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:  • 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:  • 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
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.

#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)
Located in downtown Raleigh, Tower Two at Bloc 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 has phenomenal signage opportunities for over 35,000 students and university employees to see daily.

**EASY ACCESS**
Tower Two at Bloc 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 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 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.
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

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
- Parks ide
- Poe’s
- The Fiction Kitchen
- The Oak Steakhouse
- 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
- Proposed Courtyard Marriott
- AC Hotel by Marriott
- Holiday Inn
- The Casso Hotel

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

AREA AMENITIES

Raleigh’s Glenwood South District
Raleigh’s Warehouse District
Raleigh Chamber of Commerce

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.

Daily errands can be accomplished by foot.
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.
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
**BOUTIQUE HOTEL**
The Casso’s 126-room on-site hotel provides convenient accommodations for tenants and their guests.

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

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

**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.
TOWER TWO

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.

FLOOR-TO-CEILING GLASS
Ample glass provides natural light on all sides of building.

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.
MEET ME IN THE LOUNGE
Host company parties, clients, and recruiting events in Tower Two’s gorgeous tenant lounge.

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.
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.
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.

(Source: Global Plasma Solutions independent testing)
BLOC[83] SITE PLAN

OVER 50,000 SF OF DESTINATION RETAIL + COURTYARD
2ND FLOOR

- 12,833 RSF (OFFICE)
- INCLUDES PRIVATE BALCONY
- TENANT LOUNGE AND TERRACE
- FITNESS CENTER WITH LOCKER ROOMS
- INTERACTIVE MULTI-SPORT ROOM

FULLY LEASED

3RD FLOOR

- LEASED
- PRIVATE BALCONIES

12,833 RSF (OFFICE)
INCLUDES PRIVATE BALCONY
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