

# DOWNTOWN RALEIGH RETAIL AND OFFICE SPACE FOR LEASE



200  
BLOCK

FAYETTEVILLE ST.



EMPIRE  
PROPERTIES

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## Prime downtown locations with combined 125' of frontage on Fayetteville Street

- Rooftop amenity terraces with iconic downtown views
- In the heart of downtown Raleigh's central business district
- Walking distance to 50+ restaurants and bars, plus more than 20 retailers in the Fayetteville Street district
- 6 acres of greenways and parks within walking distance
- Central location for downtown Raleigh's 180+ annual outdoor events
- Technology-enabled, renovated suites with natural light
- Sustainable development by North Carolina's leader in adaptive reuse and creative infill
- Significant reduction in energy consumption and carbon emissions through the preservation and reuse of existing historic buildings
- Flexible lease options

**210 Fayetteville Street**  
Walker's Paradise

Walk Score  
**97**

Transit Score  
**75**

Bike Score  
**94**

highest walk score  
within city limits

# AVAILABLE SPACE



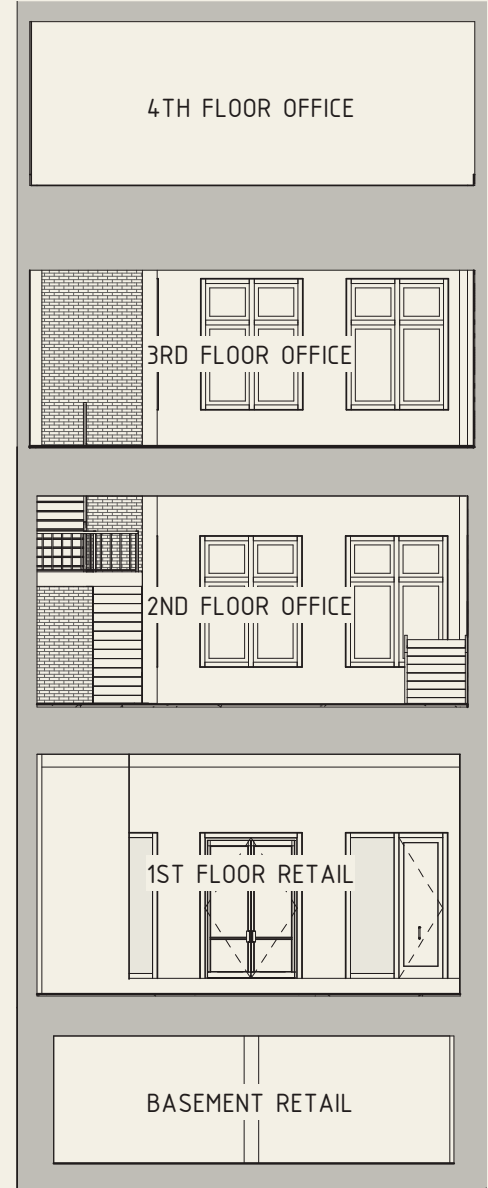
	216	210	208
<b>BUILDING SIZE</b>	26,000 SF	~35,000 SF	26,000 SF
<b>FLOORS</b>	4	3	4
<b>TOTAL OFFICE</b>	18,000 SF	16,000 SF	14,000 SF
<b>AVAILABLE OFFICE</b>	18,000 SF	16,000 SF	14,000 SF
<b>TOTAL RETAIL</b>	12,000 SF	20,000 SF	8,000 SF
<b>AVAILABLE RETAIL</b>	12,000 SF	20,000 SF	2,864 SF

# 216 FAYETTEVILLE ST

## BOYLAN-PEARCE

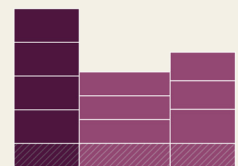
### HISTORY

The former Boylan-Pearce dry goods store is part of a row of late 19th- and early 20th-century party-wall buildings that combine to form a single wall of the street. Even though all their facades are different, they share the typical arrangement of storefront retail below and office space above. The classic beaux-arts facade of stone, concrete, and terra cotta of this building is divided into three parts vertically. It has a wide, central bay and large windows grouped together giving this building a distinctive presence.



### PROPERTY OVERVIEW

<b>BUILDING SIZE</b>	26,000 SF	<b>TOTAL RETAIL</b>	12,000 SF
<b>FLOORS</b>	4	<b>AVAILABLE RETAIL</b>	12,000 SF
<b>TOTAL OFFICE</b>	18,000 SF	<b>FLOOR PLATE SIZE</b>	~6,500 RSF
<b>AVAILABLE OFFICE</b>	18,000 SF		

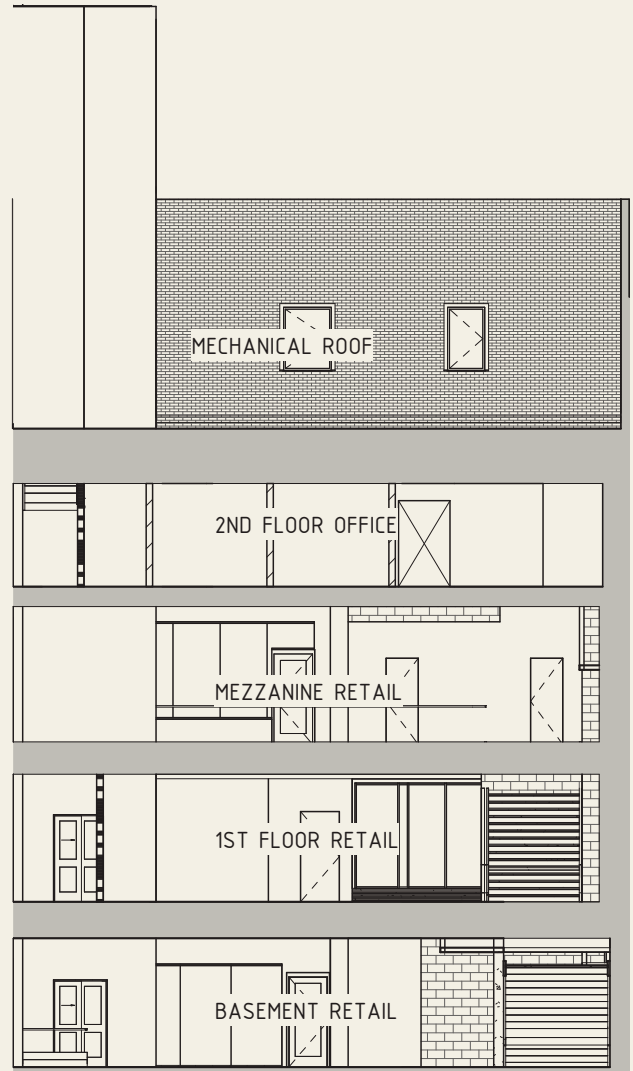


# 210 FAYETTEVILLE ST

## WT GRANT DEPARTMENT STORE

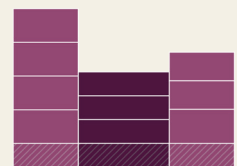
### HISTORY

210 Fayetteville Street was built in 1954 by the WT Grant Department Store. WT Grant moved out in the mid-1970s and the building was occupied by Kimbrell's Furniture Store until 2020. Although the building has been in constant operation, the defining features of the original 1950s construction remain—expansive aluminum and glass storefront, austere stack bond brick facade, soaring ceiling heights, terrazzo floors. Empire purchased the property in 2019 and is engaged in a full shell rehabilitation.



### PROPERTY OVERVIEW

<b>BUILDING SIZE</b>	~35,000 SF	<b>TOTAL RETAIL</b>	20,000 SF
<b>FLOORS</b>	3	<b>AVAILABLE RETAIL</b>	20,000 SF
<b>TOTAL OFFICE</b>	16,000 SF		
<b>AVAILABLE OFFICE</b>	16,000 SF		

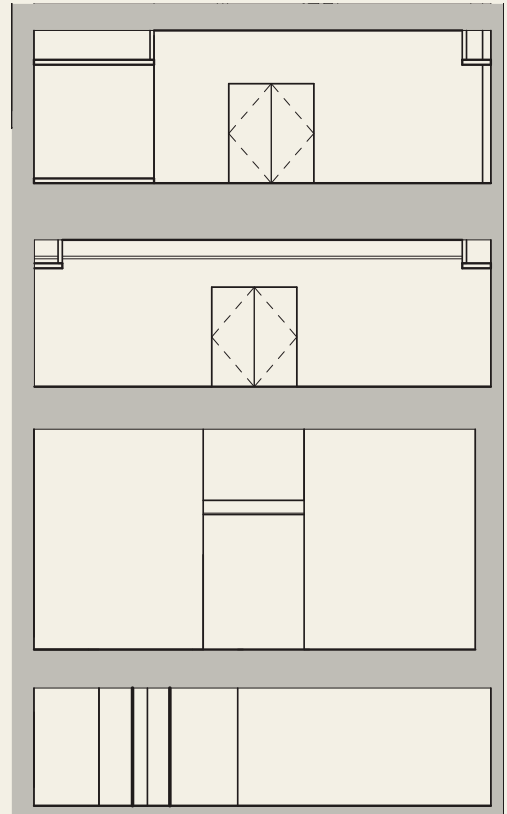


# 208 FAYETTEVILLE ST

## EFIRD'S DEPARTMENT STORE

### HISTORY

208 Fayetteville is composed of three above-ground floors and a full basement level with frontages on Fayetteville Street and S. Salisbury Street. The 1935 building is unique among its Fayetteville Street neighbors in having a subdued Art Deco style, unsurprising given its Great Depression origins. The primary facade on Fayetteville Street is composed of ashlar stone veneer on the second and third floors with chevrons etched in spandrels between second and third floor windows. Exploratory demolition has revealed that the original granite storefront surround is intact behind scored concrete added in the 1970s. Efir's Department Store occupied the site starting in 1918 and operated at 208 Fayetteville Street until 1959, when the building was purchased by Hudson Belk Department Store. It was subsequently purchased by the NC State Bar Association in 1978.



### PROPERTY OVERVIEW

**BUILDING SIZE** 26,000 SF  
**FLOORS** 4  
**TOTAL OFFICE** 14,000 SF  
**AVAILABLE OFFICE** 14,000 SF

**TOTAL RETAIL** 8,000 SF  
**AVAILABLE RETAIL** 2,864 SF

