

# TOWER *Two*

@ BLOC 83  
RALEIGH - NC

OFFICE + RETAIL + HOTEL



DOWNTOWN DONE RIGHT

# 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)

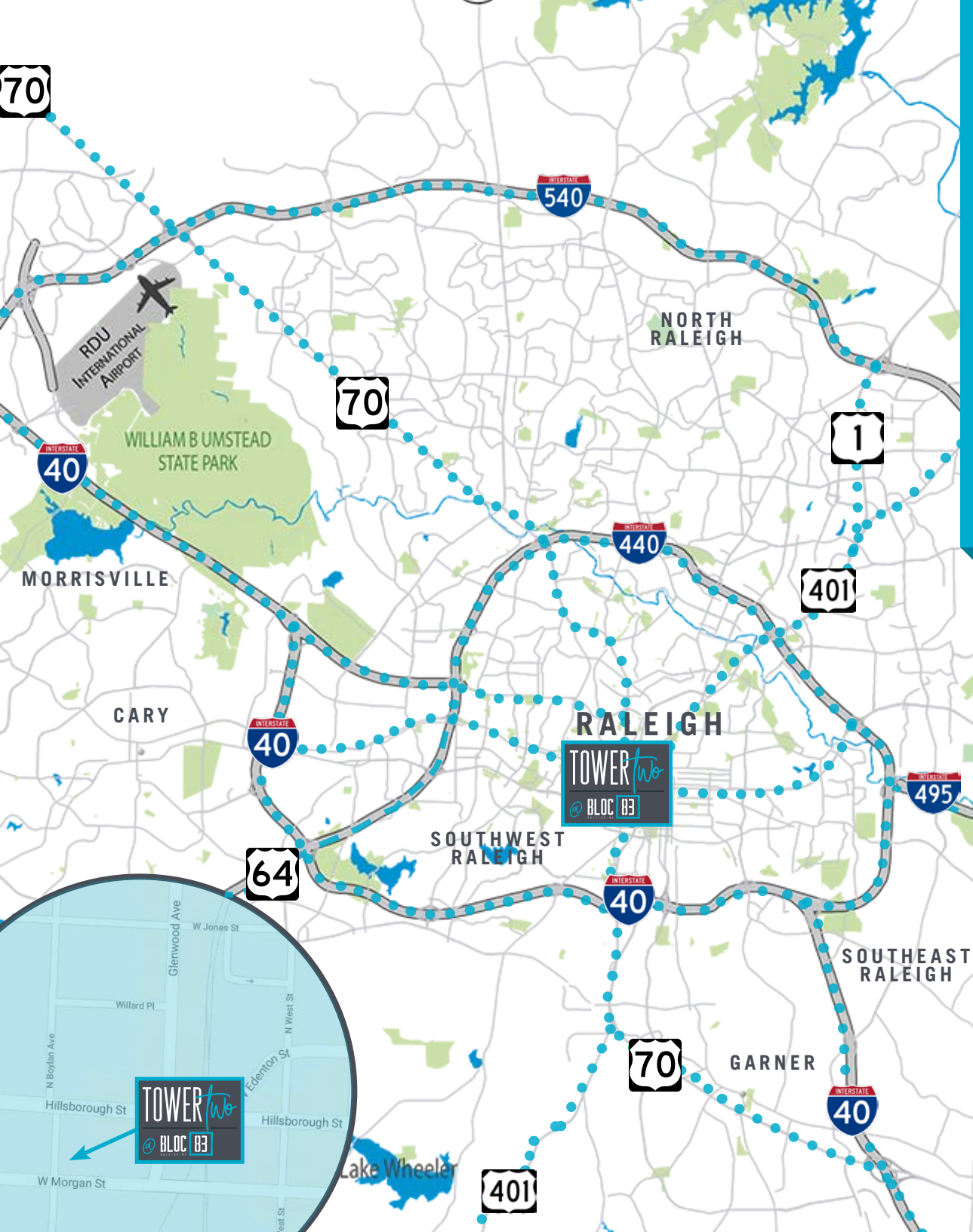
**#2 Software Workforce Talent** (Forbes)

**#3 Top Labor Market** (CareerBuilder)

**#6 Future Ready City** (Dell)

**#2 Best City to Live In** (WalletHub)

# 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.



# Walkability

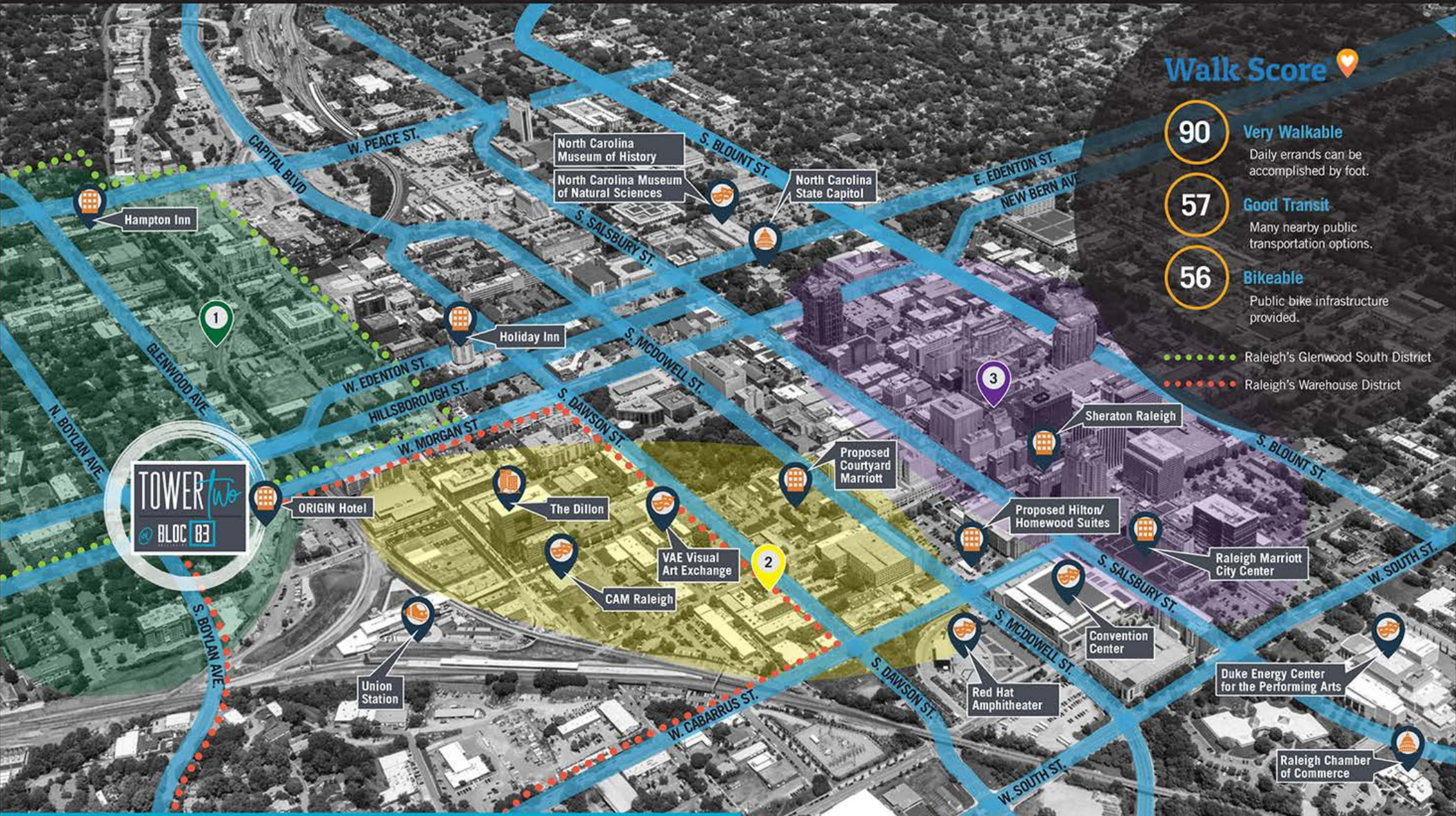
Tower Two's phenomenal location along downtown's [premier retail corridor](#) and on-site amenities bring work and play together like never before. Whether you are taking a quick break at one of the amenities at Bloc[83] or taking a stroll to one of Raleigh's multitude of extraordinary shops, cafes, 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



## NEIGHBORHOOD AMENITIES



- 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



- DINING + RETAIL**
- A Place at the Table
  - Barcelona Restaurant and Wine Bar
  - Bolted 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  
@ BLOC 83



# 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



TOWER two



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.



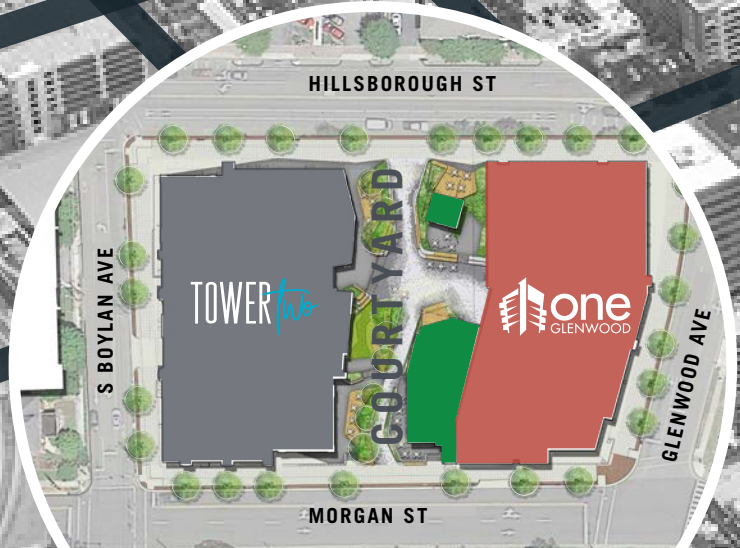
BLOC 83

THE STATION 621

RALEIGH  
NORTH CAROLINA  
Sanborn Map & Publishing Co. Limited  
1888  
SCALE 50 FT. TO AN INCH  
110 BROADWAY, NEW YORK  
COPYRIGHT 1888 BY THE SANBORN MAP & PUBLISHING CO. Limited  
Population 15,000. Prev. Winds S.W.  
WATER FACILITIES  
FIRE DEPARTMENT

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**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*

# TOWER *Two*

@ BLOC 83  
RALEIGH, NC





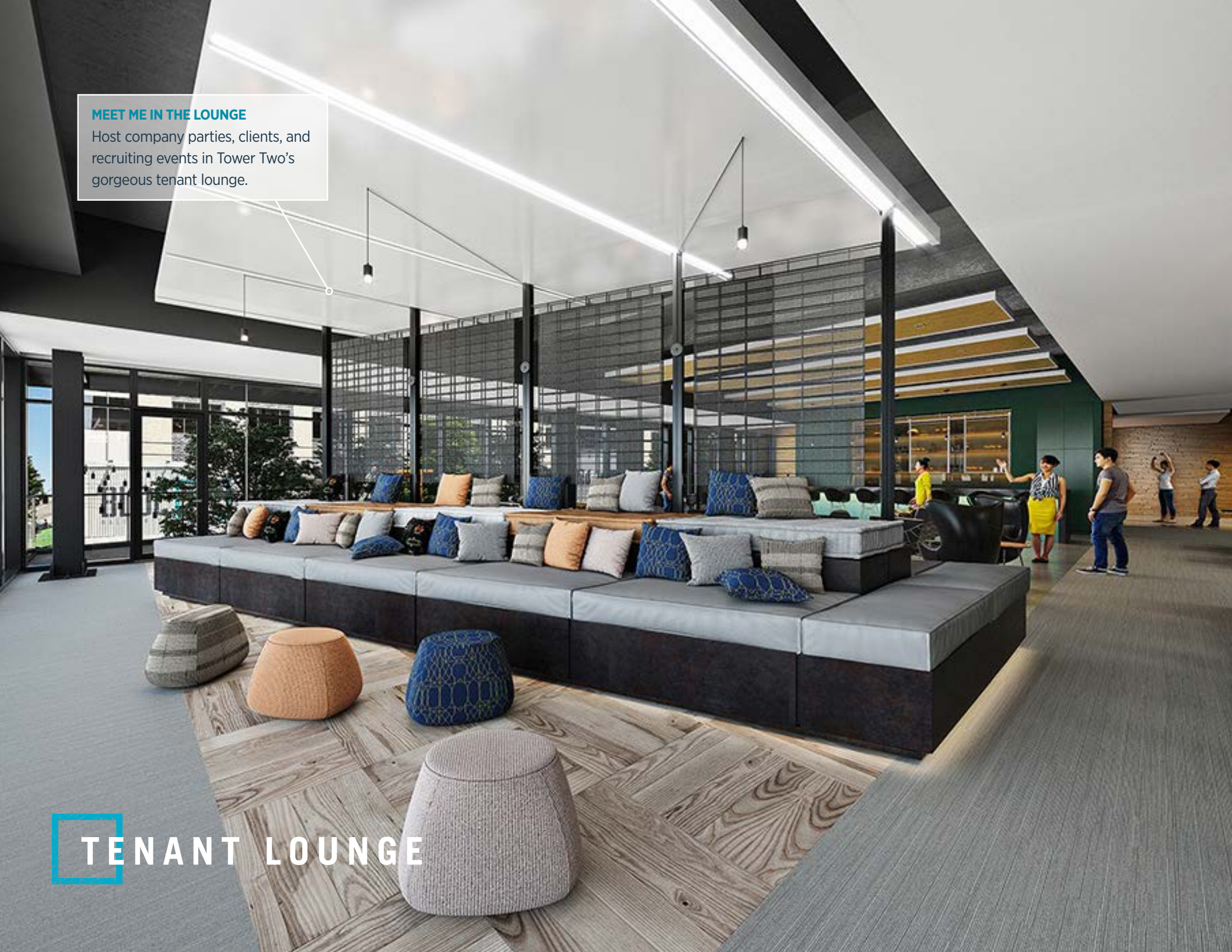
621 HILLSBOROUGH

LOBBY

**MEET ME IN THE LOUNGE**

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

**TENANT LOUNGE**



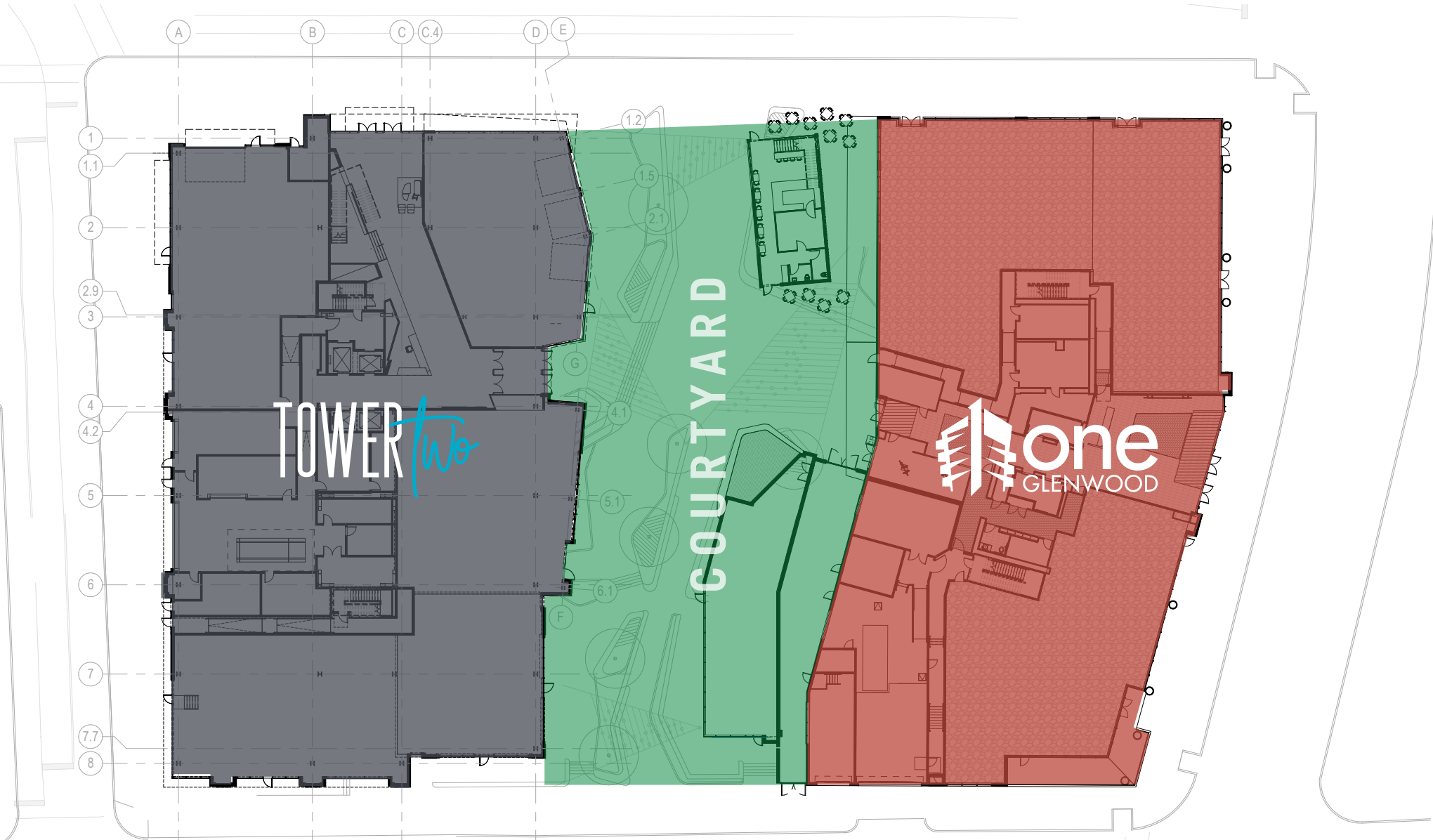
# TENANT TERRACE

## 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.



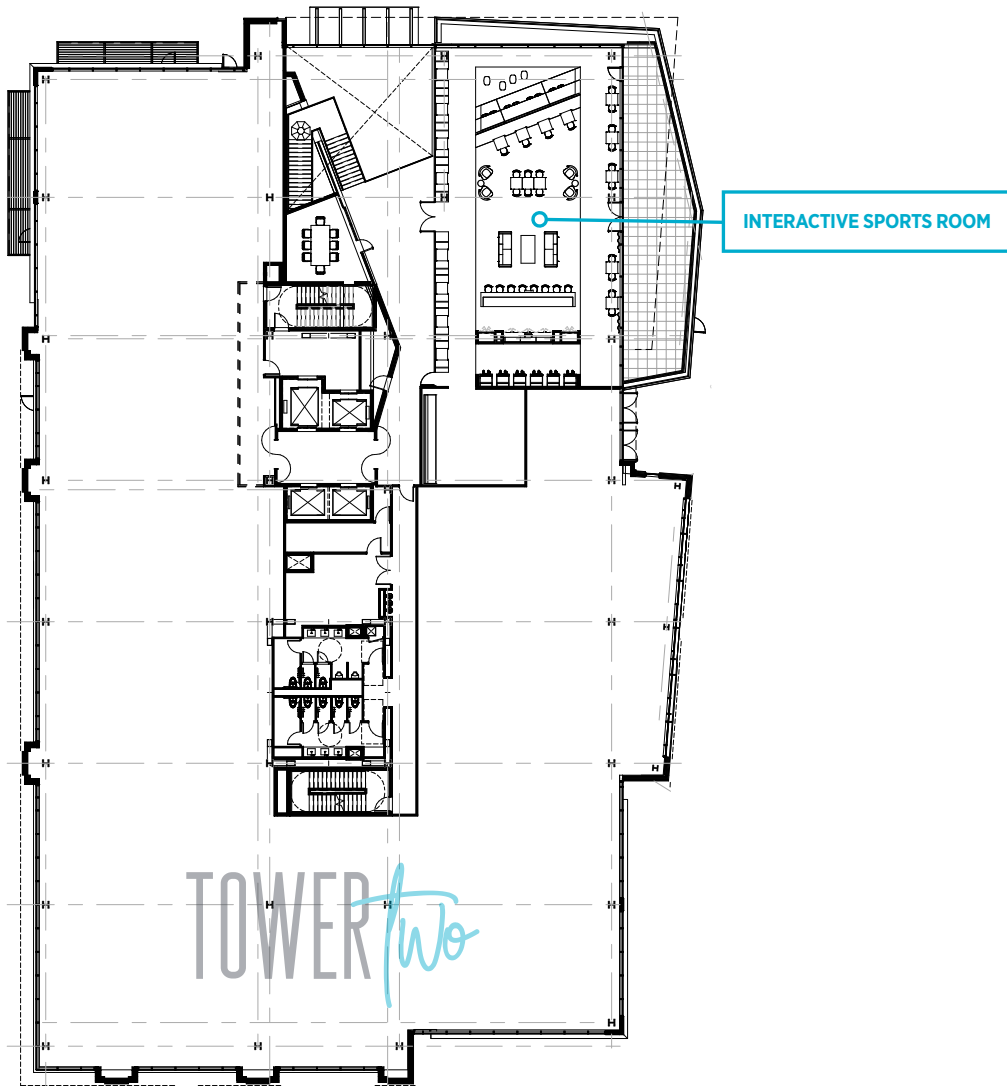
# BLOC[83]: 1ST FLOOR RETAIL



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

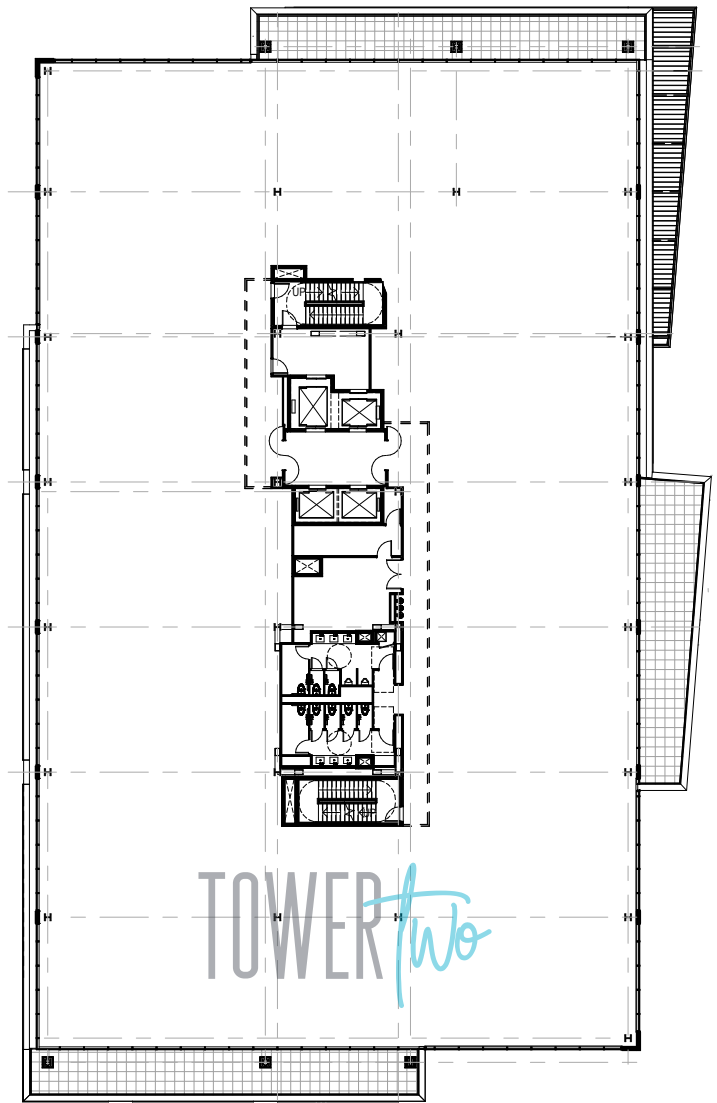


# 2ND FLOOR



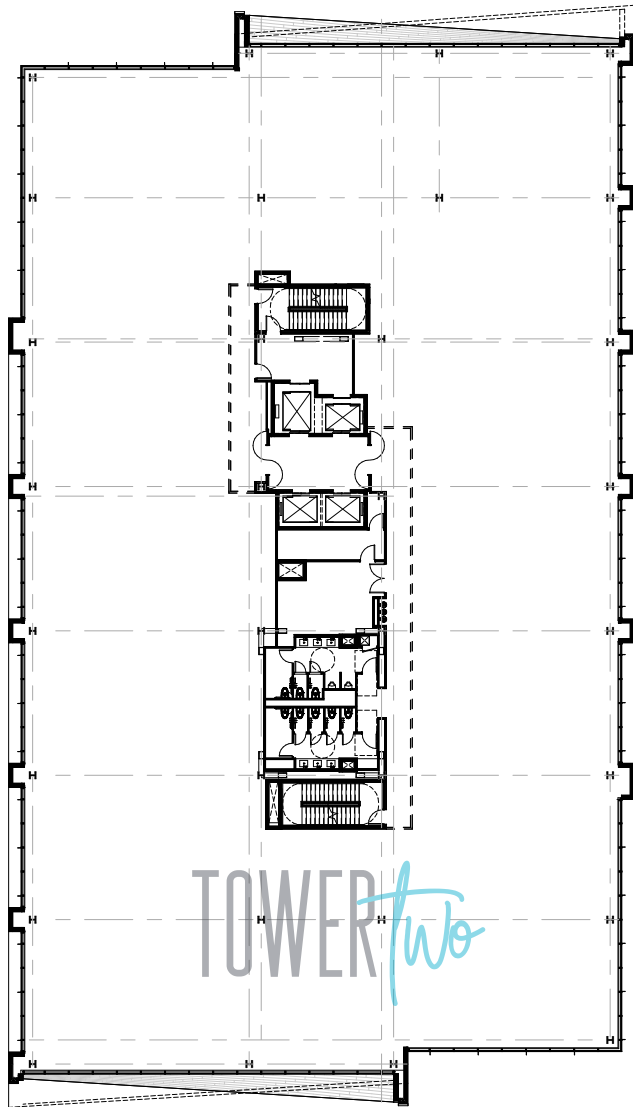
**21,792 RSF (OFFICE)**  
OFFICE AMENITY INDOOR 3,380 SF  
OFFICE AMENITY OUTDOOR 916 SF

# 3RD FLOOR



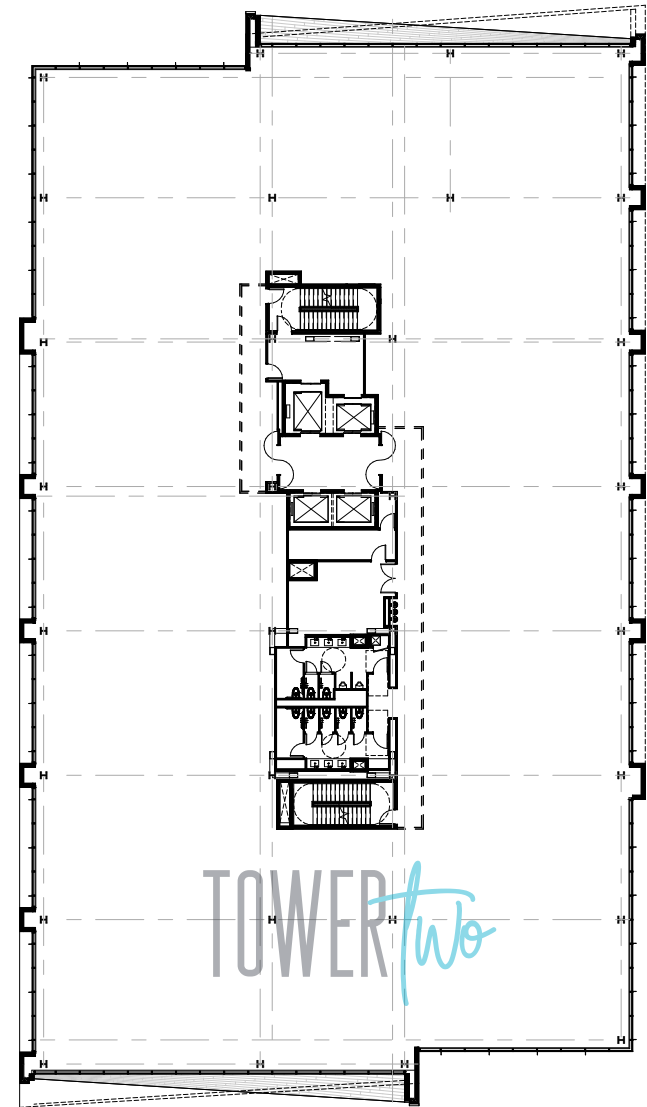
**28,882 RSF (OFFICE)**

# 4TH FLOOR



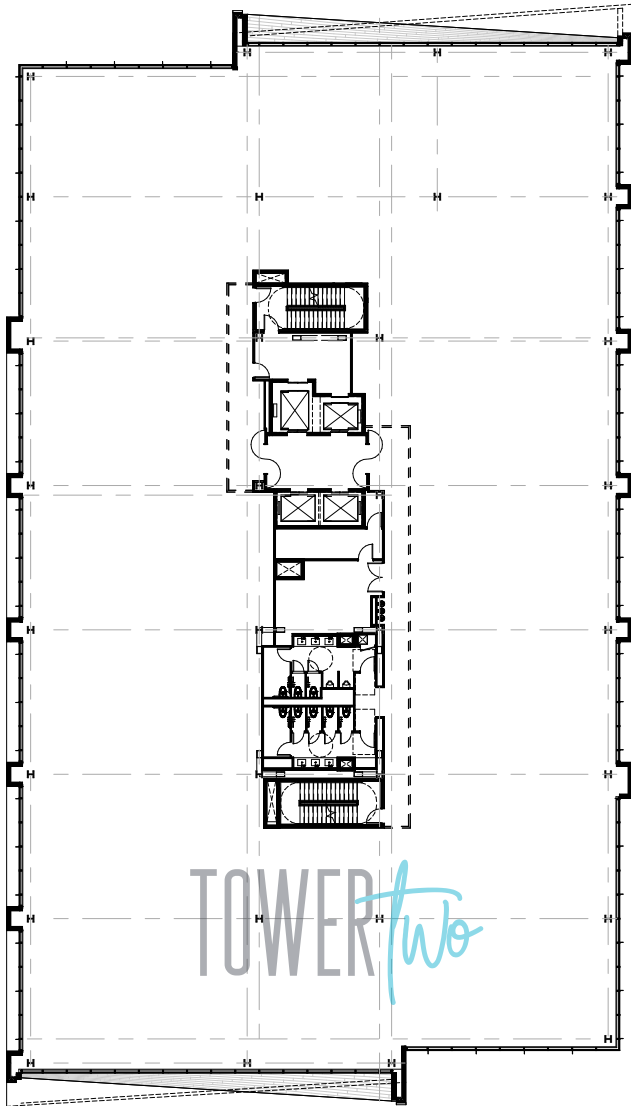
± 27,280 RSF (OFFICE)

# 5TH FLOOR



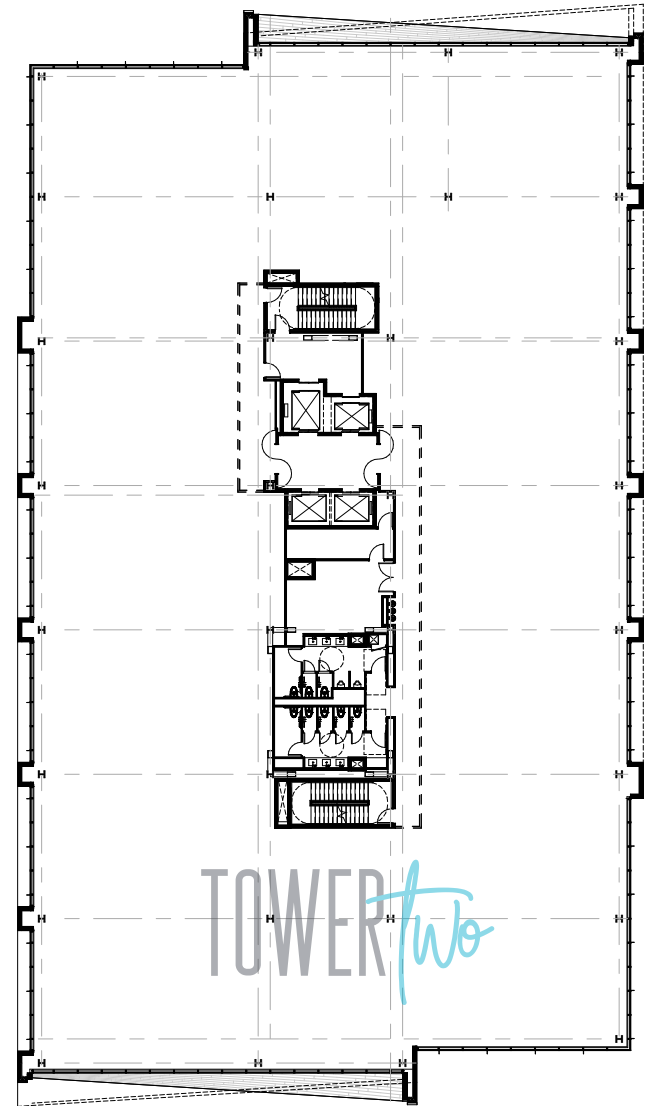
± 27,280 RSF (OFFICE)

# 6TH FLOOR



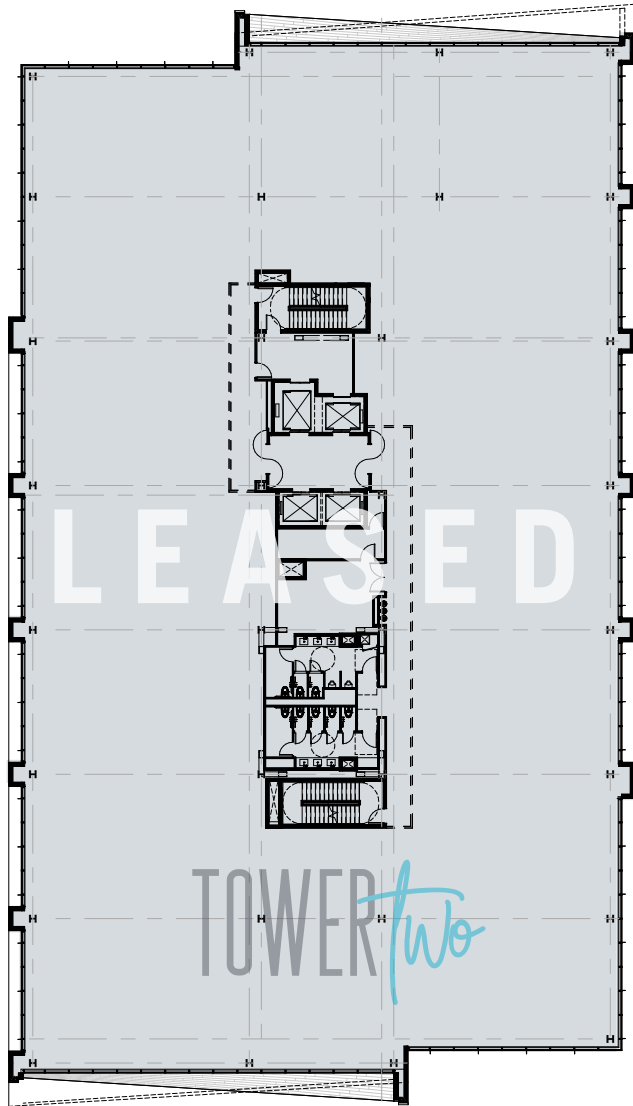
± 27,280 RSF (OFFICE)

# 7TH FLOOR



± 27,280 RSF (OFFICE)

# 8TH – 10TH FLOORS



± 27,280 RSF (OFFICE)



# TOWER TWO DETAILS

|                                   |  |
|-----------------------------------|--|
| ADDRESS                           | 621 Hillsborough Street<br>Raleigh, NC   |
| TOTAL OFFICE:                     | 159,940 RSF  |
| LEASE RATE:                       | \$37.50 PSF, Full Service  |
| CEILING HEIGHTS:                  | 14' 8" open ceiling<br>10' 0" finished   |
| PARKING:                          | Over 1,400 parking spaces  |
| EFFICIENCY:                       | Designed to be<br>Energy Star Rated  |
| PLANNED<br>BUILDING<br>AMENITIES: | <ul style="list-style-type: none"><li>• Shared tenant lounge &amp; terrace</li><li>• Interactive sports room</li><li>• Conference room</li><li>• Grand double-story lobby</li><li>• Staffed security/reception</li></ul> |
| PLANNED<br>BLOC[83]<br>AMENITIES: | <ul style="list-style-type: none"><li>• Over 50,000 SF of on-site retail</li><li>• 126-room boutique hotel on-site</li><li>• Outdoor courtyard with band stage &amp; projection screens</li></ul>                        |

[bloc83raleigh.com](http://bloc83raleigh.com)



**HERITAGE**  
PROPERTIES, INC

## Heritage Properties, Inc. | DEVELOPER

Heritage Properties creates extraordinary work environments for corporations and their employees. Since 1986, Heritage Properties has developed over 6,500,000 SF of commercial real estate along the eastern United States. As a developer, owner, and property manager of all of their real estate holdings, Heritage Properties is committed to not only develop state-of-the art work environments, but to also provide premier customer service.

## Gensler

### Gensler | ARCHITECT

Gensler is a global architecture, design, and planning firm with 46 locations and more than 6,000 professionals networked across Asia, Europe, Australia, the Middle East, and the Americas. Founded in 1965, the firm serves more than 3,500 active clients in virtually every industry. Gensler designers strive to make the places people live, work, and play more inspiring, more resilient, and more impactful.



### Trinity Partners | LISTING BROKER

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# TOWER *Two*



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PROPERTIES, INC

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