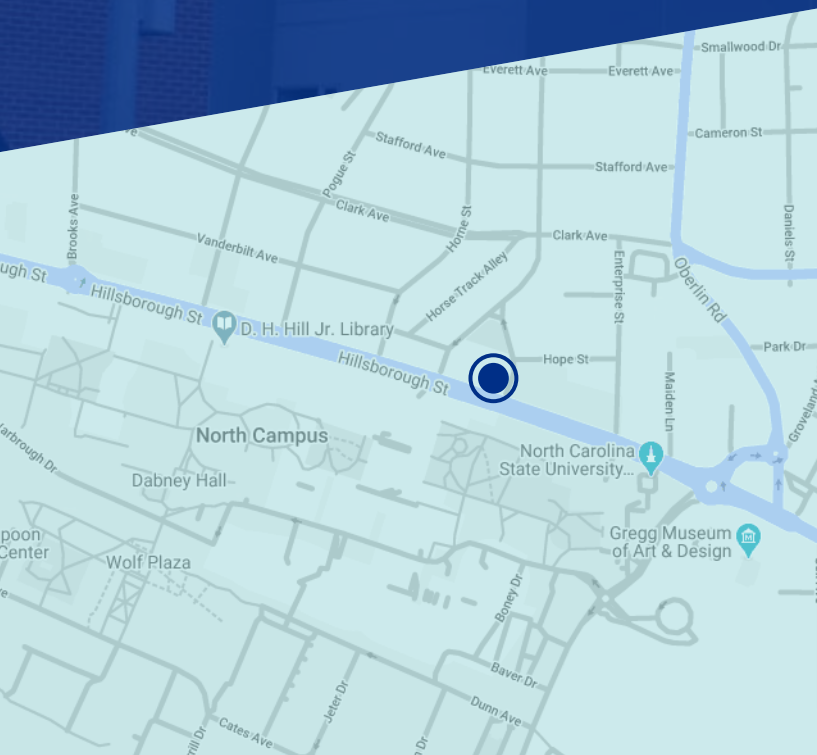




**TRADEMARK**  
PROPERTIES

# 2304 HILLSBOROUGH STREET RALEIGH, NC 27607

5,800 SF CREATIVE OFFICE OR  
RETAIL SPACE FOR LEASE



**VIRTUAL TOUR** 

**CAMERON TOWNSEND**

ctownsend@trademarkproperties.com  
919.645.1429 direct 919.924.9563 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

2304 HILLSBOROUGH STREET  
RALEIGH, NC 27607

5,800 SF CREATIVE OFFICE OR RETAIL  
FOR LEASE



## PROPERTY HIGHLIGHTS

- Suite 200: 5,800 SF
- Can be subdivided into two suites, approximately 2,900 SF each
- Creative office or retail space on Hillsborough Street in the heart of NC State's campus
- 900 SF balcony overlooking Hillsborough Street
- Open floor plan
- Plenty of natural light throughout the space
- Private street entrance with elevator for direct access
- Within walking distance to Cameron Village and Downtown Raleigh
- Street parking is available in addition to monthly parking in nearby lots

VIRTUAL TOUR



LEASE RATE: \$29.00/SF, NNN

TICAM: \$4.50/SF (EST.)



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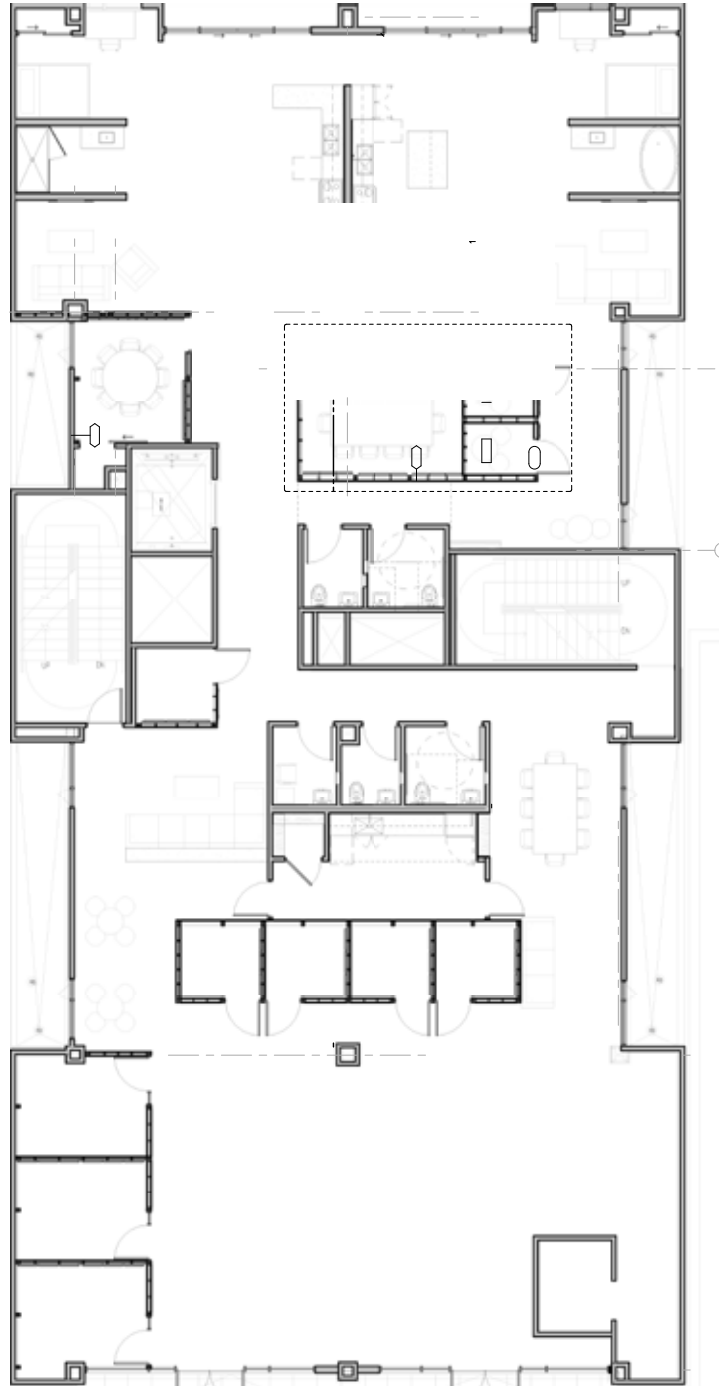
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FLOOR PLAN



BALCONY OVERLOOKING HILLSBOROUGH STREET

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AERIAL



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