



**one**  
GLENWOOD

@ BLOC 83  
RALEIGH • NC

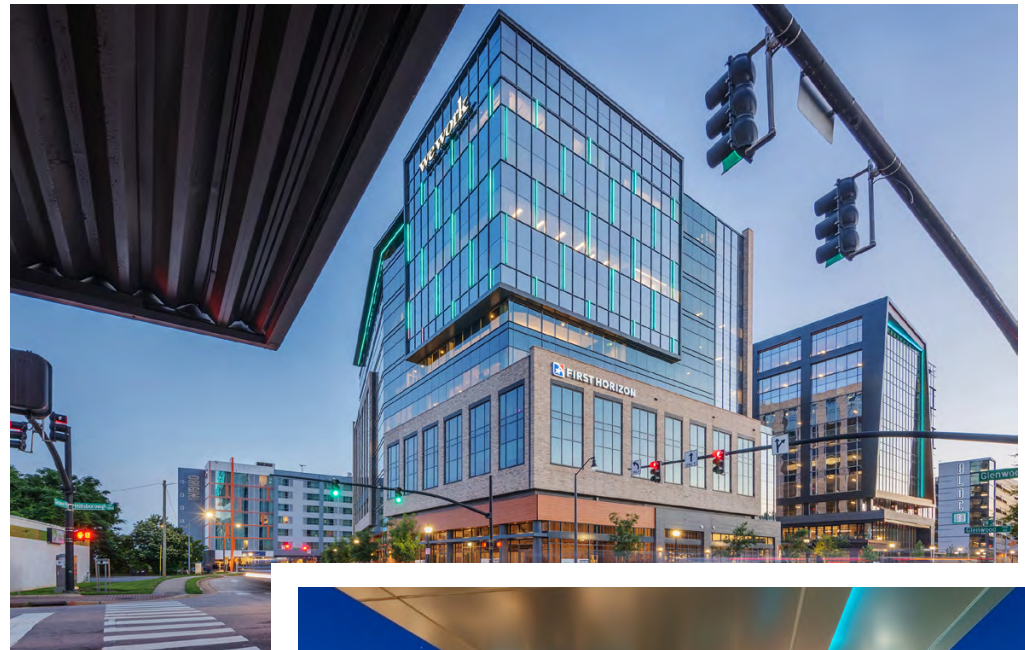
**ONE PRIME LOCATION. ONE VISION. ONE GLENWOOD.**





# SUMMARY



|                     |   |
|---------------------|---|
| BUILDING SIZE:      | 227,500 RSF   |
| TOTAL OFFICE:       | 212,500 RSF   |
| AVAILABLE OFFICE:   | Fully Leased  |
| RENTAL RATE:        | \$42.50 PSF, Full Service   |
| CEILING HEIGHTS:    | 14'8" to 15'2" Unfinished/Exposed<br>10'0" Finished   |
| PARKING:            | 733 spaces in on-site garage  |
| ENERGY STAR:        | Designed to be Energy Star Rated  |
| BUILDING AMENITIES: | <ul style="list-style-type: none"><li>• Rooftop Terrace &amp; Lounge</li><li>• Common Meeting Space</li><li>• Fitness Center &amp; Locker Rooms</li><li>• Bike Share &amp; Bike Room</li><li>• Security Desk</li><li>• Ground Floor Retail (15,000 RSF)</li></ul>               |
| BLOC[83] AMENITIES: | <ul style="list-style-type: none"><li>• Over 50,000 SF of retail including: 321 Coffee, Yoga Six, and First Watch with more to come</li><li>• 126-room boutique hotel - The Casso</li><li>• Largest urban courtyard in downtown Raleigh</li><li>• Concerts and events</li></ul> |

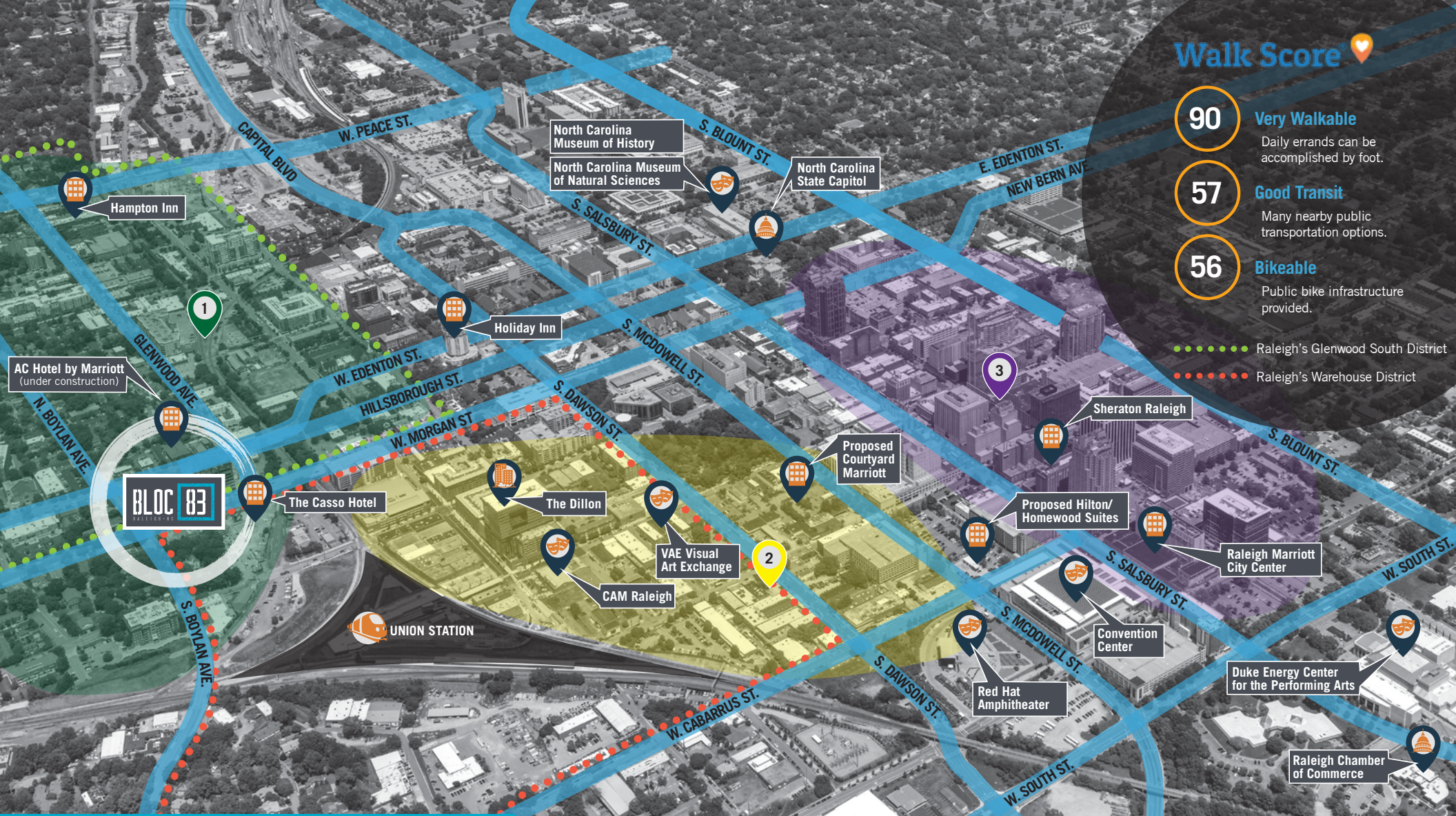




# Walk Score

- 90** **Very Walkable**  
Daily errands can be accomplished by foot.
- 57** **Good Transit**  
Many nearby public transportation options.
- 56** **Bikeable**  
Public bike infrastructure provided.

-  Raleigh's Glenwood South District
-  Raleigh's Warehouse District



## AREA AMENITIES



### DINING + RETAIL

- 321 Coffee
- 42nd Oyster Bar
- Ale House
- Dram & Draught
- Char-Grill
- Clouds Brewing
- First Watch
- Flying Saucer Draught Emporium
- Hibernian Pub
- Mellow Mushroom
- Oak City Coffee Roasters
- Raleigh Beer Garden

- Runologie
  - Starbucks Coffee
  - State of Beer
  - Second Empire Restaurant and Tavern
  - Sullivan's Steakhouse
  - Sushi Blues
  - Taverna Agora
  - Tobacco Road
  - XOCO Mexican Grill
  - Yoga Six
- LODGING**
- Hampton Inn
  - Holiday Inn
  - The Casso Hotel



### DINING + RETAIL

- A Place at the Table
- Barcelona Restaurant and Wine Bar
- Boulted Bread
- Cold off the Press
- Crank Arm Brewing
- Deep South the Bar
- Five Star Restaurant
- Heirloom Brew Shop
- Humble Pie
- Jose and Sons
- Morgan Street Foodhall

- O-Ku Sushi
  - Parkside
  - Poole's
  - The Fiction Kitchen
  - The Oak Steakhouse
  - The Pit
  - Videri Chocolate Factory
  - Vita Vite
  - Weaver Street Market
  - Whiskey Kitchen (WK)
- LODGING**
- Proposed Courtyard Marriott



### DINING + RETAIL

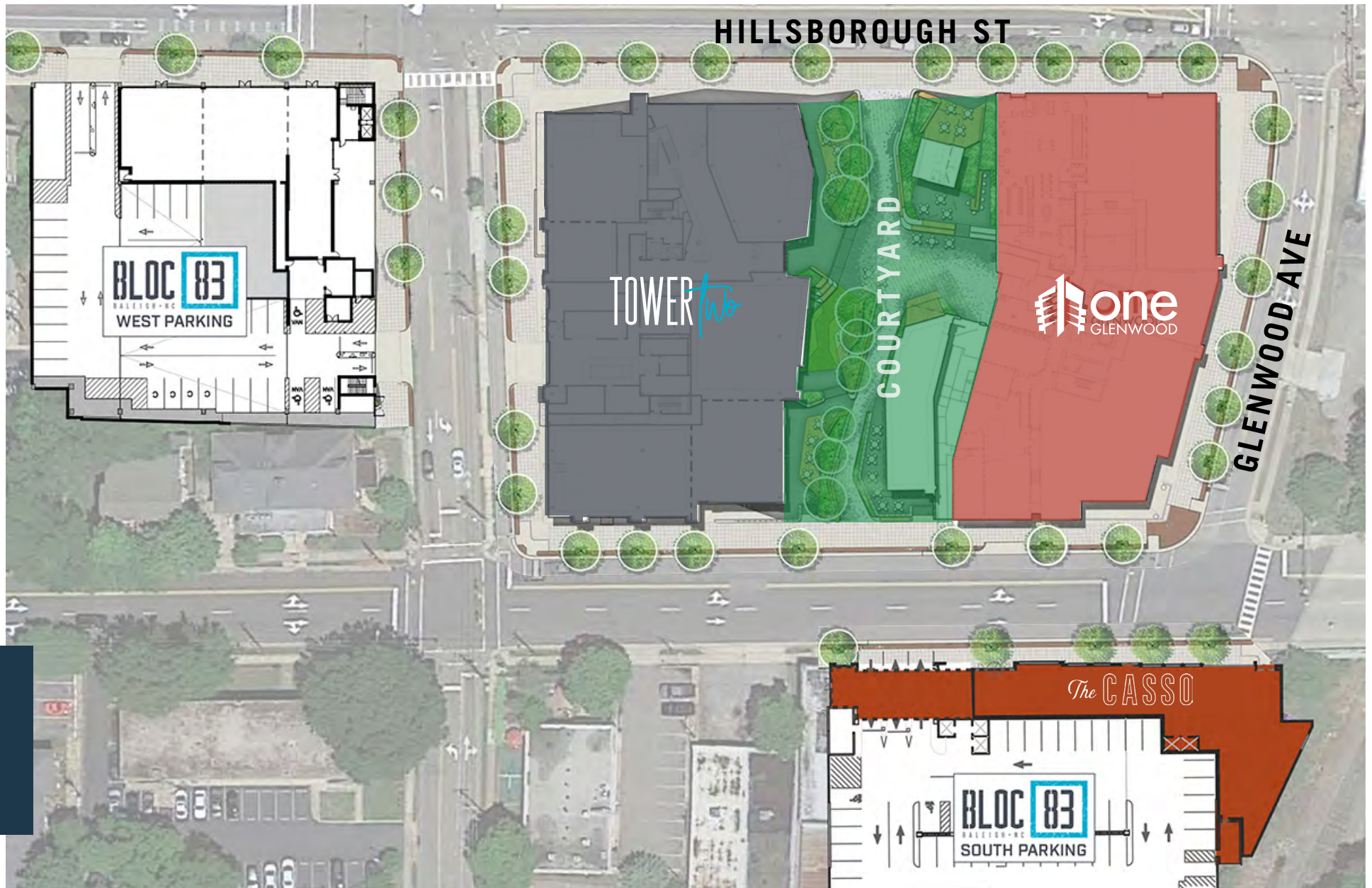
- Beasley's Chicken and Honey
- Bida Manda
- Bittersweet
- Brewery Bhavana
- City Market
- Death and Taxes
- Deco Raleigh
- Happy + Hale
- Jimmy V's Osteria + Bar
- Living Kitchen
- Oak City Meatball
- ORO

- Raleigh Times
  - Rye Bar and Southern
  - The Haymaker
  - Transfer CO Food Hall
  - Wells Fargo Bank
- LODGING**
- Proposed Hilton/Homewood Suites
  - Raleigh Marriott City Center
  - Sheraton Raleigh





# BLOC[83] SITE PLAN



OVER 50,000 SF OF DESTINATION RETAIL + COURTYARD





# ONE GLENWOOD LIFESTYLE

One Glenwood's phenomenal location and on-site amenities bring work and play together like never before. More than just office space, One Glenwood integrates your lifestyle. Whether you're getting a little "me time" at the fitness center, biking down Glenwood Avenue in search of the perfect client gift, or grabbing lunch at a One Glenwood eatery or the Sky Terrace, ***you're always just steps away*** from everything you need when you need it.

## PREMIER VIEWS

Located at one of the highest elevations in downtown Raleigh, the Sky Terrace features unobstructed views of the city skyline and Raleigh's Dorthea Dix Park.

## FLEX EVENT SPACE

Tenants can host large catered events for their employees and/or clients. Flexible furniture systems allow for all-hands-on-deck meetings.

## NATURAL, MODERN FINISHES

One Glenwood's natural finishes and high ceilings provide tenants a modern, grand entry.







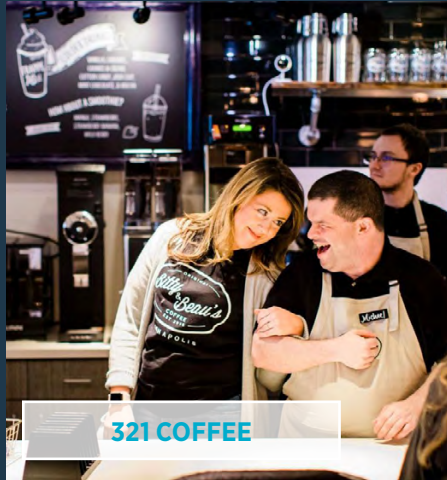
DRAM & DRAUGHT



GOOD DAY GOOD NIGHT



YOGA SIX



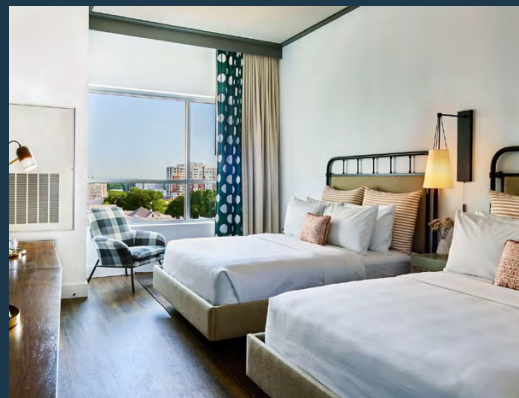
321 COFFEE



GOOD DAY  
GOOD NIGHT



FIRST WATCH



THE CASSO HOTEL





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CONTACT



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