



CHARTER SQUARE

555 FAYETTEVILLE STREET
RALEIGH, NC 27601

www.chartersquare.com

Here in the city crowned by Forbes as “America’s Best Place for Business,” Raleigh’s most finely polished jewel is shining. Charter Square, providing select tenants with the competitive edge of look, location and lifestyle, is 242,969 square feet of pure possibility.

Eleven stories of stunning Class-A office space designed for Platinum LEED certification, towering above a sophisticated mix of premier retail, restaurants and metropolitan nightlife. All in the heart of a downtown district shining with a vibrancy that has other cities watching in wonder. Charter Square harnesses the excitement, energy and optimism at work in downtown Raleigh.

It’s a force that has lifted an entire city into rarified air. Inspired, forward-thinking and imagined for this moment, Charter Square gives your business the edge it needs, in the location that everyone wants.



CURRENT TENANTS





- **#1 fastest-growing city** in the U.S. (Forbes, March 2013)
- Top among America's new **tech hot spots** (Raleigh-Cary, Forbes, January 2013)
- Of the **40,000+ college students** located in downtown, 38% graduate with majors in a STEM (science, technology, engineering, mathematics) discipline
- **Largest share of college grads** in the center city (Raleigh- Durham - Chapel Hill, Atlantic cities, January 2013)
- **34,000 pedestrians** walk through the Fayetteville Street District during a two and one-half hour lunch period
- Raleigh's central business district has the **lowest vacancy rate in its peer group**, beating Atlanta, Charlotte, Nashville and Austin
- 40% of downtown residents are between the **ages of 25 and 34**, significantly higher than the national average of 23.2%
- More than **1,600 apartment units** are planned or under construction
- Since 2003, **50 development projects have been completed in downtown** totaling over \$1.3 billion and changing the skyline
- 150+ restaurants, bars and clubs
- 1,126 hotel rooms
- 108 creative outdoor festivals
- 28 venues with outdoor dining
- 3.3 million visitors
- 96,000 residents within 3 miles
- **Easy access** to hotels, museums, banks, churches, restaurants, nightlife, all major highways and the airport



BUILDING DETAILS

- Anchoring Fayetteville Street at City Plaza, immediately adjacent to Duke Energy Performing Arts Center, Raleigh Convention Center and the Raleigh Marriott City Center
- Designed to achieve Platinum LEED certification to lower energy demand
- Spectacular 11 stories of glass and metal skin
- 242,969 rentable sq. ft. of commercial space
- Large, flexible floor plates ideal for traditional or alternative floor plans
- Unparalleled naming and signage opportunities
- Direct access, underground parking and public transportation
- On-site security
- Smart elevators
- Access Control Systems
- On-site restaurant
- On-site management and ownership



RED HAT AMPHITHEATER

Two Blocks from Charter Square



MOORE SQUARE

Home to many of the city's festivals and races, just blocks away.



CITY PLAZA

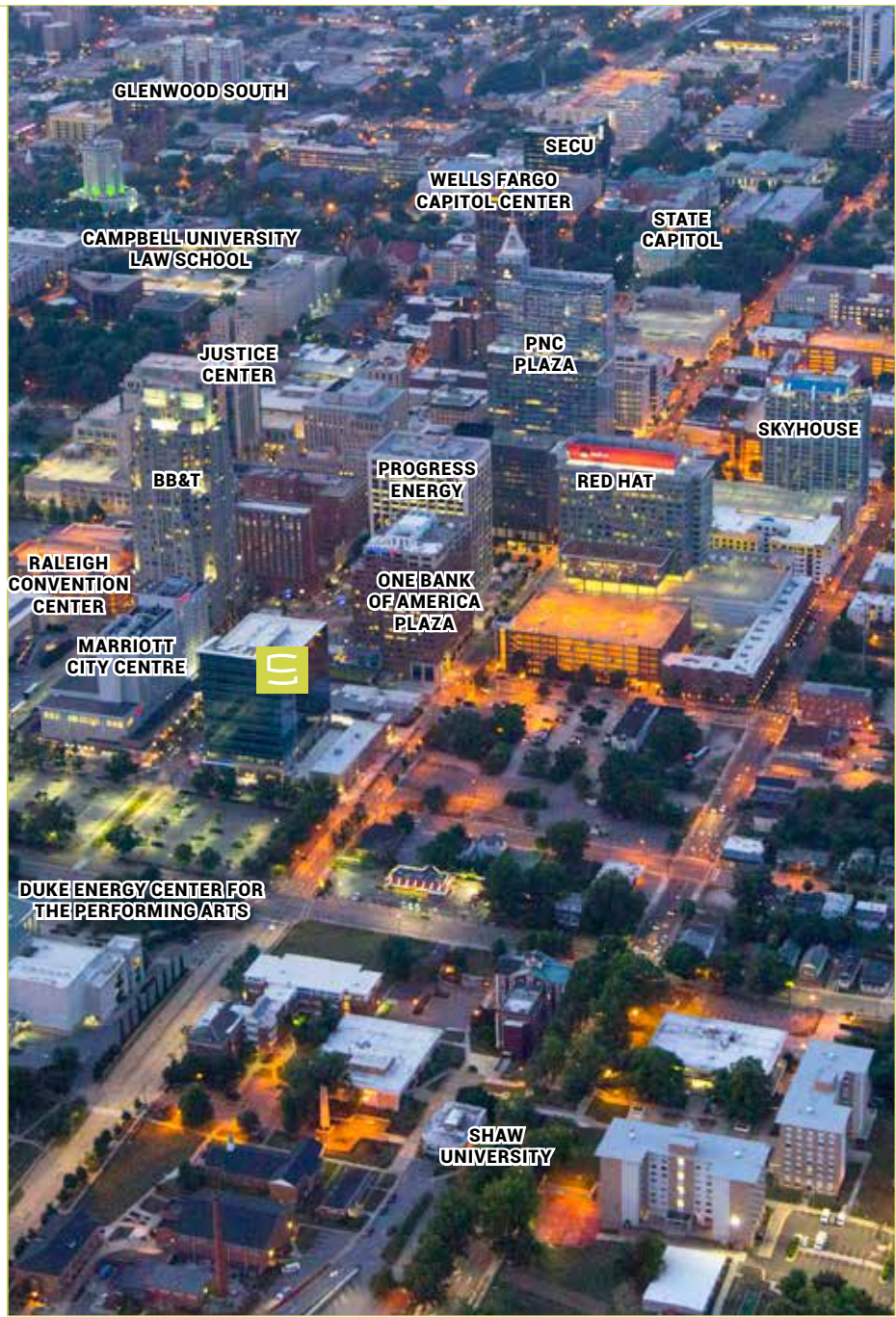
Charter Square's front yard. Home to Raleigh Downtown Farmer's Market, Winterfest Ice Rink and Christmas Tree Lighting, New Year's Eve acorn drop and more.

ADDITIONAL AMENITIES

- Raleigh Marriott City Center - Charter Square's neighbor
- Duke Energy Center for the Performing Arts - Resting at the foot of Fayetteville Street one block from Charter Square
- State Capitol Building - At the head of Fayetteville Street
- Capital Area Transit - Located across from Charter Square, offering convenient public transportation
- North Carolina Museum of Natural Sciences - On the other side of the capitol building
- Marbles Kid Museum - Within walking distance from Charter Square

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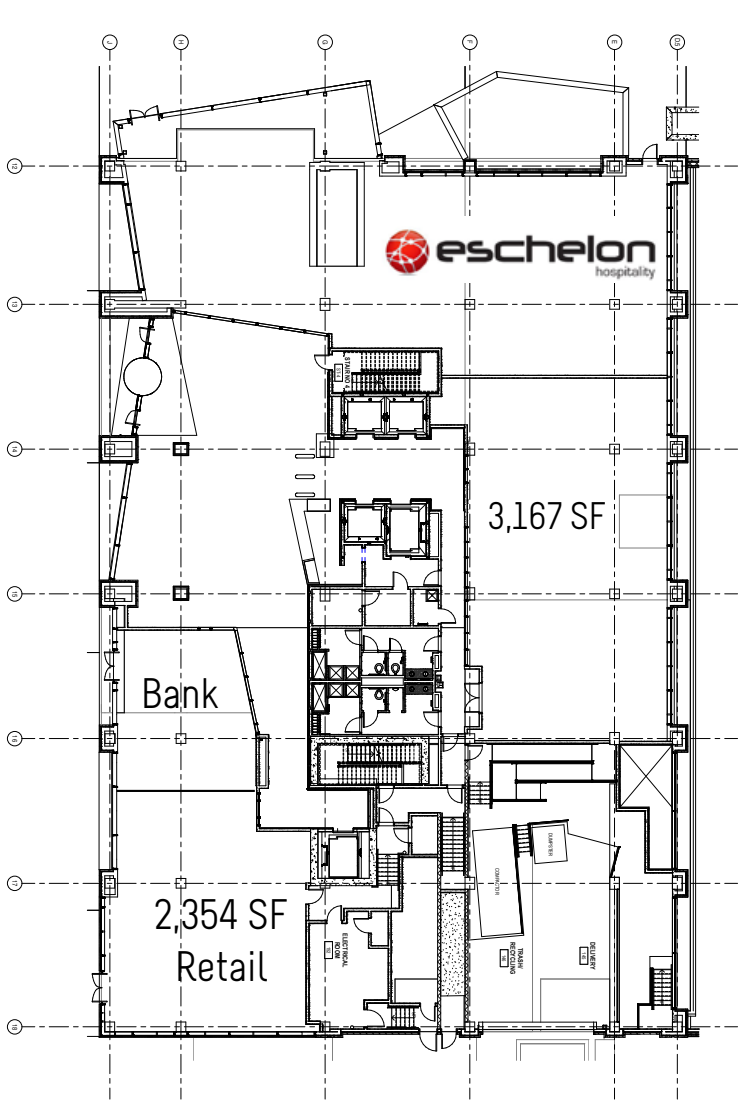
DINING AROUND CHARTER SQUARE



FAYETTEVILLE STREET

WILMINGTON STREET

LENOIR STREET

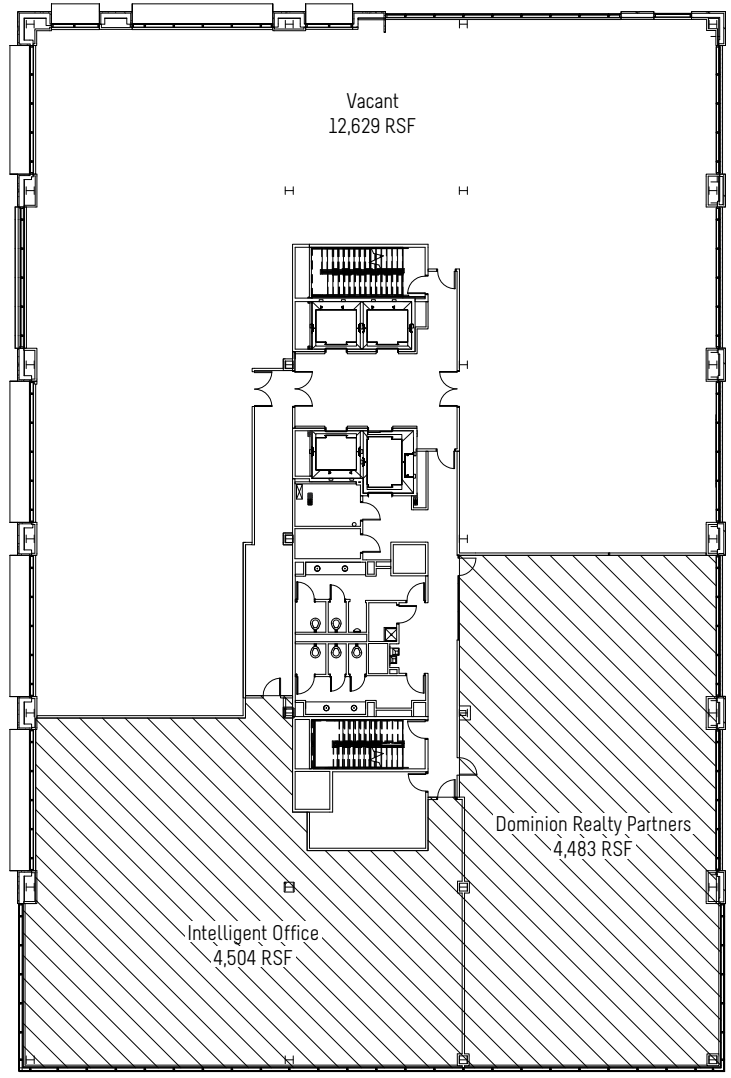




FAYETTEVILLE STREET

WILMINGTON STREET

LENOIR STREET



Vacant
12,629 RSF

Intelligent Office
4,504 RSF

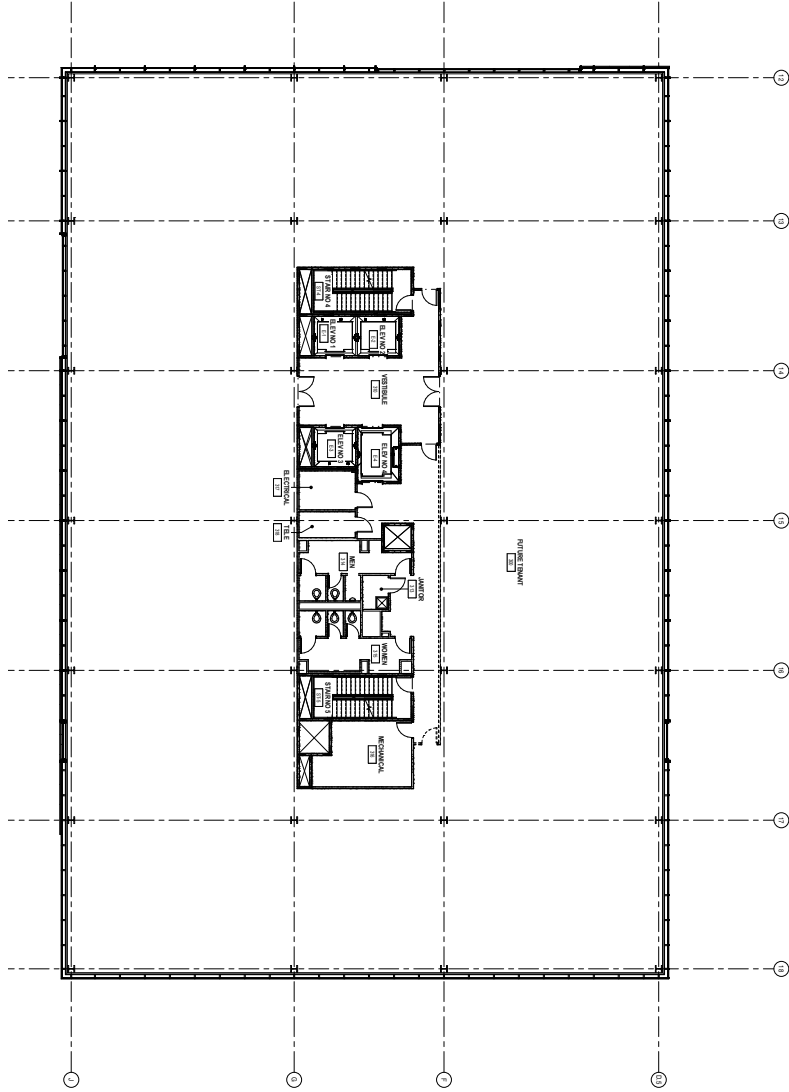
Dominion Realty Partners
4,483 RSF



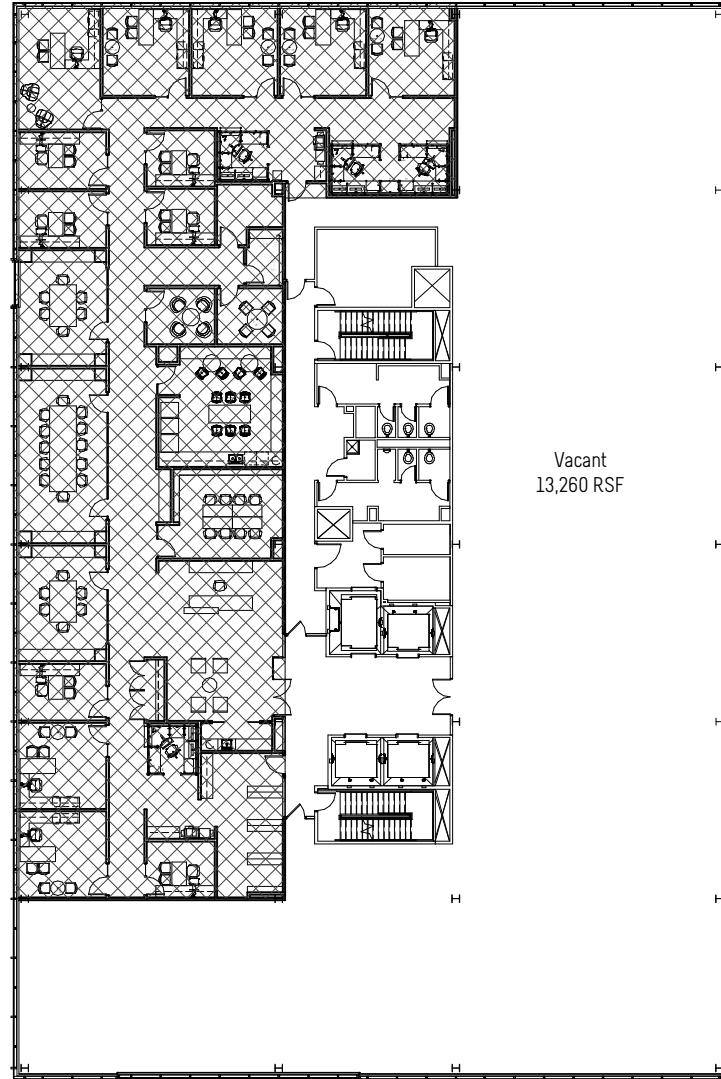
FAYETTEVILLE STREET

WILMINGTON STREET

LENOIR STREET



FAYETTEVILLE STREET



Vacant
13,260 RSF

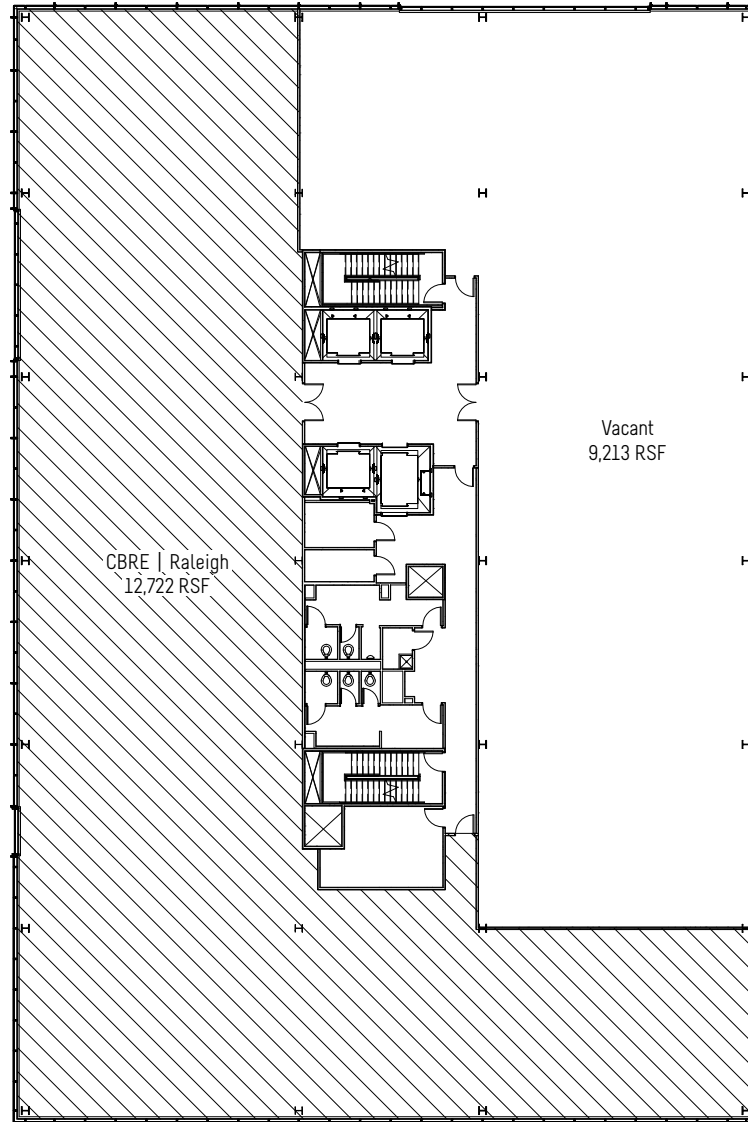


WILMINGTON STREET

LENOIR STREET



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WILMINGTON STREET

LENOIR STREET



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