



Alive with Opportunity. Charged with Creativity.

DOWNTOWN RALEIGH'S UNPARALLELED HEADQUARTERS HUB.

120 SOUTH WEST STREET | RALEIGH, NC 27603



CBRE



# Modern workspace with a rich history



## 120 West

**Welcome to 120 South West Street –  
the ultimate destination for any company seeking  
a dynamic and inspiring workspace in downtown  
Raleigh’s vibrant Warehouse District.**

Formerly a block of warehouses owned by Dillion Supply Company, this 173,731 SF LEED Gold-certified creative office space boasts a rich history and an unbeatable location. From the moment you step inside, you’ll be struck by the perfect blend of historic charm and modern and abundant amenities. With four stories of beautiful, exposed brick walls and high ceilings, this adaptive reuse project offers the perfect atmosphere for fostering creativity and collaboration.

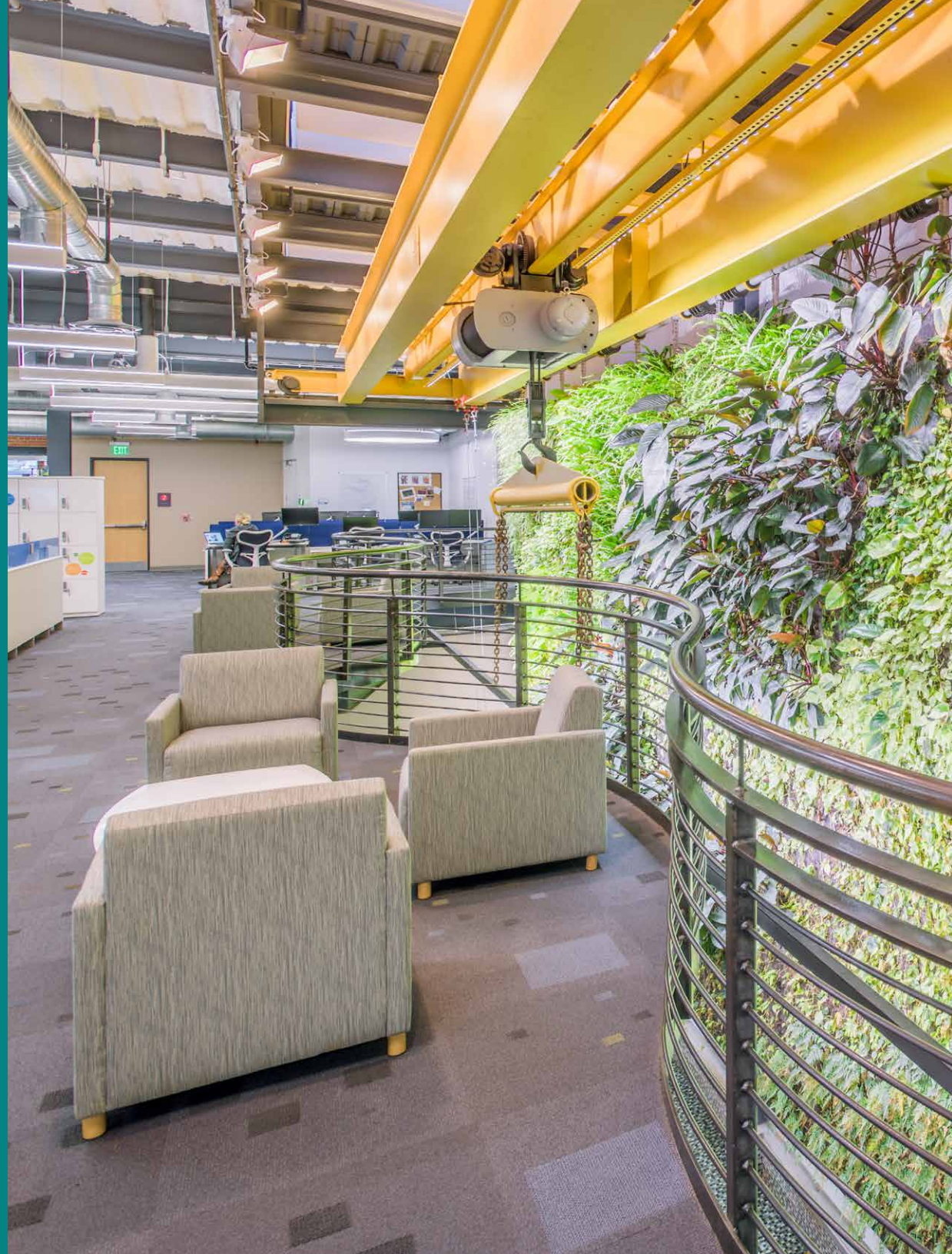




THE BUILDING

# Designed for the perfect fit

With LEED Gold designation achieved, sustainable design elements used, and natural light maximized, 120 West's environmentally-forward workplace design embodies and underscores a workplace with a vision of a mobility-transformed business that allows people to work better and live better.





## AMENITIES



- Impressive four-story atrium
- Stacked intermodal shipping containers serving as 8 high-tech conference rooms
- Executive conference room with adjacent catering kitchen
- Stadium seating for town hall meetings
- Modern, full scale 7,000 SF fitness center
- 800 SF yoga studio with heated floors
- Indoor basketball and racquet ball courts



## AMENITIES (CONT.)



- State of the art locker rooms and showers
- Bike storage
- 12,000 SF green roof and patio
- Stunning views of Downtown Raleigh
- Juice bar and full-service 7,000 SF restaurant with indoor and outdoor seating
- Robust break rooms on each floor
- Ample parking in the adjacent 521-space deck with covered access to 120 West

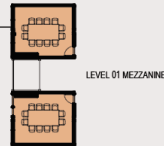
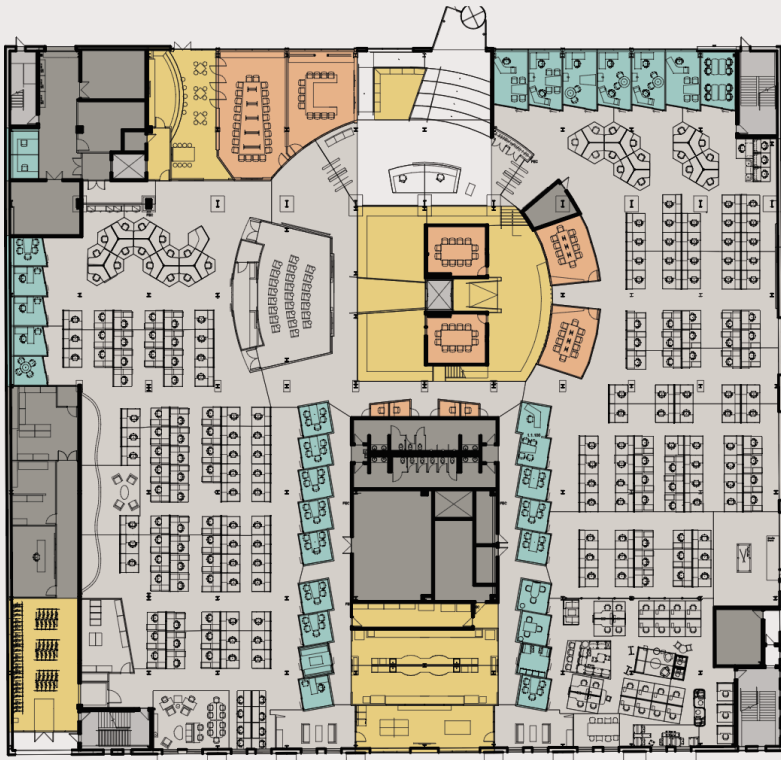


# Hit the ground running

Expansive floor plans allow you to maximize every square foot, providing space for collaboration and innovation, as well as areas for quiet focus. 120 West is plug-and-play ready with FF&E available.

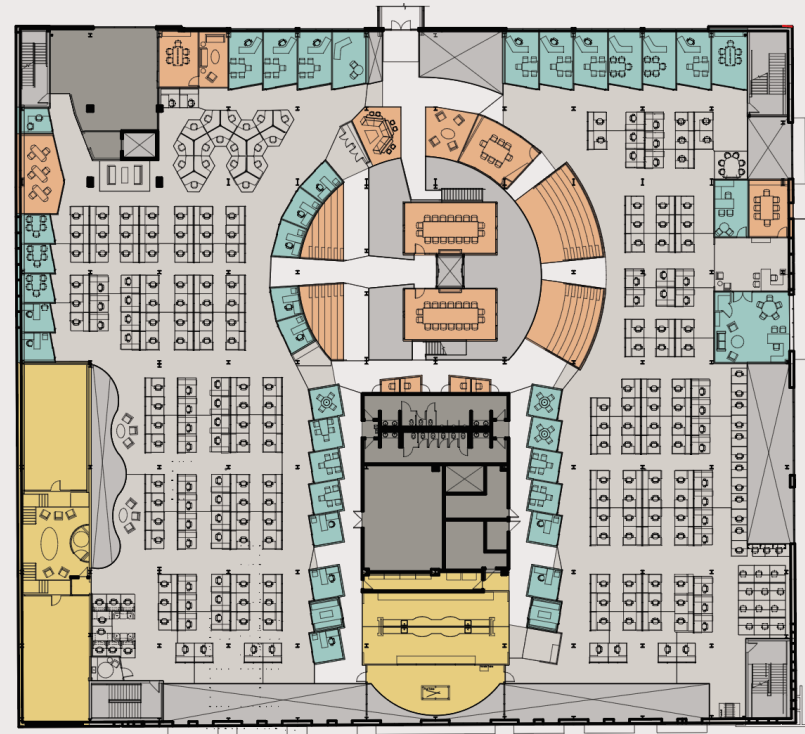


Stacked intermodal shipping containers serving as 8 high-tech conference rooms



## LEVEL 1

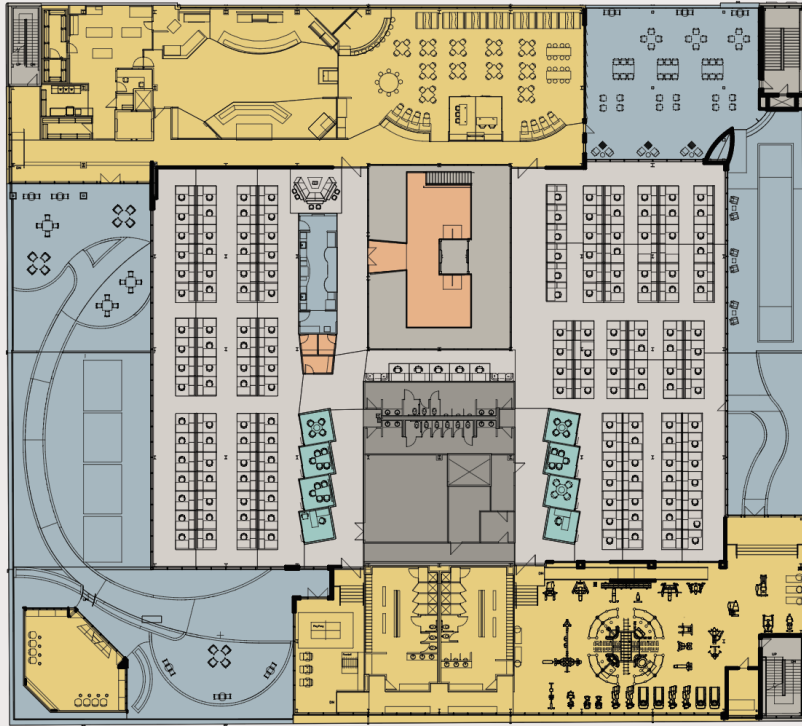
54,217 SF



## LEVEL 2

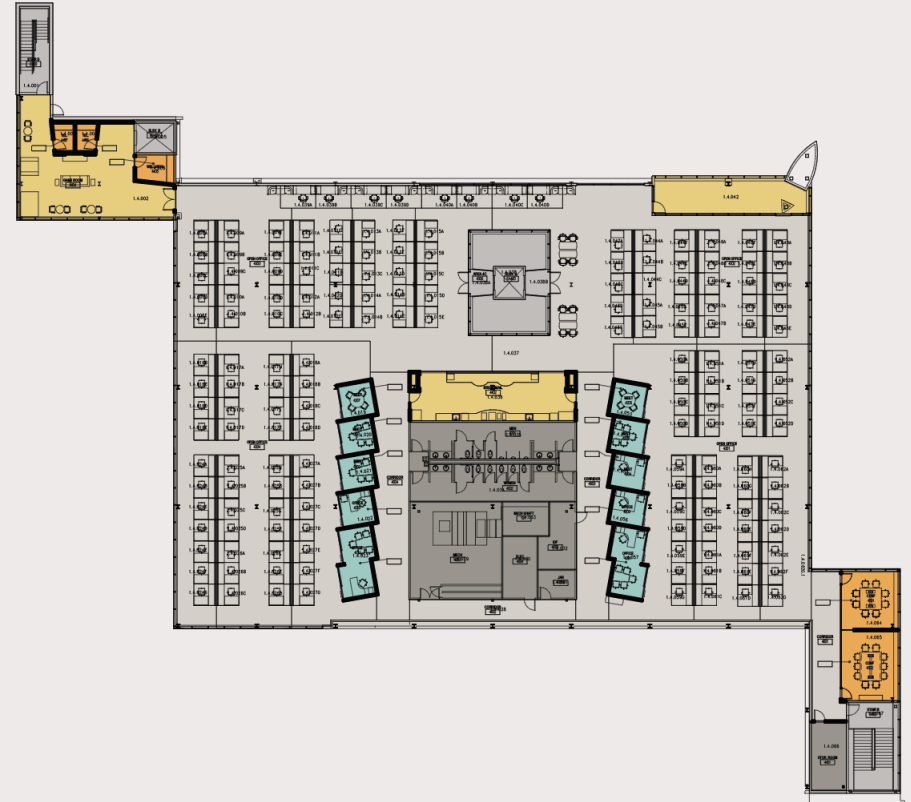
45,450 SF

OPEN OFFICE
  PRIVATE OFFICE
  MEETING / COLLABORATION
  INTERIOR AMENITY
  BUILDING SUPPORT
  VERTICAL PENETRATION
  EXTERIOR AMENITY



## LEVEL 3

50,187 SF

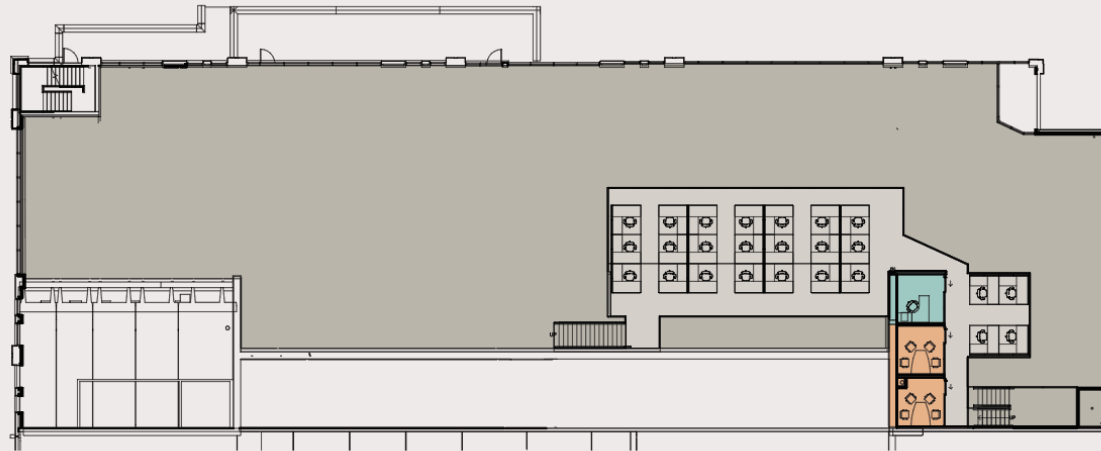


## LEVEL 4

23,877 SF

OPEN OFFICE
  PRIVATE OFFICE
  MEETING / COLLABORATION
  INTERIOR AMENITY
  BUILDING SUPPORT
  VERTICAL PENETRATION
  EXTERIOR AMENITY





ANNEX LEVEL 2  
2,413 SF

## ANNEX



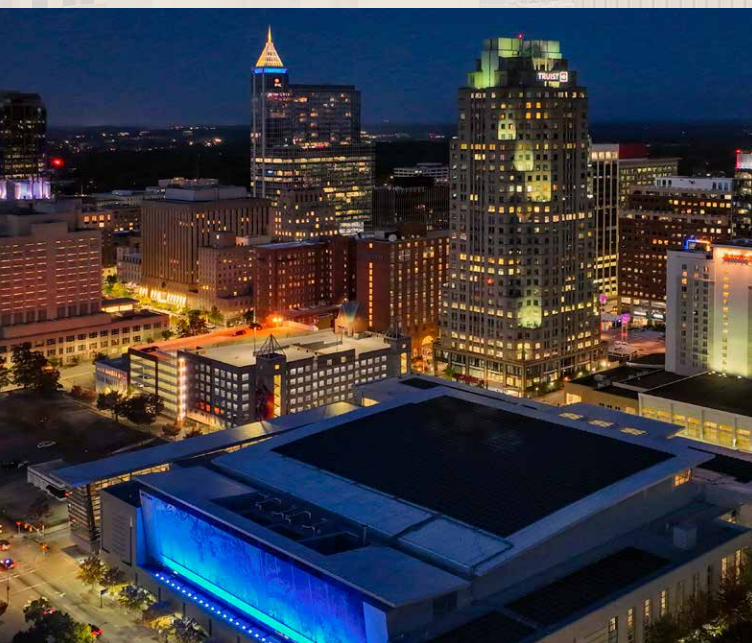
ANNEX LEVEL 1  
16,219 SF

The Annex is an 18,632 SF future expansion opportunity for prospective tenants

 OPEN OFFICE
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# A city on the rise

The Raleigh-Durham region continues to attract large new-to-market companies that have made recent major hiring announcements, such as Apple, who plans to develop their largest east coast campus – 1 million SF – and invest more than \$1 billion in North Carolina. In March 2021, Google announced plans for an engineering hub in the region with 1,000 jobs.





# Raleigh in the national spotlight



**#1** Most Livable City  
in the U.S.

- Far & Wide | 2023



**#2** Top Innovative  
City in the U.S.

- Nexcess | 2022



**#1** Best City to Start  
a Tech Career

- GoBankingRates | 2022



**#1** State of the Year for  
Economic Development

- Business Facilities | 2023



**#2** Fastest-Growing  
Metro in the U.S.

- U.S. Census Bureau | 2022



# Raleigh's outpacing growth

**2.35%**

2020-2022 Annual  
Population Growth Rate

(NC: 0.98% | US: 0.57%)

**1.36%**

2022-2027 Annual  
Population Growth Rate

(NC: 0.57% | US: 0.25%)

**49.4%**

Bachelor's Degree  
or Higher

(NC: 34.1% | US: 35.1%)

**\$117,896**

Average Household  
Income

(NC: \$91,574 | US: \$105,029)



# Enjoy ultimate convenience

At 120 West, you are in the heart of Downtown Raleigh's Warehouse District. With a Walk Score of 97, you are steps away from Raleigh hotspots, premier restaurants, luxury retailers and next to Raleigh Union Station.





# The options are endless

Within a 10-minute walk you'll find:

- 2,722 residential units under construction
- 6,432 existing residential units
- 100+ restaurants

## EATERIES

- 1 Oak Steakhouse
- 2 Boba Brew
- 3 Morgan Street Food Hall
- 4 Flying Saucer Draught Emporium
- 5 A Place at the Table
- 6 Side Quest Lounge and Bar
- 7 Heirloom Coffee Tea Kitchen
- 8 Barcelona Wine Bar
- 9 Parkside American
- 10 Humble Pile
- 11 The Pit Authentic BBQ
- 12 Crank Arm Brewing Company
- 13 The Fiction Kitchen
- 14 Whiskey Kitchen
- 15 Poole's American
- 16 Boulton Bread
- 17 Sam Jones BBQ
- 18 Vault Craft Beer
- 19 The Night Rider
- 20 The Haymaker
- 21 Element Gastropub
- 22 Sono Sushi
- 23 Bittersweet
- 24 The Raleigh Times
- 25 Raleigh Raw Juice Bar
- 26 Death and Taxes
- 27 The Merchant NC
- 28 Centro Mexican
- 29 Sitti Lebanese
- 30 Tonbo Ramen
- 31 St. Roch Fine Oysters + Bar
- 32 Beasley's Chicken + Honey
- 33 Watts & Ward
- 34 Brewery Bhavana
- 35 Amorino Raleigh
- 36 The Davies
- 37 Big Ed's City Market
- 38 Vic's Italian
- 39 House of Art
- 40 Transfer Co Food Hall
- 41 Dram & Draught
- 42 321 Coffee
- 43 Char Grill
- 44 Taverna Agora Greek
- 45 The Cupcake Shoppe
- 46 Tobacco Road Sports Café
- 47 42nd Street Oyster Bar
- 48 Clouds Brewing
- 49 Killjoy
- 50 La Santa Modern Mexican
- 51 Tin Roof
- 52 Clockwork
- 53 Five Star
- 54 Mulino Italian Kitchen
- 55 Little City Brewing + Provisions Co
- 56 Dose Yoga and Smoothie Bar
- 57 MilkLab Boba
- 58 Midwood Smokehouse
- 59 Sullivan's Steakhouse
- 60 Carolina Ale House
- 61 Cortez Seafood and Cocktail
- 62 Lucky B's Grill
- 63 Iris Coffee Lab
- 64 My Way Tavern
- 65 TLC Marcos Pizza
- 66 Johnson Street Yacht Club
- 67 McDonald's
- 68 Sahara Café
- 69 Cornerstone Tavern
- 70 Mellow Mushroom
- 71 Raleigh Beer Garden
- 72 Mo-Joe's Burger Joint
- 73 The Cardinal Bar
- 74 Layered Croissanterie
- 75 The Daily Planet Café
- 76 Gringo A Go Go
- 77 Side Street American
- 78 Bad Daddy's Burger Bar
- 79 Krispy Kreme
- 80 Oakwood Pizza Box
- 81 State of Beer
- 82 Irregardless Cafe
- 83 Trophy Brewing & Pizza
- 84 Wye Hill Kitchen & Brewing

## GROCERIES

- 1 Weaver Street Market
- 2 Publix Super Market

## ATTRACTIONS

- 1 Wine & Design
- 2 CAM Raleigh
- 3 Red Hat Amphitheater
- 4 Raleigh Convention Center
- 5 Kennedy Theatre
- 6 North Carolina Theatre
- 7 Lincoln Theatre
- 8 Artspace
- 9 Marbles Kids Museum
- 10 Marbles IMAX
- 11 John Montgomery Violas
- 12 NC Museum of Natural Sciences
- 13 NC Museum of History
- 14 NC Executive Mansion
- 15 Burning Coal Theatre Company

## LODGING

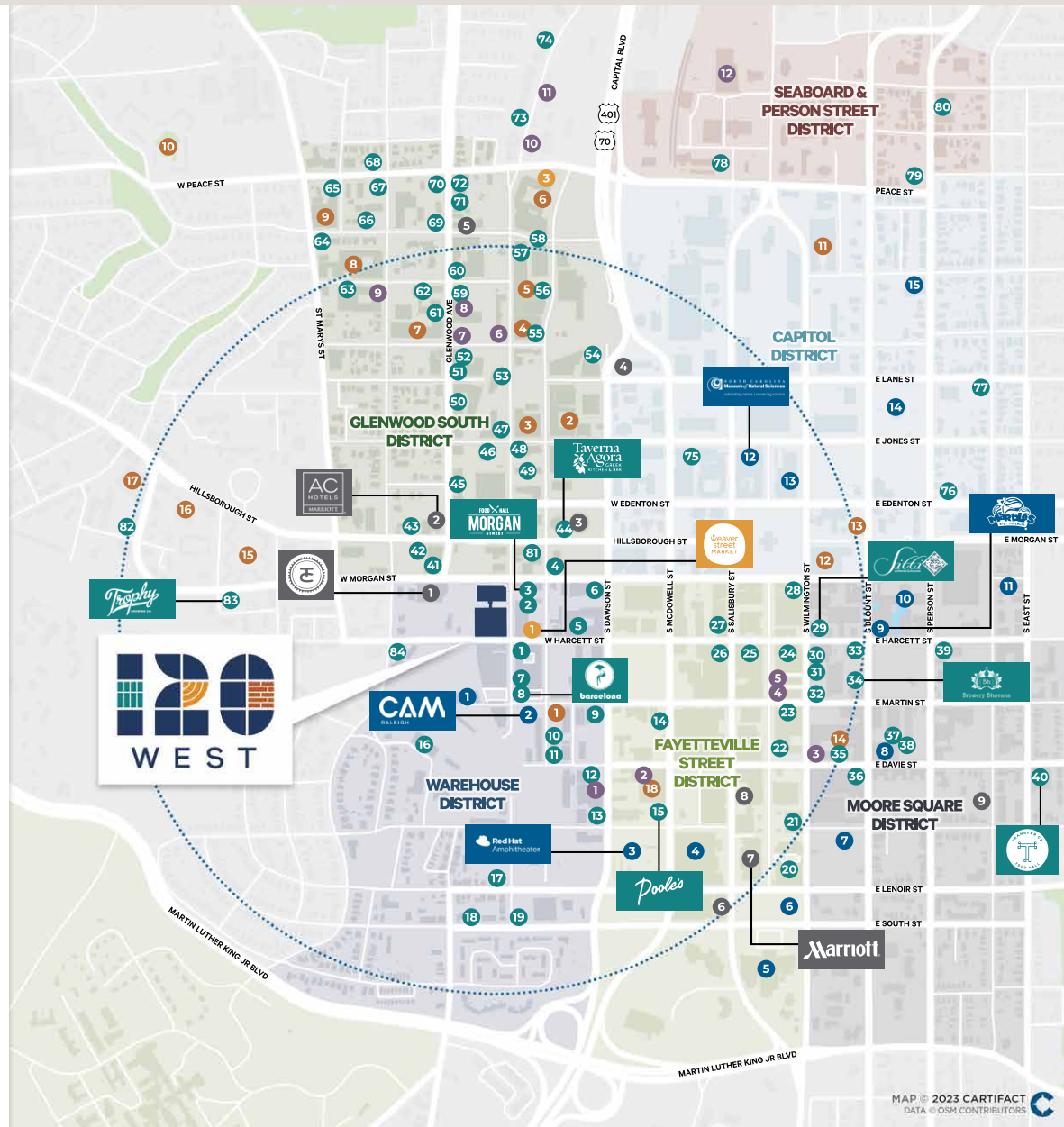
- 1 The Casso Portfolio Hotel
- 2 AC Hotel by Marriott
- 3 Holiday Inn
- 4 The Longleaf Hotel
- 5 Hampton Inn & Suites
- 6 Residence Inn by Marriott
- 7 Marriott City Center
- 8 Sheraton Hotel
- 9 Guest House Raleigh

## FITNESS

- 1 MADabolic
- 2 F45 Training
- 3 9Round Kickboxing
- 4 CrossFit SERVE
- 5 Poyner YMCA
- 6 Chisel Studio
- 7 Heat Studios
- 8 Jawbreaker Boxing
- 9 Hotworx
- 10 Knuckle Up Boxing Gym
- 11 Spider Strength Gym
- 12 O2 Fitness

## MULTIFAMILY

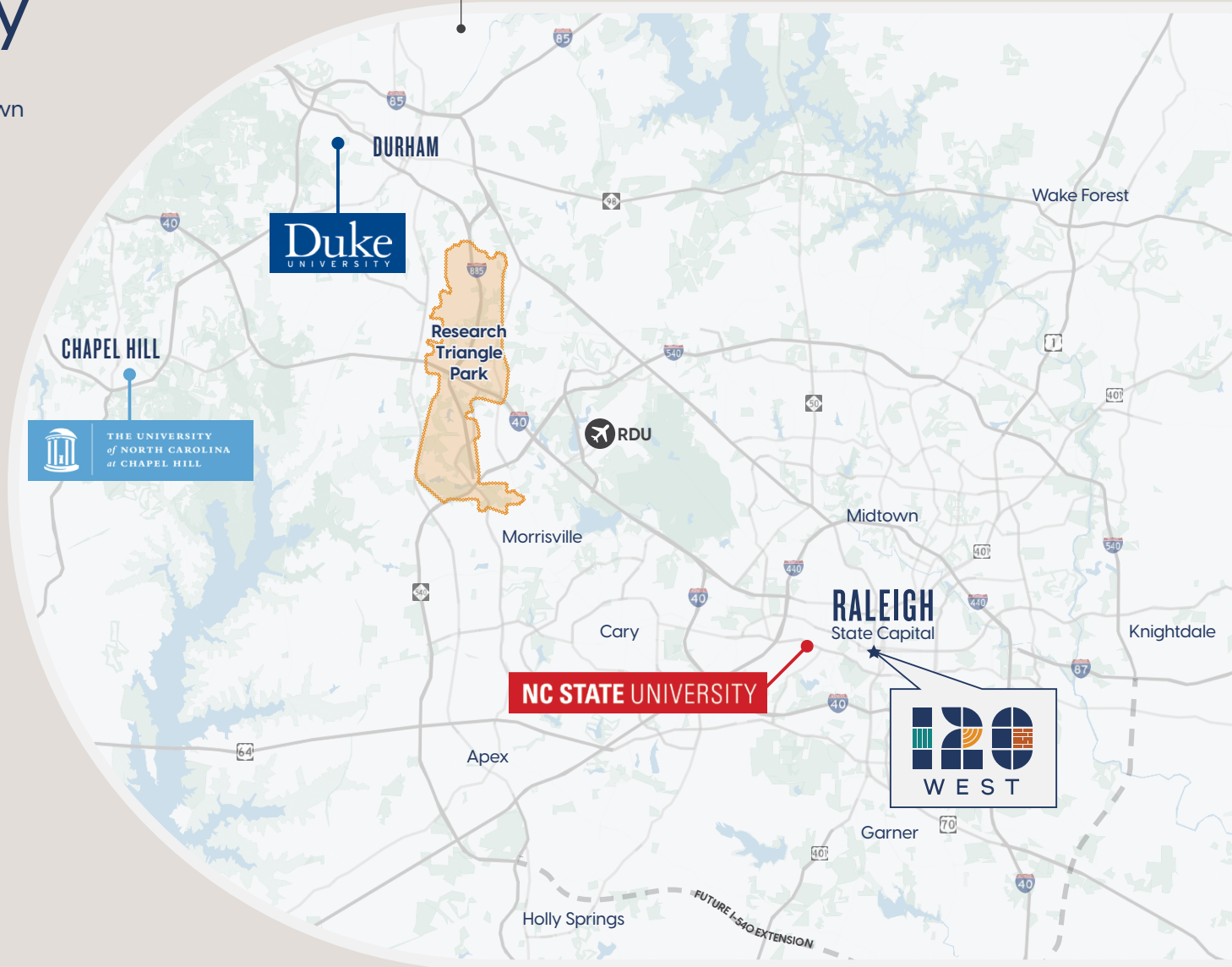
- 1 The Dillon
- 2 The Metropolitan Apartments
- 3 Link Apartments Glenwood South
- 4 400 W North St Apartments
- 5 The Line
- 6 Peace Raleigh Apartments
- 7 The Gramercy Apartments
- 8 712 Tucker Apartments
- 9 St. Mary's Square Apartments
- 10 The Raleigh Apartments
- 11 Elan City Center Apartments
- 12 Sumerlyn Apartments
- 13 Capital Apartments
- 14 The Edison Lofts Apartments
- 15 Cameron Court
- 16 Grosvenor Gardens Apartments
- 17 927 West Morgan
- 18 The L Apartments





# Unrivalled — connectivity

Whether you're commuting from Midtown Raleigh or visiting from out-of-state, 120 West is easily accessible to all. With excellent access to I-40 - the region's primary interstate, RDU international airport is a short 15-minute drive, and additional transportation options are nearby at Raleigh Union Station.



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**CBRE**



**WEST**



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