



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: 27,652 RSF

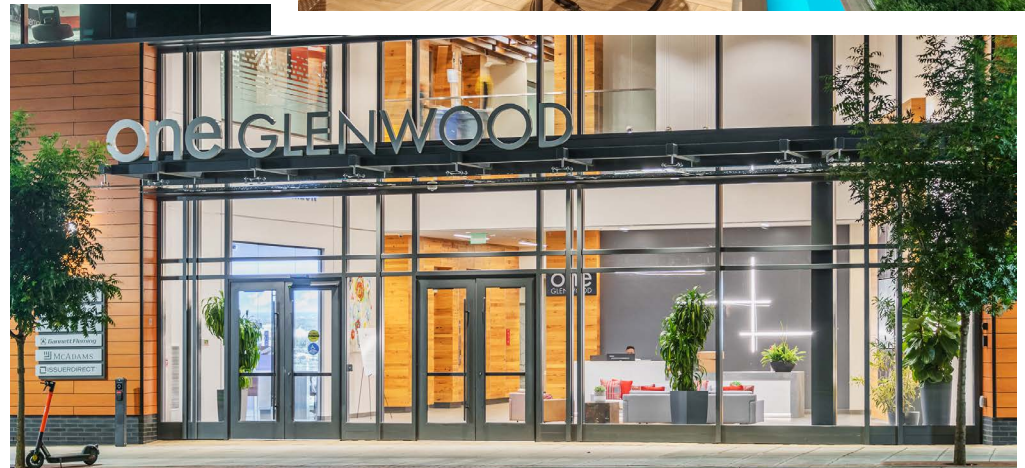
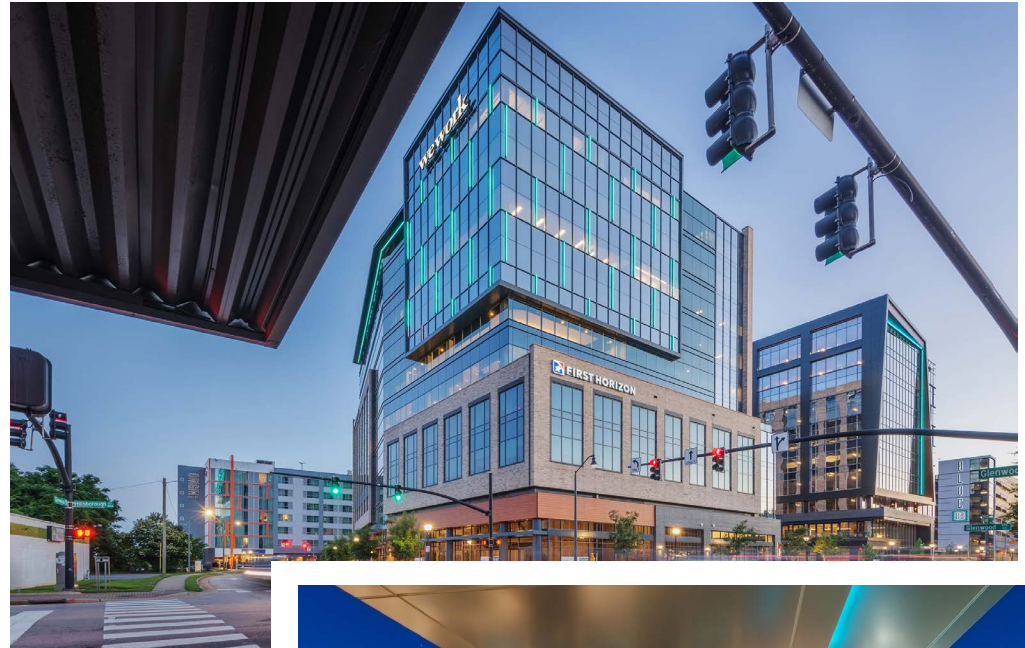
RENTAL RATE: \$45.50 PSF, Full Service

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:

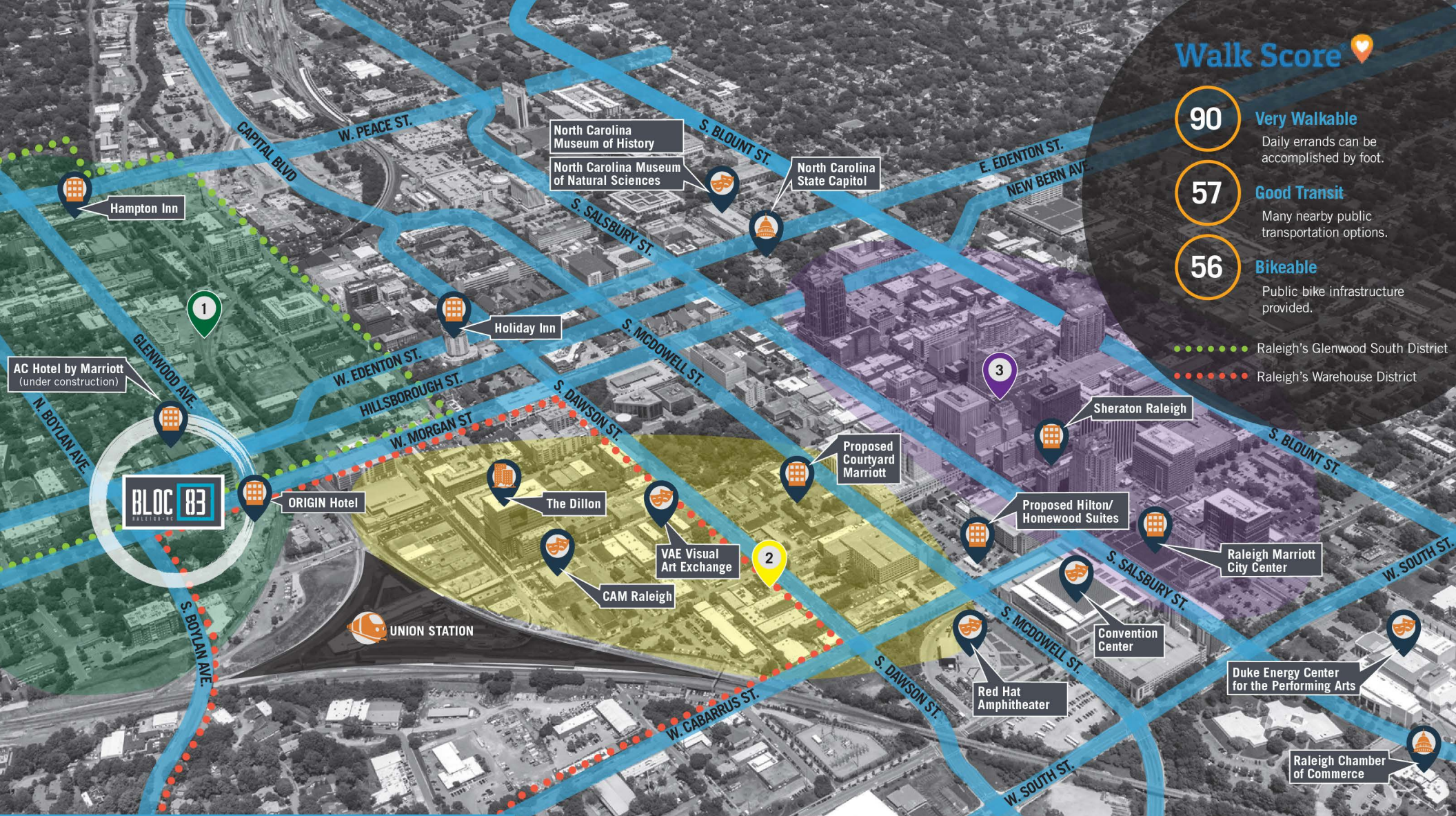
- Over 50,000 SF of retail including: 321 Coffee, Yoga Six, and First Watch with more to come
- 126-room Origin Boutique Hotel
- Largest urban courtyard in downtown Raleigh
- Concerts and events



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

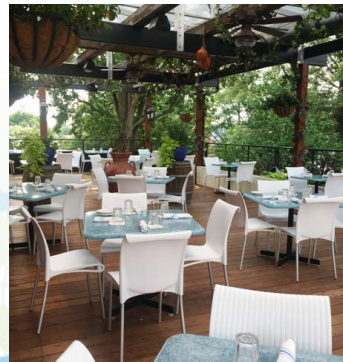


WHY RALEIGH?

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 capital. 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.

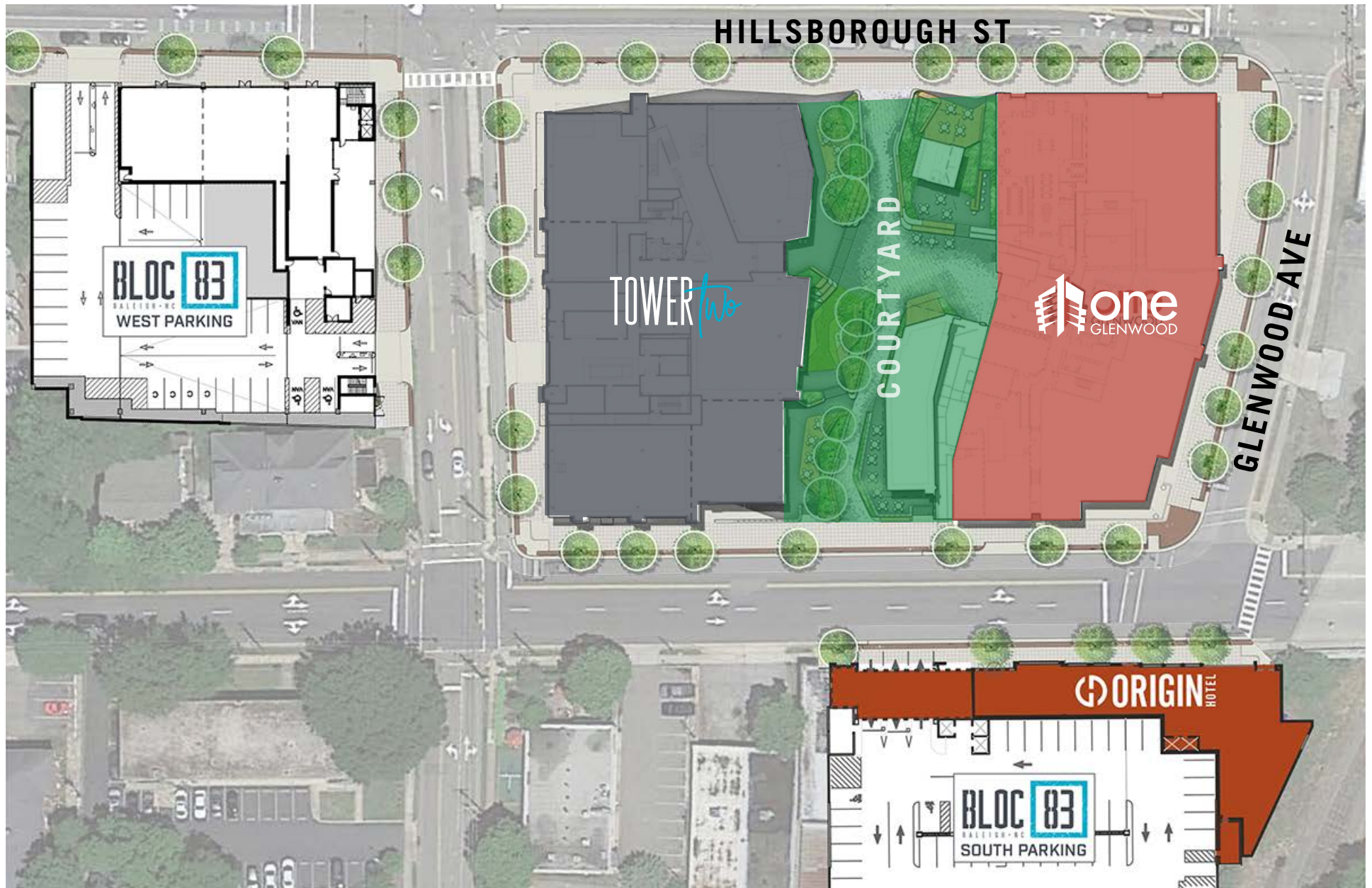
UNION STATION

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.

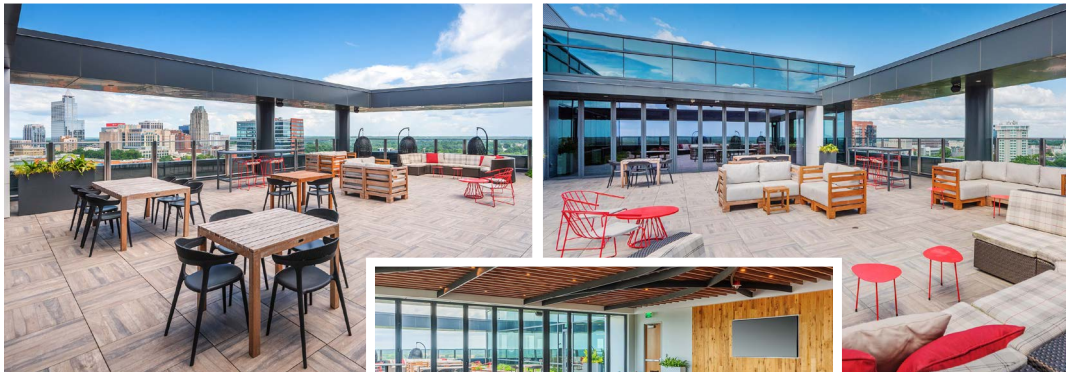
GLENWOOD SOUTH

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.

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.

BIKE SHARE

Dedicated bike room for employees to store their personal bikes or utilize a bike share program.





DRAM & DRAUGHT



@ **BLOC 83**
In-site

GOOD DAY GOOD NIGHT



YOGA SIX



321 COFFEE



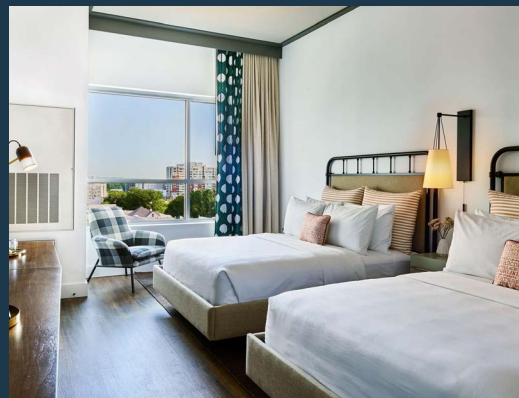
**GOOD DAY
GOOD NIGHT**



**GOOD DAY
GOOD NIGHT**



FIRST WATCH



ORIGIN HOTEL

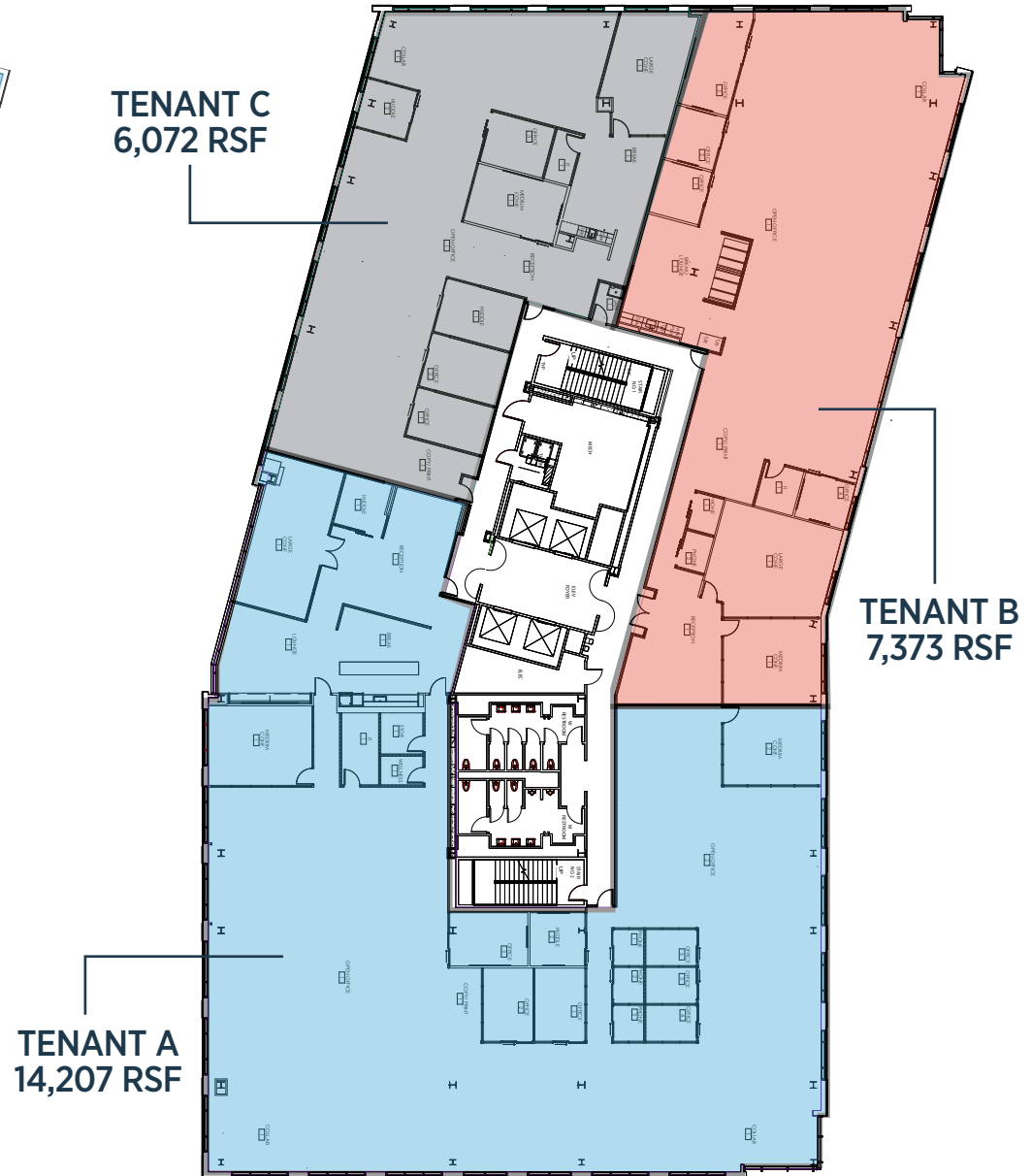
AVAILABLE
3RD FLOOR OFFICE

27,652 RSF | FULL FLOOR — MAY BE DEMISED

AS-BUILT FLOORPLAN



SAMPLE
DEMISING OPTIONS





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