



400H

DOWNTOWN RALEIGH





# RALEIGH'S NEW VERTICAL COMMUNITY



## Size – 169,556 SF

144,410 SF Office

16,926 SF Retail

8,220 SF SkyHub Amenity Level

216 Luxury Apartments



## Stories – 20

11 apartment levels above

9 floors parking, retail & office

+1 integrated amenity level



## Typical Office Floor

Floors 4-8: 28,882 RSF



## Parking

4 per 1,000 for office; 1 per bedroom for residential



## Finished Ceiling Heights

Floors 4-7: 14' slab to slab

Floor 8: 20' slab to slab



## Exterior Glass

Floor-to-ceiling curtain-wall glazing system



## Sustainability

LEED



## Columns

Column free space



Swimming Pool



Fitness Facility  
including showers



Bike Storage

## AMENITIES



Downtown  
skyline views



SkyHub



Business Center

## Rental Rate

Negotiable

## Core Factors

18.5% for multi-tenant

## Delivery

Q2 2019



SKYLINE VIEW FROM 400H



AERIAL SHOT

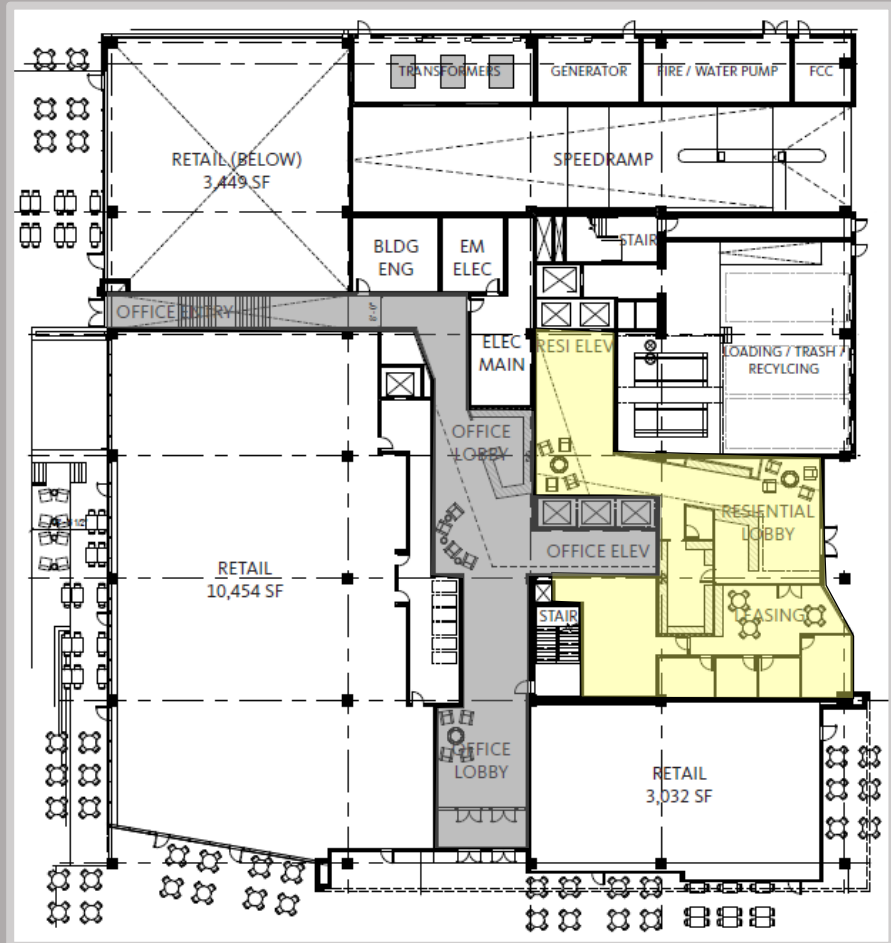




# FLOORPLANS

## RETAIL LEVEL 1

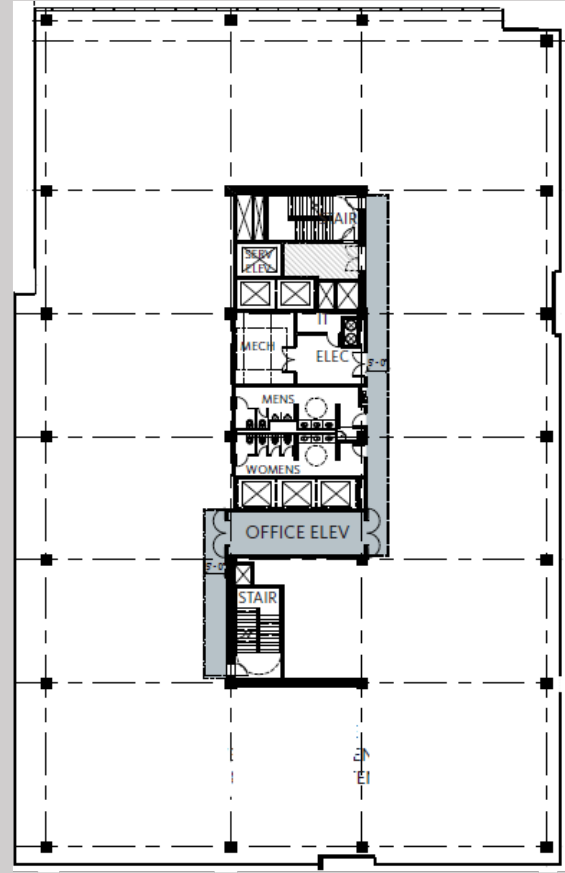
- 16,926 RSF ground floor retail space
- 200 linear feet of frontage on Hillsborough Street
- Dedicated & separate office and residential lobby entrances
- Private office tenant entrance on N. West St. near Powerhouse parking deck
- All corners exposure
- Wide sidewalks on all sides of the block
- 30' wide N. West Street urban plaza for outdoor table and cafe seating



# FLOORPLANS

## OFFICE LEVELS 4-8

- 14' floor to floor heights in all-concrete frame building
- 20' floor to floor height on 8<sup>th</sup> level; Mezzanine possibilities
- Floor-to-ceiling exterior glass
- Column-free 45' bay depths from interior core to exterior column grid, plus bonus cantilevered floor space
- Three (3) high speed passenger elevators and one (1) separate freight elevator
- Unparalleled skyline views of downtown Raleigh
- Prominent visibility and signage atop one of the tallest buildings in Raleigh



\* 15,000 RSF pre-leased

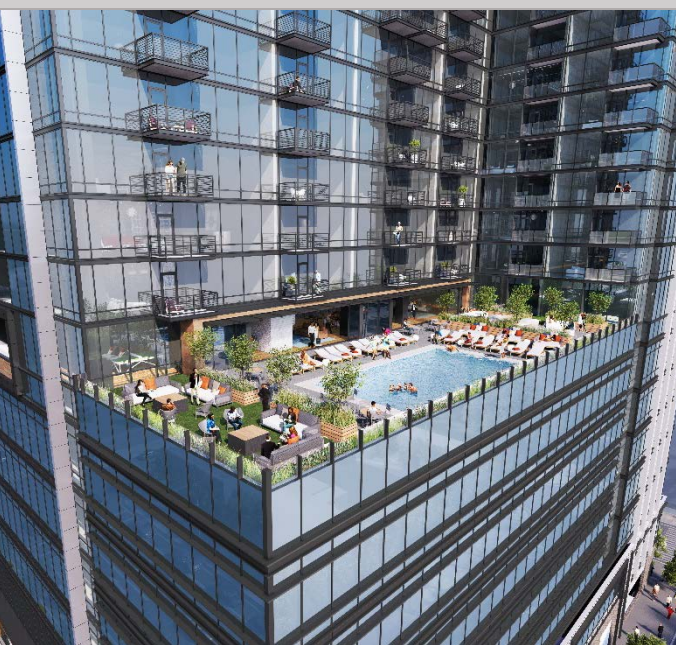
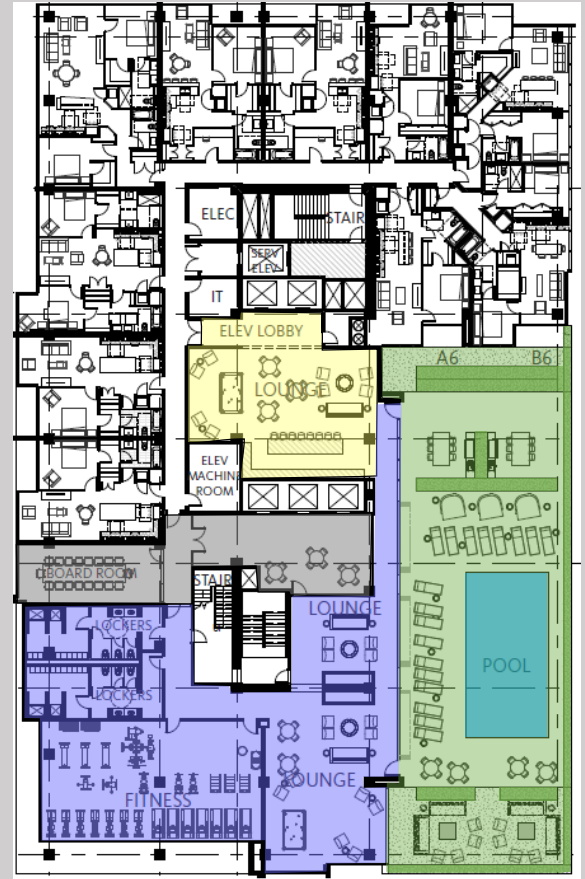




# FLOORPLANS

## SKYHUB LEVEL 9

- Exterior swimming pool with premier skyline views of downtown Raleigh
- Exterior kitchens and grilling areas
- Fitness Center
- Men's/Women's Showers with locker rooms
- Yoga Room
- Executive Presentation Conference Room
- Event space for break-out meetings and entertaining
- Outdoor workspace with tables, chairs, umbrellas, landscape islands and other amenities
- Full height perimeter glass railing
- Wi-Fi



# SURROUNDING AMENITIES

- |                            |                            |
|----------------------------|----------------------------|
| 1 - Starbucks              | 22 - The Cupcake Shoppe    |
| 2 - Mellow Mushroom        | 23 - Char-Grill            |
| 3 - MoJoe's                | 24 - Snoopy's              |
| 4 - Tasca Brava            | 25 - Second Empire         |
| 5 - Cornerstone Tavern     | 26 - Taverna Agora         |
| 6 - Raleigh Beer Garden    | 27 - The Roast Grill       |
| 7 - Raleigh Roadhouse      | 28 - Flying Saucer         |
| 8 - Carolina Ale House     | 29 - Five Star             |
| 9 - Havana Deluxe          | 30 - Legends Night Club    |
| 10 - Armadillo Grill       | 31 - The Big Easy          |
| 11 - MilkBar               | 32 - The Raleigh Times Bar |
| 12 - H Café Helios         | 33 - Sitti                 |
| 13 - Sullivan's Steakhouse | 34 - Busy Bee Cafe         |
| 14 - Dos Taquitos          | 35 - Beasley's             |
| 15 - Hibernian             | 36 - Boxcar Bar & Arcade   |
| 16 - Sushi Blues           | 37 - The Pit               |
| 17 - The Rockford          | 38 - Crank Arm Brewing     |
| 18 - Indio                 | 39 - Jose & Sons           |
| 19 - Zaky                  | 40 - Fiction Kitchen       |
| 20 - 42nd St. Oyster Bar   | 41 - Poole's               |
| 21 - Stags Head            | 42 - BU*ku                 |



POINTS OF  
INTEREST

HOTELS

APARTMENTS

400H

Citrix

Hue

State  
Capitol

The L  
Apartments

Amtrak  
Station

SkyHouse

Sheraton









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