

TOWER *Two*

@ BLOC 83

OFFICE + RETAIL + HOTEL



DOWNTOWN DONE RIGHT

TOWER TWO DETAILS

Sitting at the epicenter of the Warehouse District and Glenwood South, Tower Two at Bloc[83] is a 10-story, 242,000 square foot office tower nestled in an amenity-rich environment. Tower Two is designed with industrial, yet modern architectural elements, and provides companies with the efficiency and amenities that the modern work environment demands.

ADDRESS	621 Hillsborough Street, Raleigh, NC
TOTAL OFFICE:	241,320 RSF
AVAILABLE OFFICE:	±40,063 RSF (floors 3-4)
LEASE RATE:	\$42.50 PSF, full service
CEILING HEIGHTS:	14' 8" open ceiling 10' 0" finished
EFFICIENT FLOOR PLATES:	27,280 RSF column-free floorplates
PARKING:	Over 1,400 parking spaces; on-site easily accessible parking decks
EFFICIENCY:	Designed to be Energy Star Rated Pursuing LEED O&M
BUILDING AMENITIES:	<ul style="list-style-type: none">• Premier tenant lounge & outdoor terrace• Interactive sports room• Shared conference room• Grand double-story lobby• New-era visitor management system• Programmed outdoor work area• State-of-the-art air quality systems• Fitness center & locker rooms
BLOC[83] AMENITIES:	<ul style="list-style-type: none">• 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

bloc83raleigh.com



TRINITY
PARTNERS

WHY RALEIGH?

During the last 30 years, growth in Raleigh and the surrounding Research Triangle Region has consistently and significantly outpaced the nation. Fueled by an impressive mix of education, workforce talent, ingenuity, and innovation, North Carolina's capital city has become an internationally recognized leader in life sciences and technology. It also happens to be a really nice place to live and provides residents a premier quality of life.



40

NEW residents
a day due to
net migration



22

NEW residents
a day due to
natural increase

#1 Fastest Growing Metro from 2000-13 (Citylab)

#5 America's Next Boom Towns (Forbes)

#3 Best Cities for Young Families (Value Penguin)

#3 Best City for Young Professionals (Forbes)

#2 Software Workforce Talent (Forbes)

#3 Top Labor Market (CareerBuilder)

#6 Future Ready City (Dell)

#2 Best City to Live In (WalletHub)

98

50

LOCATION

Located in downtown Raleigh, Tower Two at Bloc[83] sits at one of the **highest elevations** in the city, at the intersection of Raleigh's two most prominent streets, Glenwood Avenue and Hillsborough Street.

CENTRALLY LOCATED

Located less than one mile from NC State University's main campus & Centennial Campus, and within walking distance to the state capitol. Tower Two at Bloc[83] has phenomenal signage opportunities for over 35,000 students and university employees to see daily.

EASY ACCESS

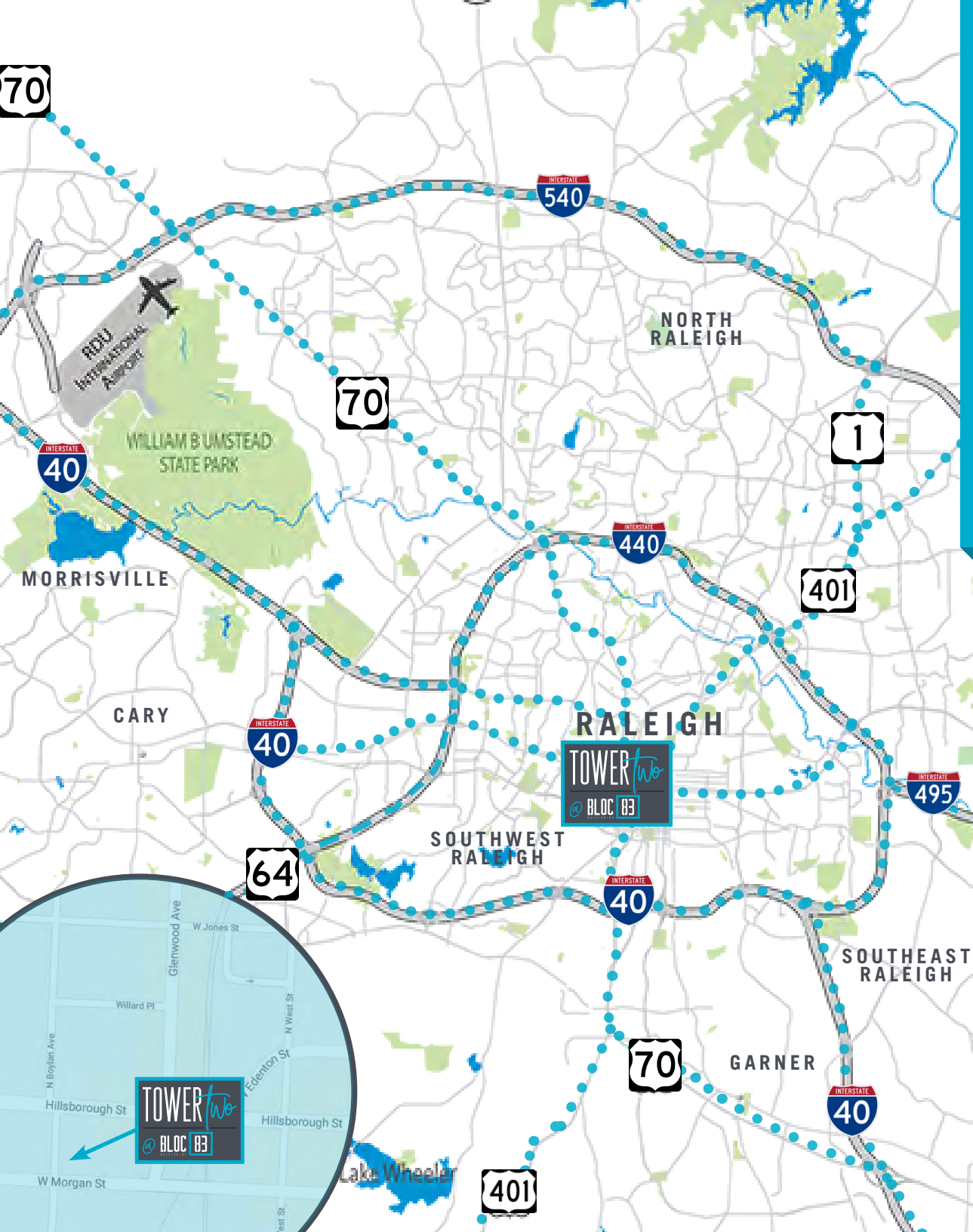
Tower Two at Bloc[83] sits at the intersection of two major thoroughfares and provides employees easy access to multiple interstates and transportation options.

UNION STATION

Tower Two at Bloc[83] is located less than two blocks away from Raleigh's state-of-the-art transportation hub, Union Station. Employees will have multiple transportation options via the rapid bus system, commuter train, and future light-rail service.

GLENWOOD SOUTH

Tower Two at Bloc[83] is located in Raleigh's most popular, venerable neighborhood, providing corporations and their employees walkable access to an abundance of housing, shops, restaurants, cafes, and more.



Walkability

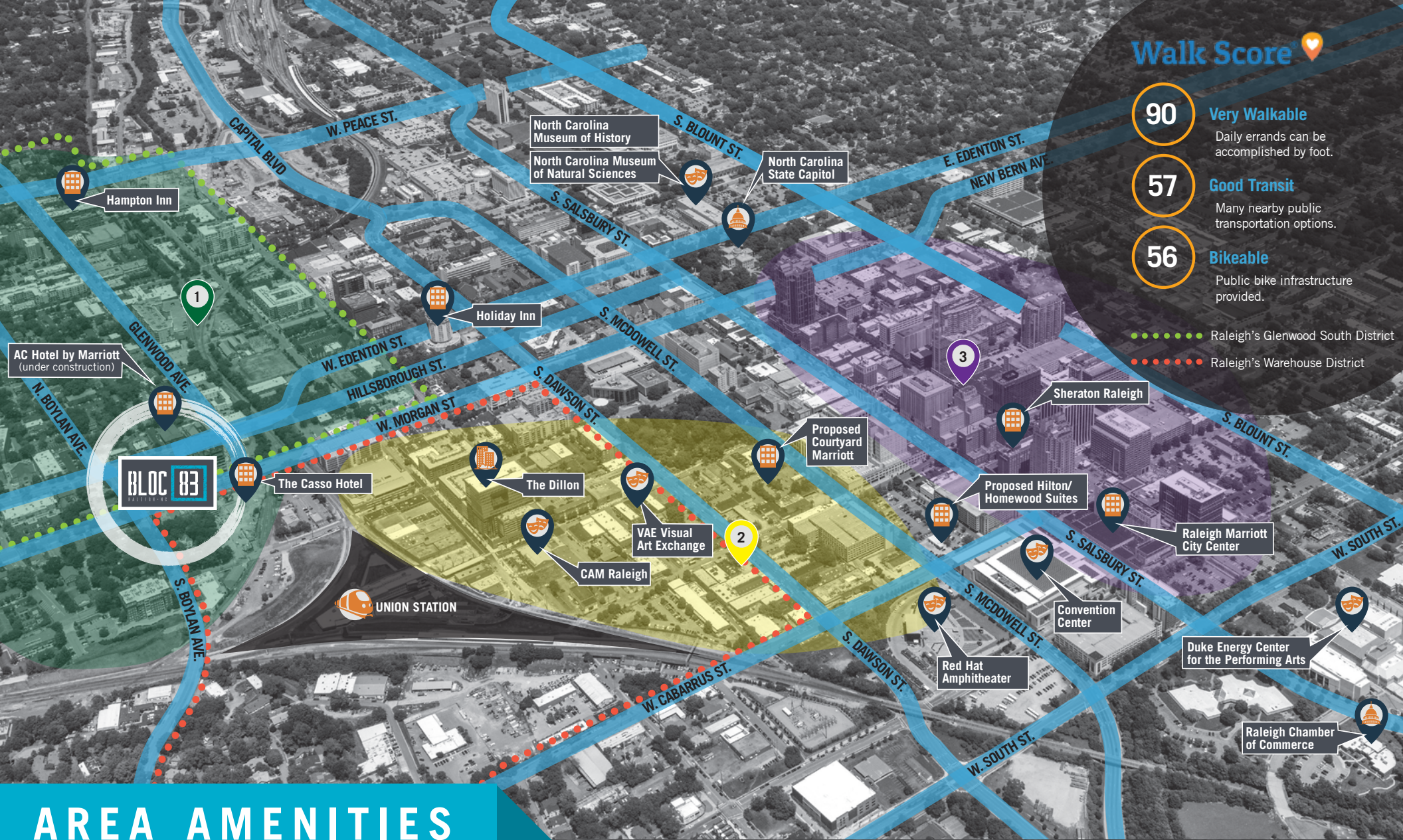
Tower Two's phenomenal location along downtown's [premier retail corridor](#) and on-site amenities bring work and play together like never before. Whether you are taking a quick break at one of the amenities at Bloc[83] or taking a stroll to one of Raleigh's multitude of extraordinary shops, cafes, and restaurants nearby — you're always [just steps away](#) from everything you need when you need it.



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

1

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

DINING + RETAIL

- Runologie
- Starbucks Coffee
- State of Beer
- Second Empire Restaurant and Tavern
- Sullivan's Steakhouse
- Sushi Blues
- Taverna Agora
- Tobacco Road

LODGING

- Hampton Inn
- Holiday Inn
- The Casso Hotel

DINING + RETAIL

- XOCO Mexican Grill
- Yoga Six

2

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

LODGING

- Proposed Courtyard Marriott

- 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)

3

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

LODGING

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





DRAM & DRAUGHT



GOOD DAY GOOD NIGHT



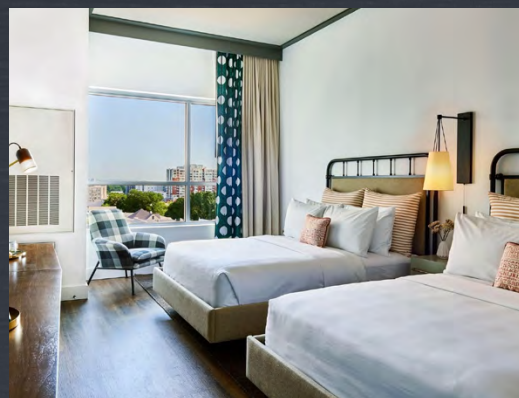
YOGA SIX



321 COFFEE



FIRST WATCH



THE CASSO HOTEL



DOWNTOWN LIVING

Employees of Tower Two at Bloc[83] will enjoy the convenience of multiple housing options located within walking and biking distance. A short commute will be appreciated by those who choose to live and work downtown.

Glenwood South is the leading downtown district for new residential growth, receiving half of all new units delivered.

3,425	2,000	5,742	16,900+
Residential units recently delivered	Units completed since 2015	Housing units in downtown	Residents live within 1 mile of the center of downtown

☒ UNDER CONSTRUCTION
 ☐ EXISTING

BLOC 83

RALEIGH • NC



TOWER *two*

The CASSO

In 1888, before street names and parcel numbers, the land at Morgan Street, Glenwood Avenue, Boylan Avenue, and Hillsborough Street was identified on a map simply as “83,” home to warehouses and manufacturers. Now, over 130 years later, it’s Bloc[83], downtown Raleigh’s newest office, retail, and hotel destination.

Bloc[83] includes two Class-A high-rise office buildings, carefully selected retail and dining options, a 126-room boutique hotel, and multiple entertainment platforms, creating a go-to destination for both area residents and commuters.





STREET LEVEL RETAIL

Bloc[83] will have over 50,000 SF of on-site retail where corporations can eat lunch, hold meetings, and enjoy a live, work, play environment.

THE CASSO HOTEL

The eclectic and modern boutique hotel, The Casso provides visiting executives of Bloc[83]'s One Glenwood and Tower Two a convenient and desirable place to stay and enjoy downtown Raleigh.

THE COURTYARD

Raleigh's largest urban courtyard will feature a band stage, projection screens for community gatherings, and designated fitness zone for yoga/group workouts.

ON SITE PARKING

Two designated parking garages within the Bloc[83] development.

WITHIN 1/2 MILE

 **175**

RESTAURANTS,
BARS, COFFEE SHOPS



1700

HOTEL ROOMS



2900

APARTMENT/CONDO UNITS

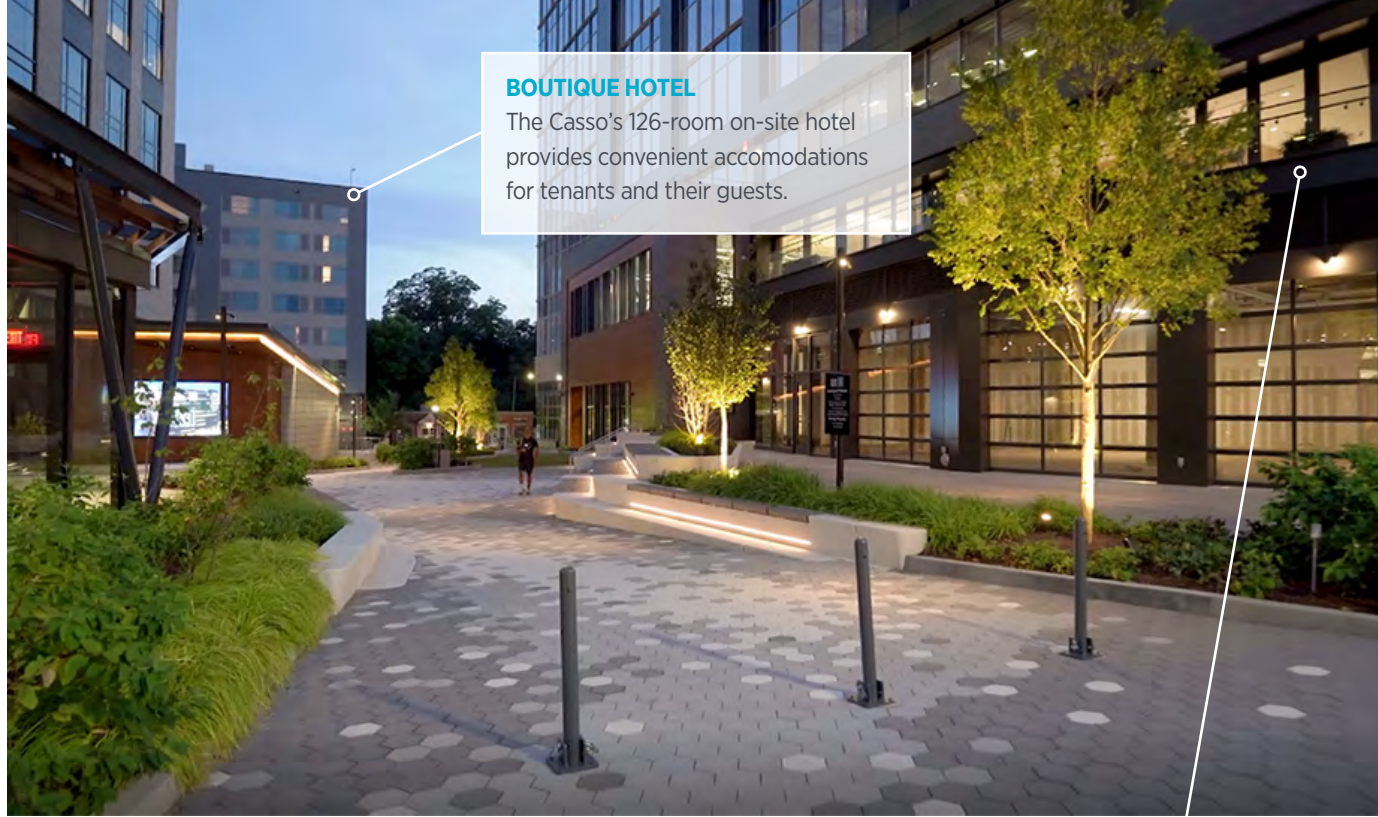
MOVIE NIGHTS + MORE

The Bloc[83] Courtyard projection screens will provide the perfect gathering spot for movie nights and sporting events.

BOUTIQUE HOTEL

The Casso's 126-room on-site hotel provides convenient accommodations for tenants and their guests.

THE COURTYARD



TENANT TERRACE + LOUNGE

Tower Two tenants will enjoy taking a break on the outdoor terrace and in the lounge area just inside.

BLOC[83] ON-SITE RETAIL

Over 50,000 SF of on-site retail, shopping, and dining conveniently at your (office) doorstep.

Raleigh's largest urban courtyard

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RALEIGH, NC

FLOOR-TO-CEILING GLASS

Ample glass provides natural light on all sides of building.

JEWELBOX

15 foot clear glass brings light in on all sides. Allows for open ceiling build-out, without sacrificing natural light and is an excellent, highly visible branding opportunity.

PRIVATE TERRACES

Private outdoor terraces on the 3rd floor are ideal for companies who want to elevate their workplace and take their meetings outside.

GRAND LOBBY

Double story expansive lobby with marquee staircase to Lounge. Modern, industrial design includes polished concrete floors, exposed steel beams, and natural wood.

615
BUILDING DESIGN



LOBBY

TAKE YOUR MEETINGS OUTSIDE

Tower Two's expansive tenant terrace overlooks The Courtyard and is an ideal place to take in some fresh air + recharge.



MEET ME IN THE LOUNGE

Host company parties, clients, and recruiting events in Tower Two's gorgeous tenant lounge.



TENANT LOUNGE & TERRACE



MULTI-SPORT ROOM



CLIENT/EMPLOYEE RELATIONS

Tower Two's interactive sports room is ideal for hosting clients or holding a teambuilding gathering. With golf, baseball, hockey, soccer, and more — everyone will enjoy this space.



INDOOR AIR QUALITY

CLEANER AIR NATURALLY

Tower Two's state-of-the-art HVAC system utilizes a bipolar ionization technology to safely and effectively improve the air quality by eliminating dust, odors, bacteria, viruses, and germs without producing ozone or other harmful byproducts.

PATHOGEN ELIMINATION EFFECTIVENESS



99.4%

CORONAVIRUS (SARS-COV-2)



97.7%

MOLD (CANDID ALBACANS)



96.2%

MRSA



85.8%

DUST



86.6%

INFLUENZA (COMMON FLU)

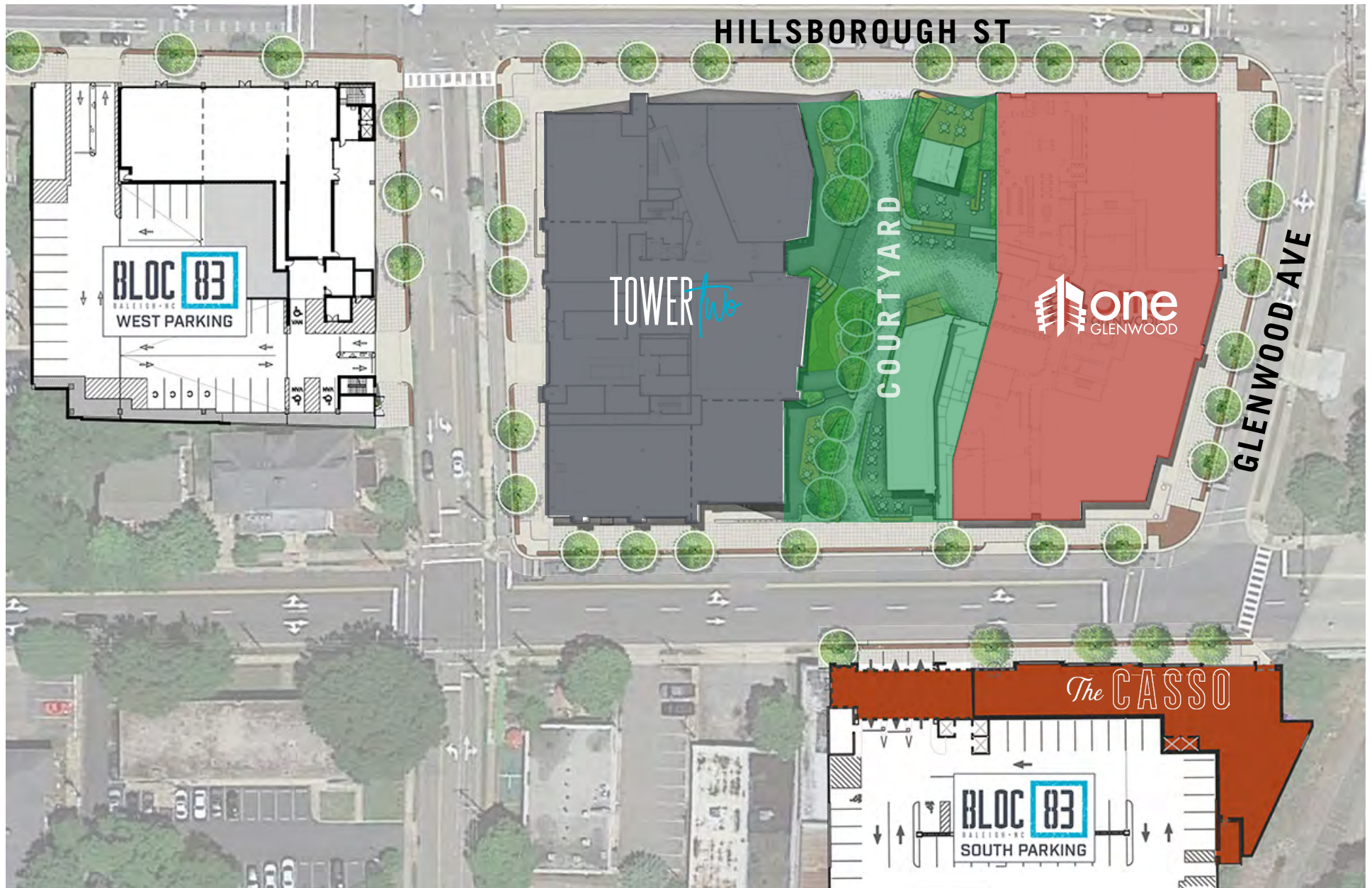


93.5%

NOROVIRUS (STOMACH BUG)

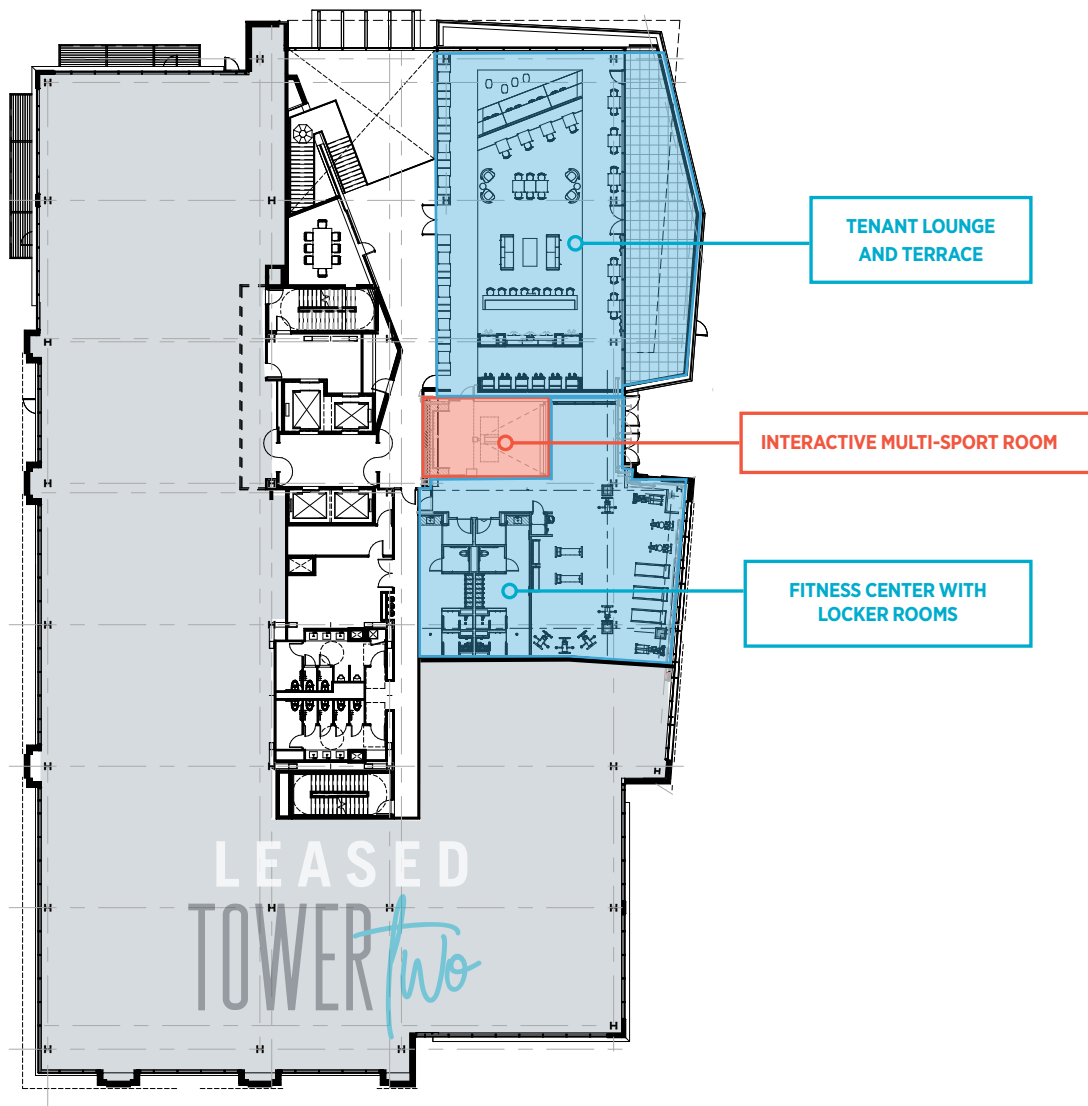
(Source: Global Plasma Solutions independent testing)

BLOC[83] SITE PLAN



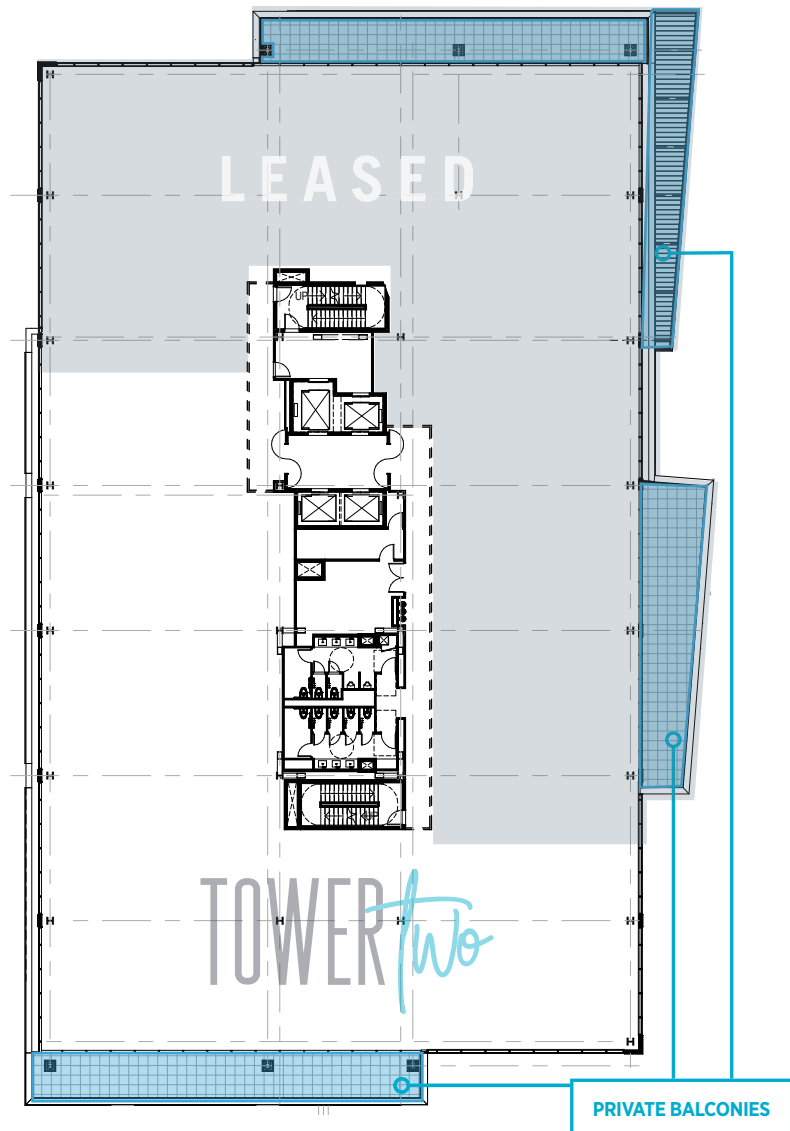
OVER 50,000 SF OF DESTINATION RETAIL + COURTYARD

2ND FLOOR



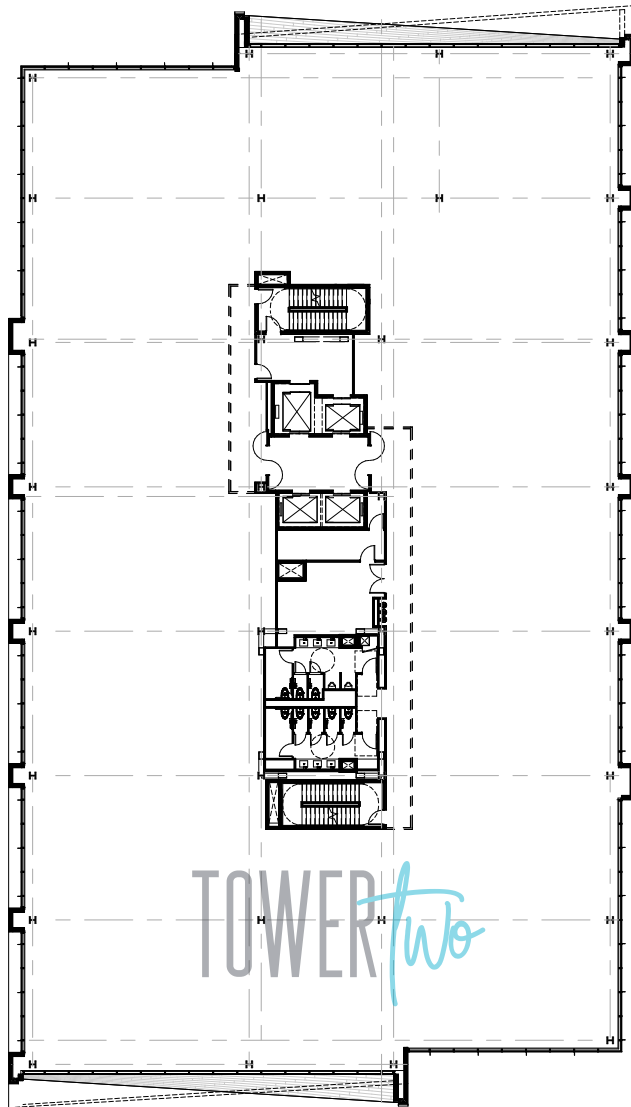
FULLY LEASED

3RD FLOOR



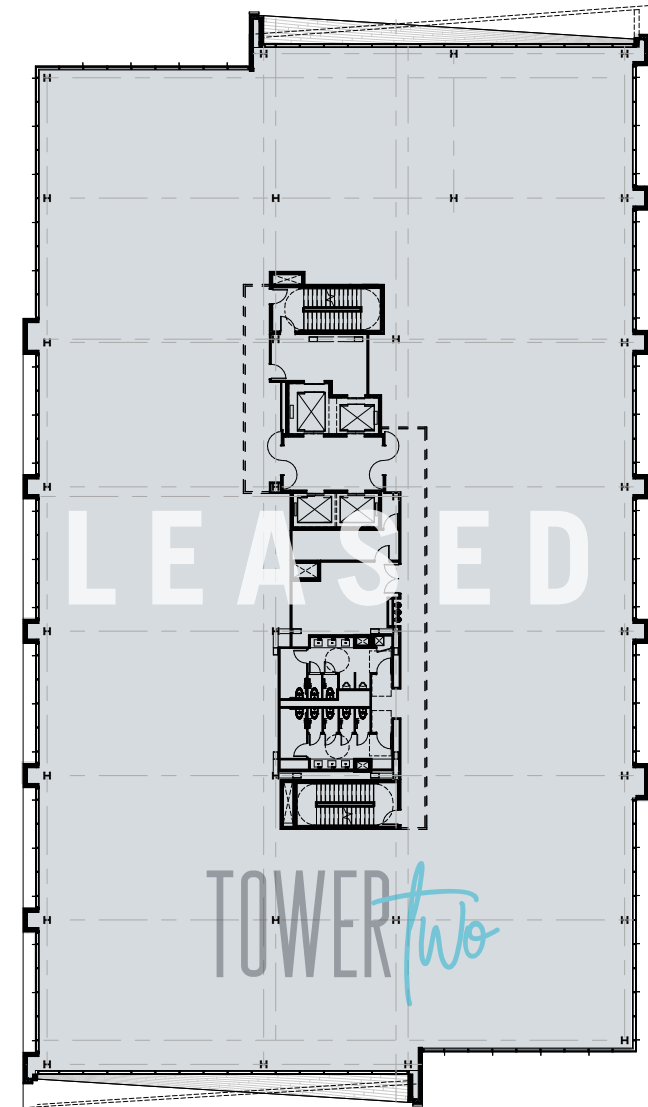
12,833 RSF (OFFICE)
INCLUDES PRIVATE BALCONY

4TH FLOOR



± 27,230 RSF (OFFICE)
SUBDIVISIBLE

5TH – 10TH FLOORS



FULLY LEASED



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CONTACT

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