

# 615 WEST MORGAN

UNIQUELY POSITIONED +/- 1.47 ACRE DEVELOPMENT OPPORTUNITY AT THE MULTINODAL WESTERN GATEWAY OF DOWNTOWN RALEIGH

ONE GLENWOOD

TOWER TWO

CASSO HOTEL

MORGAN STREET FOOD HALL

BLOC [83]

BLOC [83] PARKING DECK

W MORGAN ST

W HARGETT ST

S BOYLAN AVE



# 615 WEST MORGAN

UNIQUELY POSITIONED +/- 1.47 ACRE DEVELOPMENT  
OPPORTUNITY AT THE MULTINODAL WESTERN  
GATEWAY OF DOWNTOWN RALEIGH  
DOWNTOWN RALEIGH, NORTH CAROLINA

Jones Lang LaSalle, a North Carolina licensed real estate broker, has been retained as the exclusive sales representative for 615 W Morgan, a ±1.47-acre development site strategically positioned at the western gateway of Downtown Raleigh. The property is situated within the highly successful Bloc [83] mixed-use development at the intersection of two of Downtown Raleigh's most prominent districts: Glenwood South and the Warehouse District, while serving as the gateway to The Village District and NC State University. The site benefits from proximity to Raleigh's core economic drivers, ensuring long-term value stability and growth potential.

Currently zoned DX-20-UL-CU and DX-7-UL, the property offers significant development flexibility with by-right entitlements for buildings up to 18 stories. The site occupies a unique transitional zoning position as the final block of 20-story zoning before stepping down to 5 stories, guaranteeing unobstructed views of Raleigh's skyline in both directions. This zoning protection provides exceptional value for vertical development.

The property's location delivers immediate walkability to restaurants, entertainment, and amenities, achieving a Walk Score of 95 (Walker's Paradise). The site bridges the urban core with established neighborhoods including Historic Boylan Heights, NC State University, and The Village District, attracting young professionals seeking an amenity-rich environment with convenient access to both downtown employment centers and neighborhood retail corridors.

## PROPERTY DETAILS

### MUNICIPALITY

City of Raleigh

### ADDRESS

615 W Morgan St  
117 S Boylan Ave  
610, 612 W Hargett St

### NOTABLE FRONTAGE

W Morgan St 160'

### PINS

1703481885, 1703481774,  
1703482697, 1703482584

### ACREAGE (APPROX.)

+/- 1.47 acres

### ZONING

DX-20-UL-CU  
DX-7- UL (southern parcels)

### MAXIMUM HEIGHT

18 Stories

### BY RIGHT USES

Multifamily, Office, Hotel, Retail

### BROWNFIELD ELIGIBLE

YES

### UTILITIES

Available

### PRICING

Unpriced



+/- 1.47 ACRES



IN-PLACE 18 STORY  
ZONING



WALKABLE TO DOWNTOWN  
RALEIGH TOP ATTRACTIONS  
& LOCAL SPOTS



NO. 2 BEST STATE CAPITAL  
TO LIVE IN  
(WALLETHUB, 2026)



TOP 5 BEST PERFORMING  
LARGE METRO  
(MILKEN INSTITUTE 2026)



**THE DILLON**  
CLASS A MIXED-USE

**PLATFORM + OLDHAM & WORTH**  
694 UNITS  
DEVELOPER: KANE REALTY CORP

**LA TERRAZZA**

**BARCELONA WINE BAR**

**RALEIGH UNION STATION**

**BOULTED BREAD**

**O-KU SUSHI**

**RALEIGH UNION STATION BUS FACILITY + FUTURE UNION WEST APARTMENTS**

**HISTORIC BOYLAN HEIGHTS NEIGHBORHOOD**

**OAK STEAKHOUSE**

**MORGAN STREET FOOD HALL**

**MORGAN STREET FOOD HALL**

**BLOC83**  
495,121 SF CLASS A OFFICE  
RETAIL TENANTS: CHIPOTLE, 321 COFFEE, FIRST WATCH, INCENDIARY BREWING, DRAM & DRAUGHT, YOGASIX, VIC'S PIZZERIA

**CASSO HOTEL**  
126 KEY BOUTIQUE HOTEL

**BOYLAN BRIDGE**

**WYE HILL BREWING**

**NC STATE UNIVERSITY + VILLAGE DISTRICT**  
LESS THAN 5 MIN

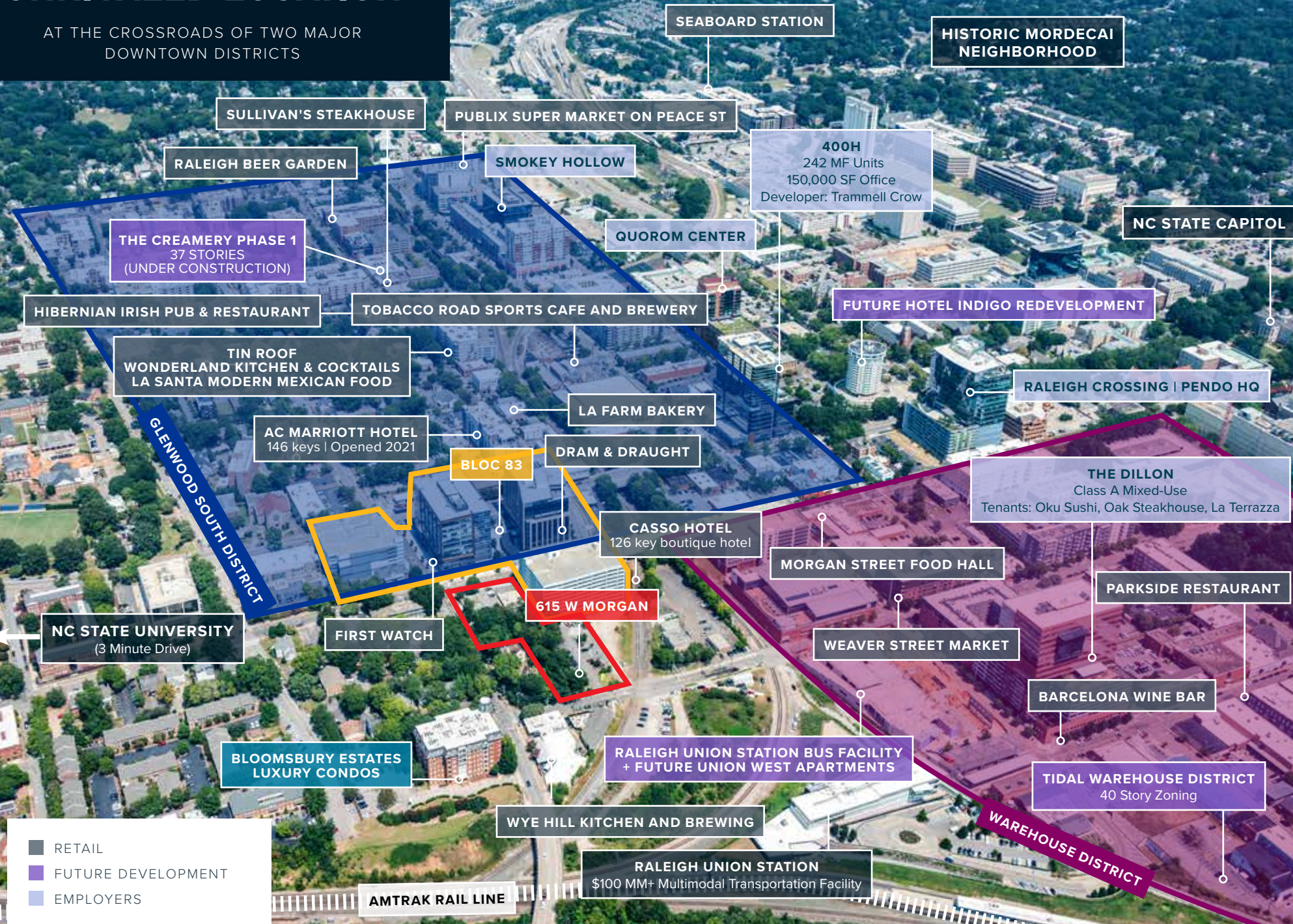
# SURROUNDING ACTIVITY

## DOWNTOWN RALEIGH

\$8.3 BILLION IN DEVELOPMENT PIPELINE OF PROJECTS COMPLETED, UNDER CONSTRUCTION, AND PLANNED SINCE 2015

# UNRIVALED LOCATION

AT THE CROSSROADS OF TWO MAJOR DOWNTOWN DISTRICTS



# GLENWOOD SOUTH & WAREHOUSE DISTRICT

DOWNTOWN'S MOST CONNECTED & VIBRANT LOCATION

Situated within walking distance of major employment centers, urban green spaces, and transit access points, 615 W Morgan provides immediate pedestrian connectivity to Downtown Raleigh's diverse mix of dining, entertainment, and cultural amenities.

## KEY ECONOMIC DRIVERS

**EMPLOYMENT HUB:**  
183 Employees per acre in DT Core

**CULTURAL DESTINATION:**  
Music venues, public parks, award-winning restaurants

**HIGHLY-EDUCATED WORKFORCE:**  
NC State University, UNC Chapel Hill, Duke

## WALKABILITY HUB



**1 MIN**  
Dram & Draught



**4 MIN**  
Trophy Brewing & Pizza



**9 MIN**  
Raleigh Union Station



**10 MIN**  
Nash Square



**15 MIN**  
RedHat Amphitheater



## WESTERN GATEWAY TO DOWNTOWN RALEIGH

615 W Morgan occupies a strategic position in the evolving core of Downtown Raleigh, acting as a crucial link between the Warehouse District, Glenwood South, and NC State University. This location leverages the area's emerging centrality, benefiting from and contributing to the dynamic urban fabric of Raleigh.

## RALEIGH UNION STATION

Raleigh Union Station is a \$111.4M Multimodal Transit Center that opened in 2018 in a former warehouse. In addition to transportation services, it includes 7,547 SF retail.



**AMTRAK**  
10 trains daily providing service throughout NC and East Coast



**S-LINE FROM SANFORD TO VA**  
Plans to connect Raleigh to Richmond received billion dollar grant last December



**BUS RAPID TRANSIT (BRT)**  
20 Miles planned

**9 MIN WALK**  
FROM PROPERTY

**95**  
WALKSCORE  
(WALKER'S PARADISE)



# HIGHLY WALKABLE

AT THE WESTERN GATEWAY OF DOWNTOWN RALEIGH

Situated at Raleigh's western entry point, this area serves as a vital nexus between two distinct urban zones: the vibrant Glenwood South district, known for its high-density residential and entertainment offerings, and the iconic Warehouse District, celebrated for its eclectic blend of artistic, cultural, and nightlife attractions in downtown Raleigh.

**289+**

RESTAURANTS & BARS  
DOWNTOWN

**1.8M**

SQUARE FEET OF  
STOREFRONT

**84+**

STOREFRONT BUSINESSES  
OPENED SINCE JULY 2024

**20K+**  
**RESIDENTS**

RESIDENTS WITHIN 1 MILE OF  
DOWNTOWN'S CENTER

**43.3K**  
**EMPLOYEES**

WITHIN 1 MILE OF DOWNTOWN'S CENTER

**21.3M+**

VISITOR VISITS PER YEAR

**300**

BICYCLES AND 30 PLANNED STATIONS  
FOR RALEIGH'S NEW BIKE SHARE

**492+**

ACRES OF GREENSPACE WITHIN 1 MILE  
OF DOWNTOWN

# THE WESTERN GATEWAY

Anchored by Raleigh's Local Spots and Historic Neighborhood



DIX PARK



TROPHY PIZZA



HISTORIC HEIGHTS HOUSE



SAM JONES BBQ



WYE HILL BREWING



SAUNAHOUSE RALEIGH



BOULTED BREAD

**COMING SOON:**  
83SOUTH - COCKTAIL BAR  
SWITCHYARDS - NEIGHBORHOOD CO-WORKING CLUB

# BLOC

RALEIGH • NC

# 83

## CASE STUDY

615 W Morgan is the 3rd phase of Bloc [83] and now provides a irreplaceable development opportunity in the midst of an existing Tier 1, proven product.

### BLOC[83] OVERVIEW

Bloc[83] currently consists of two (2), Class A office buildings, totaling 495,121 square feet, situated on 3.23 acres in the well-connected and highly amenitized Glenwood South neighborhood of Downtown Raleigh. Completed in 2019 and 2021, respectively, One Glenwood and Tower II at Bloc[83] feature high-quality construction and best-in-class amenities, top retailers, and a Sky Lounge which provides sweeping views of Downtown Raleigh. The assets were sold in December 2021 to City Office REIT and the transaction is the highest recorded PSF office sale in North Carolina. (\$667 PSF).



**SUBJECT PROPERTY**

**ONE GLENWOOD**  
227,632 SF

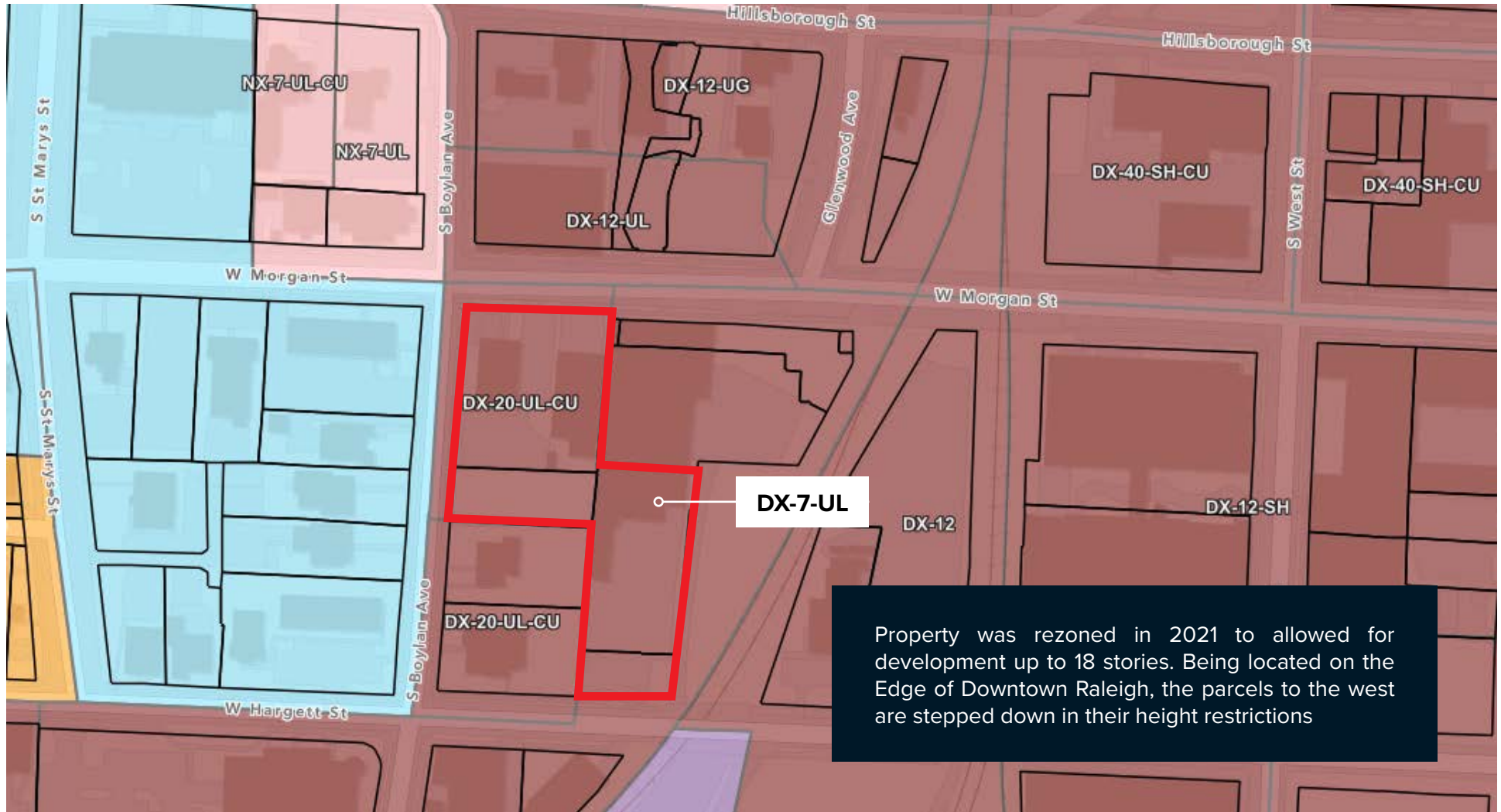
**TOWER II**  
267,489 SF

**TOWER II PARKING DECK**  
665 SPACES

**ONE GLENWOOD PARKING DECK**  
734 SPACES



# CURRENT ZONING



**MIXED-USE ZONING**  
(DX-20-UL-CU & DX-7-UL)

**BROAD BY RIGHT**  
**OPTIONALITY**

**BUILDINGS UP TO**  
**18 STORIES**

**SITE DESIGN**  
**FLEXIBILITY**

# DETAILS ON ZONING

## BROAD IN PLACE ZONING

The immediate surrounding area has seen an influx of large scale mixed-use development and has begun to become one of Raleigh's most desirable areas for local businesses and walkable retail. With unmatched regional connectivity and extreme walkability this site is primed for development. The northern two parcels are currently zoned DX(Downtown Mixed Use)-20(Floor Height Max)-UL(Urban Limited)-CU(Conditional Use). The southern two parcels are zoned DX(Downtown Mixed Use)-7(Floor Height Max)-UL(Urban Limited).

## MIXED USE DESIGNATION

Mixed-use districts offer greater flexibility in use and density while still allowing for appropriate transitions between residential, commercial, and industrial areas. Lower intensity districts like Residential Mixed Use (RX), Office Mixed Use (OX), and Office Park (OP) restrict the amount of retail use in a development and are intended to provide an active but compatible buffer for residential districts. Neighborhood Mixed Use (NX), Commercial Mixed Use (CX), and Industrial Mixed Use (IX) allow a greater range and concentration of uses, making them well-suited to commercial centers and corridors (City of Raleigh Zoning DX- is intended to provide for intense mixed use development of the City's downtown area).

[CLICK HERE FOR ZONING CONDITIONS](#)



## PROPERTY DETAILS

<b>MUNICIPALITY</b>	City of Raleigh
<b>ADDRESS</b>	615 W Morgan St 117 S Boylan Ave 610, 612 W Hargett St
<b>NOTABLE FRONTAGE (APPROX.)</b>	W Morgan St: 160'
<b>PINS</b>	1703481885, 1703481774, 1703482697, 170348258
<b>ACREAGE (APPROX.)</b>	1.47
<b>ZONING</b>	DX-20-UL-CU DX-7-UL (southern parcels)
<b>MAXIMUM HEIGHT</b>	18 Stories
<b>BY RIGHT USES</b>	Multifamily, Office, Hotel, Retail
<b>PRICING</b>	Unpriced
<b>BROWNFIELDS ELIGIBLE</b>	Yes

# 615 WEST MORGAN

## INVESTMENT ADVISORS

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\*\*The outbreak of the COVID-19 virus (novel coronavirus) since the end of January 2020 has resulted in market uncertainty and volatility. While the economic impact of a contagion disease generally arises from the uncertainty and loss of consumer confidence, its impact on real estate values is unknown at this stage.