

TOWER *Two*

@ BLOC 83

RALEIGH - NC

OFFICE + RETAIL + HOTEL



Last available suite
SUITE 401:7,435 RSF

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.

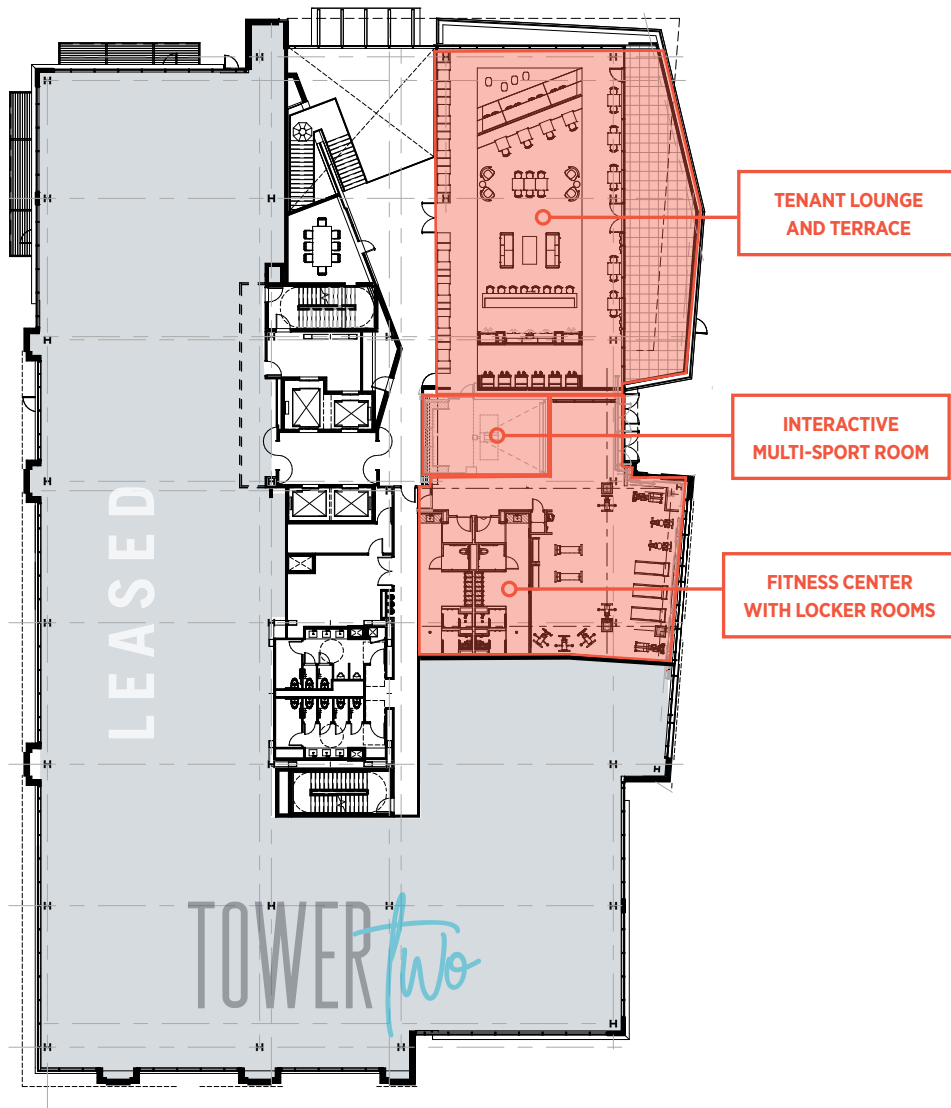
ADDRESS	621 Hillsborough Street, Raleigh, NC
TOTAL OFFICE:	241,320 RSF
AVAILABLE OFFICE:	7,435 RSF
LEASE RATE:	\$45.50 PSF, full service
CEILING HEIGHTS:	14' 8" open ceiling 10' 0" finished
EFFICIENT FLOOR PLATES:	27,280 RSF column-free floorplates
PARKING:	Over 1,400 parking spaces; on-site easily accessible 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



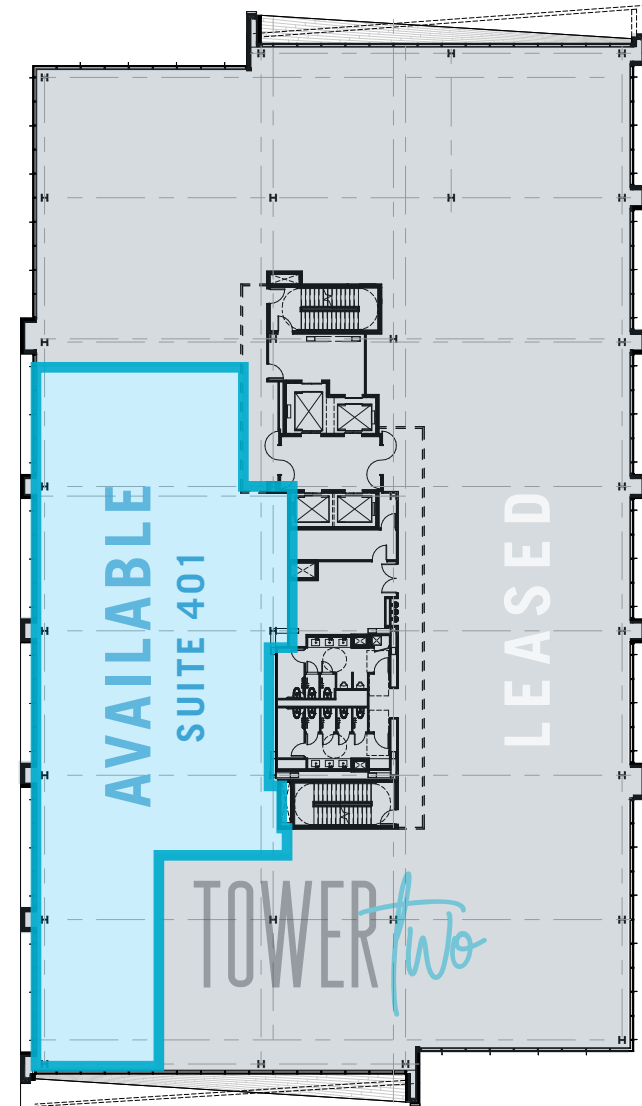
TRINITY
PARTNERS

2ND FLOOR



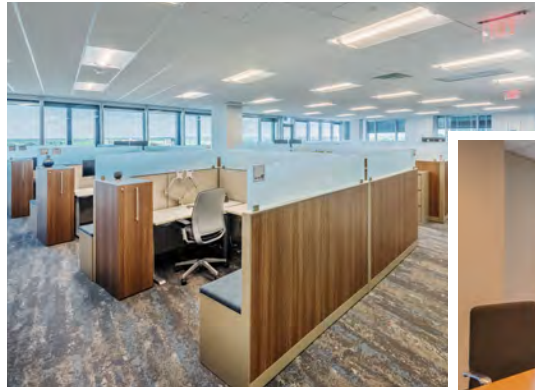
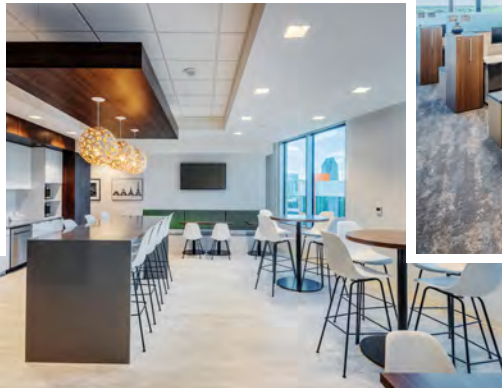
SHARED TENANT AMENITIES

4TH FLOOR

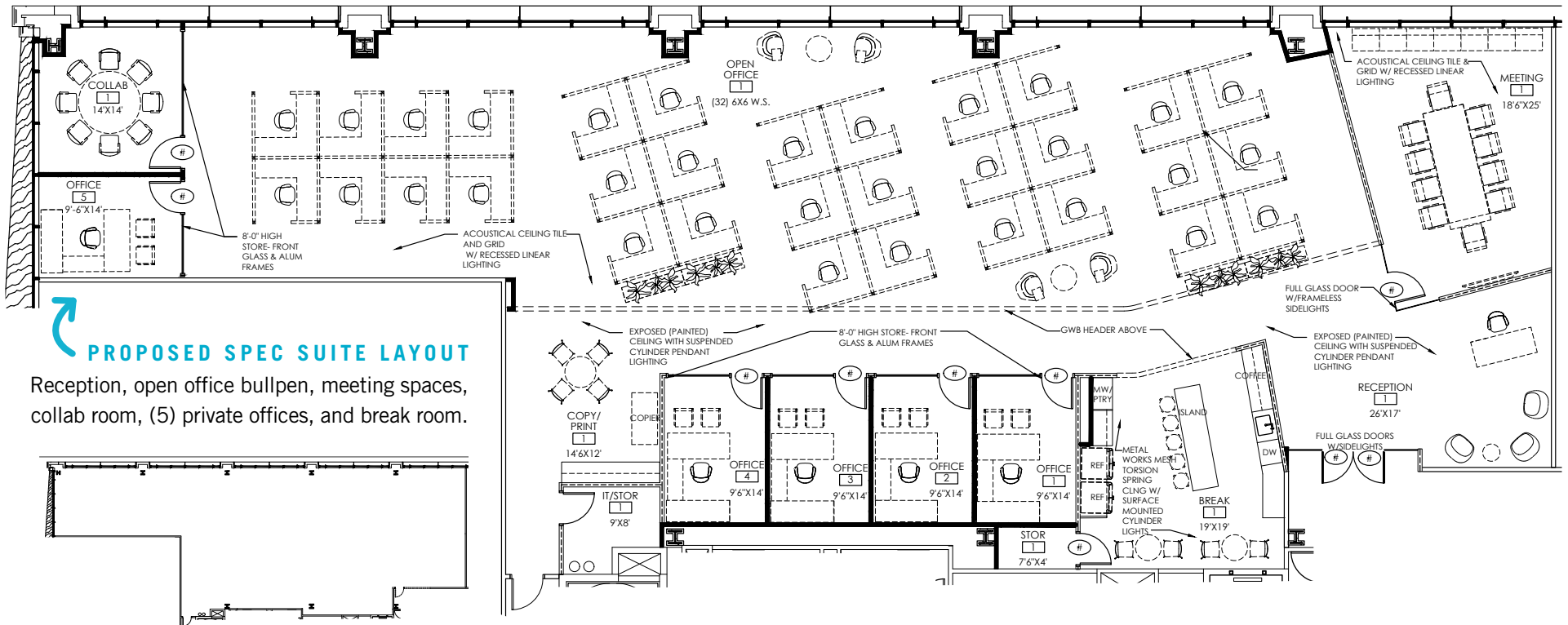


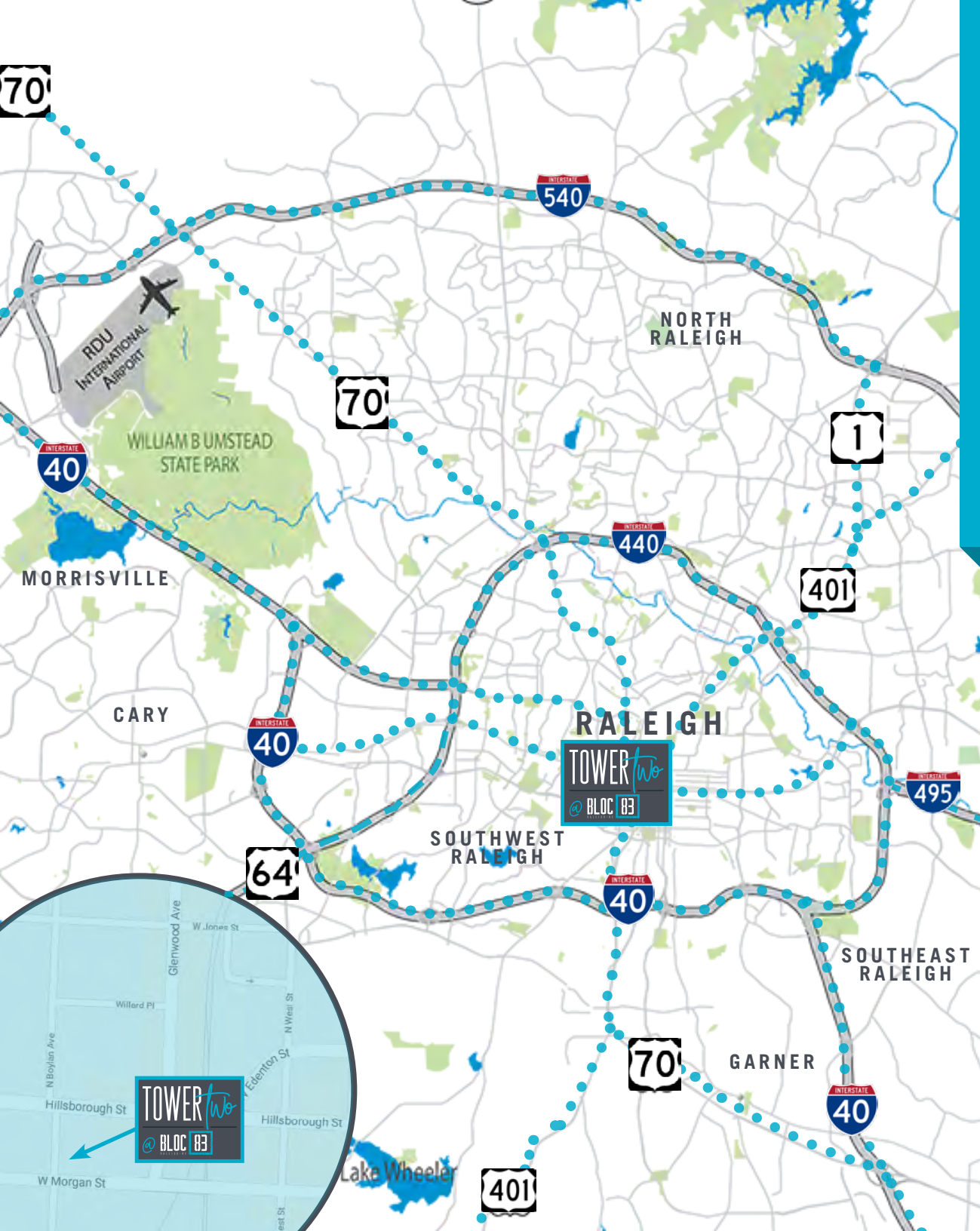
7,435 RSF (OFFICE AVAILABLE)

SUITE 401: 7,435 RSF | PROPOSED SPEC SUITE



REPRESENTATIVE TENANT BUILDOUTS





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.



BLOC 83
RALEIGH • NC

TOWER *two*

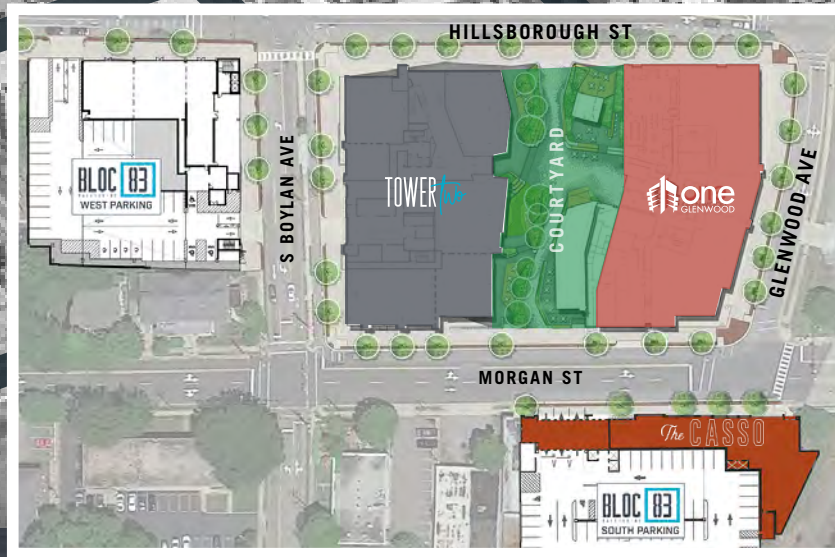
COURTYARD

one
GLENWOOD

The CASSO

PARKING GARAGE WEST

PARKING GARAGE SOUTH



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

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



THE COURTYARD

BLOC[83] ON-SITE RETAIL

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

BOUTIQUE HOTEL

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

TENANT TERRACE + LOUNGE

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

MOVIE NIGHTS + MORE

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

Raleigh's largest urban courtyard

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.





DRAM & DRAUGHT



GOOD DAY GOOD NIGHT

@ BLOC 83
On-site

NEW RETAILERS COMING SOON
Volofit, Simon Says Dip This, with more announcements to come.



YOGA SIX



321 COFFEE



**GOOD DAY
GOOD NIGHT**





FIRST WATCH

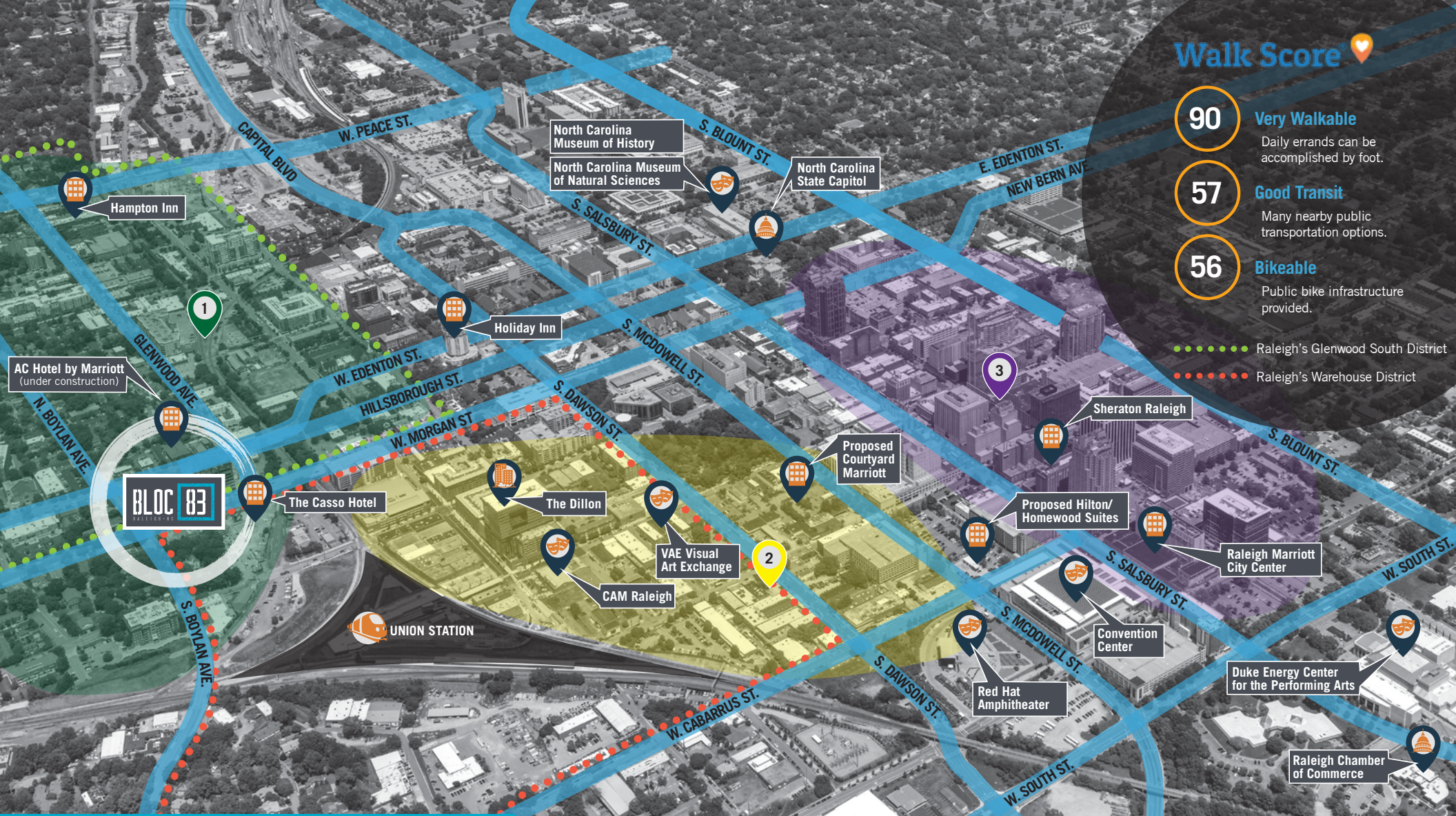


THE CASSO HOTEL

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





TOWER *Two*

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CONTACT

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