



CHARTER SQUARE

555 FAYETTEVILLE STREET
RALEIGH, NC 27601

www.chartersquare.com



555 Fayetteville Street, Suite 210
Raleigh, NC 27601
919.845.3306



Here in the city crowned by Forbes as "America's Best Place for Business," Raleigh's most finely polished jewel is poised to shine. 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

- Womble Carlyle Sandridge & Rice
- HDR Engineers
- CBRE - Raleigh
- Dominion Realty Partners, LLC
- Eschelon Hospitality
- JDavis Architects



- | #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 ownership



Raleigh Convention Center
One block from Charter Square



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 ATTRACTIONS

- | 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



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



Red Hat Amphitheater
Two blocks from Charter Square



**Raleigh's New Downtown: The Center of Innovation.**

"Downtown development generates more tax value and offers a better return on investment than suburban low density areas. In other words, supporting downtown development actually helps keep citywide property taxes stable." - ***Mitchell Silver, Former Chief Planning Officer, City of Raleigh Planning and Development***

"Citrix chose the Warehouse District of Raleigh's downtown because it speaks directly to our company's values and based on our tagline Work Better. Live Better. We believe that our employees will perform better because they are located in an area that offers so much in terms of quality of life amenities. For instance, there are over 50 restaurants within walking distance of our location. That's just one of the things that makes downtown such a compelling location for Citrix." - ***Steven S. Nicholson, Sr. Director, Facilities and Real Estate Citrix Online***

"I co-founded the HUB to create the conditions to increase startups' chances for success. So many of them 'die on the vine' because they lacked basic infrastructure and support in their early years. The HUB provides essential moral support within the community, and also helps them with basic needs like short-term office space leases, fast bandwidth and free access to legal and accounting advice. We located the HUB in downtown Raleigh due to its density and natural appeal being within walking or biking distance to dozens of restaurants, culture, NC State, and services. We now have 37 companies working at the HUB, and it has helped several of them pick up new customers, investors and exposure." - ***Brooks Bell, Co-Founder, HUB and CEO, Brooks Bell***

"Innovate Raleigh started with a vision. We want to be one of the top five centers for innovation and entrepreneurship in the country. The heart of every city is its downtown and we have seen that vision embraced by everyone from Red Hat to the startups that we are helping to home grow." - ***Mary-Ann Baldwin, Councilmember, City of Raleigh***



1. zpizza
2. Tir Na Nog
3. Woody's at City Market
4. Zydeco Downtown
5. Sitti
6. Gravy
7. Chick-Fil-A
8. Morning Times
9. Starbucks
10. The Remedy Diner
11. Spize Cafe
12. Jimmy John's
13. The Mint
14. Cardinal Club
15. Cafe Carolina
16. Dos Taquitos Central
17. Capital Club 16
18. Sono
19. Capital City Club
20. Roly Poly Sandwiches
21. Buku
22. Port City Java
23. Dickey's BBQ Pit
24. Cafe Luna
25. El Rodeo Grill
26. Subway
27. 101 Lounge



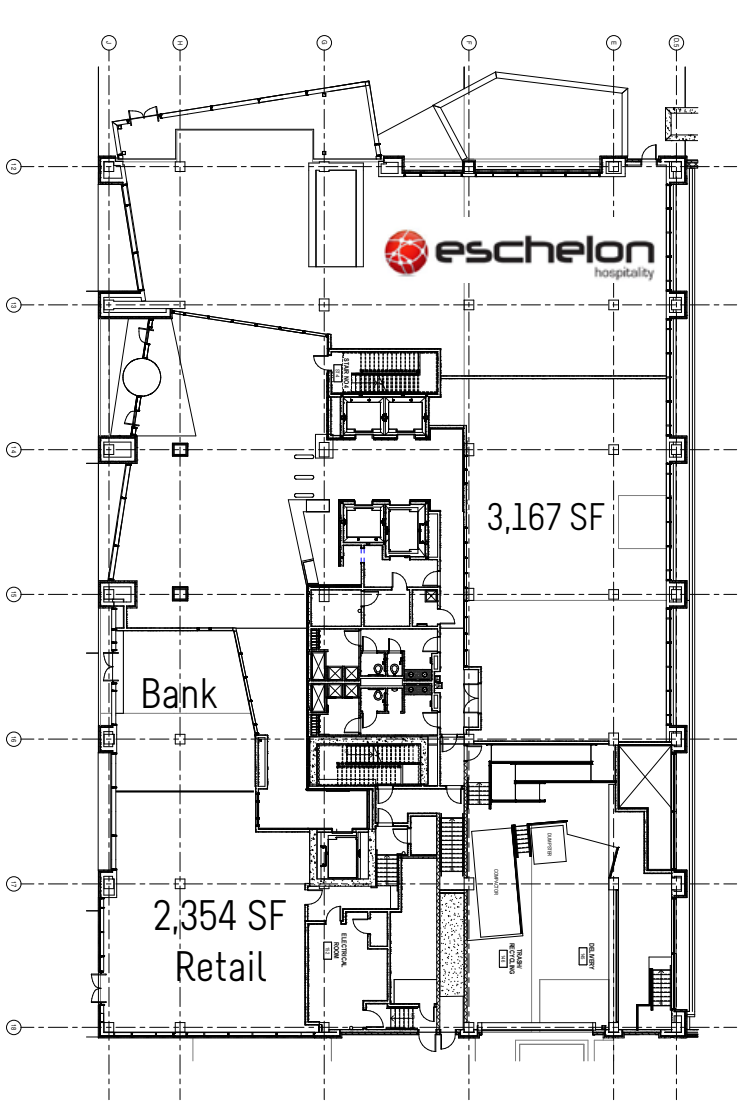


INTERIOR RENDERINGS



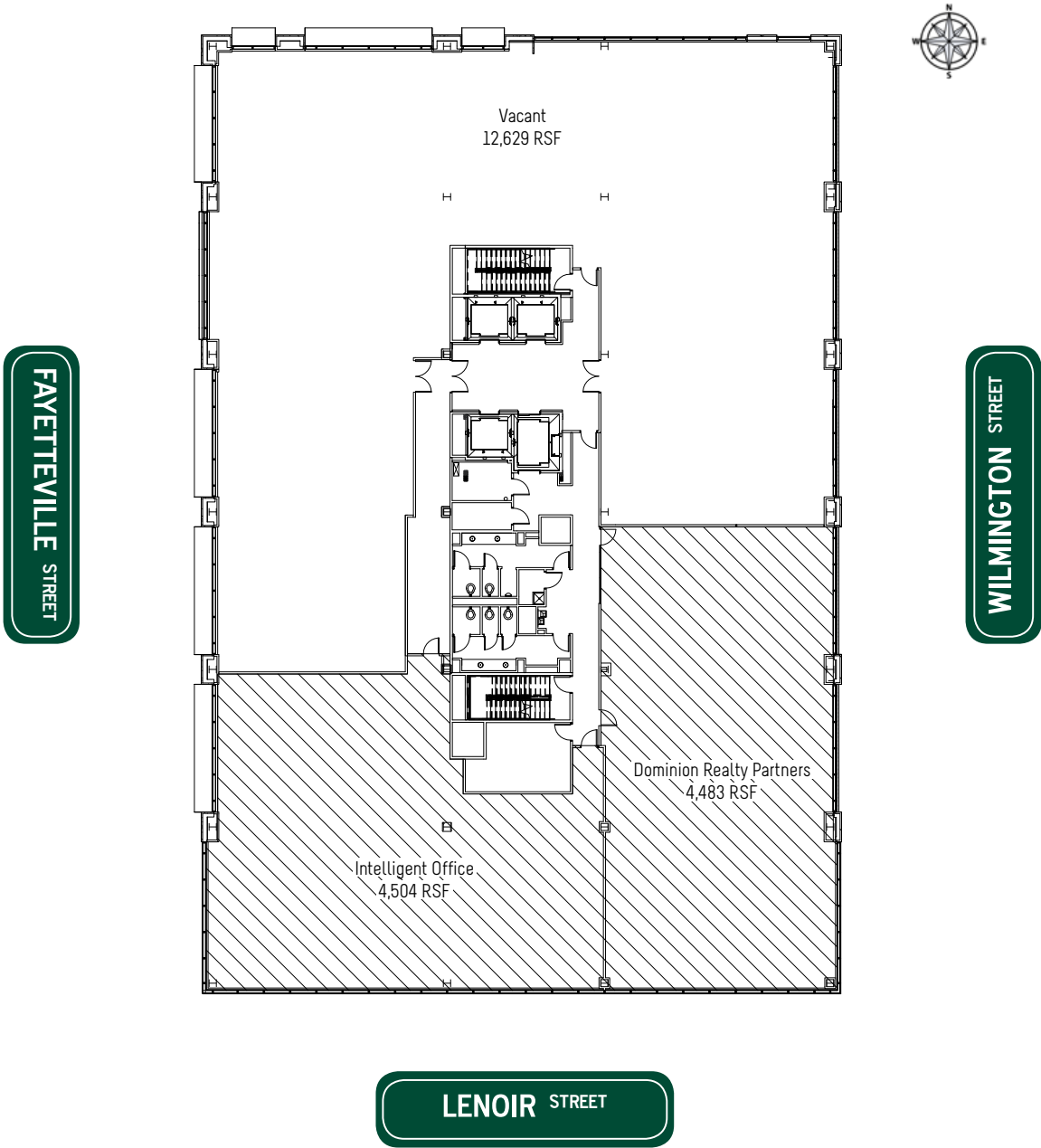
FAYETTEVILLE STREET

WILMINGTON STREET



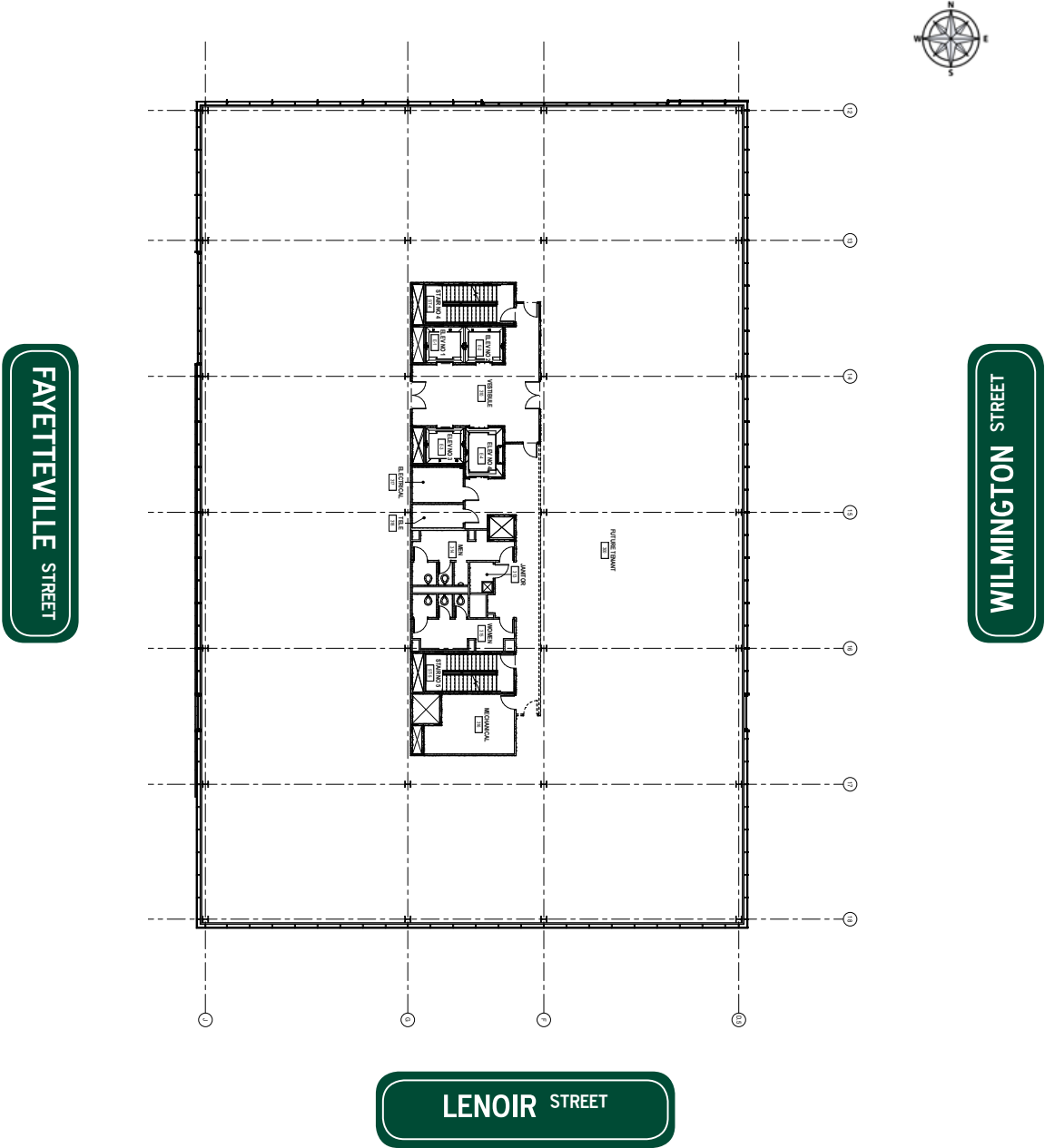
LENOIR STREET

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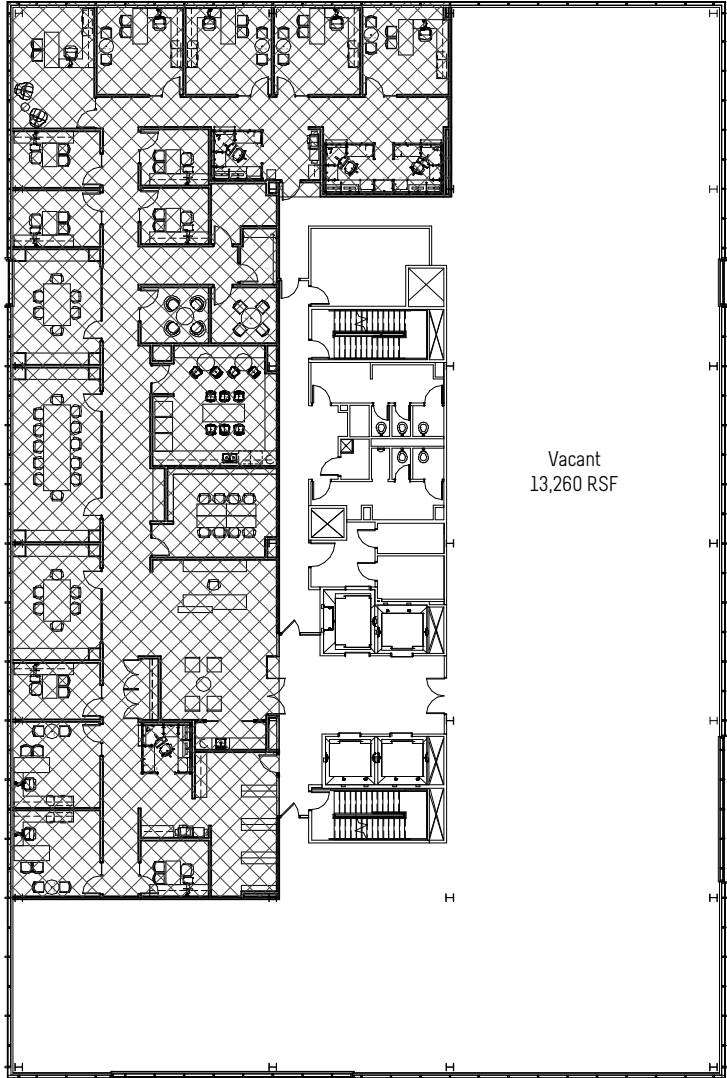
Fourth through Sixth Floor Plan



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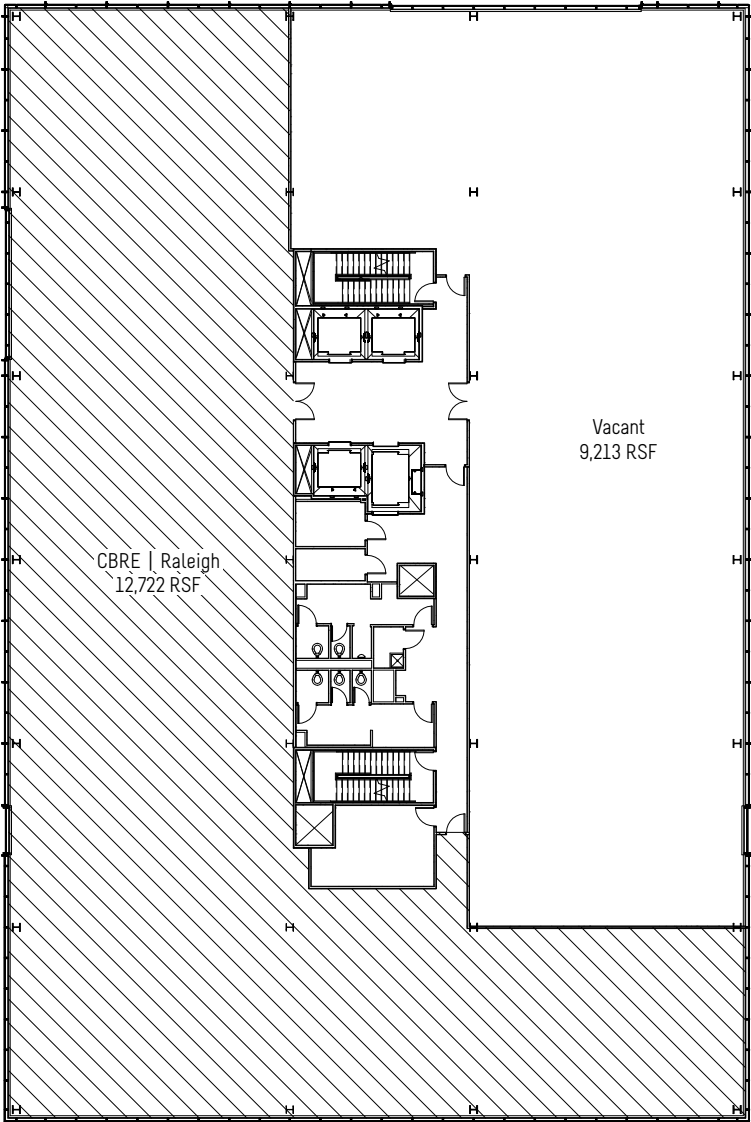


Vacant
13,260 RSF

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