FOR LEASE
$17.00 – $25.00
Listing Company:
The City of Raleigh
Listing Contact:
William R. Jackson, LEED AP
bjackson@raleighnc.gov
919-996-2984
900 South Wilmington Street
Raleigh, NC 27601
Wake County
City of Raleigh

Building Description

900 South Wilmington Street is a MUST SEE Commercial-Incubator Office Building. This ADA compliant, brick façade property built in 1993 and is located in the heart of SE Raleigh. It features a large entry/reception area plus various sized offices that could accommodate singular operations or multiple work/desk settings. Clean, Quiet, and Spacious! Great condition! The entire building consists of approximately 17,320 Sq. Ft and sits on 3.6 Acres. It has an off-street parking lot with 50-60 spaces that is accessible from Wilmington and Martin Luther King Street and Landlord pays water/sewer, lawn care & snow removal. » Great visibility, high traffic count; » Beautiful Views of Downtown Raleigh; » Ample front-of-building parking lot; » Card reader Security for front and side door entry/access » Clean renovated space that's affordable for small professional business.

Location Highlights

Sitting on intersection of Martin Luther King Jr. Street, Salisbury Street & Wilmington Street, this property is has close proximity to Downtown Raleigh, NC State University, and Shaw University, in addition to its convenient access to I-40, 440, the Capital Area Transit lines Caraleigh and Apollo Heights.

BUILDING SUMMARY

Year Built/Renovated:	---	**Location:**	---	**Parking:**	Private Lot
Building Size:	17,320 SF	**Zoning:**	Arterial Commercial	**Parking Spaces:**	50-60
Levels:	2 Floors	**OCC Status:**	4 Tenants (6 mo. leases)	**Private Offices:**	32
Exterior:	Brick Façade	**OCC Status Memo:**	Leases Exp 4/1/14	**Rooms:**	40
Roof:	TPO Membrane	**Building ADA:**	No	**Loading Docks:**	NONE
Road Access:	Public Maintained Road	**Acres:**	3.6 Acres	**Overhead Doors:**	---
Cross Streets:	Martin Luther King Blvd	**Lot Dimensions:**	---	**Women's Baths:**	2
Section #:	---	**Possession:**	---	**Men's Baths:**	2
Legel Desc:		**Improvements:**	---		

BUILDING AMENITIES

Kitchen: Kitchenette
Kitchen: Sink only
Location: Near Downtown Raleigh
Location:

LEASING TERMS

Total Leasable Sq. Ft:	17,320 SF	**Lease:**	Entire Building
Terms:	6 months	**Lease Type:**	Net Lease
Tenancy:	---	**Property Manager:**	Billy Jackson

LEASING SUMMARY

Expenses:	**Est. Avg. Amt/SF:**	**Responsibility:**	**Company:**
Exterior Maintenance	---	Owner	---
Interior Maintenance	---	Tenant	---
ReTax	---	Owner	N/A
Insurance	---	Owner	N/A
Electric	Duke Progress Energy	Tenant	N/A N/A
Gas	---	Tenant	---
Water	---	Owner	Comcast / Bloomington
Cable	---	N/A	
Common Area Maintenance	$0.00		
Net Expenses	$0.00		
Sewage	---		
Internet	Cable		
Amps.	200		

AVAILABLE SUITES

Unit	Type	TOTAL SF.	Offices	Mens Baths	Womens Baths	Heat	A/C	ADA	Max. Contig.	Min. Div.	$/SF	Date Avail.
Building	Office	17,320	--	2	2	Yes	Yes	No	---	---	$17.00-25.00	04/01/2014

MISC.

Parcel ID:	015-15900-00	**Annual Tax:**	$2,356.00
Assessment:	2007		

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