

TOWER *Two*

@ BLOC 83
RALEIGH • NC

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:	154,940 RSF (floors 2-7)
LEASE RATE:	\$39.95 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• 126-room Origin Boutique Hotel• Largest urban courtyard in downtown Raleigh• Concerts and events

bloc83raleigh.com



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.

#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)



40

NEW residents
a day due to
net migration



22

NEW residents
a day due to
natural increase

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

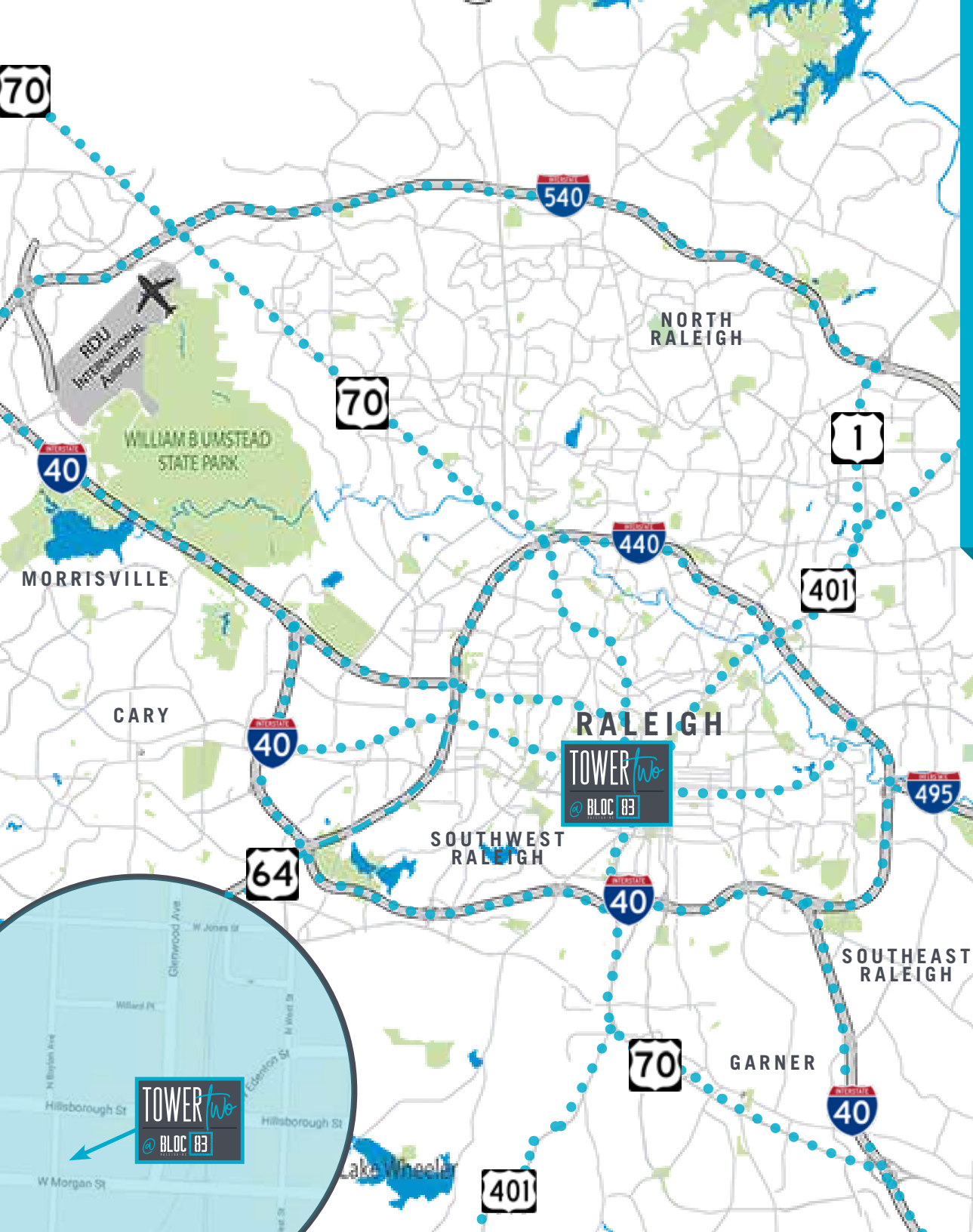
Tower Two at Bloc[83] sits at the intersection of two major thoroughfares and provides employees easy access to multiple interstates and transportation options.

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.

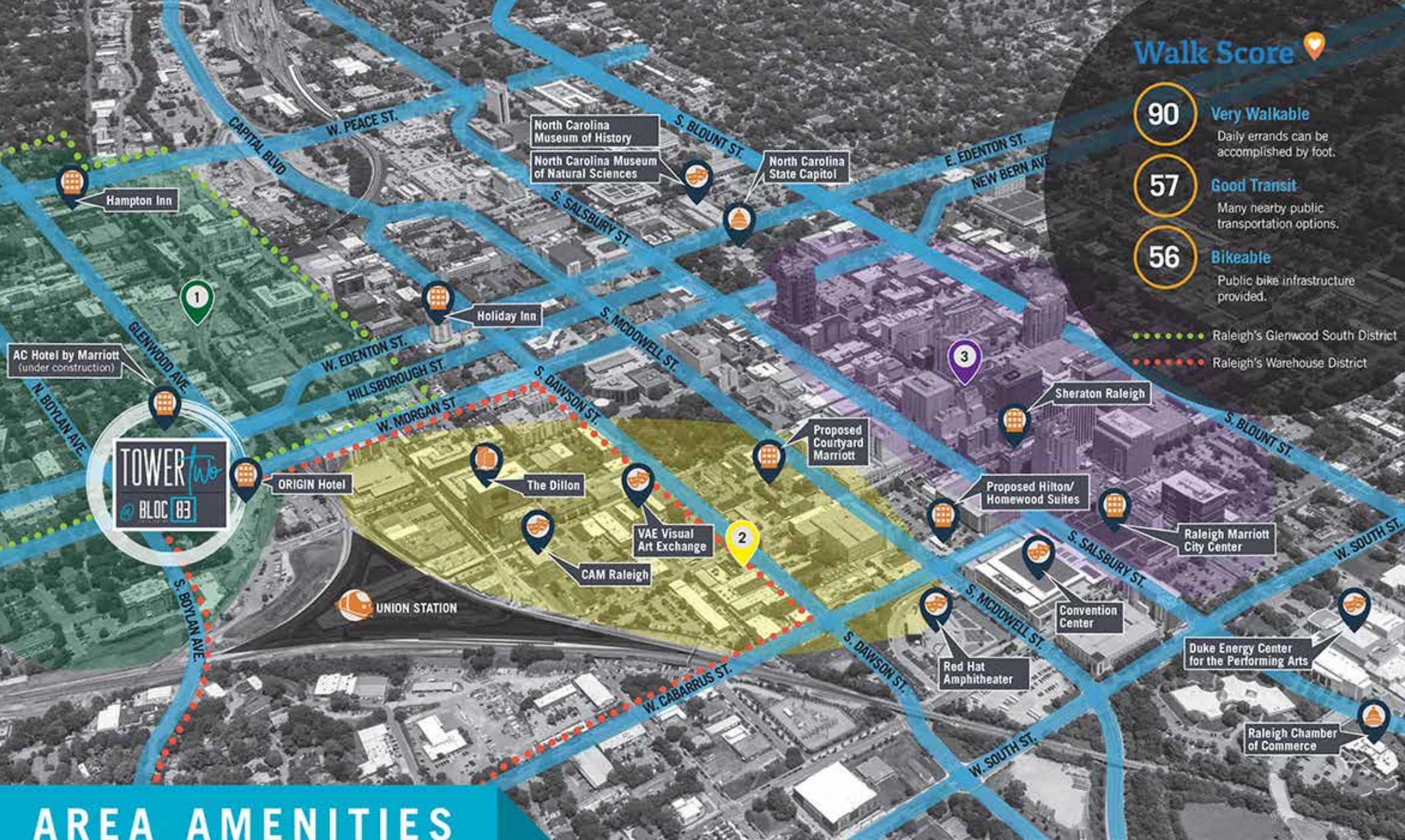
56

Bikeable

Public bike infrastructure provided.

..... Raleigh's Glenwood South District

..... Raleigh's Warehouse District



AREA AMENITIES

1

DINING + RETAIL

- 42nd Oyster Bar
- Ale House
- Dram & Draught
- Char-Grill
- Clouds Brewing
- 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

LODGING

- Hampton Inn
- Holiday Inn
- ORIGIN Hotel

2

DINING + RETAIL

- A Place at the Table
- Barcelona Restaurant and Wine Bar
- Boulton 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

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

- 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

NORTH

SOUTH



DRAM & DRAUGHT



@ BLOC 83
On-site

GOOD DAY GOOD NIGHT



ZAMBRERO



DRAM & DRAUGHT



ORIGIN 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

Residential units recently delivered

2,000

Units completed since 2015

5,742

Housing units in downtown

16,900+

Residents live within 1 mile of the center of downtown



UNDER CONSTRUCTION



EXISTING

BLOC 83

RALEIGH • NC

one
GLENWOOD

TOWER two

ORIGIN HOTEL

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] will include 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.

ORIGIN HOTEL

The eclectic and modern Origin Hotel 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

THE COURTYARD



BOUTIQUE HOTEL

Origin'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.

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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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.

BUILDING DESIGN



621 HILLSBOROUGH

LOBBY

MEET ME IN THE LOUNGE

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

TENANT LOUNGE

TENANT TERRACE

An architectural rendering of a modern office building's tenant terrace. The building features a multi-story glass facade with a dark grid pattern. The terrace is a wide, open space with a low metal railing. It is furnished with contemporary outdoor seating, including sofas, armchairs, and tables. Several people are depicted on the terrace, engaged in various activities like walking, talking, and sitting. Large potted plants are placed throughout the space. The terrace overlooks a courtyard area. A callout box with a line pointing to the terrace provides additional information.

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.



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)

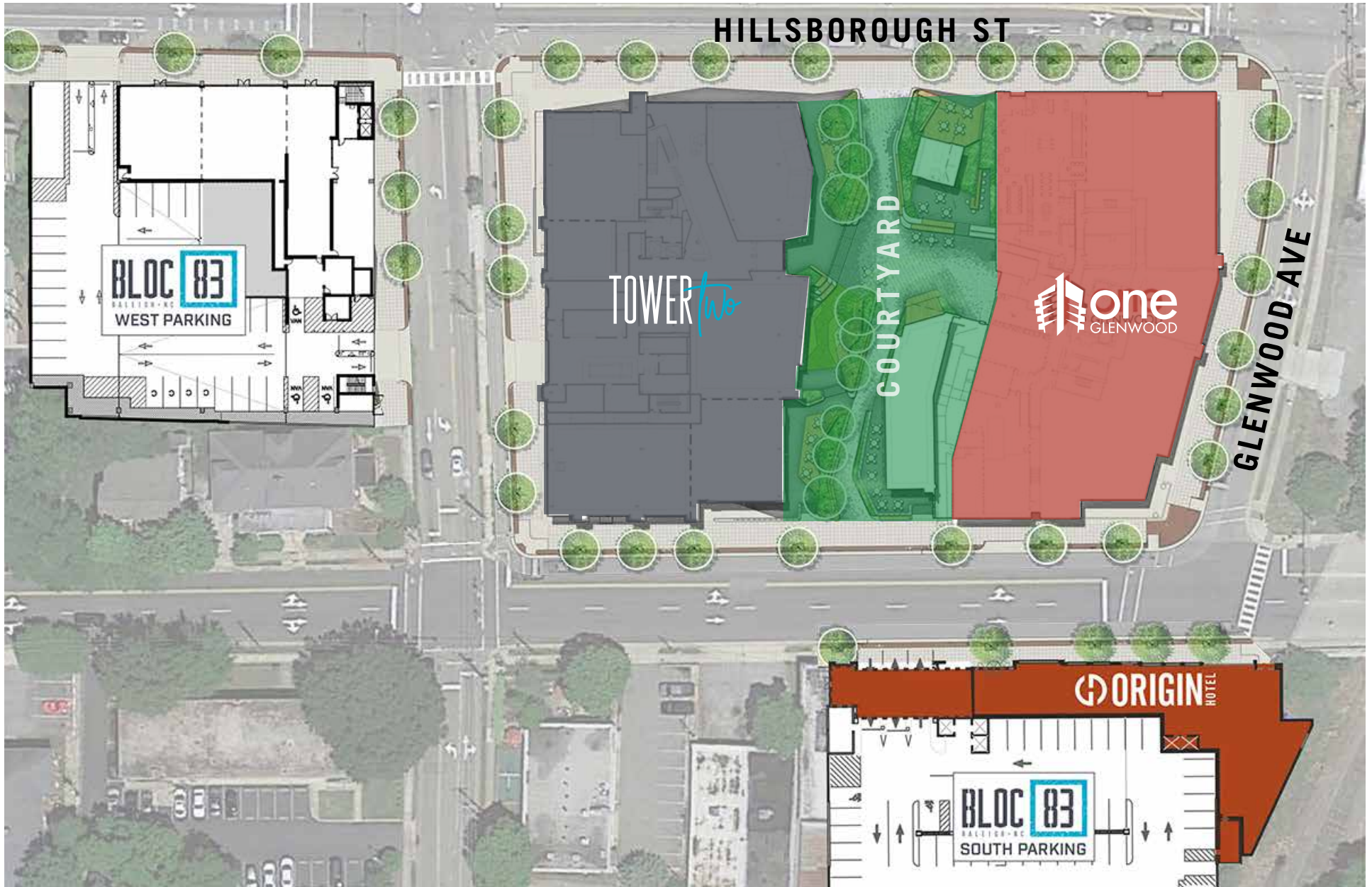


93.5%

NOROVIRUS (STOMACH BUG)

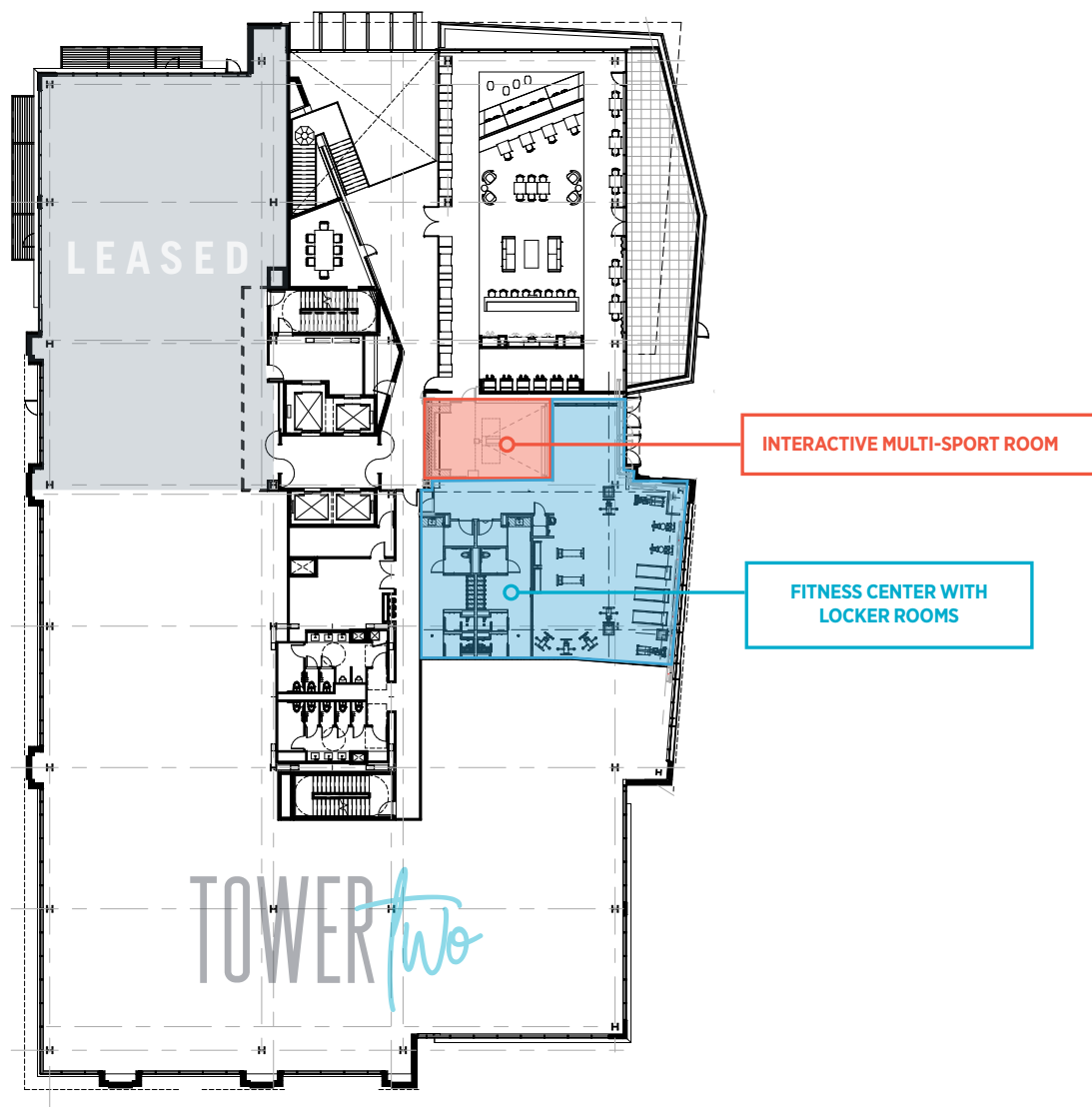
(Source: Global Plasma Solutions independent testing)

BLOC[83] SITE PLAN



OVER 50,000 SF OF DESTINATION RETAIL + *COURTYARD*

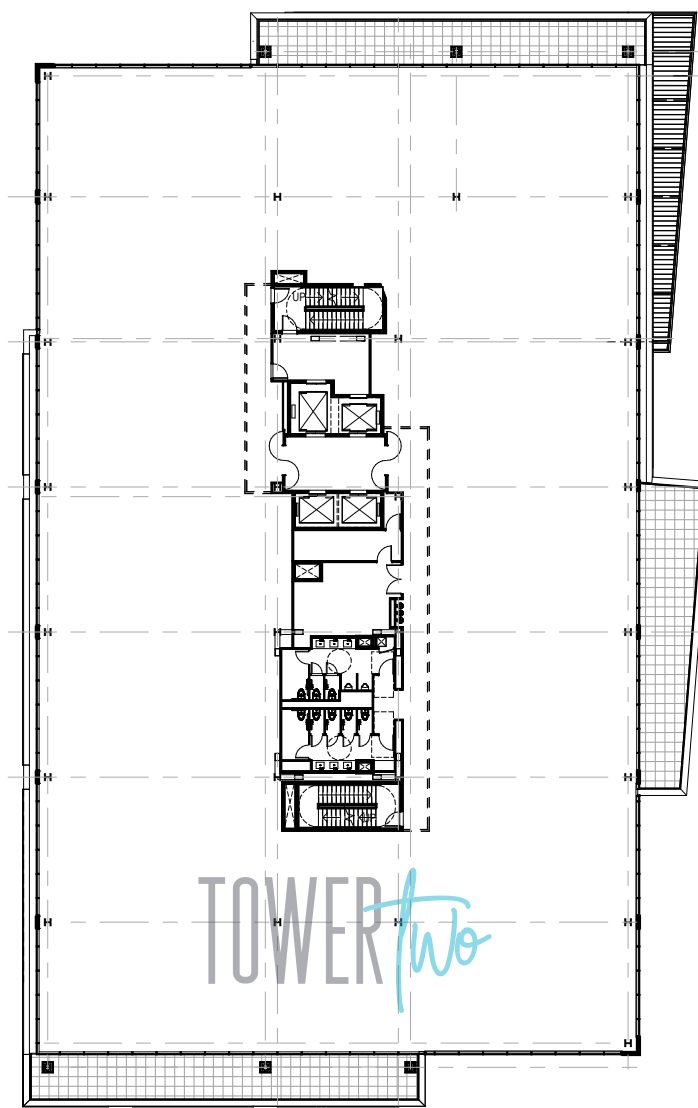
2ND FLOOR



13,000 RSF (OFFICE)

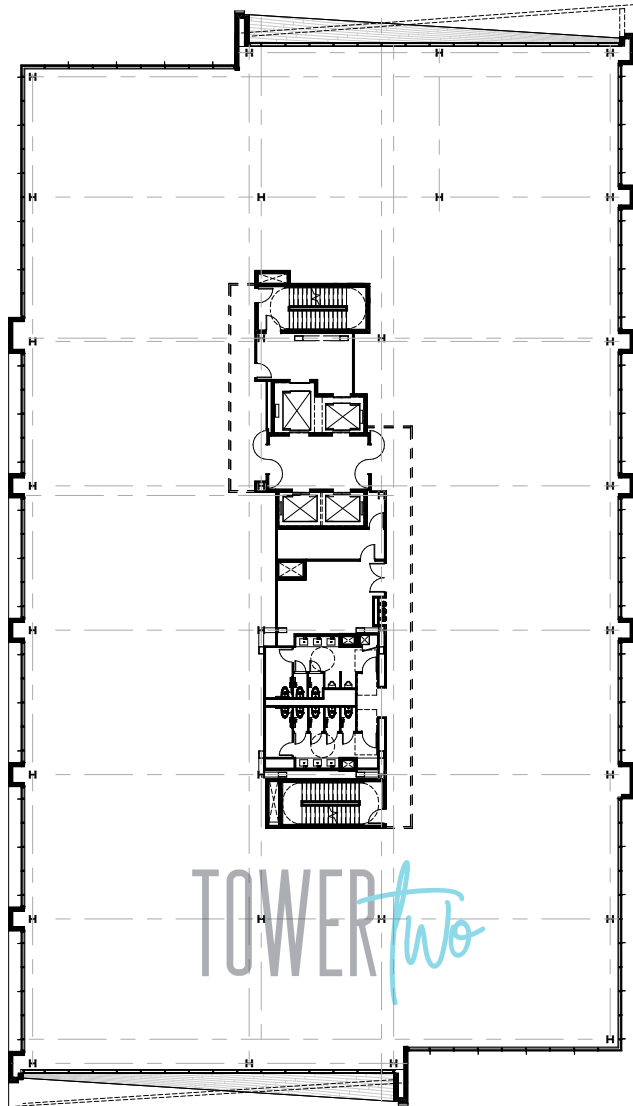
OFFICE AMENITY INDOOR 3,380 SF
OFFICE AMENITY OUTDOOR 916 SF

3RD FLOOR



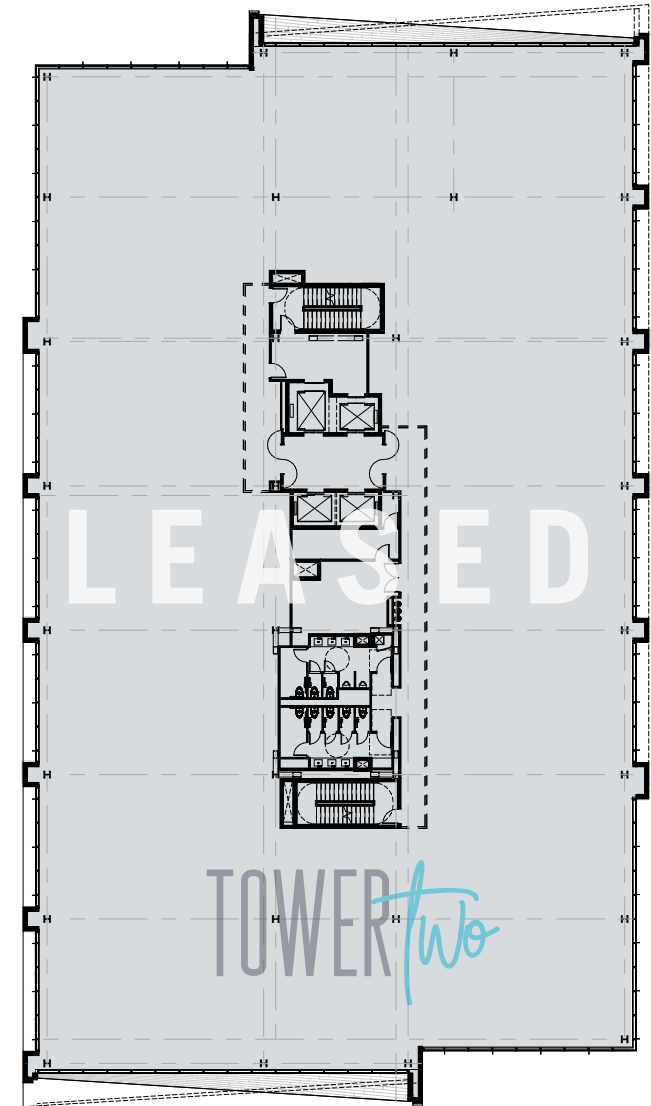
28,882 RSF (OFFICE)

4TH - 7TH FLOORS

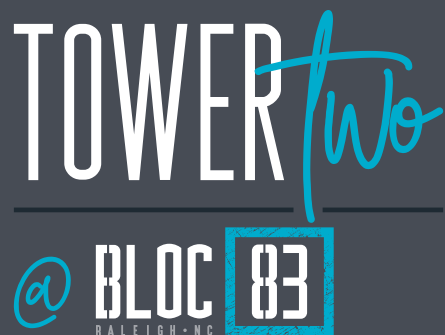


± 27,280 RSF (OFFICE)
SUBDIVISIBLE

8TH - 10TH FLOORS



± 27,280 RSF (OFFICE)



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