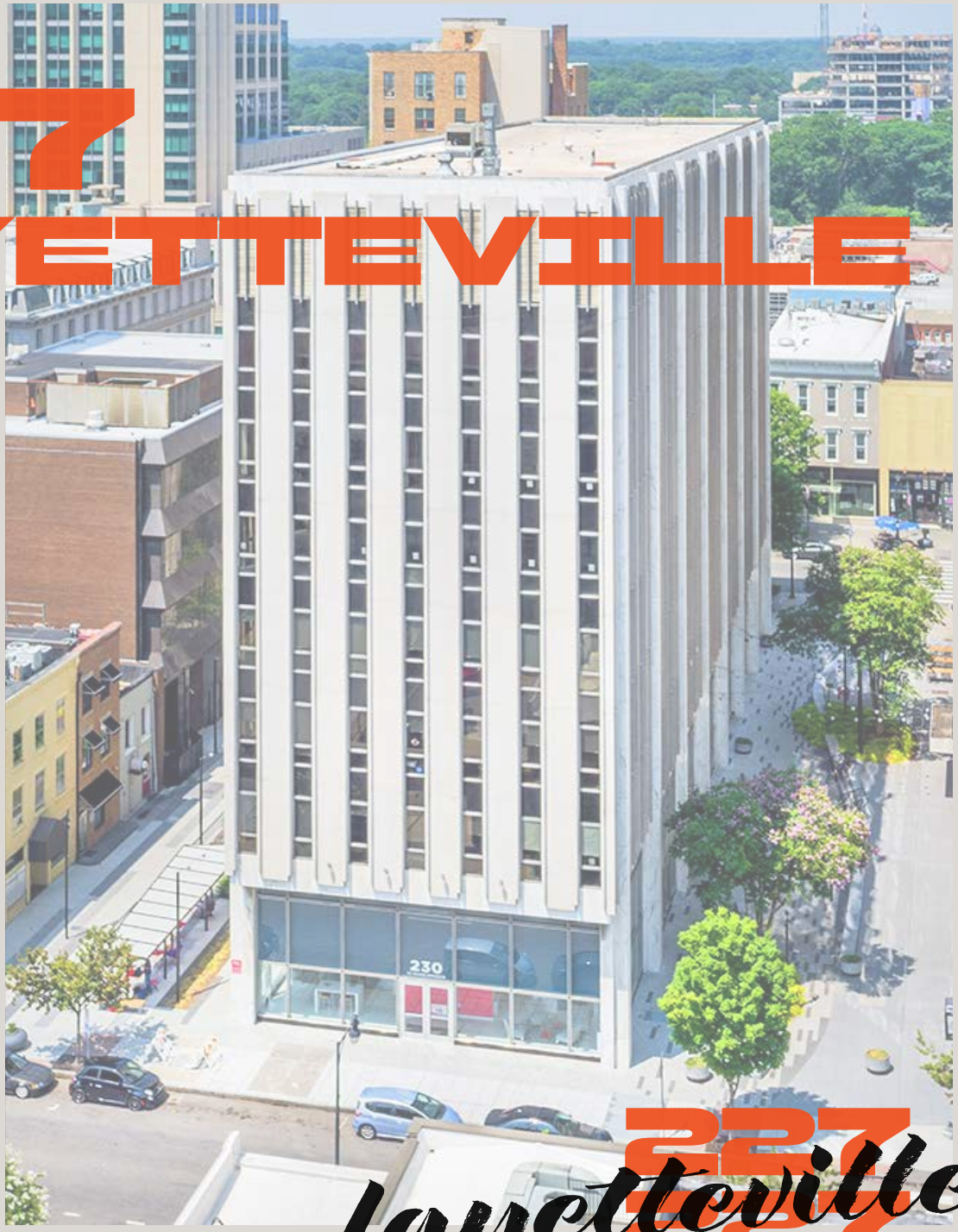
# 227 FAYETTEVILLE

±5,000 - 33,987 SF

CLASS A OFFICE SPACE FOR LEASE




227 fayetteville 227

227 FAYETTEVILLE ST.
RALEIGH, NC 27601

227
227

FOUNDRY COMMERCIAL

## 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

**107,389 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. clk
4. SIR WALTER COFFEE
5. THE RALEIGH TIMES
6. GRAVY ITALIAN-AMERICAN KITCHEN
7. lucettegrace

downtown raleigh

**93% LOCALLY OWNED**

**100% UNIQUE EXPERIENCES**

# THE FUTURE OF DOWNTOWN RALEIGH

## 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



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





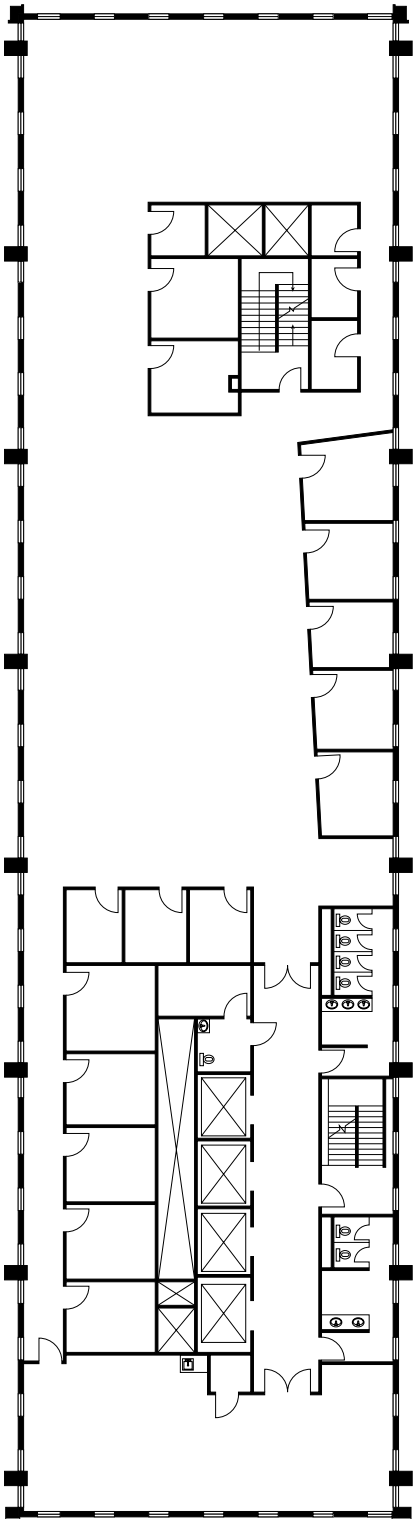


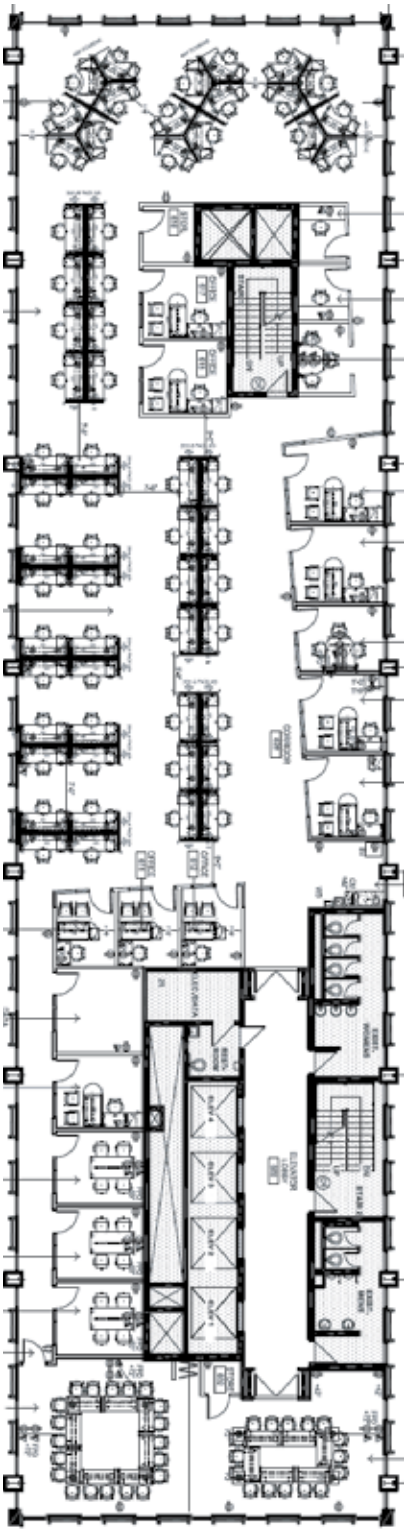




- Mixture of private offices and open area
- Partially furnished with FF&E

* Test fits available upon request

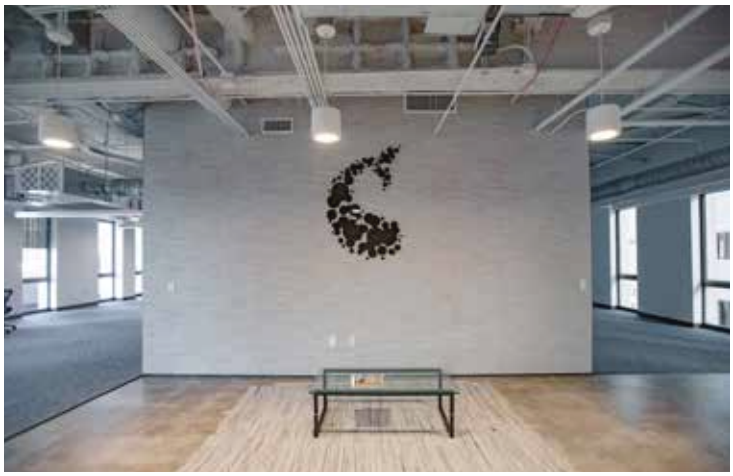




# 6th floor
# 6th floor
# 6th floor

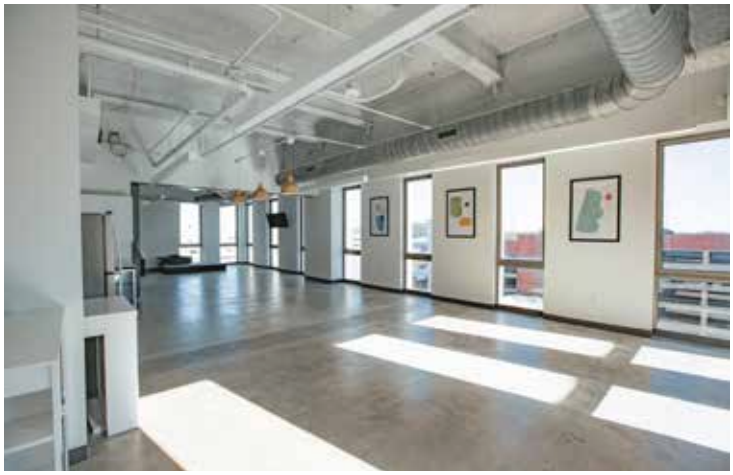
**5,000 - 11,329 SF AVAILABLE**

# 7th floor



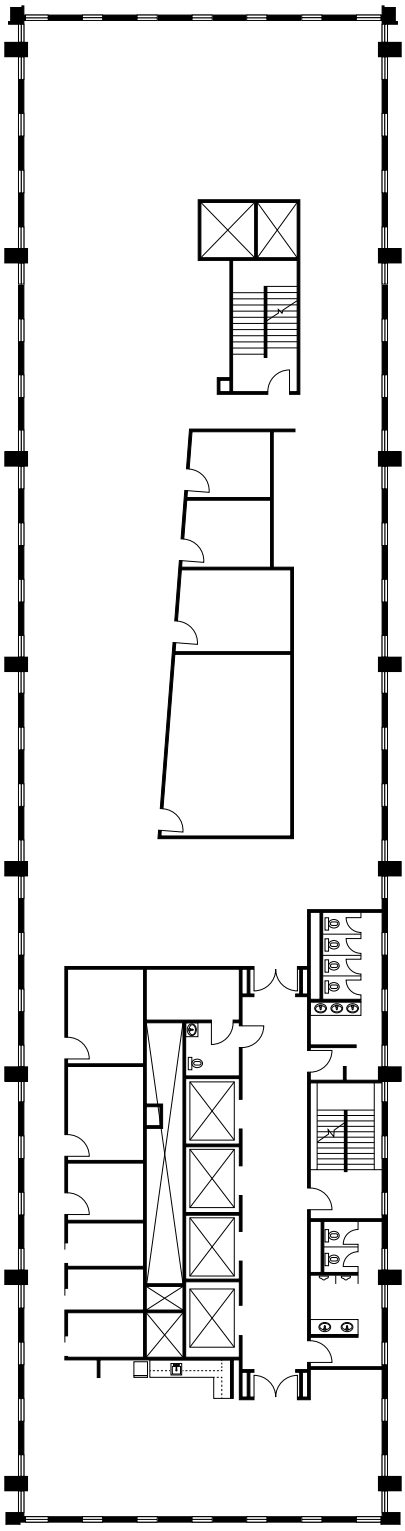








* Test fits available upon request

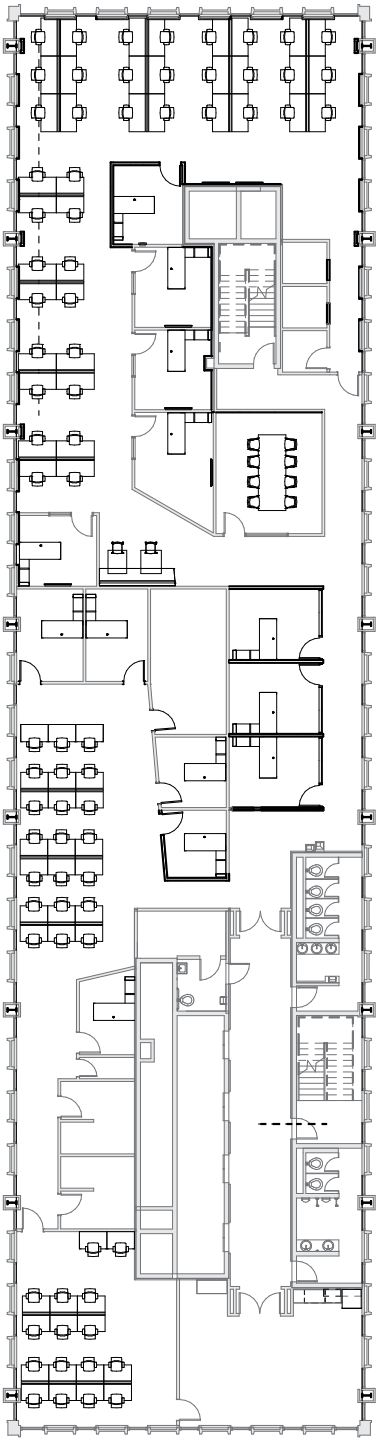


# 7th floor

7th floor
7th floor

**11,329 SF AVAILABLE**

# 8th floor



## 11,329 SF AVAILABLE

* Test fits available upon request

**PICTURES COMING SOON...**

8th floor
8th floor
8th floor

# building amenities









# 227 amenities






# fayetteville

227
227



# 227 FAYETTEVILLE

CLASS A OFFICE SPACE FOR LEASE

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