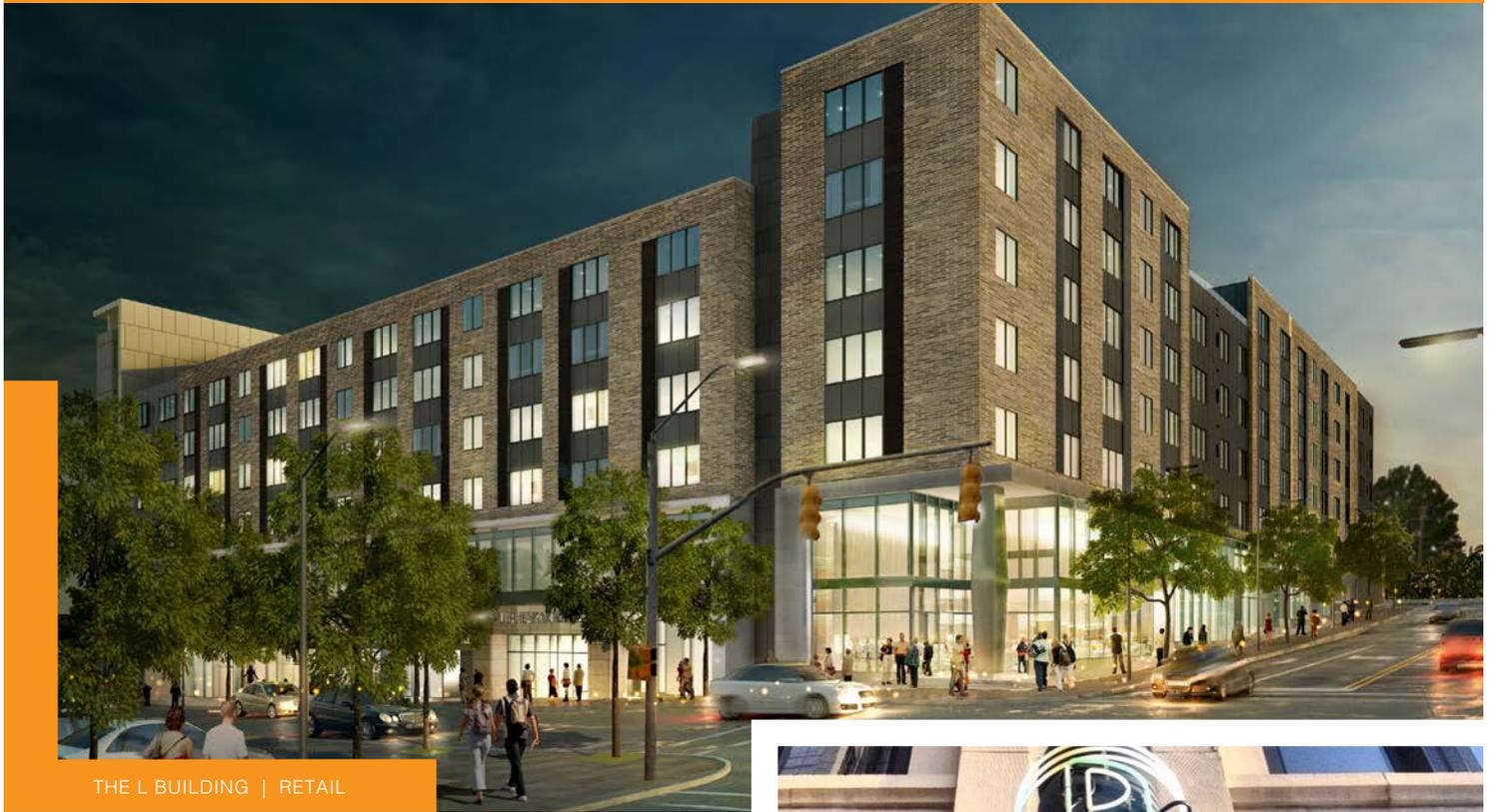


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THE L BUILDING | RETAIL

Over the past 15 years, Downtown Raleigh has experienced an influx of residential units, office buildings, and restaurants, which have attracted many local and national retail tenants to relocate to the downtown central business district. Downtown has become a walkable community for residents, workers, and tourists alike. Strategically located between Fayetteville Street and The Warehouse District, **The L** is perfectly positioned between the busiest areas of downtown Raleigh.



"Downtown was the only place I considered putting Deco Raleigh. The downtown renaissance that started several years ago has created an authentic and energetic sense of community. My customers include downtown workers, residents, and visitors of all ages."

– Pam Blondin, Owner of Deco Raleigh.
Deco Raleigh is a 6 minute walk from **The L**



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