



The West For Sale

400 W. North Street, Suite 112
Raleigh, NC 27603

Premium Turnkey Office Space



Rich Commercial Realty

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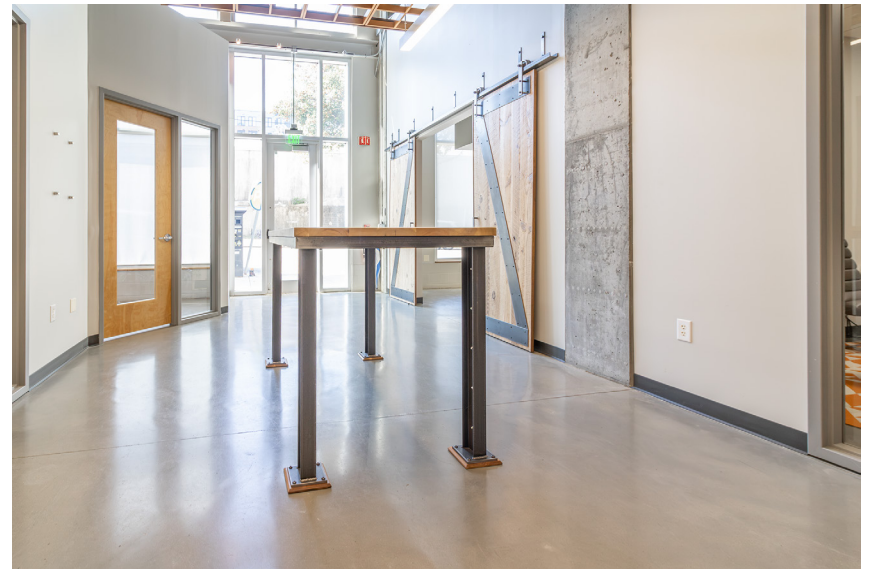
Executive Summary

The property offers a rare opportunity for immediate occupancy or a plug-and-play investment. The Class A+ creative build-out — open ceiling, sealed concrete, glass inserts, tile backsplash, and pendant and can lighting — represents substantial capital investment, delivering a turnkey space without the cost, delay, or risk of a permitted build-out. The potential of existing custom furniture allows an owner-user to move in without interruption, or a buyer to bring the space to market and re-lease it quickly.

Location fundamentals reinforce the long-term case. Downtown Raleigh has attracted more than \$6.7 billion in development since 2015 and has seen 112% population growth since 2000, a demand trajectory that continues to drive values. The property sits in a highly walkable submarket — a 97 walk score — surrounded by 22,000+ downtown residents, 300+ dining and nightlife destinations, and 120+ retailers, with the planned 14-acre Smoky Hollow Park positioned to add further upside.

Space Details

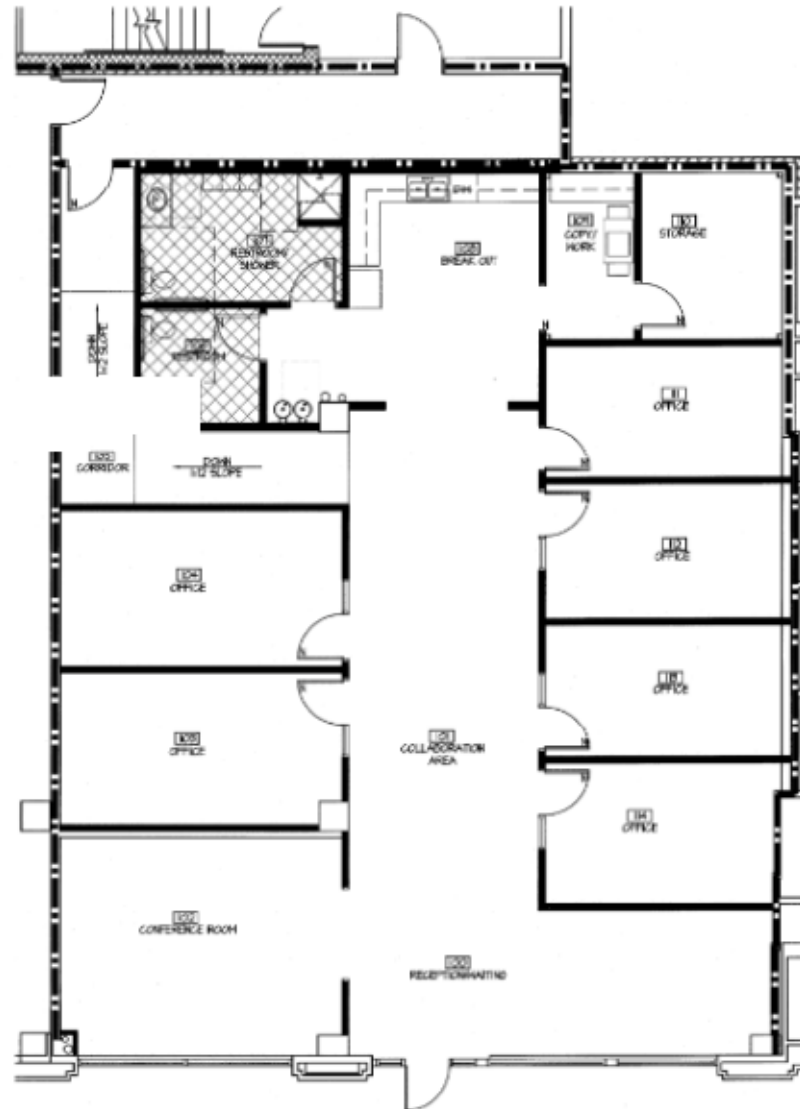
Address	The West 400 W. North Street, Suite 112 Raleigh, NC 27603
Sale Price	Contact Broker
Available Size	Approx. 3,028 SF
Year Built	2015
Parking	2 Reserved Deck Spaces
Signage	Exterior Available
Zoning	DX-20



Floor Plan

Space Features

- » Reception/waiting area
- » 1 Conference room
- » 6 Private offices
- » Collaboration area
- » 2 Private restrooms (1 has a shower)
- » Open ceilings
- » Sealed concrete flooring
- » Tile backsplash
- » Glass inserts and sidelites
- » Upgraded light fixtures



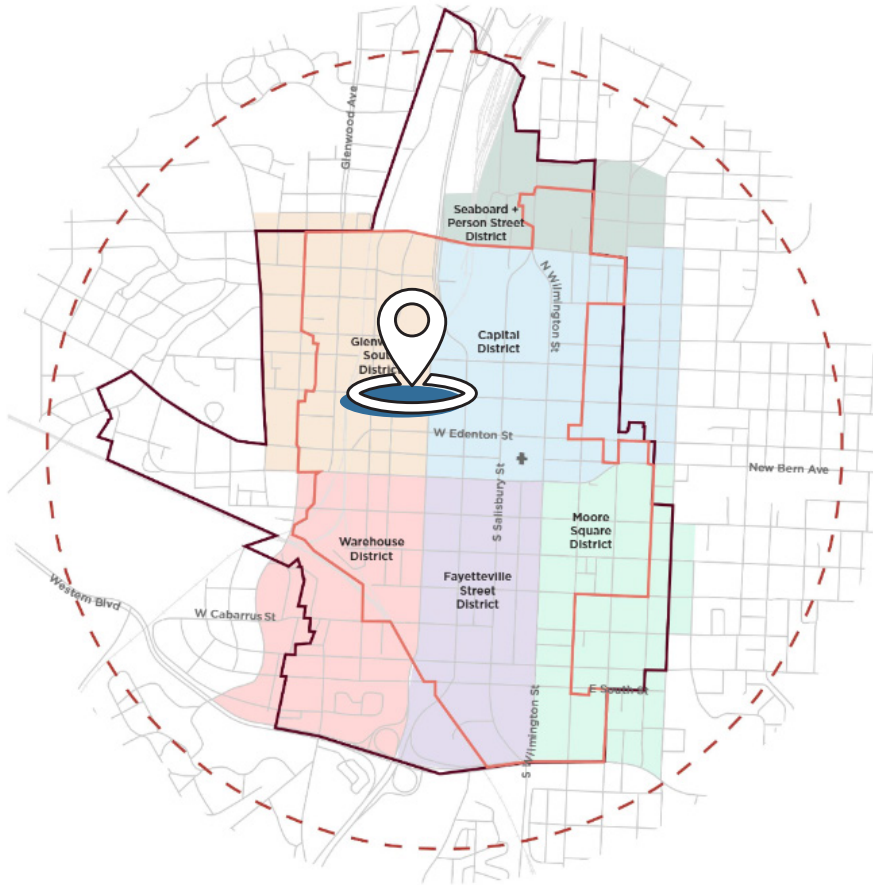
Disclaimer: The above floor plan is not to scale. The available space shown is believed to be correct but is subject to change.

P h o t o s



*Custom furniture negotiable

Downtown Districts



--- 1-Mile Radius — Downtown — Municipal Service District Boundary

Source: Downtown Raleigh Alliance

Glenwood South:

One of downtown's signature streets anchors this eclectic neighborhood of restaurants, nightlife, stores, art galleries, and residences. New restaurants blend in with established favorites, while the growing population of young workers find plenty to do in the active bar scene.

Warehouse District:

Characterized by its red brick warehouses, the Warehouse District has transformed into a vibrant mix of restaurants, destination retail, technology firms, and a multi-modal hub with Raleigh Union Station.

Seaboard + Person Street:

Containing the commercial centers of Seaboard Station and Person Street, the northern end of downtown has a neighborhood feel with locally-owned businesses such as bakeries, clothing boutiques, and some of downtown's best restaurants.

Capital District:

The Capital District is the government center of North Carolina and home to some of the state's biggest tourist attractions. With the State Capitol, Legislative Building, Governor's Mansion, and 3.5 million square feet of government office space, many of the most important decisions in the state are made in this district.

Fayetteville Street:

Fayetteville Street is the civic spine of the city and North Carolina's Main Street. Anchored by the North Carolina State Capitol to the north and Raleigh's performing arts center to the south, the district features awardwinning restaurants, independent retailers, and a concentration of Class A office space.

Moore Square:

Anchored by Moore Square Park and historic City Market, the district has become a dense and walkable urban neighborhood with plenty of entertainment options like Marbles Kids Museum and live music venues like The Lincoln Theatre and Pour House Music Hall.

Fast Facts

21.5K

RESIDENTS WITHIN 1 MILE OF DOWNTOWN'S CENTER

42.6K

EMPLOYEES WITHIN 1 MILE OF DOWNTOWN'S CENTER

120+

RETAILERS

300+

RESTAURANTS AND BARS

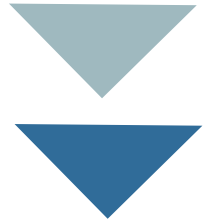
22.5M

VISITOR VISITS PER YEAR

492

ACRES OF PARK SPACE WITHIN 1 MILE OF DOWNTOWN'S CENTER

Recent Comps



	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
					
ADDRESS	200 W PEACE ST RALEIGH, NC 27603	708 ST MARYS ST RALEIGH, NC 27605	221 GLENWOOD AVE RALEIGH, NC 27603	421 N BLOUNT ST RALEIGH, NC 27601	327 S WILMINGTON ST RALEIGH, NC 27601
SALE DATE	7/31/2026	06/01/2026	5/29/2026	1/28/2026	05/27/2025
PRICE	\$3,000,000	\$1,665,000	\$1,275,000	\$4,000,000	\$2,240,000
PRICE/SF	\$409.28/SF	\$491.88/SF	\$678.19/SF	\$510.53/SF	\$533.33/SF
USE	RETAIL	OFFICE	OFFICE	OFFICE	RETAIL
YEAR BUILT	1960	1928	1910	1962	2008
SQUARE FOOTAGE	7,330 SF	3,385 SF	1,880 SF	7,835 SF	4,200 SF



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