

// CREATIVE OFFICE SPACE



*Walnut*

2333 WALNUT STREET CARY, NORTH CAROLINA 27518

—  
CREATIVE  
OFFICE  
—

CARY, NORTH CAROLINA

// TWENTY THREE 33

## PROPERTY DESCRIPTION

- // Highly sought-after creative office space situated in a dynamic mixed-use district
- // Amenity-rich, urban office experience thoughtfully tailored for unmatched talent recruitment
- // Unique HQ opportunity for creative users seeking visionary space
- // Centrally located along Walnut Street in the vibrant, walkable Crossroads Plaza (70+ retailers/restaurants, breweries, cultural venues, and fitness centers)
- // Immediate access to I-40/I-440/US 1-64; central Triangle location
- // Close proximity to affluent Cary neighborhoods (MacGregor Downs, Lochmere, and Prestonwood)

## KEY FEATURES

- // Innovative, upbeat space characterized by ultimate efficiency, polished concrete floors, loft ceilings, exposed spiral ductwork, and abundant natural light with expansive glass line
- // Exceptional visibility on Walnut Street (30,000 VPD) with prominent signage opportunity
- // LEED Certified (pending)
- // Responsive, well-capitalized ownership prepared to execute

**15.3 ACRES**  
SITE AREA

**DOMINION REALTY PARTNERS**  
OWNER

**CLASS A**  
OFFICE SPACE

**133,628 RSF**  
BUILDING SIZE

**Q2 2020**  
**(NOW PRELEASING)**  
DELIVERY

**\$28.00**  
**(FULL SERVICE)**  
RENTAL RATE

BUILDING  
PHOTOS ┘

# BUILDING



// View from Walnut Street



# PHOTOS

# AREA AMENITIES

## AREA OVERVIEW

Ideally positioned in the rapidly evolving Crossroads district, one of the region's top mixed-use areas, Twenty Three 33 benefits from direct access to the area's top entertainment, retail, and lifestyle destinations. Twenty Three 33 is highly-walkable to a long list of local and national retailers, creating an ideal urban environment and promoting a sense of place.

### 1 THE CENTRUM AT CROSSROADS

- // 20+ shops
- // 0.3 miles walking distance

### 2 CROSSROADS PLAZA

- // 60+ shops
- // 0.7 miles walking distance

### 3 DEVONSHIRE PLACE

- // 5 shops
- // 0.8 miles walking distance

### 4 TRYON VILLAGE SHOPPING CENTER

- // 17+ shops
- // 1.6 miles walking distance

**70+**  
WALKABLE  
RETAILERS

**22**  
RESTAURANTS

**10**  
SPECIALTY  
SHOPS

**4**  
HOTELS

// PREMIER OFFICE LOCATION

40

DURHAM

RALEIGH

1

440

**3**

**DOLLAR TREE** **Burlington**

**REI** **The Shoe Dept**

www.rei.com

**2**

**Starbucks** **DICK'S SPORTING GOODS** **Olive Garden**

**five BELOW** **BEST BUY** **ULTA**

**Marshalls** **Chick-fil-A** **BED BATH & BEYOND**

**Michaels** **OLD NAVY** **Ruby Tuesday**

**noodles company** **Red Lobster** **petco**

**Star Mart** **MEN'S WEARHOUSE** **Bath & Body Works**

**1**

**RED ROBIN** **KOHL'S** **MATTRESS FIRM**

**Tanera** **WORLD MARKET** **The UPS Store**

**BJ'S TIRE CENTER** **FIREHOUSE SUBS**

**Carolina Ale House** **PETSMART** **ETHAN ALLEN**

**BJ'S RESTAURANT & BREWERY** **JO-ANN fabric and craft stores** **LifeWay**

**TARGET** **THE HOME DEPOT** **TACO BELL**

**Office DEPOT** **the Vitamin Shoppe**

TWENTY THREE

**3**

Walnut

**4**

**Rita's** **Starbucks** **CRAFT** **LEWIS JOHN'S** **BRUGGER'S BAKELS**

**Brigs Restaurants** **WALGREENS** **Harris Teeter**

**WALSH** **sweetFrog** **SUPERCUTS**

BUCK JONES ROAD

WALNUT STREET // 30,000 VPD

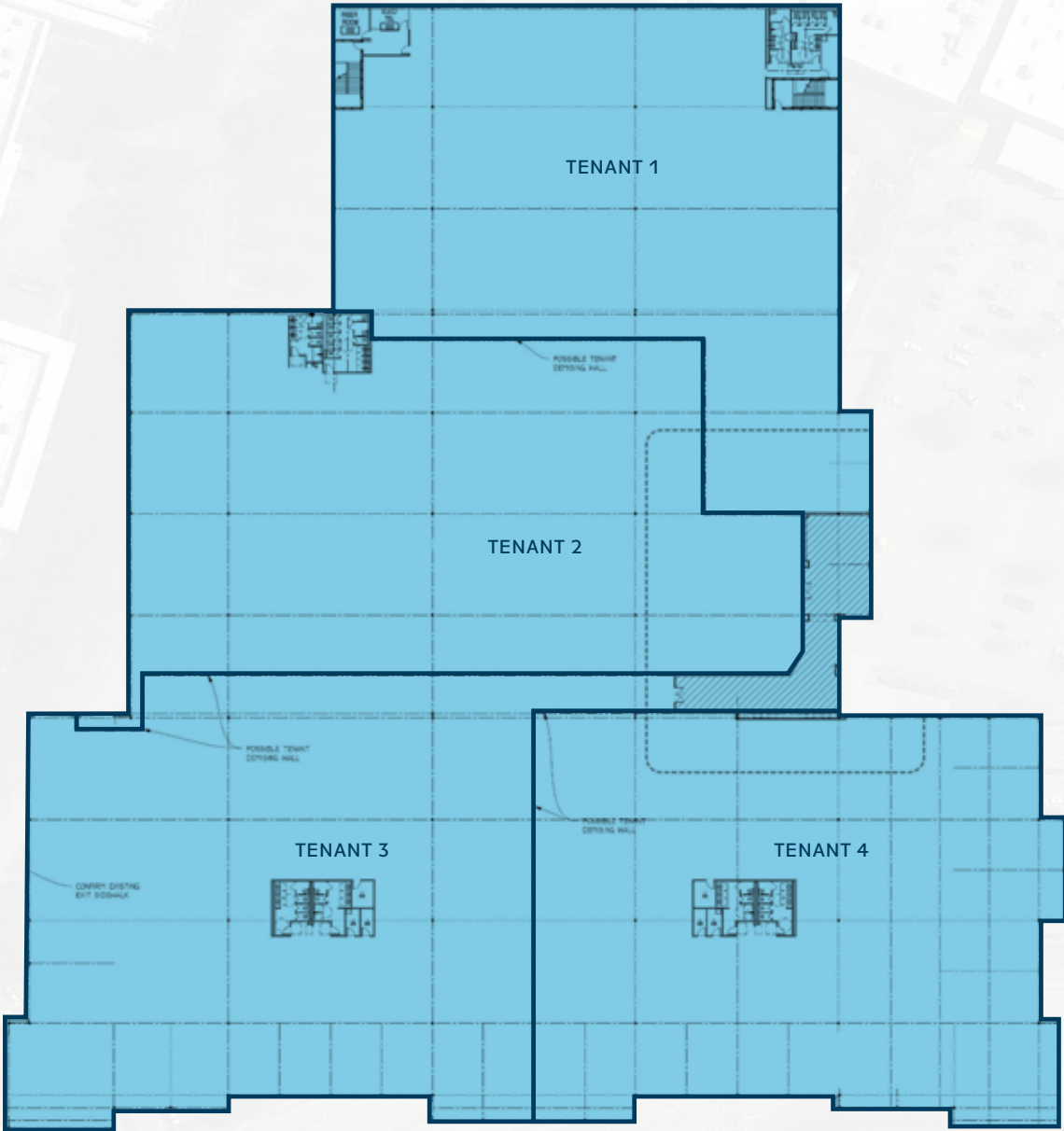
DILLARD DRIVE

JONES FRANKLIN ROAD

TRYON ROAD



# CONCEPTUAL FLOOR PLAN





RALEIGH

DURHAM

DILLARD DRIVE

TWENTY THREE  
33  
Walnut

2333 WALNUT STREET // 30,000 VPD



# DEVELOPING HIGH ENVIRONMENTAL FRIENDLY COMMERCIAL RESIDENTIAL PROJECTS

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RESIDENTIAL  
UNITS  
DEVELOPED

**4M SF**  
OFFICE  
DEVELOPED

# HIGH QUALITY, TOTALY COMMERCIAL AND PROPERTIES

## **DOMINION REALTY PARTNERS**

Dominion Realty Partners is a full-service real estate organization providing development, management, leasing, acquisition and investment services throughout the Southeast and the Mid-Atlantic. With more than 50 years of collective experience developing high quality, environmentally friendly commercial and residential properties, DRP has completed over \$2.5 billion in real estate transactions – over \$500 million in current projects – and developed over 4 million square feet in office projects and over 4,000 residential units.

DRP has significant experience shaping southeastern skylines including the development of three of Raleigh's newest buildings, most notably Charter Square which delivered in 2015, 501 Fayetteville Street which is currently under construction, and Wade Park. DRP has also developed multiple high-rise office, apartment, and mixed-use buildings in the downtown Richmond, Atlanta, and Charlotte markets, and 23 green certified developments across various markets in the Southeast and Mid-Atlantic.



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