

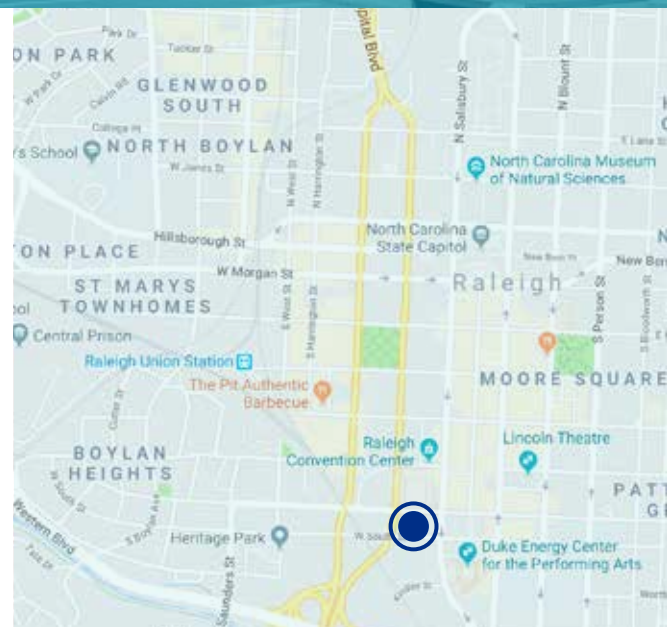
**616 S. SALISBURY
STREET
RALEIGH, NC 27601**



*SIGNAGE FOR DESIGN PURPOSES ONLY, CITY APPROVED SIGNAGE WOULD APPLY

PROPERTY HIGHLIGHTS

- Street front retail restaurant space with ample outdoor and patio seating available adjacent to Marriott Residence Inn
- On-site hourly parking deck and surface parking with the option for valet service
- Ceiling clear height approximately 16'
- Suite A & B have shared common area, restrooms and grease trap. Suites can be combined to provide 5,547 SF
- Highly successful hotel with chic roof top bar and terrace



VIJAY K. SHAH, CCIM vshah@trademarkproperties.com 919.645.1425 direct 919.812.0964 mobile

SARAH WARREN swarren@trademarkproperties.com 919.573.1755 direct 919.323.2331 mobile

1001 Wade Avenue, Suite 300, Raleigh, NC 27605 • trademarkproperties.com • 919.782.5552



AREA HIGHLIGHTS

- Well positioned in the heart of Raleigh's cultural arts and entertainment scene
- Major attractions surrounding the property include the Raleigh Convention Center and Red Hat Amphitheater with over one million visitors each year
- Directly adjacent to The Duke Energy Center for the Performing Arts which with annual visitors in excess of 424,000
- Raleigh's CBD hosts over 47,000 employees and approximately five million square feet of office space
- In 2017, the Raleigh area hosted over 16.45 million visitors who spent \$2.5 billion at local establishments

ASKING RATE

\$32.00/SF, NNN

\$5.50 TICAM

AVAILABILITY

SUITE	SF	PATIO SF
Suite A	1,915 SF	600 SF
Suite B	2,714 SF	600 SF
Suite C	1,428 SF	400 SF

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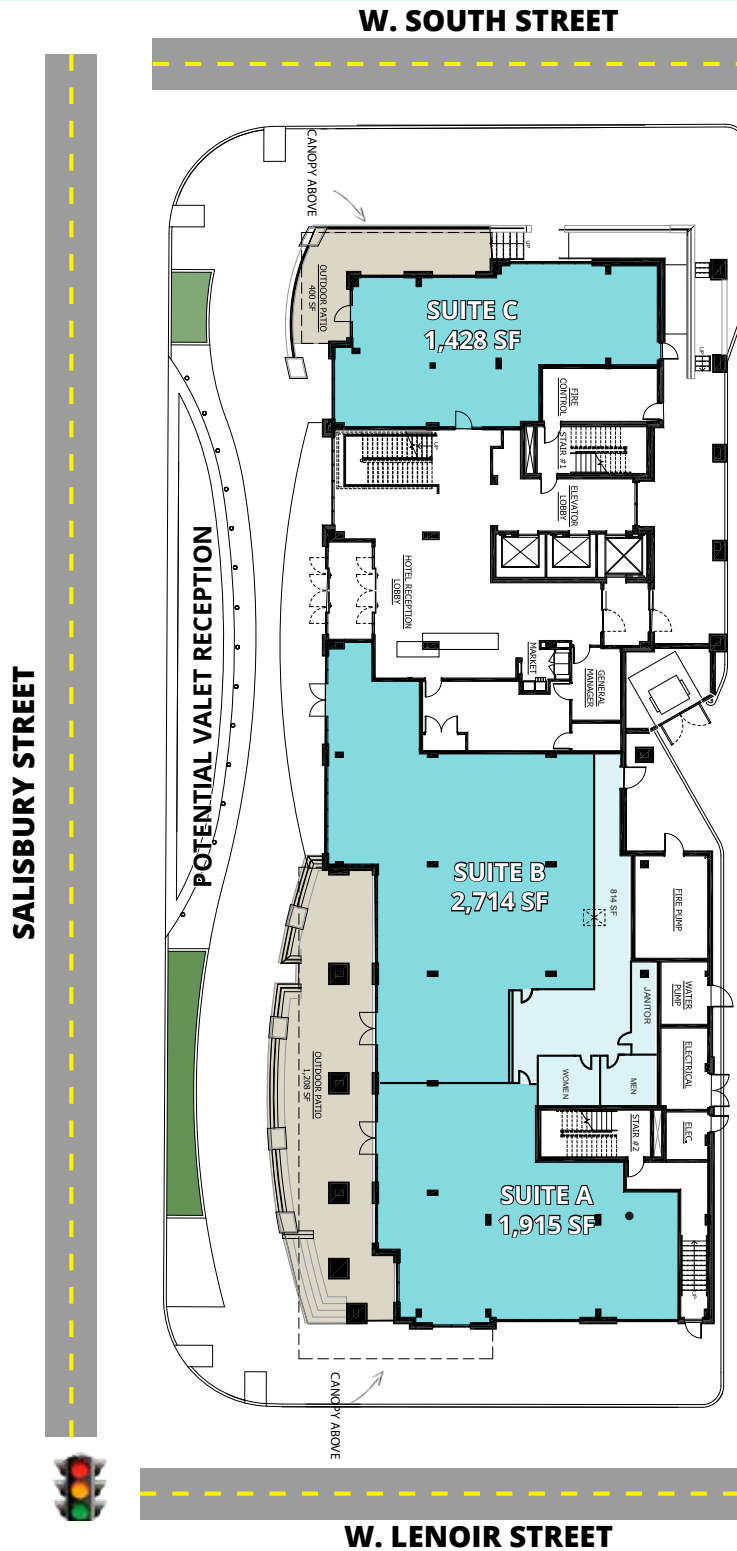
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FLOOR PLAN



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DOWNTOWN RALEIGH IS A CENTER OF CREATIVITY, ARTS, MUSEUMS, EVENTS, AND A DIVERSE RANGE OF EXPERIENCES

3.4 M

VISITORS
to downtown's
top 12
attractions

929 K

ATTENDEES
at outdoor events
in downtown in
2017

18%

GROWTH in hotel
room occupancy
since 2013 in
downtown

174

OUTDOOR
EVENTS
in downtown
in 2017

221,596

ATTENDEES AT
THE WORLD OF
BLUEGRASS
CONFERENCE AND
FESTIVAL IN 2017,
A NEW RECORD
FOR RALEIGH'S
LARGEST EVENT

46%

INCREASE
in visitors since
2007 including
7% growth in
2017

1,022

NEW HOTEL
ROOMS
planned
or under
construction

71.3%

OCCUPANCY
for downtown
hotels in 2017

40+

ART GALLERIES
and institutions,
entertainment venues,
and performance groups
based in downtown



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PROPERTIES

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1	Red Hat Amphitheater - 131,427 Visitors
2	Raleigh Convention Center - 456,069 Visitors
3	Duke Energy Center for the Performing Arts - 423,637 Visitors
4	Shaw University - 1,713 Undergraduate Enrollment
5	Lincoln Theater
6	Marbles Kids Museum - 692,573 Visitors
7	Charter Square - 243,106 SF / 194 Units
8	FNB Tower (Proposed) - 389,702 SF / 239 Units

9	Red Hat Tower - 365,000 SF
10	Skyhouse Raleigh - 320 Units
11	PNC Plaza - 276,000 SF
12	BB&T / Two Hannover Square - 444,051 SF
13	Wells Fargo Tower - 550,980 SF
14	LucetteGrace
15	Chic-Fil-A
16	Whiskey Kitchen
17	Poole's Diner
18	Living Kitchen
19	Haymaker
20	Happy + Hale

21	Jimmy John's
22	Big Ed's City Market
23	Bida Monda
24	Brewery Bhavana
25	Beasley's Chicken + Honey
26	Raleigh Times Bar & Restaurant
27	Sheraton Raleigh - 353 Rooms
28	Marriott Courtyard (Proposed) - 193 Rooms
29	Raleigh Marriott City Center - 400 Rooms
30	Element Hotel (Proposed) - 170 Rooms

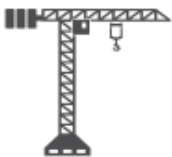
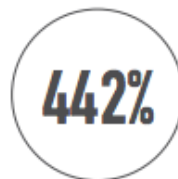
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DOWNTOWN RALEIGH BY THE NUMBERS

HOTEL ROOMS: 1,257**HOTEL OCCUPANCY:** 71.3%**AVERAGE DAILY ROOM RATE:** \$148.71**RETAILERS:** 113**RESTAURANTS:** 152**ARTS & CULTURAL INSTITUTIONS:** 42**VISITORS TO TOP ATTRACTIONS:** 3.4 Million**VISITORS TO OUTDOOR FESTIVALS:** 929,000**TOTAL NUMBER OF EMPLOYEES:** 47,000+**OFFICE OCCUPANCY:** 95%**OFFICE SQUARE FEET:** 7.2 million SF**RESIDENTS WITH BACHELOR'S DEGREE OR HIGHER:** 47%**ENROLLMENT IN RALEIGH UNIVERSITIES:**
39,848**HOUSING UNITS:** 5,472**AVERAGE RENT:** \$1,444**POPULATION WITHIN ONE MILE:** 16,971**AVERAGE WALK SCORE:** 96**1,000,000+ SQUARE FEET** of Class A space recently delivered, under construction, or planned**589,854 SQUARE FEET** Class A office space under construction or soon to begin construction**6.6% INCREASE** in rental rates in 2017**DAYTIME POPULATION****1 MILE: 43,559****3 MILES: 82,434****236,920 SQUARE FEET** net absorption of office space in 2017²**221,000 SQUARE FEET** of co-working space under construction or delivered since 2016**INCREASE** in co-working space from 2015-2019**VIJAY K. SHAH, CCIM**

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