

Class A Office | For Lease

ONE RENAISSANCE
3301 BENSON DRIVE
RALEIGH, NC 27609

CBRE

PART OF THE EXCHANGE – RALEIGH'S NEXT PREMIER MIXED-USE DESTINATION

LOBBY & COMMON AREA RENOVATIONS COMPLETED!



One Renaissance

AT THE EXCHANGE



BE A PART OF RALEIGH'S FUTURE

ONE RENAISSANCE IS SITUATED AT THE SOUTHEAST CORNER OF THE EXCHANGE RALEIGH, A VIBRANT MODERN CROSSROADS BUILT ON A LEGACY OF COMMUNITY, WELLNESS, CONNECTION, AND INNOVATION. AN EXPANSIVE 4-ACRE CENTRAL PARK—PART OF OVER 7 ACRES OF GREENSPACE THAT WILL CONNECT TO THE CITY'S CAPITAL AREA GREENWAY SYSTEM—ANCHORS THE EXCHANGE, SERVING AS THE LIFEBLOOD OF THE DEVELOPMENT AND CONNECTING EACH BUILDING TO THE SURROUNDING NATURAL ENVIRONMENT.

[1000SOCIAL.COM](https://1000social.com)

ONE RENAISSANCE

OFFICE SPACE AVAILABLE NOW!



1000 SOCIAL
OFFICE/RETAIL
NEWLY DELIVERED!

2000 SOCIAL
OFFICE/RETAIL

MULTIFAMILY
MULTI/RETAIL

CONDOS

HOTEL

MULTIFAMILY/CONDO
MULTI/CONDO/RETAIL

MULTIFAMILY
MULTI/RETAIL

HOTEL
HOTEL/RETAIL

THE PARK
OFFICE/RETAIL

MULTIFAMILY
MULTI/RETAIL

MULTIFAMILY
MULTI/RETAIL

PROGRAMMING

ONE OF THE LARGEST NEW
MIXED-USE PROJECTS
IN NORTH CAROLINA

- 4-ACRE CENTRAL PARK
- 990,000 GSF OFFICE
- 1,275 RESIDENTIAL UNITS
- 125,000 SF RETAIL
- 300 HOTEL KEYS

THE
EXCHANGE
RALEIGH

PRIME MIDTOWN RALEIGH LOCATION

The Exchange is at the crossroads of a well-established super-regional node of Raleigh, offering convenient accessibility from all directions and connection to services, talent, inspiration, culture, and the city's greenway trail system.

MULTIPLE ACCESS POINTS

- 1 FROM NORTH HILLS: SIX FORKS ROAD, ST. ALBANS DRIVE
- 2 FROM NORTH RALEIGH: WAKE FOREST ROAD, ST. ALBANS DRIVE
- 3 FROM INTERSTATE 440 : WAKE FOREST ROAD EXIT, NAVAHO DRIVE, BENSON DRIVE



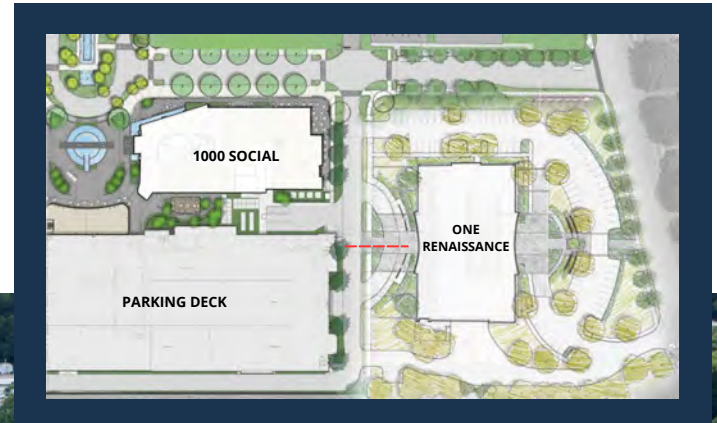
NEIGHBORING TENANTS



BRAND NEW PARKING DECK

Adjacent to One Renaissance the Newly
Constructed Parking Deck Offers:

- Monitored Security Cameras
- Transparent Elevator Enclosures
- Security Presence Ensure 24/7 Safety
- Covered Walking Paths and Modern Canopies



RENOVATIONS COMPLETE!

Flexible Suite Sizes Available to Accommodate All Users

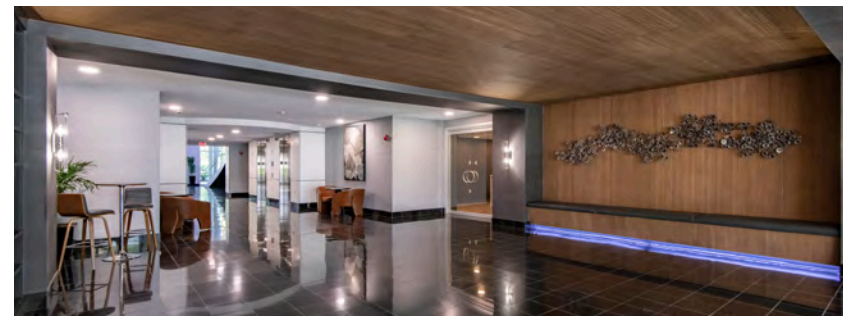
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One Renaissance
3301 Benson Drive
Raleigh, NC 27609

DESIGNED FOR TODAY'S TENANT

Being part of The Exchange brings a new level of sophistication. One Renaissance has elevated the design throughout to meet the demands of today's tenant.

- ▶ Class A office developed, owned and managed by Dewitt Carolinas
- ▶ Small suites up to full floors available
- ▶ On-site property management
- ▶ The first phase of The Exchange Raleigh is currently underway, which includes 1000 SOCIAL, which delivered in Q2 2024
- ▶ Prime Midtown Raleigh location off of I-440 and Wake Forest Road and across from Duke Raleigh Hospital



1ST FLOOR AVAILABILITY

SUITE 102

5,247 SF

AVAILABLE NOW

- MAIN LOBBY VISIBILITY
- LOBBY/RECEPTION
- TWO CONFERENCE ROOMS
- EXTERIOR FACING PRIVATE OFFICES
- OPEN CUBICLE OFFICE SPACE
- BREAK ROOM

SUITE 103

5,117 SF

AVAILABLE NOW

- MAIN LOBBY VISIBILITY
- LOBBY/RECEPTION
- LARGE CONFERENCE ROOM
- BREAKROOM
- LARGE PRIVATE OFFICES
- CONCRETE FLOORS



SUITE 101

3,470 SF

AVAILABLE 3/1/25

2ND FLOOR AVAILABILITY

SUITE 211

3,206 SF

AVAILABLE NOW

- ENTRANCE OVERLOOKS MAIN LOBBY
- MAIN LOBBY STAIR & ELEVATOR ACCESS
- PRIVATE OFFICES ALONG THE PERIMETER
- LARGE CONFERENCE ROOM
- BREAKROOM



3RD FLOOR AVAILABILITY

THIRD FLOOR SUITES CAN BE
COMBINED FOR A FULL FLOOR
USER (29,180 SF)

SUITE 302 →
14,782 SF
AVAILABLE NOW

LOBBY/RECEPTION
TWO CONFERENCE ROOMS
EXTERIOR FACING PRIVATE OFFICES
OPEN CUBICLE OFFICE SPACE
BREAK ROOM

SUITE 301 →
1,532 SF
AVAILABLE NOW

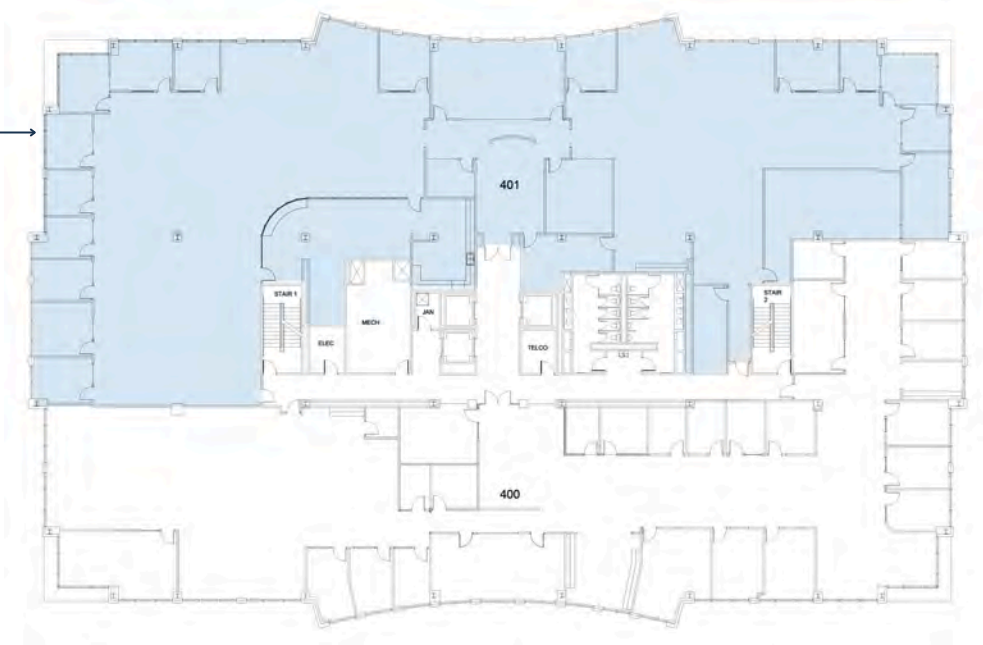
SUITE 303 →
11,774 SF
AVAILABLE NOW

← **SUITE 304**
1,091 SF
AVAILABLE NOW



4TH FLOOR AVAILABILITY

SUITE 401 →
16,089 SF
AVAILABLE NOW



5TH FLOOR AVAILABILITY

FIFTH FLOOR SUITES CAN BE
COMBINED FOR A FULL FLOOR
USER (29,517 SF)

SUITE 515
6,927 SF
AVAILABLE NOW

SUITE 503
2,099 SF
AVAILABLE NOW

SUITE 501
20,492 SF
AVAILABLE NOW



6TH FLOOR AVAILABILITY

FULL FLOOR AVAILABLE

SUITE 600
27,202 SF
AVAILABLE NOW





One Renaissance

AT THE EXCHANGE



CONTACT US

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CBRE

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