

# FOR SALE OR LEASE IN RALEIGH

*Ginkgo Square – 1318 Dale Street, Raleigh, North Carolina*



*Great location inside the Beltline  
and close to Downtown Raleigh,  
Glenwood South and Cameron  
Village!*



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Information provided herein is secured from sources presumed to be reliable. However, all information is subject to verification.

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# EXECUTIVE SUMMARY

*Gingko Square – 1318 Dale Street, Raleigh, North Carolina*

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Great location inside the Beltline and close to Downtown Raleigh, Glenwood South and Cameron Village! There is also easy access to Capital Boulevard, I-440, and Raleigh-Durham International Airport via Wade Avenue. Gingko Square was built in 1985 and the Owner is currently updating the building. 1318 Dale Street is just off of Wade Avenue, between Capital Boulevard and Glenwood Avenue.

Gingko Square is approximately 21,000 total square feet, with approximately 16,000 square feet of rentable area located on two floors. Gingko Square also has approximately 1,500 square feet of storage space available. The building's tow-story atrium with expansive glass, vegetation, and glass elevator embarks on a welcoming main entrance to the building. In addition to, a very nice computer/data center with a 275 KW CAT emergency power generator there's a 15 ton Liebert HVAC unit. Small loffice suites are available, and there is some plug and play space also available. The building has on-site parking as well as on-street parking along Dale Street.

The Gingko Square building is currently occupied by one Tenant and will be vacated upon the sale of the building. The Owner will consider a condominium structure to sell smaller units.



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# BUILDING OVERVIEW

*Ginkgo Square – 1318 Dale Street, Raleigh, North Carolina*

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## General Information

Address:	1318 Dale Street, Raleigh, North Carolina
Location:	Off Wade Avenue between Glenwwo Avenue and Capital Boulevard
Submarket	Cameron Village
Type:	Office Building
Building Size:	Approximately 20,700 SF with approximately 16,000 RSF on the first and second floors, and approximately 1,500 SF of storage space available in the lower level.
Building Floors:	Two (2) Floors
Acres:	Approximately .93 acres
Construction:	Brick Exterior HVAC: Reciprocating Compressor with a four-zoned Air Handler Elevator: Yes Fire Sprinklers: Yes Roof: Asphalt Shingles Security: N/A
Year Built:	1985
Condition:	Good
Zoning:	O&I-I
Offering Price:	\$1,800,000.00

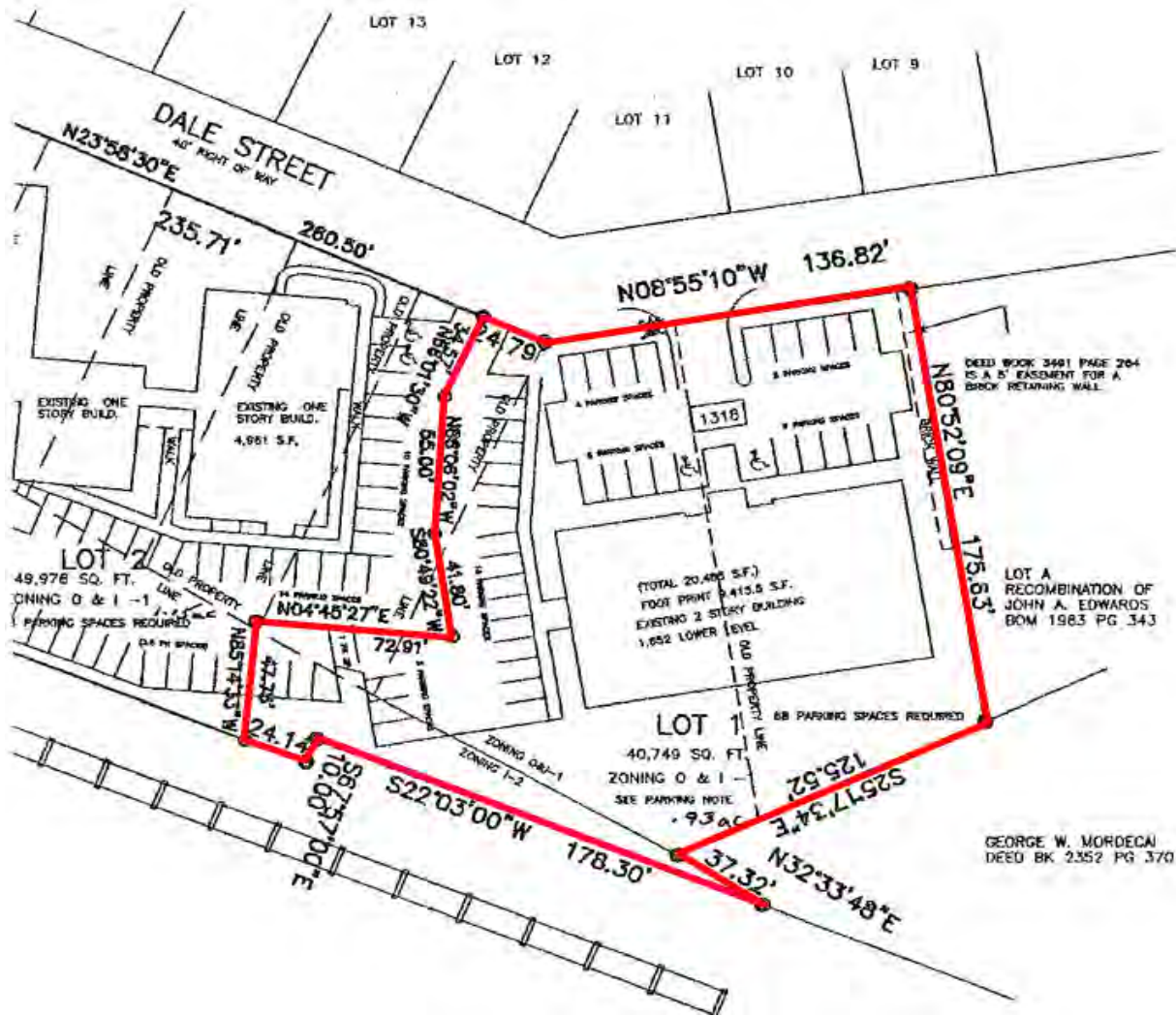
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# PROJECT OVERVIEW

Ginkgo Square – 1318 Dale Street, Raleigh, North Carolina

## Site Map

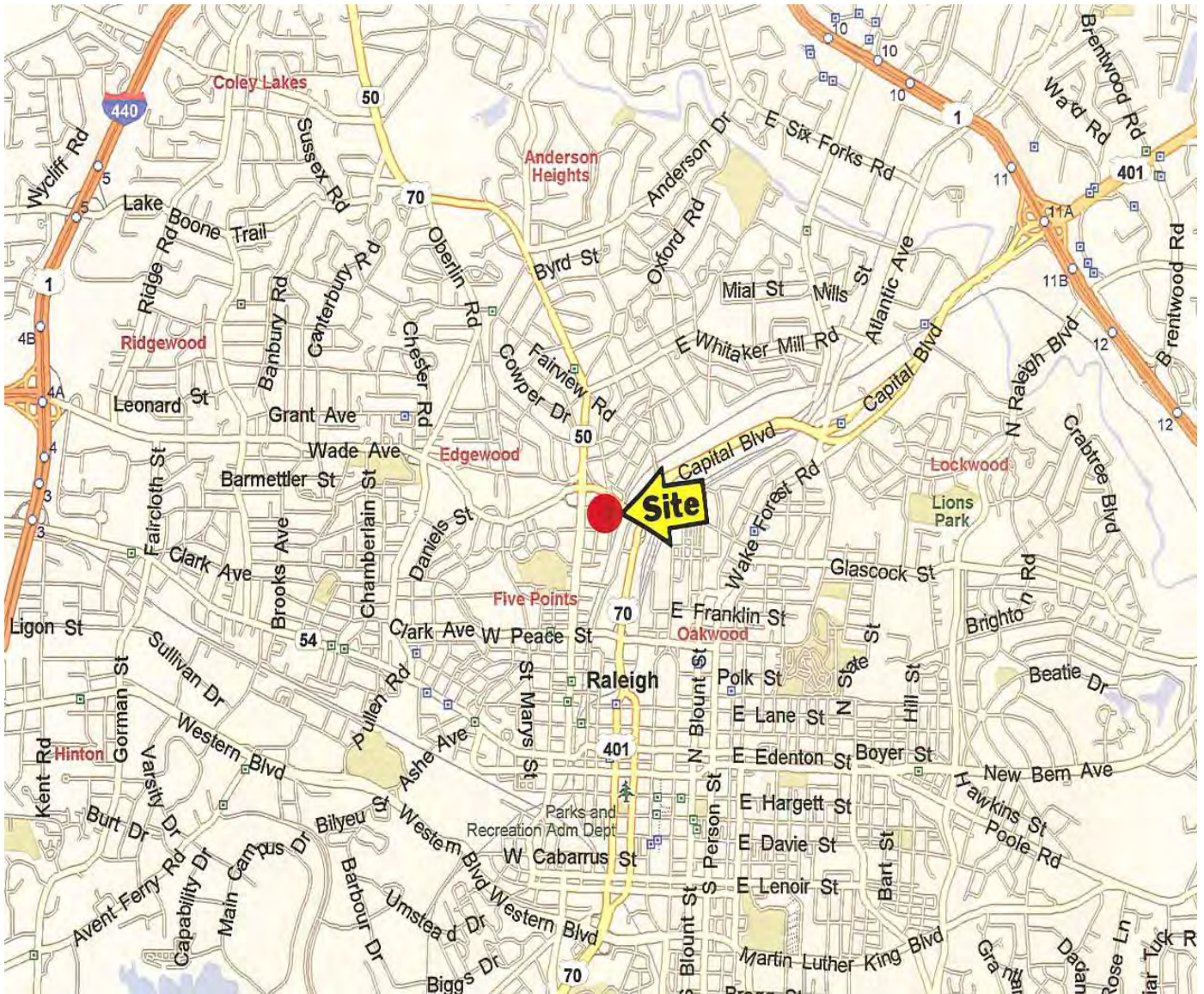


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# PROJECT OVERVIEW

Ginkgo Square – 1318 Dale Street, Raleigh, North Carolina

## Location Map

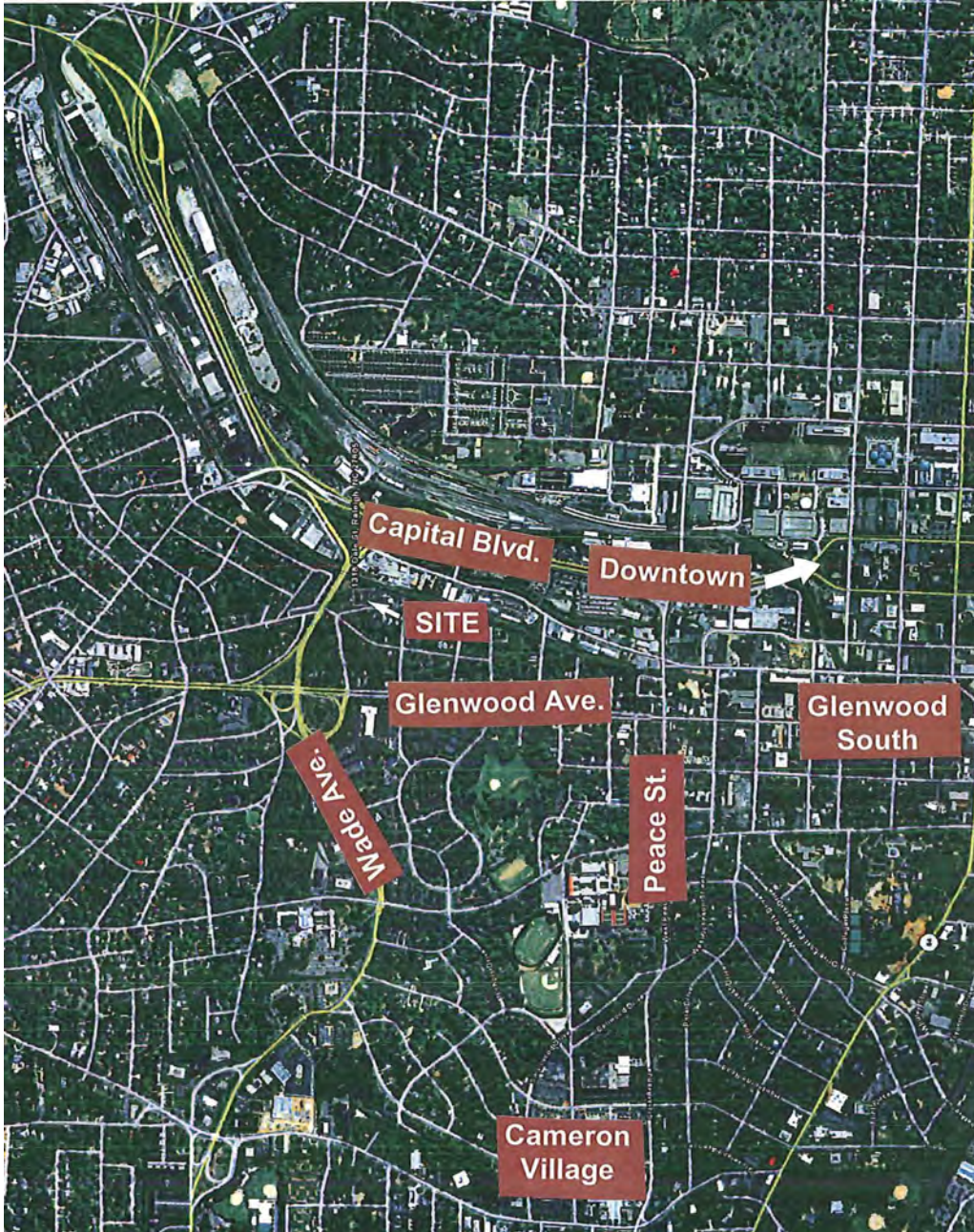


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# PROJECT OVERVIEW

*Ginkgo Square – 1318 Dale Street, Raleigh, North Carolina*

*Aerial*

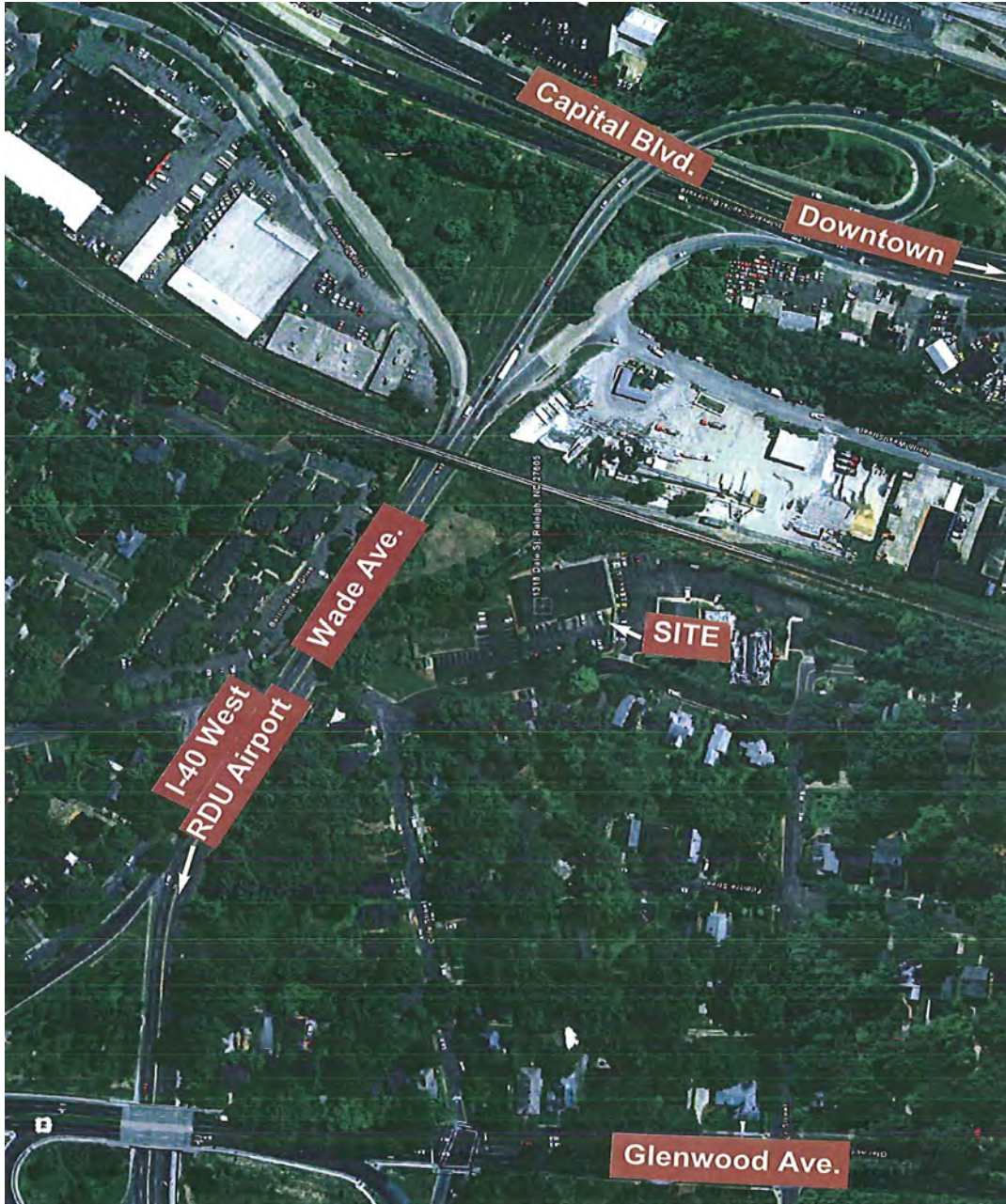


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# PROJECT OVERVIEW

*Ginkgo Square – 1318 Dale Street, Raleigh, North Carolina*

*Aerial*

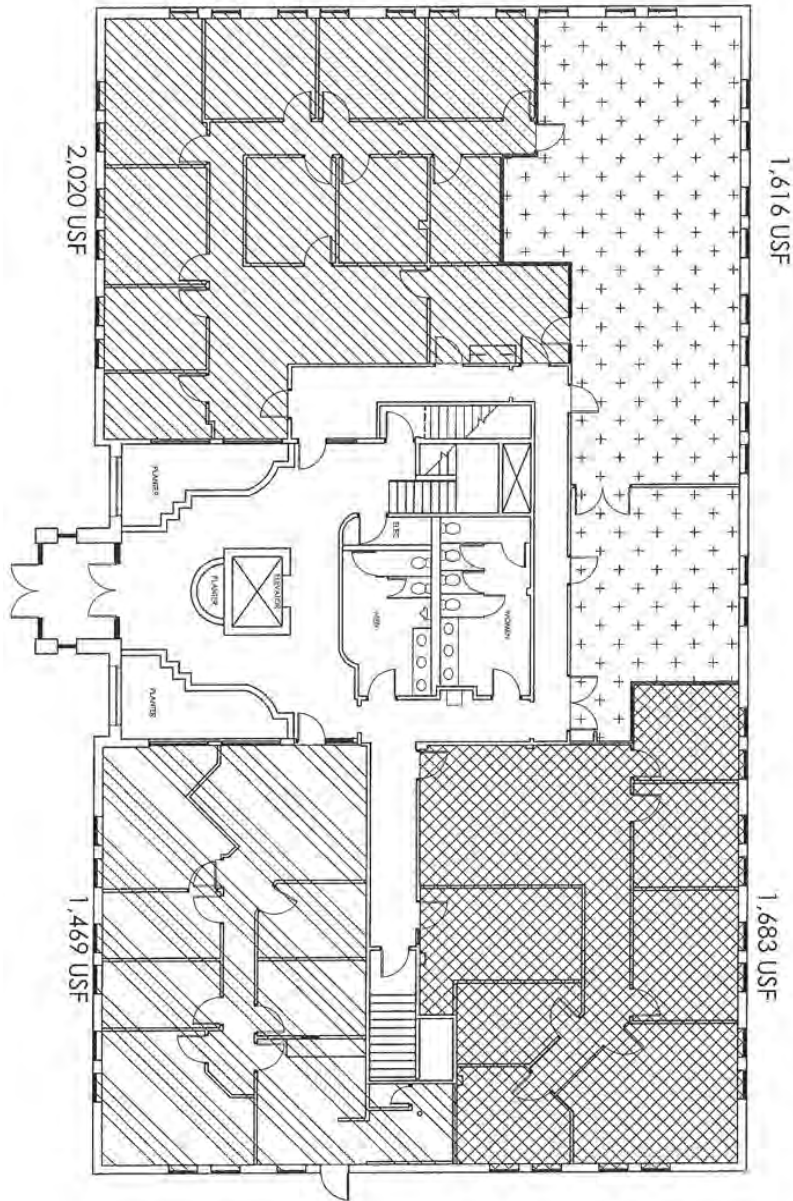


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# PROJECT OVERVIEW

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## First Floor Plan

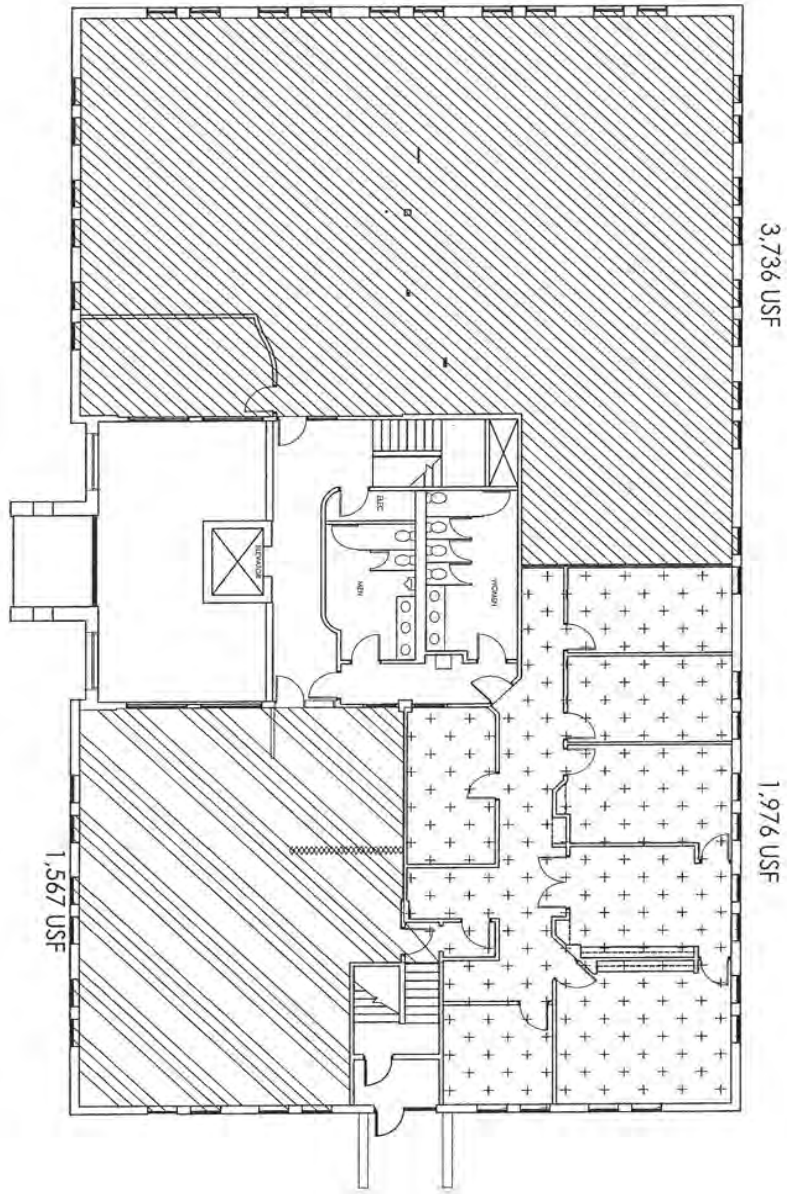


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# PROJECT OVERVIEW

*Ginkgo Square – 1318 Dale Street, Raleigh, North Carolina*

## *Second Floor Plan*

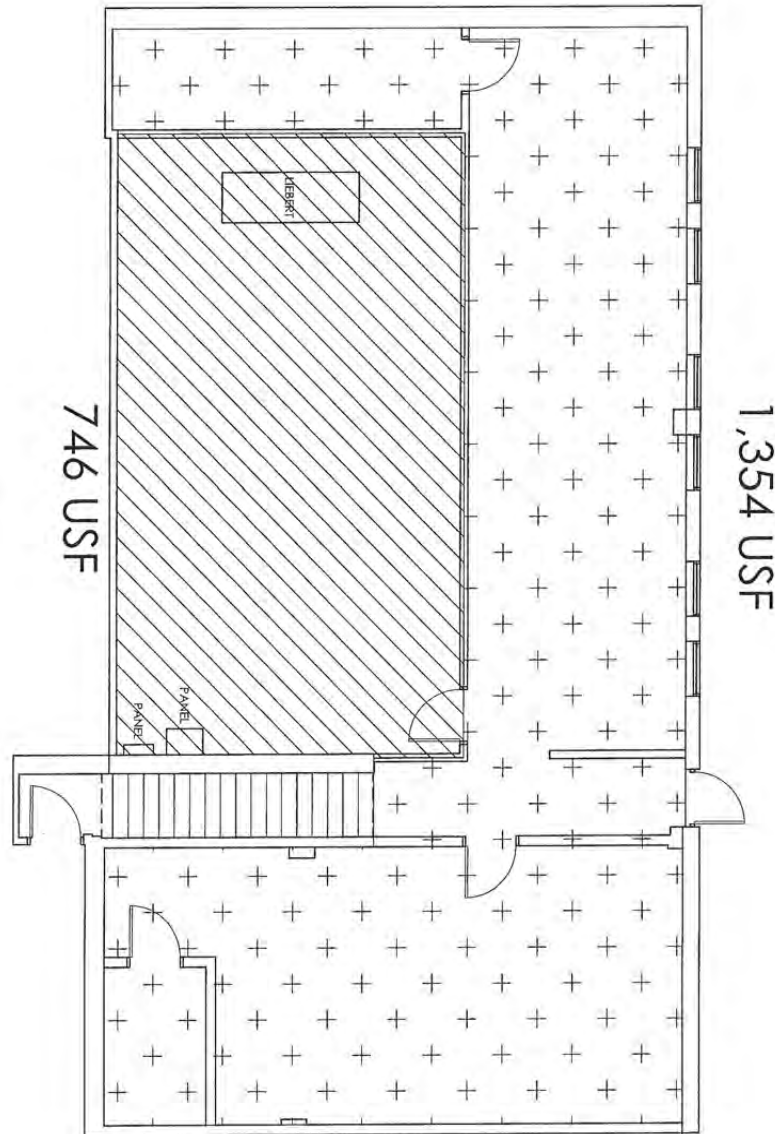


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## *Basement Floor Plan*



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