



CITY GATEWAY

ENERGY POSITIVE | POSITIVE ENERGY

LOOK BOOK





Empowering the future
of Raleigh.

/INTRO/

Primed for growth. Refined with technology. Ignited by new ideas. The future of Raleigh is glowing with potential, leading North Carolina to a bright future of business innovation—and the City Gateway building will light the way.

Imagine unlocking the full spectrum of your staff's productivity inside a workspace that adapts to you. In City Gateway's smart environment, meeting rooms adjust to the perfect temperature, dynamic glass allows natural light while protecting from glare, and each tenant's smartphone becomes their connection with the whole system. This empowers your staff to focus and perform at their best.

As the greenest workplace in NC, City Gateway pursues the most sustainable design available. This delivers an environment built for healthier, happier employees working in balance with each other and the outside world—all inside an energy positive building that draws all its power from the sun.

To look forward, you must know where you started. City Gateway illuminates the digital history and status of your company inside a smart, secure network that learns from every interaction. From optimal meeting conditions to integrated communications to streamlined parking systems, your managers have productivity and efficiency insight at their fingertips. This enables better planning and leadership inside a smarter space.

By channeling all the energy of your organization in a workspace focused for brilliance, there is no smarter place for your company to work, grow, and lead than City Gateway.

/LEASING INFORMATION/

207,393 sf total | 105,463 sf available

To Be Determined rental rate

Includes access to shared fitness areas, cafe, parking facilities (additional fees apply) and other shared amenities.

All rates based on a 7-year term.

A tenant improvement allowance is available at \$30 per square foot. Contact leasing agent for details.

ADDITIONAL INFORMATION:

Arnold J. Siegmund
Principal, Landlord Representation
arnold.siegmund@avisonyoung.com

D 919.420.1573

T 919.735.3434

C 919.696.3399

Avison Young
5440 Wade Park Boulevard
Suite 200
Raleigh, NC 27607, USA





LEVEL 6 33,962 rsf available |

DENOTES AVAILABLE SPACE 



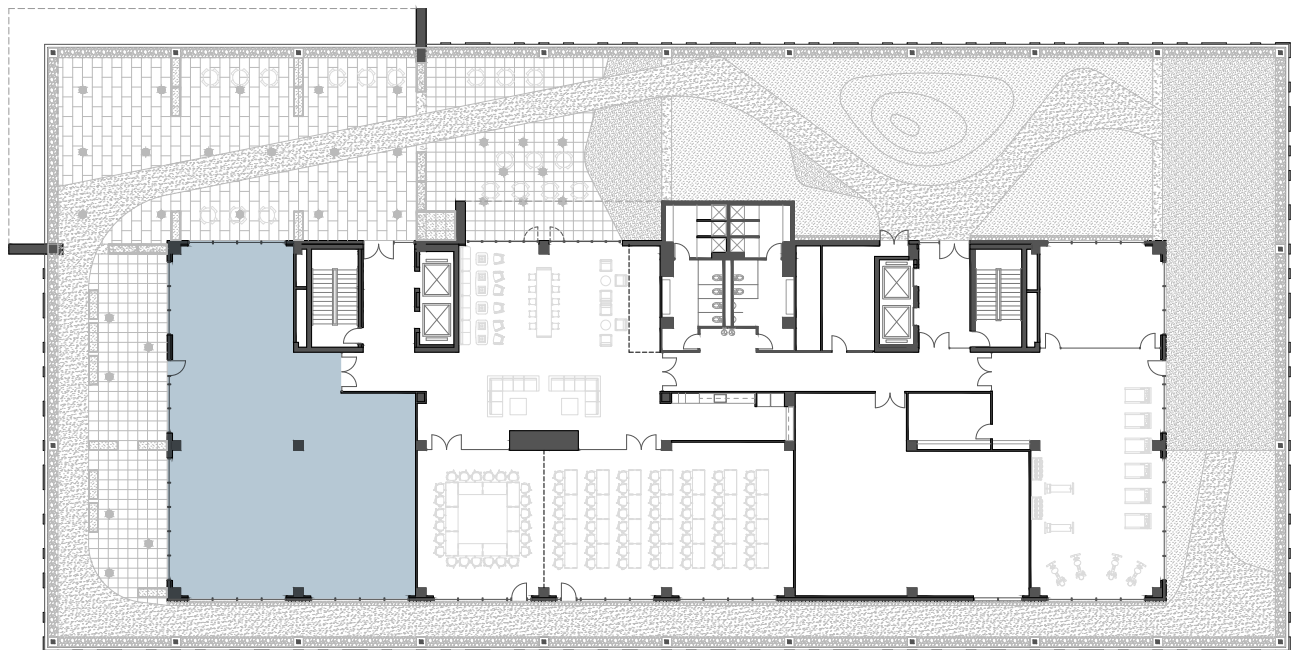
LEVEL 8 34,223 rsf available |

DENOTES AVAILABLE SPACE 



DENOTES AVAILABLE SPACE

LEVEL 9 33,962 rsf available |



DENOTES AVAILABLE SPACE

LEVEL 10 3,310 rsf available |

/TABLE OF CONTENTS/

5	Leasing Information
6	Available Floorplans
10	Building Intro
12	Location
20	City Gateway Design
24	Exploris School
30	Building Floorplans
32	Amenities
34	Sustainable Features

/INTRO/

Focus the Energy of Your Business at City Gateway

How Raleigh's First Energy Positive Building Will Power Your Future

DID YOU KNOW...



Exposure to natural lighting can boost employee productivity by 15%.¹



Using natural and energy-efficient lighting can help cut energy bills by 50% per year.



70% of workers identify developing a workplace culture that values health as a top priority.

HOW CITY GATEWAY IGNITES THE POTENTIAL OF YOUR ORGANIZATION

- 1. LEAD WITH POSITIVE ENERGY:** City Gateway's energy positive design delivers the healthiest and greenest workspace in NC. By integrating smart technology with 100% solar energy, City Gateway equips your business to lead in harmony with the environment.
- 2. DRIVE SMARTER PRODUCTIVITY:** As an E+SMART building, City Gateway continually learns by collecting operational data from its work environment. The building's technology then syncs smartphones with its systems to find the ideal rooms and focus workspaces for your unique needs—optimizing energy usage and environments for better performance.
- 3. POWER YOUR CREATIVE POTENTIAL:** The smarter, greener work environment facilitates better workplace health, stress levels, and innovative collaboration. By sharing in a digitally integrated and more sustainable office, your workforce will be healthier, happier, and empowered to do their best, most groundbreaking work.

INTELLIGENT WORKSPACE



City Gateway measures and learns from every operation, including parking, internet traffic, app usage, visitor activity, and room conditioning. This building intelligence translates captured data into operational insight, showing your managers the ideal conditions to drive efficiency and perform your best work.

SEAMLESS PRODUCTIVITY



City Gateway's smart environment optimizes itself for each employee's productivity, automatically adjusting lighting, temperature, and business apps to fit wherever that person works. This creates a frictionless work space that unleashes a seamless collaboration between devices and every member of your team—no matter where they are in the building or on the grounds.

NETWORK PERFORMANCE



City Gateway's data network integrates 10GB-capable fiber optics and a full hardware redundant datacenter for the utmost in physical layer connectivity. By leading in internet bandwidth, device integration, and proactive security, City Gateway's digital infrastructure powers all your business utilities without relying on third parties.

SECURE INTEGRATION



City Gateway treats each tenant's smartphone as an access credential, protecting against unauthorized access while integrating each user into the building's networked environment. With digital video monitoring, device-based access to elevators, and VoIP-connected emergency call stations, City Gateway offers the security your team needs without invasive oversight.

SMART PARKING



City Gateway's parking system recognizes tenants' smartphones and digitally guides them to open spaces without relying on entry gates or card readers. Parking sensors verify and authorize space occupancy in the cloud-based parking system, monitoring space availability and usage to optimize the entire process.

HEALTH ENABLEMENT



Integrates WELL Building Standard features into the base building, covering seven core concepts of health and productivity for your staff. This includes a state-of-the-art fitness center, biofilia-curated meeting spaces, community walking and focus areas, and more.

/LOCATION/

The Gateway to Downtown Raleigh

North Carolina's capital city is one of the fastest growing and best educated cities in the country. As Raleigh transforms into a go-to destination for businesses, workers, and students, City Gateway can become a powerful representation of Raleigh's role as the technological and cultural hub of the region.

Raleigh's Central Business District (CBD) has benefited from over \$2.75 billion in development activity since 2005, and another \$1.1 billion is currently in the development pipeline. Projects have included residential developments, a new convention center, office buildings, entertainment venues, retail space, hotels and restaurants – all within walking distance of City Gateway.

\$1.1

BILLION

Private development pipeline with \$850 million under construction or planned

150+

Downtown restaurants ready to serve you.

\$2.75

BILLION

invested in Raleigh's Downtown over the past decade

320

ACRES

of parks being added plus another 34 acres being renovated in the Downtown area

33%

INCREASE

in Downtown visitors over the past decade

\$182

MILLION+

in public investment

15%

INCREASE

in hotel occupancy in Raleigh since 2013

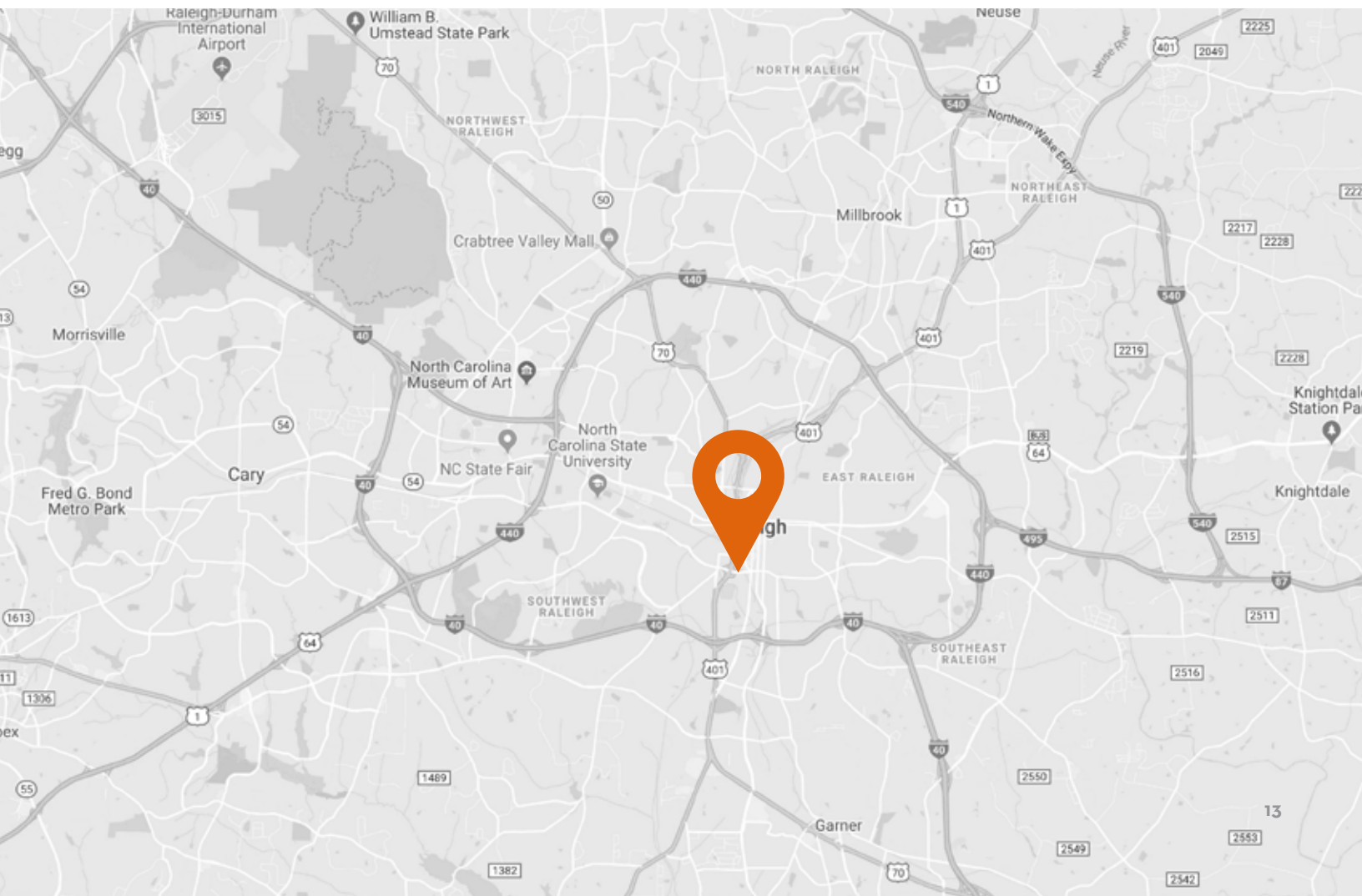
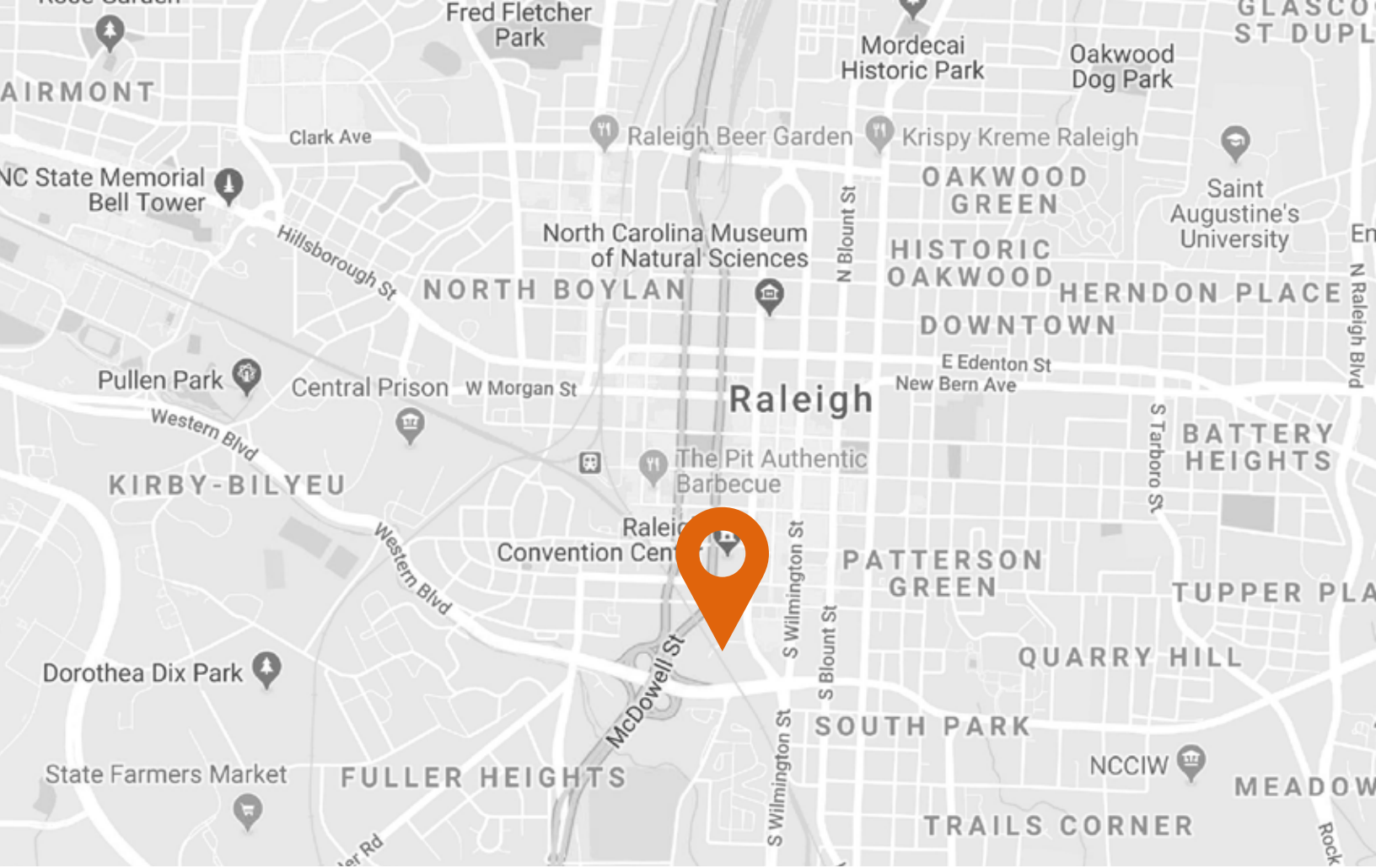
1 MILLION

people attended outdoor festivals in 2015, including the World of Bluegrass Festival

\$79.8

MILLION

new multi-modal transit station recently completed



There are over 45,000 workers in Downtown Raleigh, with an additional 11,500 projected by 2030.





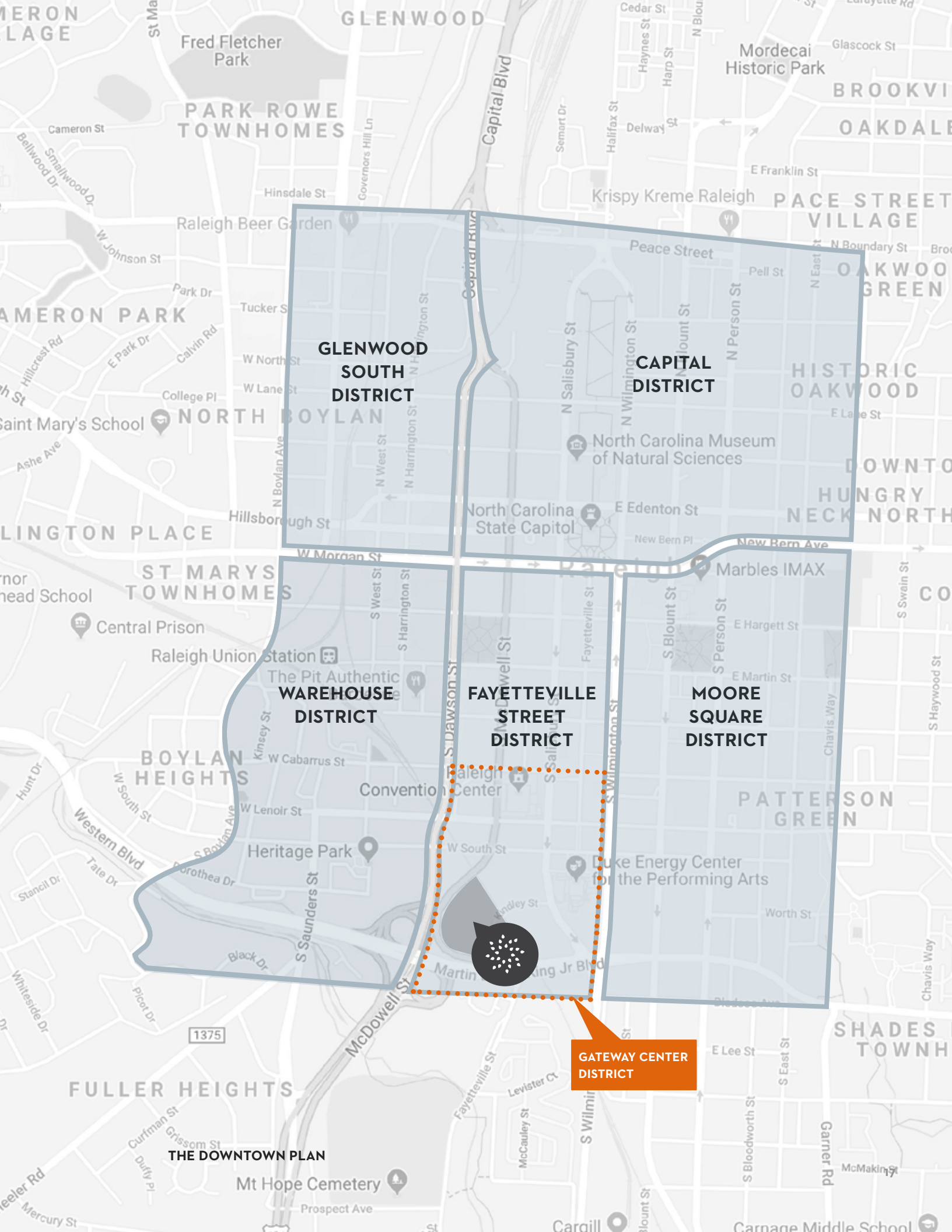
/LOCATION/

Urban Innovation Campus

On most of its edges, Downtown borders existing stable and historic neighborhoods. Accordingly, Downtown must primarily expand up rather than out, through incremental redevelopment of parking lots and underutilized parcels. However, on Downtown's southern edge the opportunity exists to extend Downtown development by several blocks. With easy access to several forms of transportation and close proximity to Fayetteville Street, the Warehouse District, and the heart of Downtown Raleigh, this location has much to offer.

“At the top of this list is City Gateway, imagined as an Urban Innovation Campus...the initial phase of a multi-phase development...”

The Downtown Plan, adopted by the City of Raleigh in September 2015, lays out goals and strategies for transforming the city's urban core. The plan identifies five Catalytic Project Areas anchored in each of Downtown's major districts. At the top of this list is City Gateway, imagined as an Urban Innovation Campus with mixed-use buildings and public gathering spaces. Working in partnership with the City of Raleigh, City Gateway is the initial phase of a multi-phase development aligned with the vision set out in the Downtown Plan.



**GLENWOOD
SOUTH
DISTRICT**

**CAPITAL
DISTRICT**

**WAREHOUSE
DISTRICT**

**FAYETTEVILLE
STREET
DISTRICT**

**MOORE
SQUARE
DISTRICT**

**GATEWAY CENTER
DISTRICT**

THE DOWNTOWN PLAN





/DESIGN/

The most productive place to work.

Optimized building intelligence ensures the best user experience.

A bike and pedestrian trail.

Bike racks. Structured parking. On-site showers.

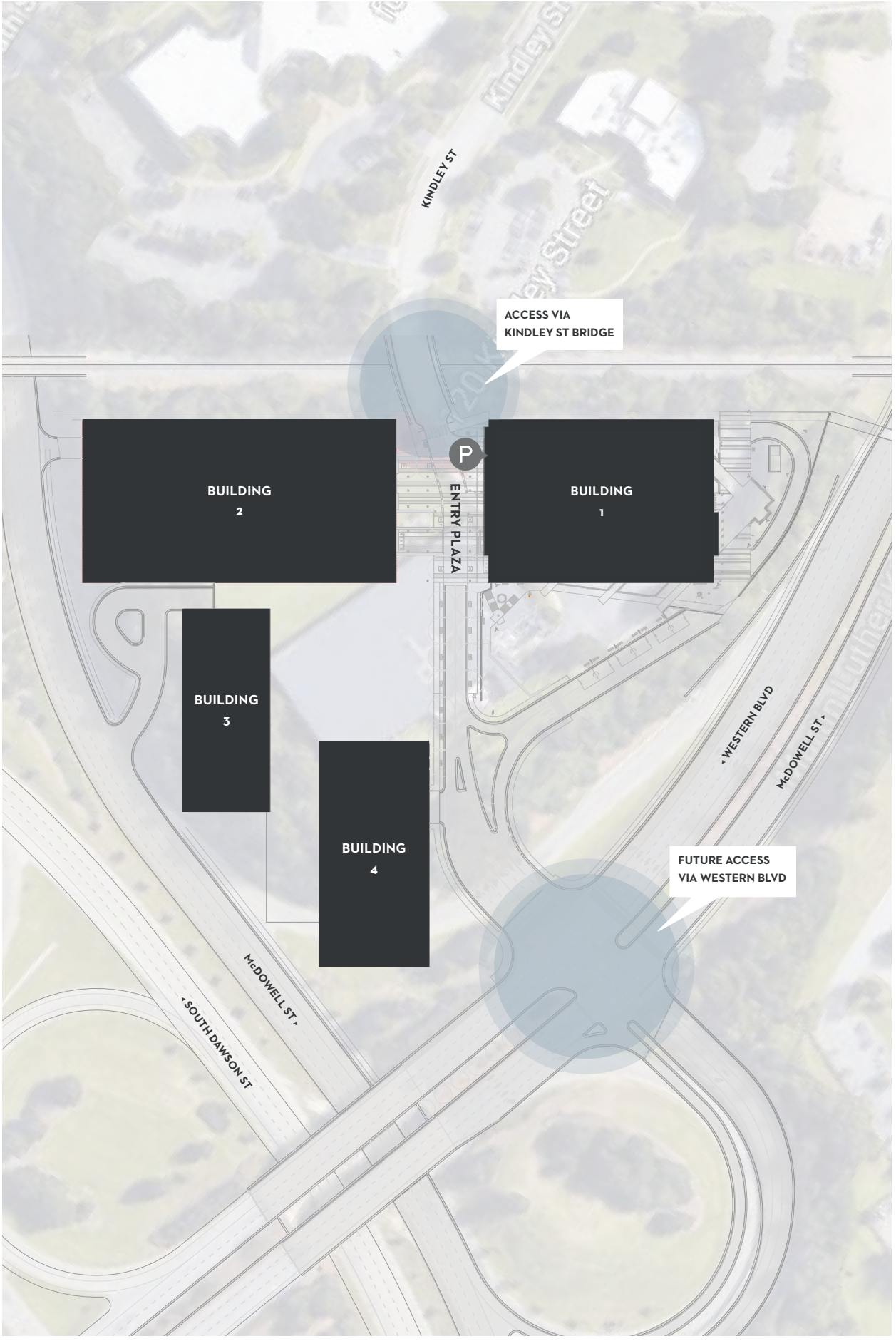
A graphic tour that teaches users how to get the most from the building.

Building-provided VOIP.

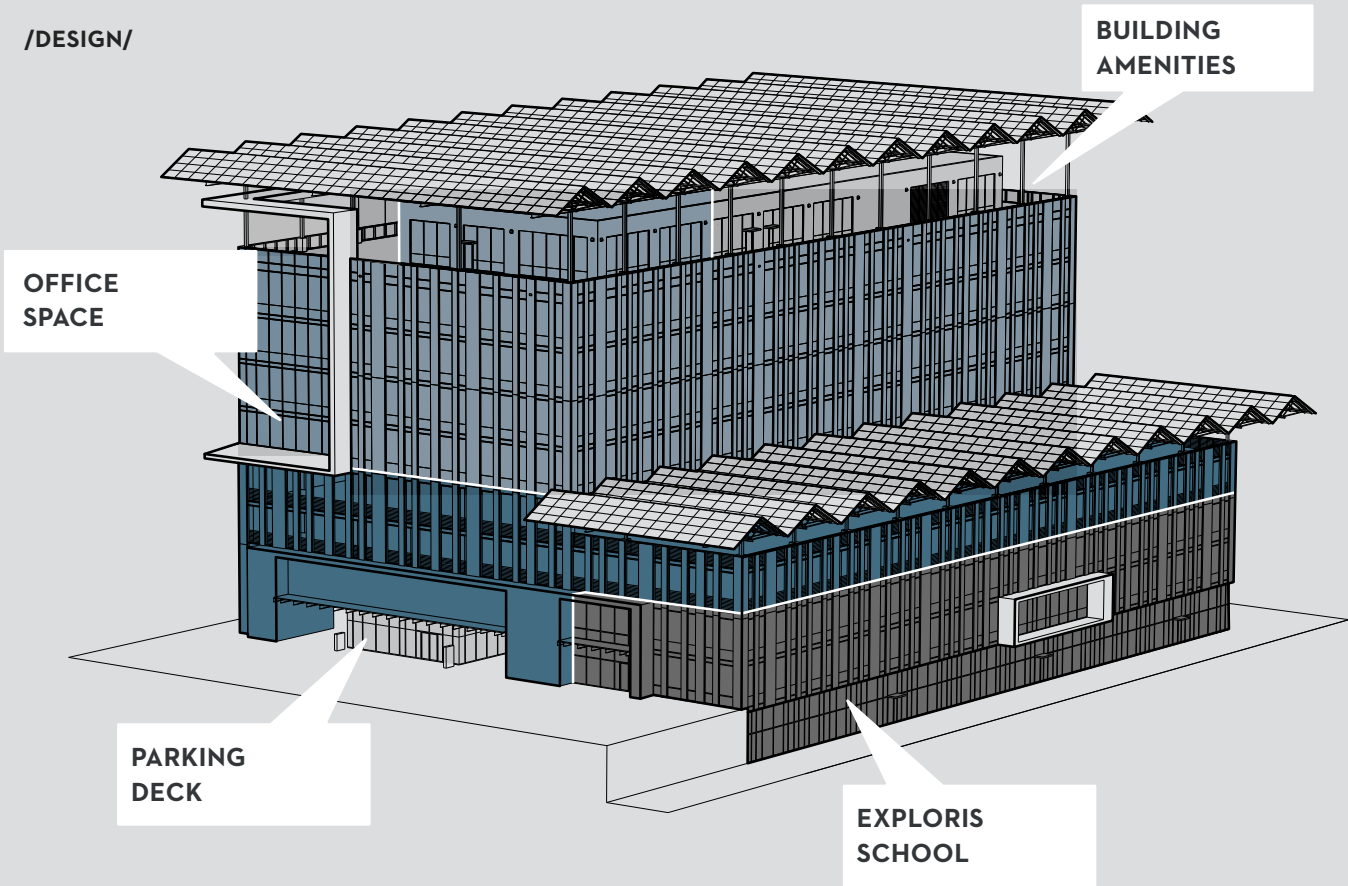
Turn your smartphone into your access badge. Book meeting spaces, unlock doors, call your elevator and let guests check-in, all via an app.

Building-provided internet service and tier-2 data center on-site.

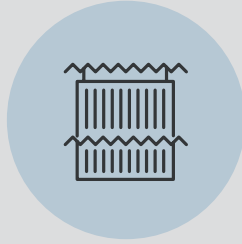
Spaces that have been designed with comfort and health as the top priority.



/DESIGN/



AVAILABLE SQUARE FOOTAGE



City Gateway offers 149,367 rentable square feet of office space (105,463 currently available). An additional 58,026 rsf is currently leased to the Exploris School, which is housed in a completely separate part of the building with its own entrance.

INTELLIGENT PARKING SYSTEM



Smart parking technology recognizes driver smartphones to guide them to open spaces and verify space occupants. City Gateway's structured in-building 3/1000 parking also provides direct access between offices and garage. The site also includes 13 electric vehicle charging stations and 54 bicycle parking spots.

ELEVATED WELLNESS AREAS



The building's top floor provides a wide spectrum of wellness-focused amenities, including a sky lounge and roof terrace with 1/8 mile jogging track, observation decks, and exercise zones. The top floor also contains a catering kitchen, fitness center, yoga studio, and shower rooms with lockers.

DYNAMIC DAYLIGHT



City Gateway lets in the optimal amount of daylight for any time of day using dynamic glass for every window. This technology eliminates glare without requiring blinds or manual adjustment to provide optimal lighting for your best work.

LEASE TERMS



7 year term
6F : \$36.00/rsf rental rate
8F : \$37.00/rsf rental rate
9F : \$37.00/rsf rental rate
10F : \$38.00/rsf rental rate

\$30.00/rsf TI allowance

Exploris School

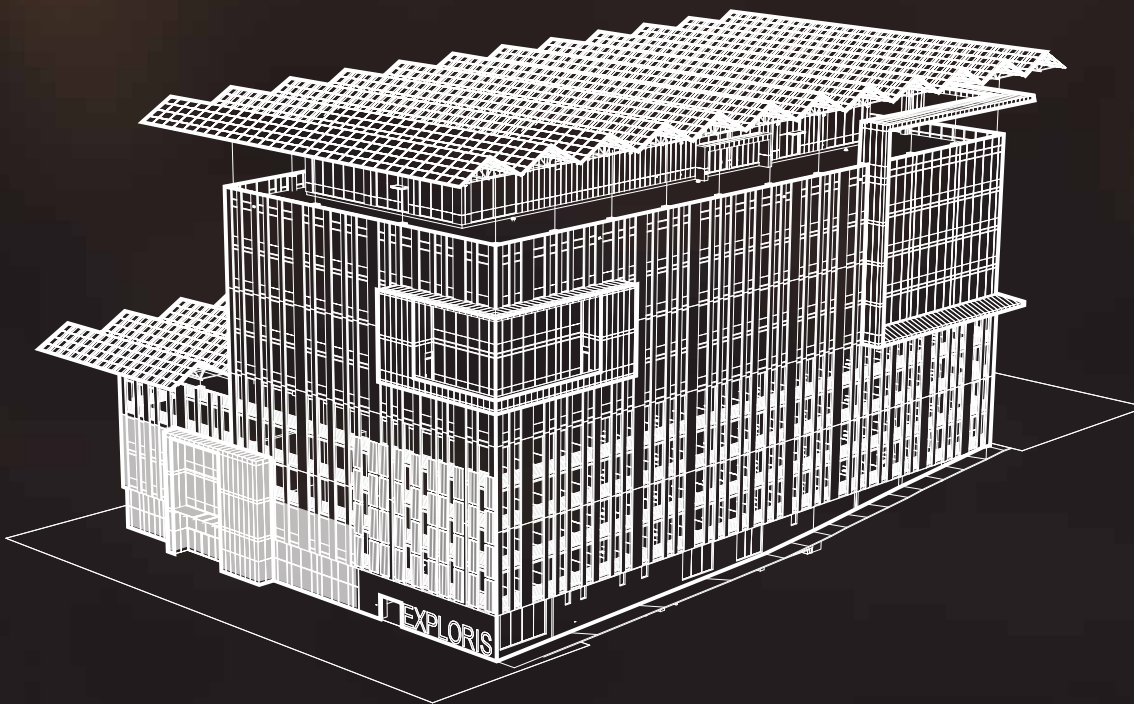
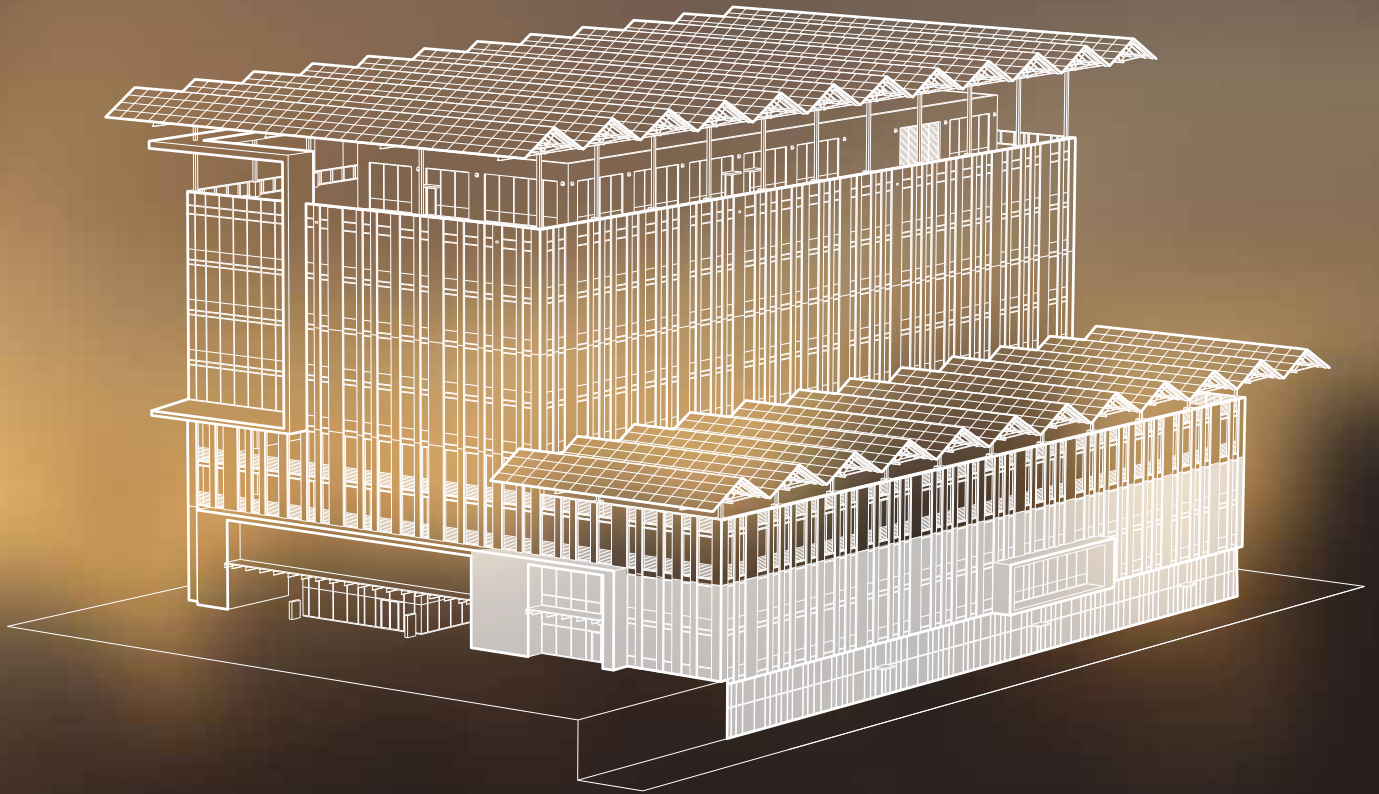
The Exploris School, a specialized kindergarten through eighth grade North Carolina Public Charter School, will be separated housed on the first three floors of the City Gateway building. Exploris will have its own entrance and space, with zero overlap between itself and City Gateway's professional tenants.

The innovative and holistic education approach of Exploris aims to foster systemic change and inspire the way society educates future generations.

- Occupying 58,026 rsf, floors 1-3
- K-8 Public Charter School
- A++ rating from State Board of Education
- Designated Model STEM School of Distinction by State Board of Education
- U.S. Department of Education Green Ribbon Award Winner
- 100+ hours of student community service
- 100+ annual visits by local, national, and international educators

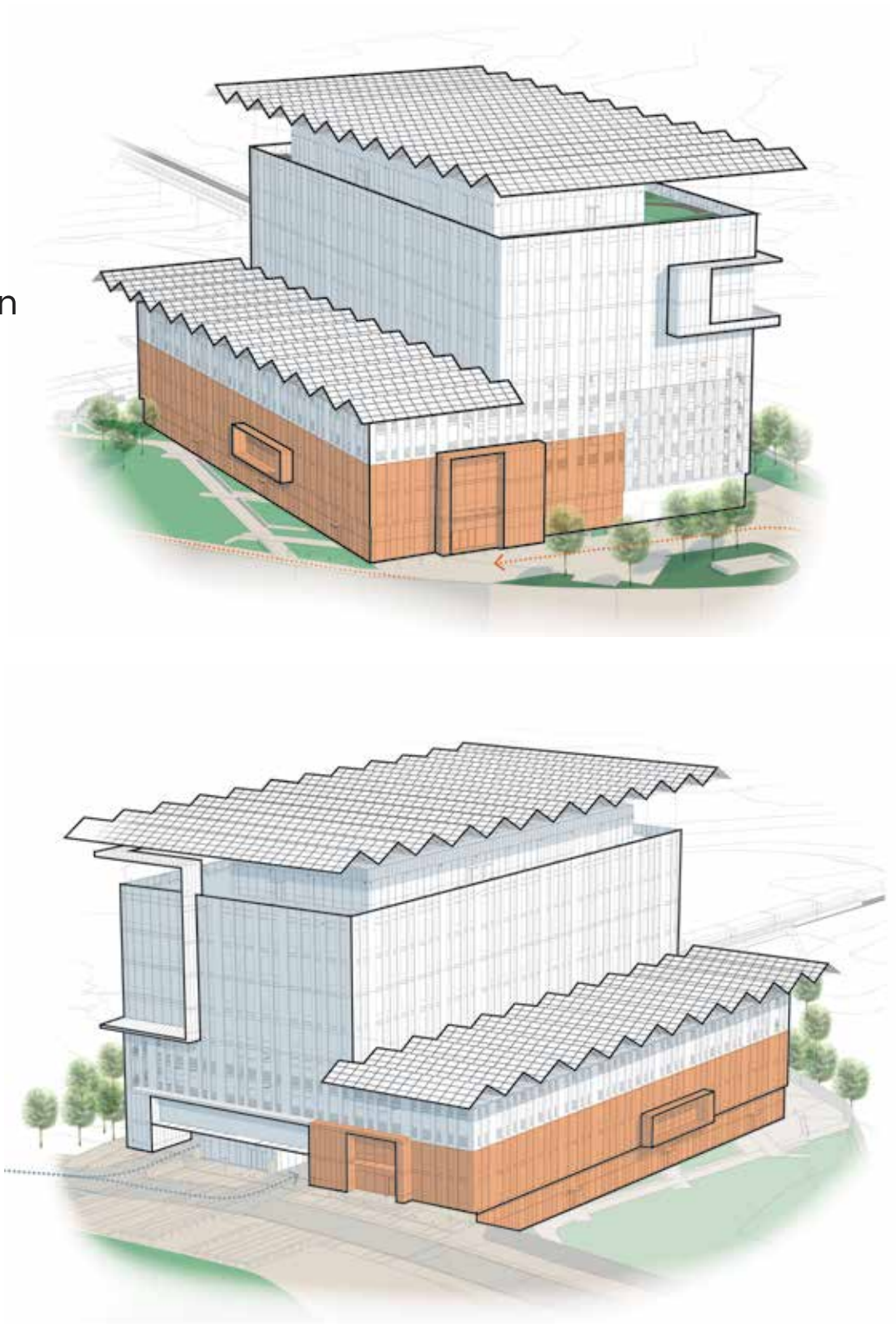
An Exploris education extends beyond a solid academic foundation. Exploris engages the whole child in an enriching educational community that fosters academic excellence, builds community and international awareness, and promotes environmental stewardship.

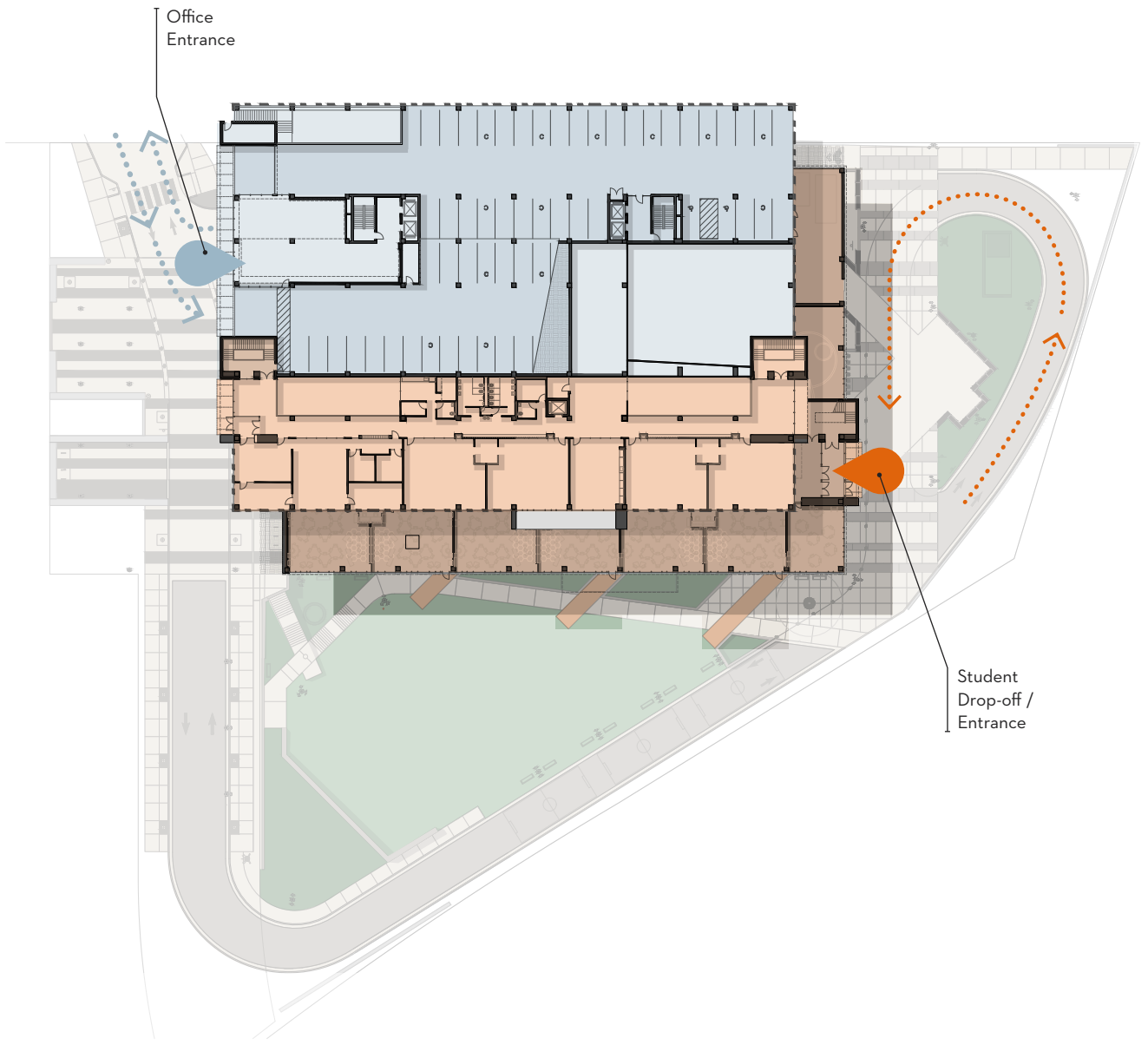
Exploris is excited to produce a replicable model for learning in the 21st century, that includes the construction of a net-positive energy campus. This model will integrate sustainable practices into the learning environment to act as a "third teacher." It will also serve as a prototype to shift global communities toward a system of learning that educates our next generation to excel in a socio-economic environment that depends on the state of our planet.



/DESIGN/

Work vs. Learn





Office
Entrance

Student
Drop-off /
Entrance





/DESIGN/

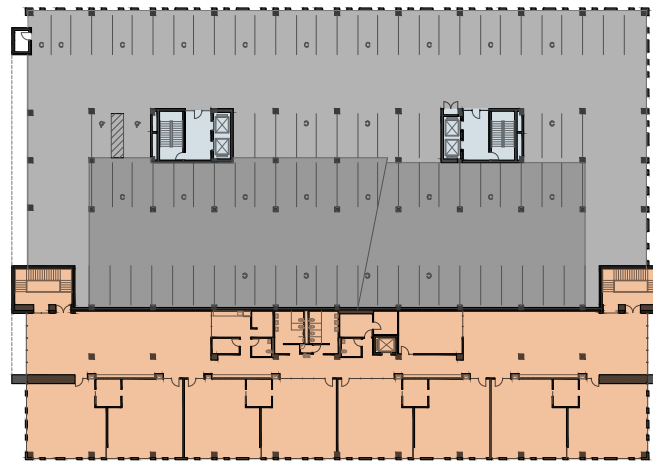
Floor Plans and Amenities



LEVEL 1

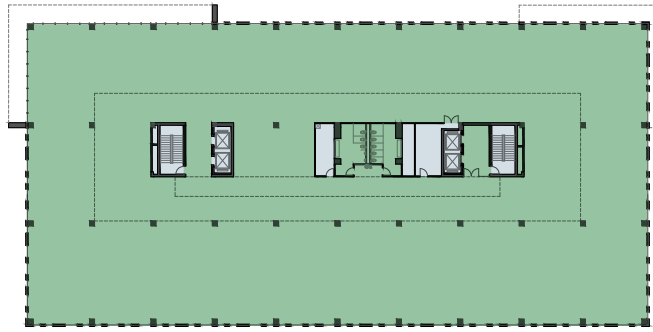


LEVEL 2

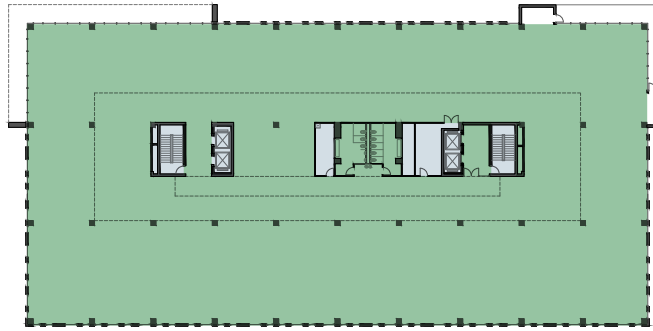


LEVEL 3

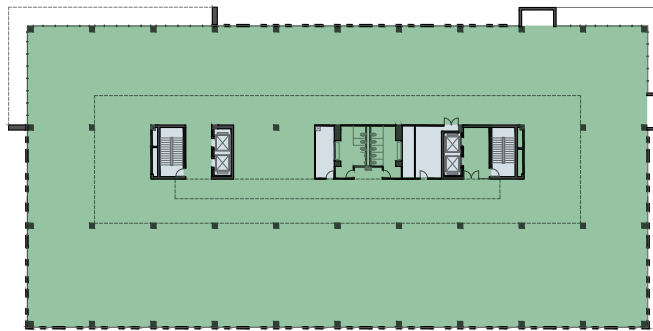
- COMMON SPACE
- PARKING
- OFFICE
- EXPLORIS SCHOOL



LEVEL 6



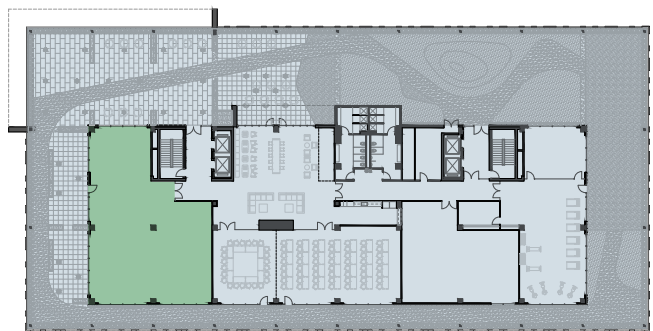
LEVEL 7



LEVEL 8



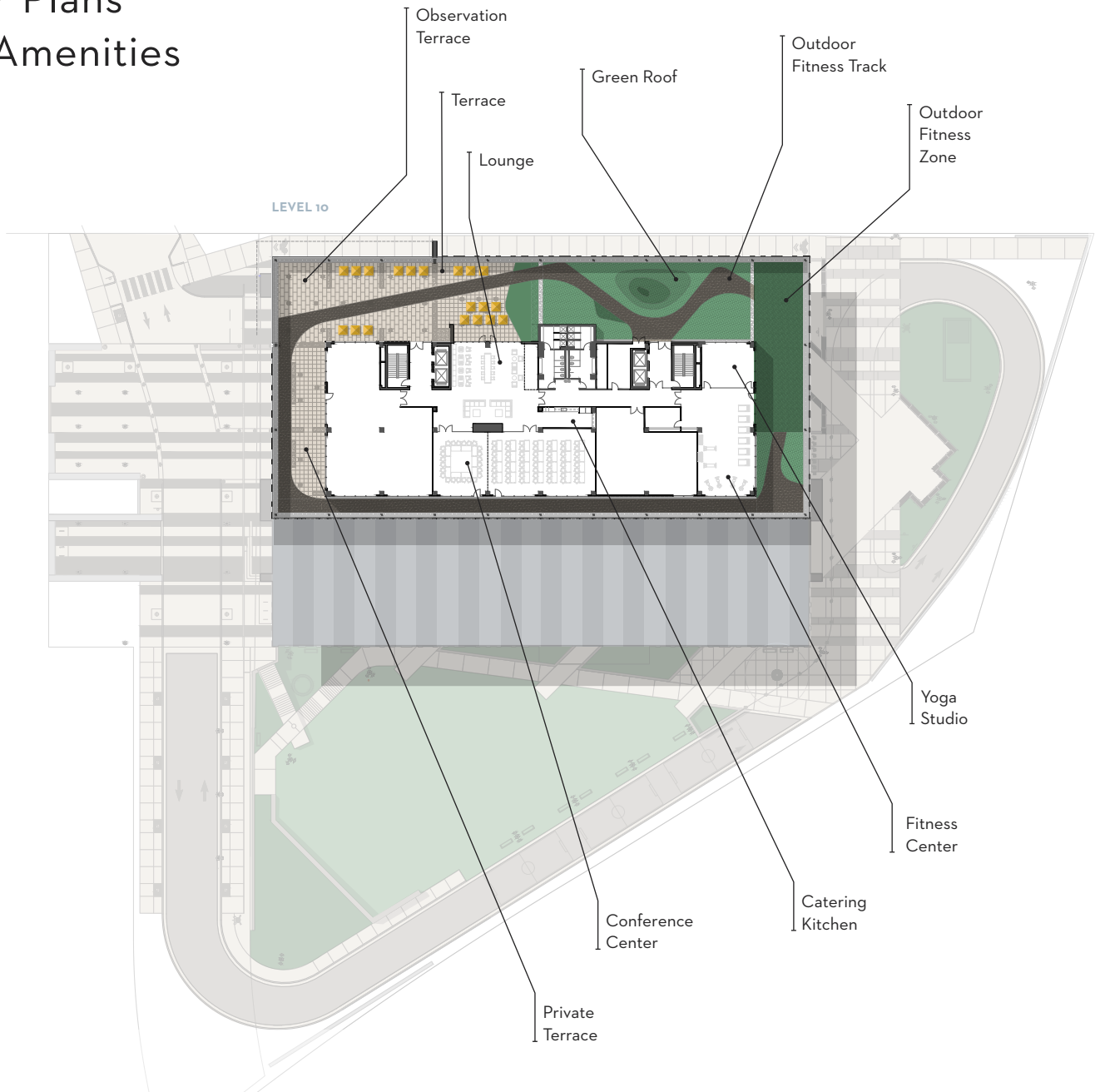
LEVEL 9

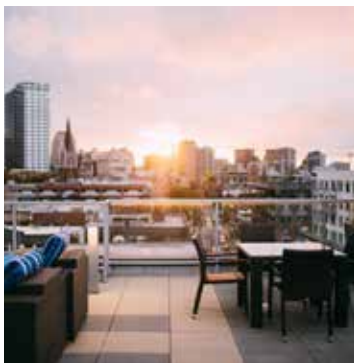
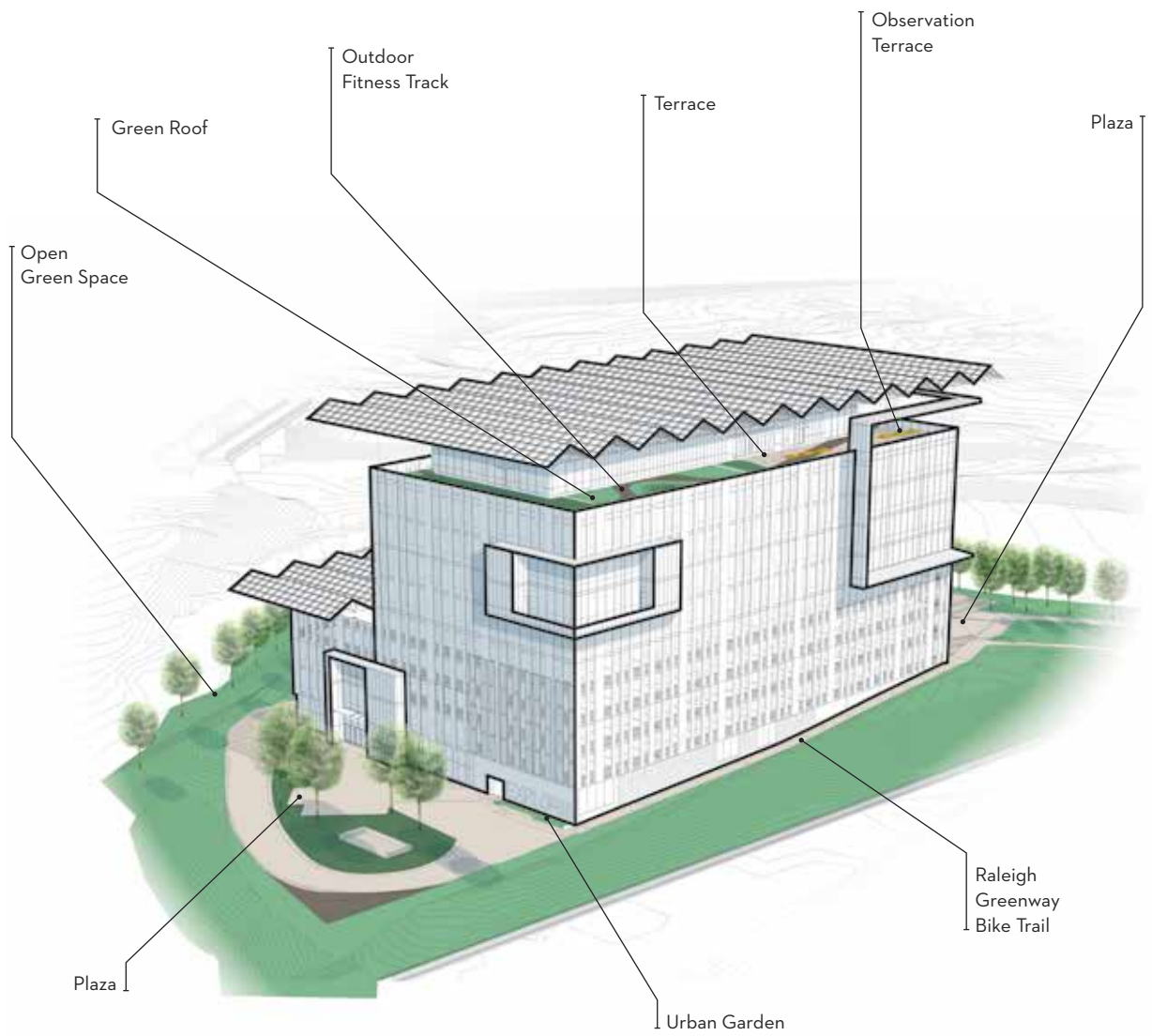


LEVEL 10

/DESIGN/

Floor Plans and Amenities





/SUSTAINABLE FEATURES/

The most advanced building in the southeast.

LEED. WELL. E+SMART.

Wireless & automated lighting.

4,000 solar panels.

Comfort control via your smartphone.

Enough renewable energy to power
the entire building.

Electrochromic glass: you'll never need blinds.

54 450ft-deep wells of thermal energy storage.

Secure data storage on site.

DID YOU KNOW...



72% of companies look for real estate that delivers improved workplace productivity.



Natural light is the #1 contributor to office productivity. That's why it powers our entire building.



90% of Millennial workers care about sustainability – more than any other age cohort.

LEED. WELL. E+ SMART.

What These Terms Mean and Why We Pursue Them

- 1. LEED CORE AND SHELL: TARGETING TOP RANK OF LEADERSHIP IN ENERGY AND ENVIRONMENTAL DESIGN:**¹ By pursuing the most sustainable and energy efficient design available, City Gateway delivers a healthier, more productive workspace, minimized stress on the environment, and savings from higher building value, lower utility costs, and lasting efficiency.
- 2. WELL CORE AND SHELL:**² **THE GLOBAL STANDARD FOR ADVANCING WORKPLACE HEALTH:** By integrating factors like air quality, nourishment, lighting, and occupant health, City Gateway creates the optimal work environment for each person you employ. This not only sustains their mental and physical health, but facilitates collaboration and creativity to help your business lead with lasting ideas.
- 3. E+ SMART: THE TRIANGLE'S FIRST SELF-POWERED INTELLIGENT WORKPLACE:** By drawing in more solar energy than the building requires, City Gateway will be the first energy positive office building in NC. But electricity is only the beginning. City Gateway will learn from the energy needs and ideal environment of each tenant—tailoring your workspace to your team to power your best possible future in harmony with nature.

¹ City Gateway is pursuing LEED Core and Shell Certification by the USGBC through its LEED green building certification program that recognizes best-in-class building strategies and practices.

² City Gateway is pursuing WELL Core and Shell Certification by the International WELL Building Institute (IWBI) through its WELL Building Standard (WELL) which is the premier building standard to focus on enhancing people's health and wellness through the buildings where we live, work, and play.

Energy-Positive Design

City Gateway will be energy positive by generating more power on site than the building requires. This mixed-use building is expected to use 60% less electricity than a comparable building. A vast array of building-integrated photovoltaic panels, and a ground-sourced geothermal energy storage system provides all of the energy required for heating and cooling. Coupled with other energy conservation features, this results in a targeted Energy Use Intensity (EUI) of 20.0 compared to the national average EUI 67.3 for commercial office space.

ENERGY CONSERVATION

- Improved effectiveness of the thermal envelope boosts overall energy efficiency
- Dynamic glazing electronically tints or clears glass for optimal daylight without glare.
- Vacuum-sealed glass insulates for efficient thermal and acoustic performance.
- LED fixtures improve light quality while using less energy.
- Daylight harvesting reduces reliance on artificial light in spaces with abundant daylight.
- Automated lighting controls save energy by adjusting interior lights according to need.
- Energy Star-compliant appliances consume less energy throughout the building.
- Dynamic air quality improves the air you breathe while reducing energy cost of drawing in outside air.

ENERGY GENERATION

- Building-integrated photovoltaics (BIPV) generate 20% more power than energy consumed.
- Solar thermal energy (STE) harnesses heat from the sun for warming water in building systems.
- Hybrid geothermal energy uses the Earth as a heat source in the winter and a heat sink in the summer.
- Hydronic radiant heating and cooling system circulates warm and cool water through the floor to efficiently ensure comfortable temperatures across the workplace.

SMART LIGHTING

Highly efficient LED lighting delivers 80% better energy consumption than traditional lighting.

Integrated sensors detect changing occupancy conditions and adjust light levels to fit.

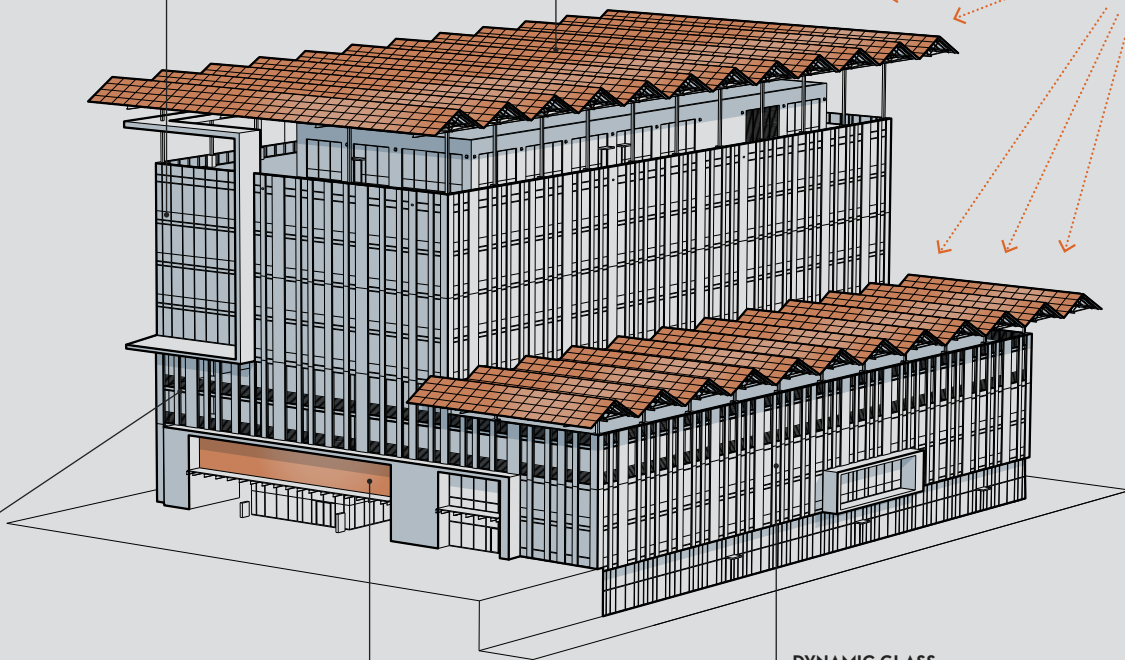
Each networked LED fixture connects wirelessly to the building's digital controls and networked automation system.

SOLAR CANOPY

More than 4,000 PV solar panels harness the sun's energy, producing 20% more power than the building consumes.

Canopy shades the rooftop terrace and lower-level parking area to reduce solar heat gain and heat-island effect.

Building relies completely on clean renewable energy with zero greenhouse gas emissions.



SMART PARKING

Cloud-based system recognizes drivers by their smartphones - no entry gates or card readers required.

Digital guide leads drivers to unoccupied spaces and verifies identity.

Parking analytics continually optimize space usage based on traffic patterns.

DYNAMIC GLASS

Smart glass automatically tints or clears to optimize daylight, manage glare, and reduce energy consumption. Always maintain your outdoor view while harmonizing your comfort and well-being with nature.

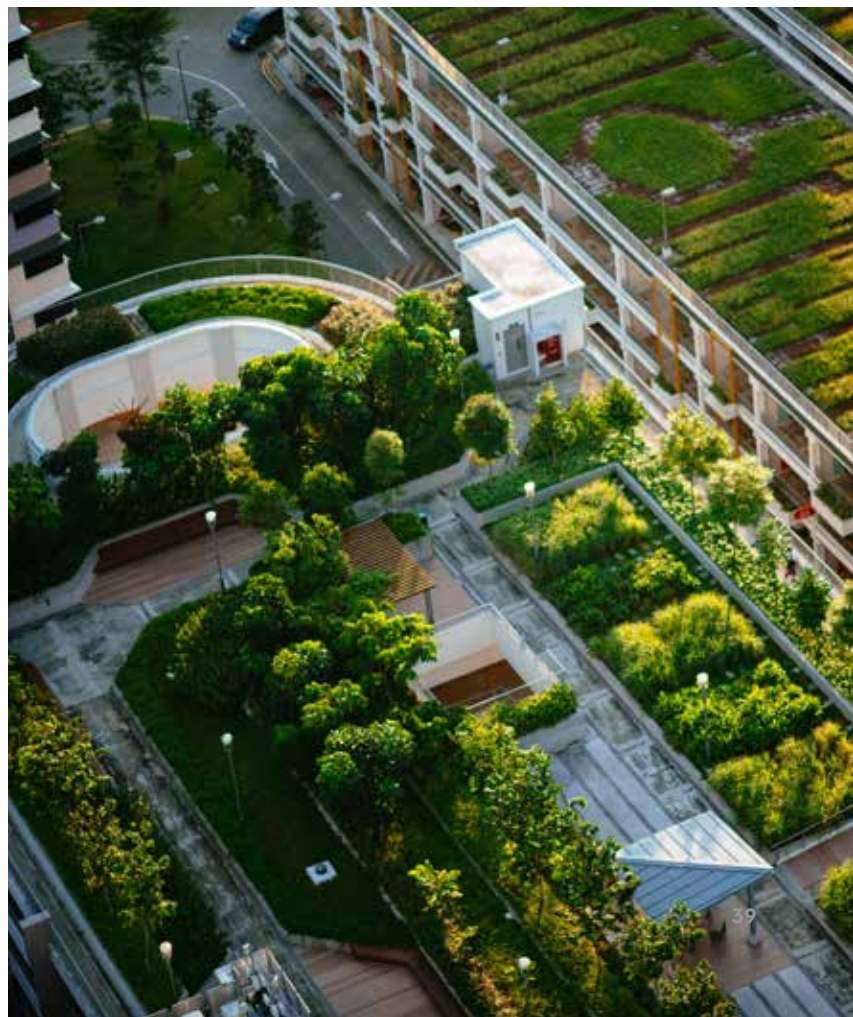
DIGITAL ENERGY DASHBOARD

Systems monitored and controlled remotely through building automation system

Real-time information is displayed on a digital mural

Occupants, visitors and pedestrians see energy consumption, solar energy production, water saved and current weather





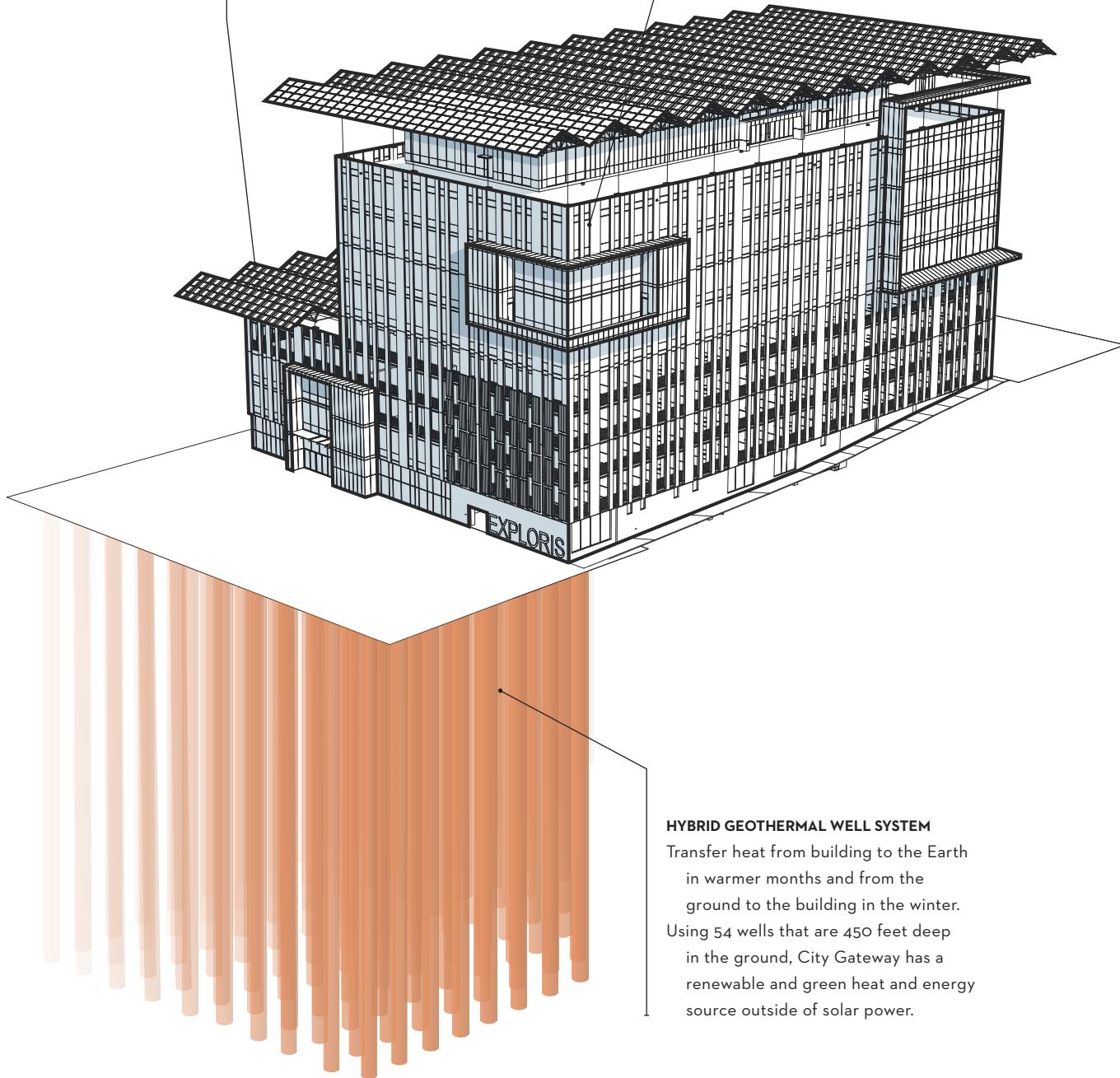
/SUSTAINABLE FEATURES/

SOLAR THERMAL ENERGY

40 wall-mounted solar thermal panels provide renewable, carbon-free heating
Warm all service water with thermal and geothermal well-field technology
Radiant heating and cooling ensures consistent temperatures across the building
Eliminate greenhouse gas emissions with zero reliance on fossil fuels

VACUUM-INSULATED GLASS

Sealed and insulated glazing units (IGU) provide high efficiency temperature retention, with 3.5X better thermal performance than traditional IGU (R-Value 14, U-Factor 0.068)
Insulation technology provides improved thermal comfort and controls noise from external sources



HYBRID GEOTHERMAL WELL SYSTEM

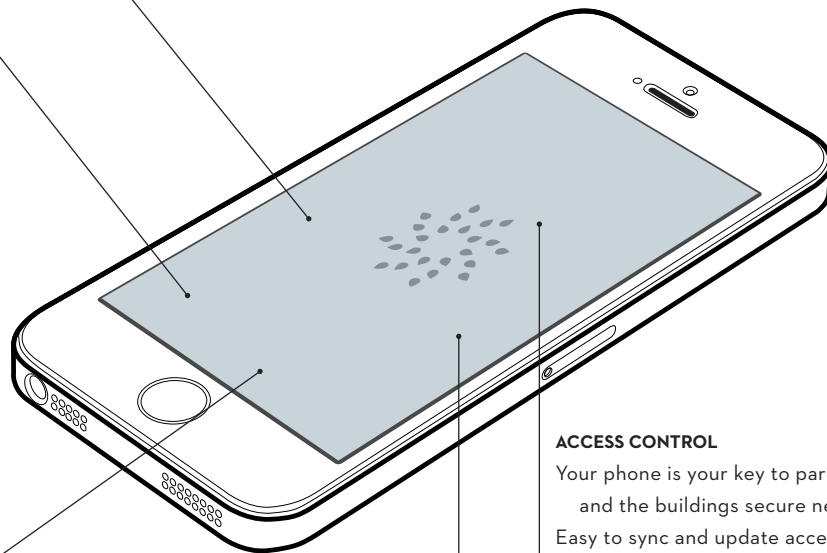
Transfer heat from building to the Earth in warmer months and from the ground to the building in the winter.
Using 54 wells that are 450 feet deep in the ground, City Gateway has a renewable and green heat and energy source outside of solar power.

ENERGY DASHBOARD

Public display of building performance data in real time on any connected device
Promote sharing of energy conservation milestones across teams and companies
Drive collaboration and innovation through shared sustainability goals

MOBILE MESSAGE BOARD

Communicate more effectively using a digital notice board that updates building occupants on connected devices
Eliminate or reduce the cost of printed notices for events, safety updates, etc.
Flexible engagement framework allows all tenant companies to design and share their own mobile notices



ACCESS CONTROL

Your phone is your key to parking, office areas, and the buildings secure network
Easy to sync and update access credentials for any visitor or new tenant
Save costs and hassle of maintaining physical cards and entry fobs

MEETING SPACES

Find, book, and locate available rooms and meeting spaces using a common app
Reserve a space using location-aware search, specifying time, seating number, and other needed amenities.
Integrates with Microsoft Office 365 and Microsoft Outlook as well as smartphone calendar

ONE-CLICK COMFORT FEEDBACK

Users can instantly flag work spaces as too hot or too cold
Instant confirmation of feedback as building logs comfort request and tunes the space accordingly
Users can tag and score any area's comfort rating with a five-star system
All requests are recorded and located in the building's systems, showing facility managers where frequent comfort issues arise

City Gateway lights your way forward.

Magnify your business insight with integrated data capture and analysis.

Illuminate unseen potential inside a smart workspace that adapts to your team.

Let your business shine as part of a collaborative, transparent community.

Draw on unlimited power through our energy-positive and sustainable workspaces.



LEASING INFORMATION:

Arnold J. Siegmund
Principal, Landlord Representation
arnold.siegmund@avisonyoung.com
919.420.1573

5440 Wade Park Boulevard, Suite 200, Raleigh, NC 27607,

