

227 FAYETTEVILLE

±5,000 - 33,389 SF

CLASS A OFFICE SPACE FOR LEASE



*227
fayetteville
227*

227 FAYETTEVILLE ST.
RALEIGH, NC 27601

**227
227**

capital improvements

- New Roof
- HVAC Control Systems
- Destination Dispatch Elevators
- Renovated Restrooms
- HVAC upgrades/replacements
- State-of-the-art telecommunications hub with redundant fiber optics & cloud connectivity
- Fire & life safety system
- Modern Security CCTV
- Bicycle Storage Room

CLASS A OFFICE

PROPERTY TYPE

**227 FAYETTEVILLE ST.
RALEIGH, NC 27601**

LOCATION

**101,466 SF
10 FLOORS**

BUILDING SIZE

97

WALK SCORE

building features

227 Fayetteville



walkable amenities

within 2 blocks



① BIRDIE'S
BARROOM & KITCHEN

② DICED

③ 

④ SIR WALTER
COFFEE

⑤ THE RALEIGH TIMES

⑥ GRAY
ITALIAN-AMERICAN KITCHEN

⑦ *lucettegrace*

**downtown
raleigh**

93% LOCALLY OWNED
100% UNIQUE EXPERIENCES

THE FUTURE OF DOWNTOWN RALEIGH

1

Coming Soon..

THE FUTURE OF RALEIGH IS TAKING SHAPE

With transformative hospitality, entertainment, and mixed-use investments reshaping the downtown skyline, Raleigh's urban core continues to evolve. From new luxury hotels to an expanded live entertainment district, these projects are bringing new energy, amenities, and opportunity to the heart of the city—right outside 227 Fayetteville.

1

OMNI RALEIGH HOTEL

A NEW DOWNTOWN DESTINATION

A transformative new addition to downtown Raleigh, the 29-story Omni Raleigh Hotel is underway between the Raleigh Convention Center and Martin Marietta Center for the Performing Arts. Slated to open in late 2028, the 600-room hotel will feature 61,000 SF of meeting space and a 20,000 SF ballroom—bringing increased hospitality, convention activity, and visitors to the heart of downtown.



227
fayetteville

2



2

RED HAT AMPITHEATER

THE NEXT CHAPTER OF LIVE ENTERTAINMENT

Downtown Raleigh's iconic Red Hat Amphitheater is getting a new stage. Relocating one block south as part of the Raleigh Convention Center expansion, the new venue is designed for at least 6,000 guests and is expected to open in 2027. The project will bring an enhanced live entertainment experience and even more energy to downtown Raleigh, just steps from Fayetteville Street.



3



3

SHERATON RALEIGH

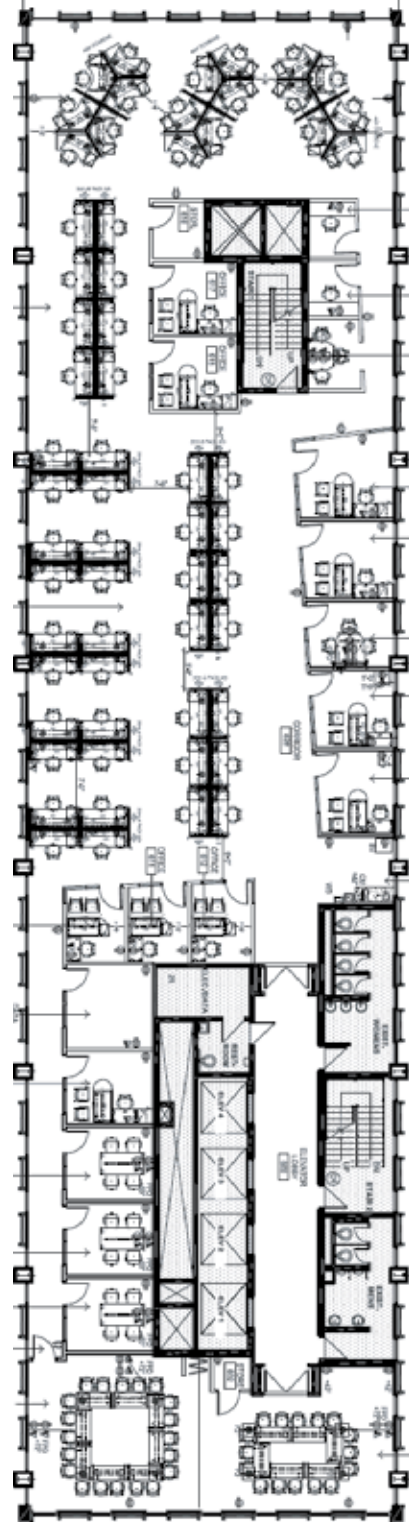
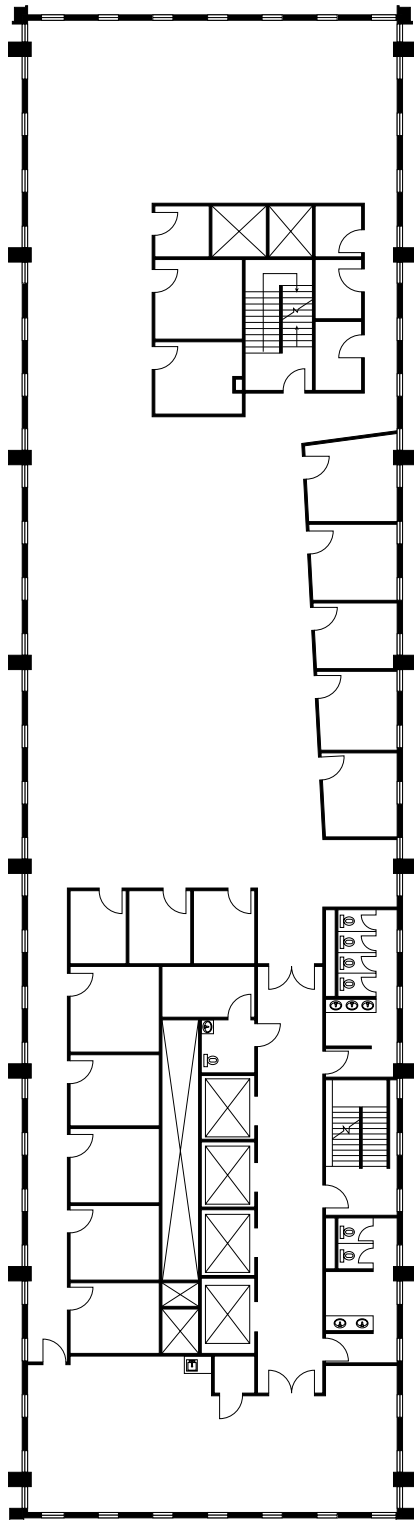
A NEW WESTIN EXPERIENCE

The Sheraton Raleigh Hotel is set for a comprehensive transformation following its acquisition by White Lodging. The 353-room property will transition to the Westin brand, with renovations planned for guest rooms, public spaces, meeting areas, and food and beverage offerings beginning in 2027. The investment adds another elevated hospitality offering to the downtown core and further strengthens Raleigh's position as a premier business and convention destination.

6th floor



- Mixture of private offices and open area
 - Partially furnished with FF&E
- * Test fits available upon request



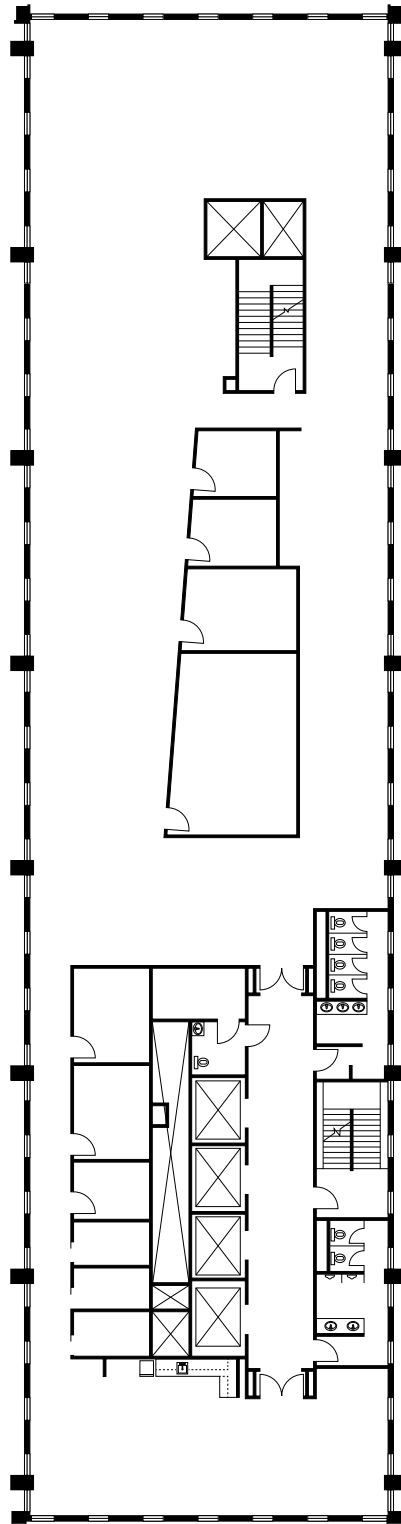
6th floor
6th floor
6th floor

5,000 - 11,163 SF AVAILABLE

7th floor



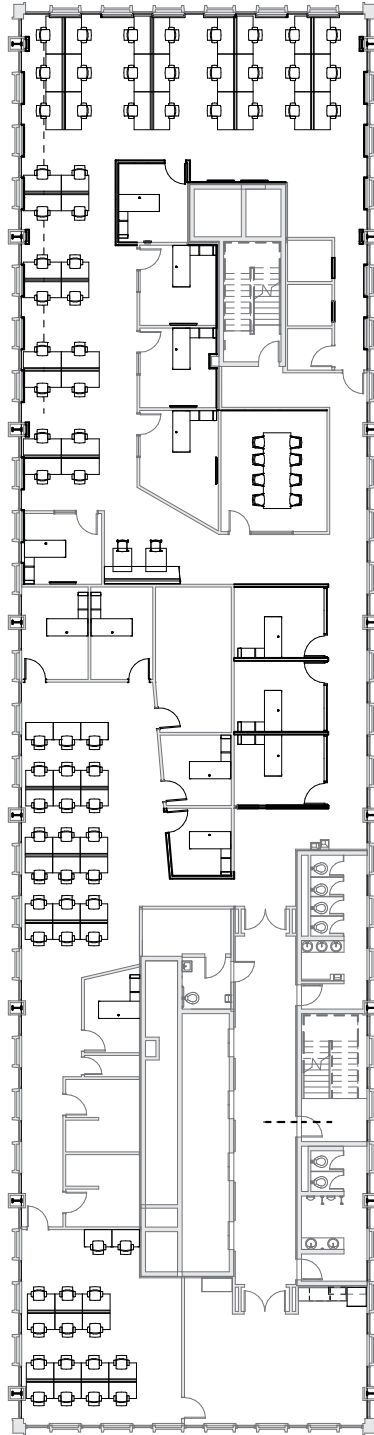
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11,163 SF AVAILABLE

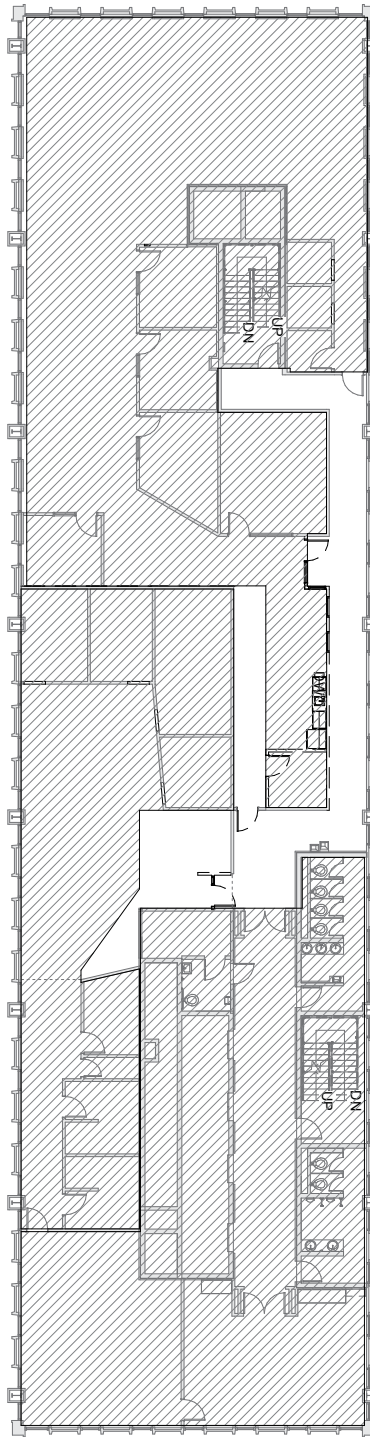
7th floor
7th floor
7th floor

8th floor



* Test fits available upon request

*** DEMO PLAN**



11,163 SF AVAILABLE

8th floor
8th floor
8th floor

building amenities



covered parking access & bicycle storage



carroll's kitchen



ground floor



227 amenities





227
227

layetteville

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227 FAYETTEVILLE

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