

For Lease –

323 West Morgan St. Raleigh, NC 27601



GREAT DOWNTOWN RALEIGH LOCATION WITH GREAT VISIBILITY ON WEST MORGAN STREET AT THE INTERSECTION WITH HARRINGTON STREET. LOCATED NEAR CITRIX OFFICES, RESTAURANTS, THE NEW UNION SQUARE STATION COMPLEX, ETC. ACROSS HARRINGTON THE TWO 18 STORY DILLON MIXED USE BUILDINGS BY KANE REALTY ARE COMPLETE. THIS IS A UNIQUE MID-CENTURY OFFICE BUILDING THAT HAS BEEN UPGRADED FOR ENERGY EFFICIENCY – HVAC, INSULATED ROOF AND INSULATED GLASS THROUGHOUT. 35 ON-SITE PARKING SPACES INCLUDED WITH LEASE.

<https://drive.google.com/file/d/1I4vTfcqt-QBbZew1ykDS6zEJMW0WyVIT/view?usp=drivesdk>

Location Information:

Intersection of W. Morgan & Harrington St.
Wake County
Downtown Submarket

Property Details:

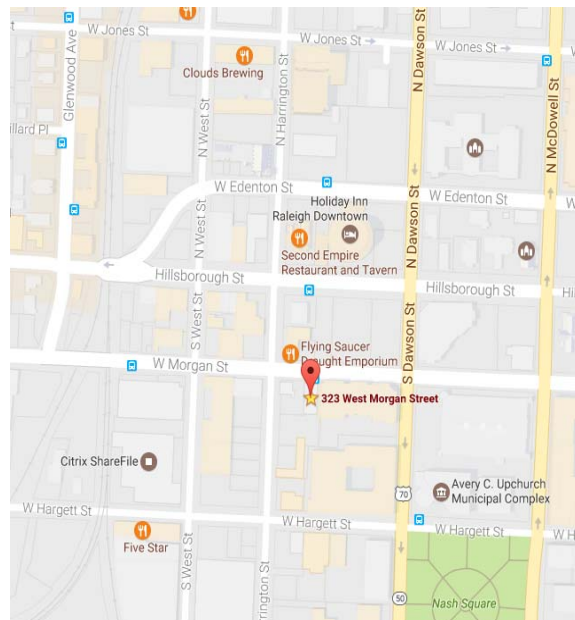
Type: Office
Building SF: 10,854
Total Acreage: .48
Zoning: DX-12-SH
Parcel ID: 1703584832

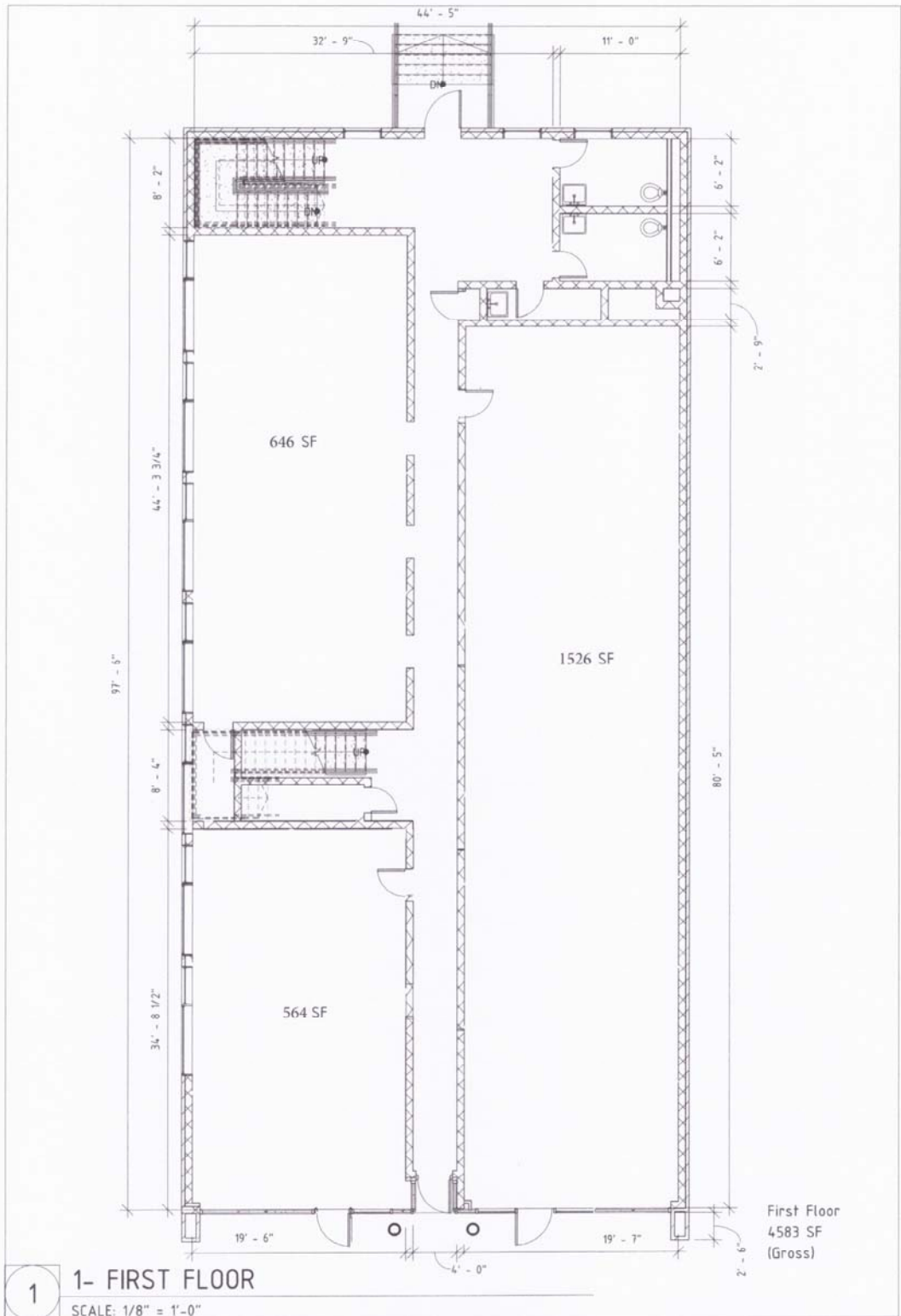
Availability:

Total Available: 9271 sf
Minimum Contiguous: 4,583 sf
Maximum Contiguous: 9,271 sf

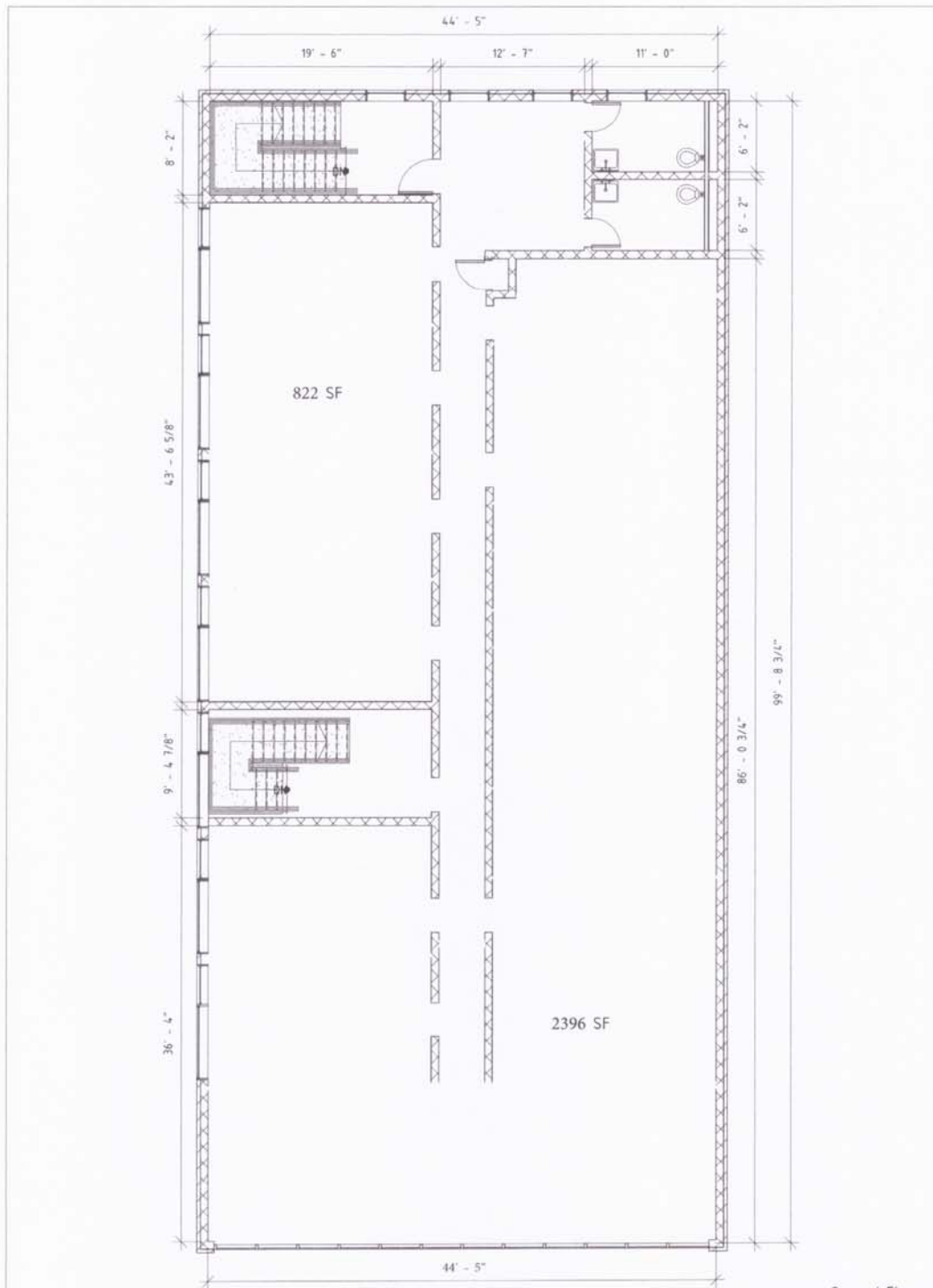
Unit/Suite Details:

Suite/Unit	Status	Square Feet	Price/SF	Date Available
1 st Floor	Available – For Lease	4,583	\$25.00 NNN	IMMEDIATELY
2 nd Floor	Available – For Lease	4,688	\$25.00 NNN	IMMEDIATELY





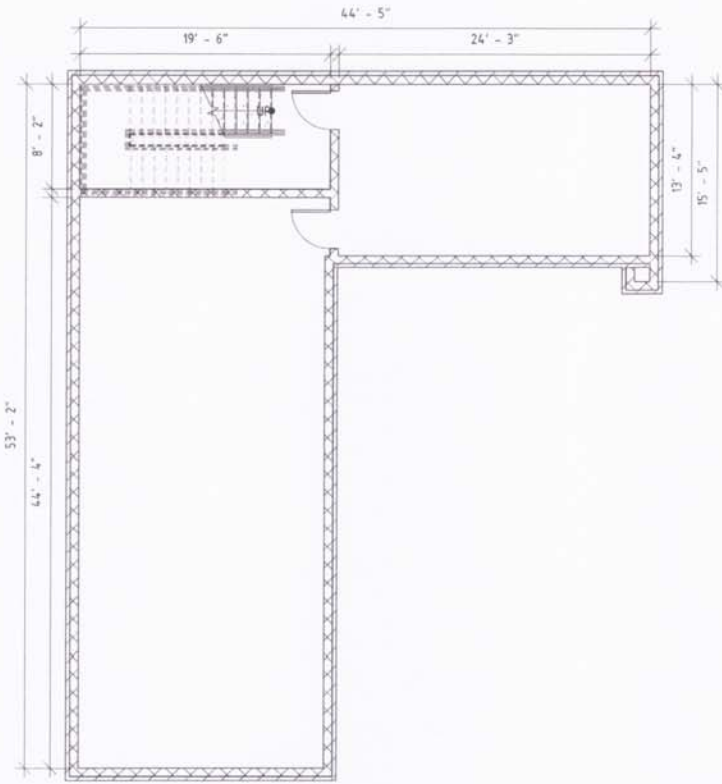
323 W Morgan Street



1 2- SECOND FLOOR
SCALE: 1/8" = 1'-0"

Second Floor
4688 SF
(Gross)

323 W Morgan Street



Basement
1553 SF
(Gross)

1

0- BASEMENT

SCALE: 1/8" = 1'-0"

323 W Morgan Street

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