ONE PRIME LOCATION. ONE VISION. ONE GLENWOOD.
### SUMMARY

<table>
<thead>
<tr>
<th>Description</th>
<th>Details</th>
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<tbody>
<tr>
<td><strong>BUILDING SIZE:</strong></td>
<td>227,500 RSF</td>
</tr>
<tr>
<td><strong>TOTAL OFFICE:</strong></td>
<td>212,500 RSF</td>
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<td><strong>AVAILABLE OFFICE:</strong></td>
<td>Fully Leased</td>
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<tr>
<td><strong>RENTAL RATE:</strong></td>
<td>$42.50 PSF, Full Service</td>
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<td><strong>CEILING HEIGHTS:</strong></td>
<td>14’8” to 15’2” Unfinished/Exposed, 10’0” Finished</td>
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<td><strong>PARKING:</strong></td>
<td>733 spaces in on-site garage</td>
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<td><strong>ENERGY STAR:</strong></td>
<td>Designed to be Energy Star Rated</td>
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</tbody>
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#### BUILDING AMENITIES:
- Rooftop Terrace & Lounge
- Common Meeting Space
- Fitness Center & Locker Rooms
- Bike Share & Bike Room
- Security Desk
- Ground Floor Retail (15,000 RSF)

#### BLOC[83] AMENITIES:
- Over 50,000 SF of retail including: 321 Coffee, Yoga Six, and First Watch with more to come
- 126-room boutique hotel - The Casso
- Largest urban courtyard in downtown Raleigh
- Concerts and events
**AREA AMENITIES**

**DINING + RETAIL**
- AC Hotel by Marriott (under construction)
- 321 Coffee
- 42nd Oyster Bar
- Ale House
- Dram & Draught
- Char-Gill
- 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

**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 Pit
- Videri Chocolate Factory
- Vita Vite
- Weaver Street Market
- Whiskey Kitchen (WK)

**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
- Loving Kitchen
- Oak City Meatball
- ORO

**Lodging**
- Hampton Inn
- Holiday Inn
- The Casso Hotel
- Proposed Courtyard Marriott
- Proposed Hilton/ Homewood Suites
- Raleigh Marriott
- Raleigh Marriott City Center
- Sheraton Raleigh
- Proposed Courtyard Marriott
- Raleigh Chamber of Commerce
- Union Station
- XOCO Mexican Grill
- Yoga Six

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

Raleigh's Glenwood South District
Raleigh's Warehouse District

1. AC Hotel by Marriott (under construction)
2. Proposed Courtyard Marriott
3. Proposed Hilton/ Homewood Suites
BLOC[83] SITE PLAN

OVER 50,000 SF OF DESTINATION RETAIL + COURTYARD
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.

**ONE GLENWOOD LIFESTYLE**

**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.
City Office REIT, Inc. (NYSE - CIO) is an internally managed, publicly traded commercial real estate company focused on acquiring, owning, and operating high-quality office properties located primarily in metropolitan areas in the Southern and Western United States. CIO currently owns 61 properties totaling 6.2 million square feet of space.