

# 1000 SOCIAL

AT THE EXCHANGE  
IN RALEIGH, NC

THE  
EXCHANGE  
RALEIGH





---

## CONTENT OVERVIEW

P.03	1000 SOCIAL
P.04	2000 SOCIAL
P.05	THE EXCHANGE
P.06	ACCESSIBILITY
P.09	STACKING PLAN
P.10	CONFERENCE CENTER
P.11	FLOOR PLANS
P.12	TEST FITS
P.14	OUTDOOR
P.15	TECHNOLOGY
P.16	SUSTAINABILITY
P.17	LOCATION MAPS
P.20	RALEIGH FACTS
P.21	CONTACTS





# YOUR NEW HQ, FUTURE-READY



Explore images and 360 views for  
1000 SOCIAL and 2000 SOCIAL.

## 1000 SOCIAL BUILDING

- > 353,891 SF mixed-use 12-story tower
- > Efficient 28,500 SF floor plates
- > 1,585-space secure parking deck
- > 20,014 SF ground-floor retail

## THE HIGHLIGHTS

- > High-impact signage opportunities with visibility from Highway 440
- > Connects to 2000 SOCIAL for contiguous 700,000 SF offering

1000 SOCIAL  
353,891 SF



2000 SOCIAL  
PHASE 2



1000 SOCIAL is part of The Exchange, a dynamic 40-acre mixed-use destination primed for innovation.

# GROWTH IS ON THE HORIZON

A new Raleigh landmark set to evolve with your team's ambitions.

## CONTIGUOUS BLOCK 700,000 SF



Phase 1: 1000 SOCIAL with conference center and motor court



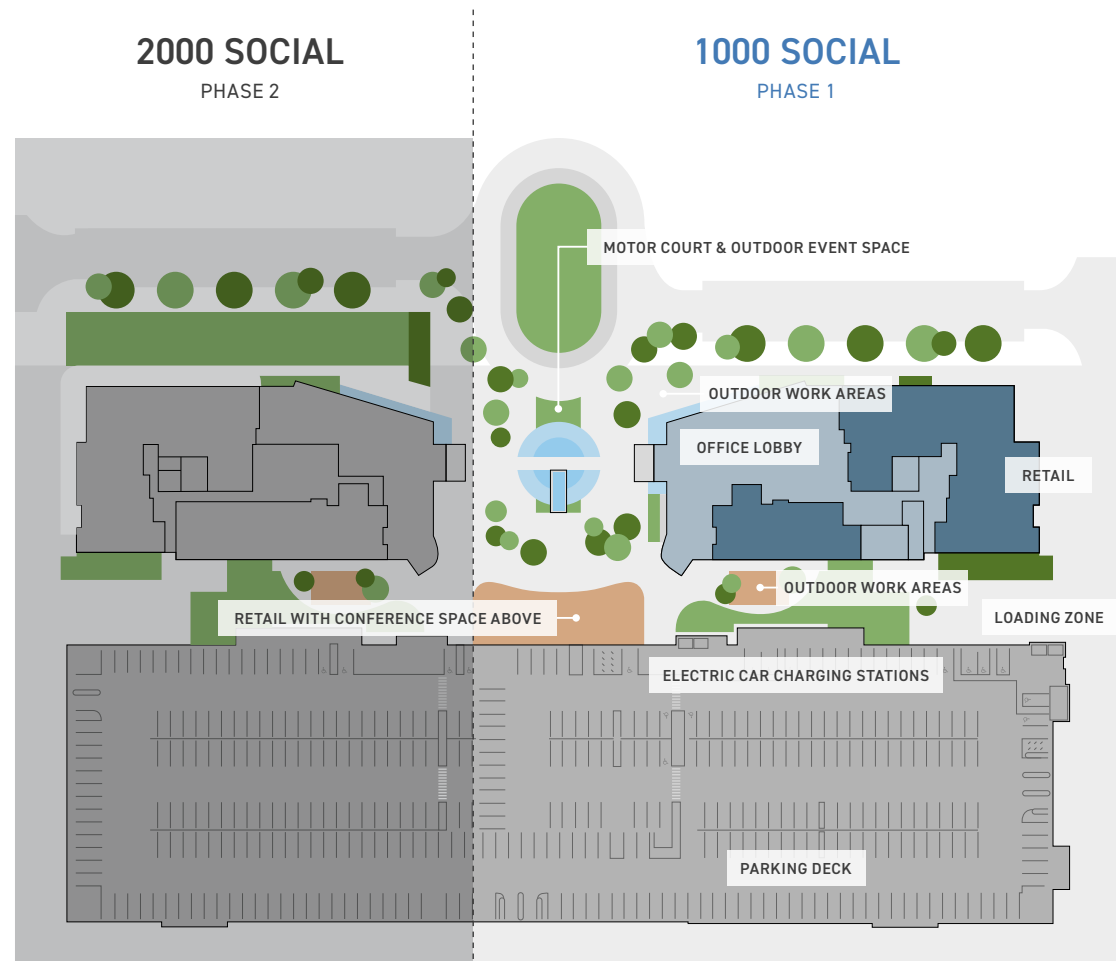
Phase 2: 2000 SOCIAL with connecting skybridge and 360° oculus

### A NEW LANDMARK

Timeless vision and architecture positioned to meet the most outsized expectations, in the workspace and beyond.

### SKY BRIDGE WITH OCULUS

A bridge over the outdoor plaza connects 1000 SOCIAL and 2000 SOCIAL, offering an exclusive experience and defining a new point of view.





# THE EXCHANGE

The site of Isaac Hunter's Tavern, where modern-day Raleigh was born, this dynamic mixed-use destination captures the spirit of the site as a crossroads – a place where family concerts converge with office happy hours, where energizing conventions spark ideas, and sprawling green space offers peaceful moments of respite.



**UP TO  
990,000 GSF**  
Fully entitled  
office spaces



**UP TO 1,275**  
Residential units  
offering work-life  
balance



**300**  
Hotel rooms for  
convenient short or  
long on-campus stays



**4-acre**  
Natural park  
with water and  
recreational features



**125,000 SF**  
Curated Retail & dining

Well-regarded brands and local talent provide a mix of food, beverage, entertainment and professional services to enhance the office and residential experience.

## LEGEND

- 01. 1000 SOCIAL
- 02. 2000 SOCIAL
- 03. 4-acre Natural Park
- 04. Office, Multi-Family for Rent, Retail
- 05. Hotel, Condo for Sale, Retail
- 06. Multi-Family for Rent, Retail
- 07. Hotel & Retail
- 08. Condo for Sale
- 09. Retail
- 10. Greenway Trail





# SEAMLESS VEHICULAR ENTRIES

Driving your business forward with convenient accessibility no matter where you're coming from.

**1000 SOCIAL PARKING DECK**  
**1,585 SPACES**

**PARKING RATIO**  
**3.5 / 1,000 SF**



- > EV charging stations provided
- > Motor court for convenient vehicular access
- > Dedicated motor court area for rideshare/taxi access

## 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

## DRIVE UP TO THE DOOR

Numerous entry points provide convenient access from all directions. Dedicated parking and a central motor court ensure efficient arrivals and departures for tenants, visitors and taxi services.



# PARKING FOR THE NEW CENTURY

Designed to make your day effortless and your commute stress-free.

## DOUBLE HELIX PARKING DECK ADVANTAGES



The double helix parking deck (with two ramps) supports tenants in ways a common single ramp cannot.

- > Tenants can get to and from the roof level in half the time, compared to an average parking garage.
- > Two separate ramps create alternative routes and alleviate congestion while entering and exiting.
- > Increased vehicle capacity on ramps reduces time spent circulating the garage.

### DOUBLE HELIX RAMP

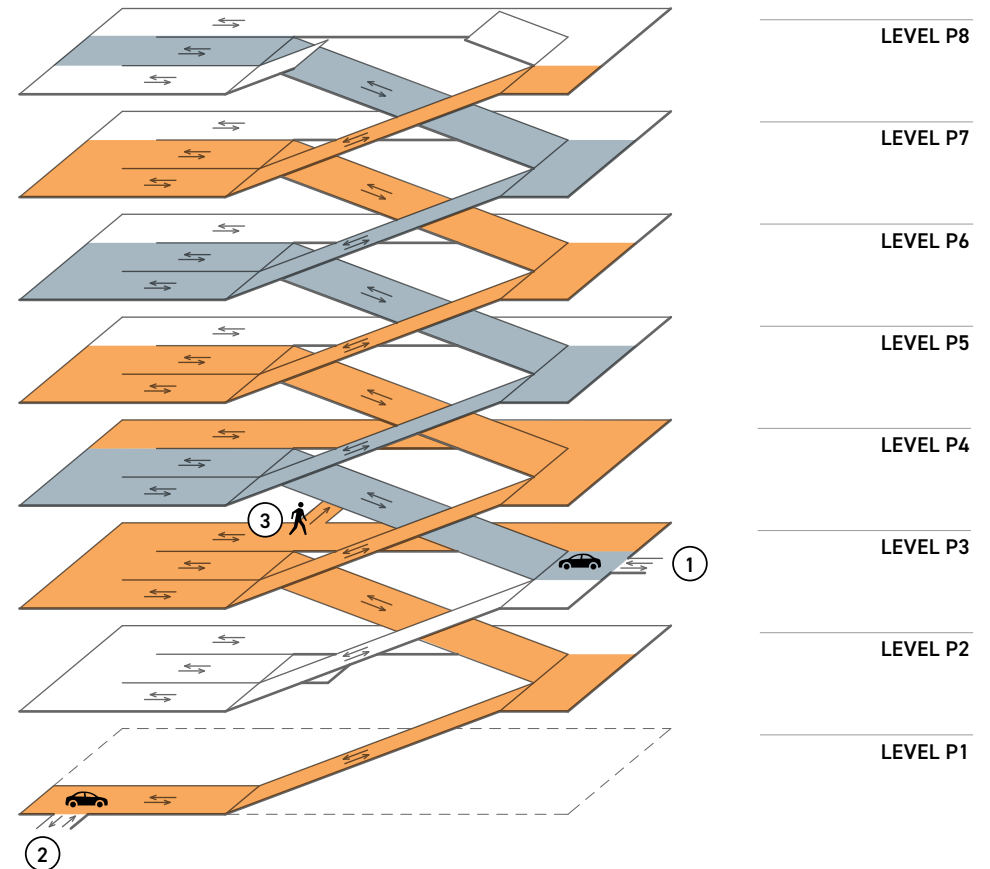
- ① MAIN ENTRANCE
- ② SECONDARY ENTRANCE
- ③ PEDESTRIAN ACCESS TO 1000 SOCIAL

### WITH SECURITY IN MIND

- > Security cameras and emergency communication system on every parking deck floor.
- > All four parking deck elevator cabs have glass on rear elevation for visual security.

### ISOMETRIC VIEW

- CIRCULATION PATH 1
- CIRCULATION PATH 2



# ALL WITHIN WALKING DISTANCE

Canopies and covered paths create an inviting, walkable destination.



Covered dedicated entrance for 1000 SOCIAL tenants from the parking deck.

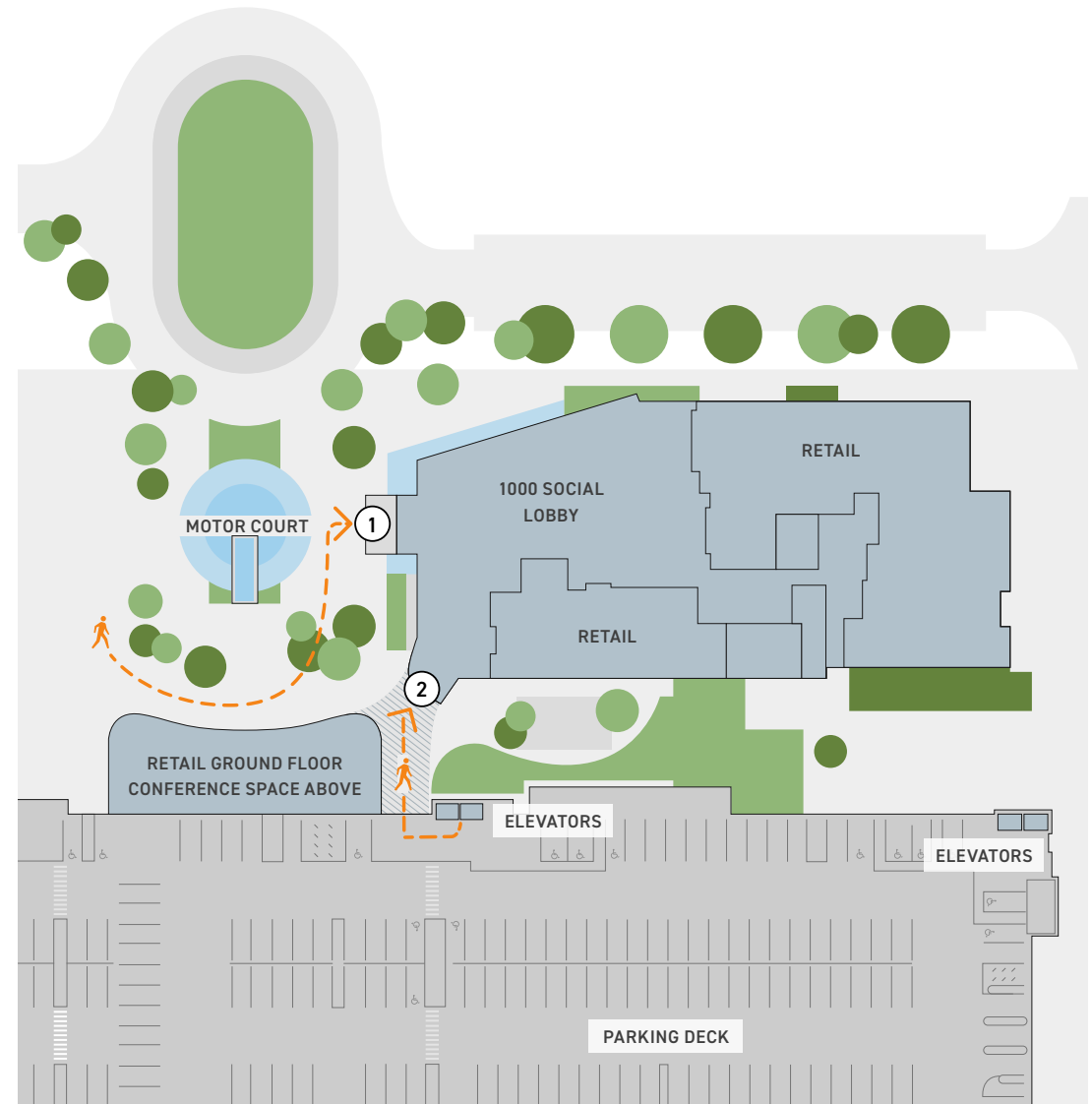
- > Parking deck elevator cab with transparent back to ensure visibility and security
- > Covered motor court landing
- > On-site full-service concierge
- > Dedicated service elevator adjacent to the main lobby
- > Hands-free entrance door opening
- > 24/7 security camera recording in public areas

## MAIN PEDESTRIAN ACCESS

- ① PUBLIC ENTRANCE FROM MOTOR COURT
  - ② DEDICATED ENTRANCE FOR TENANTS FROM PARKING DECK
- COVERED WALKWAY

## SAFETY FIRST

Monitored security cameras, transparent elevator enclosures and a security presence ensure 24/7 safety. Covered walking paths and modern canopies provide protection from the elements.





# WHERE AMBITION STANDS TALL

## SPECIFICATIONS

- > 10' finished ceilings – 13'6" unfinished
- > Single tenant, full-floor plan with ample private balcony
- > 360° views

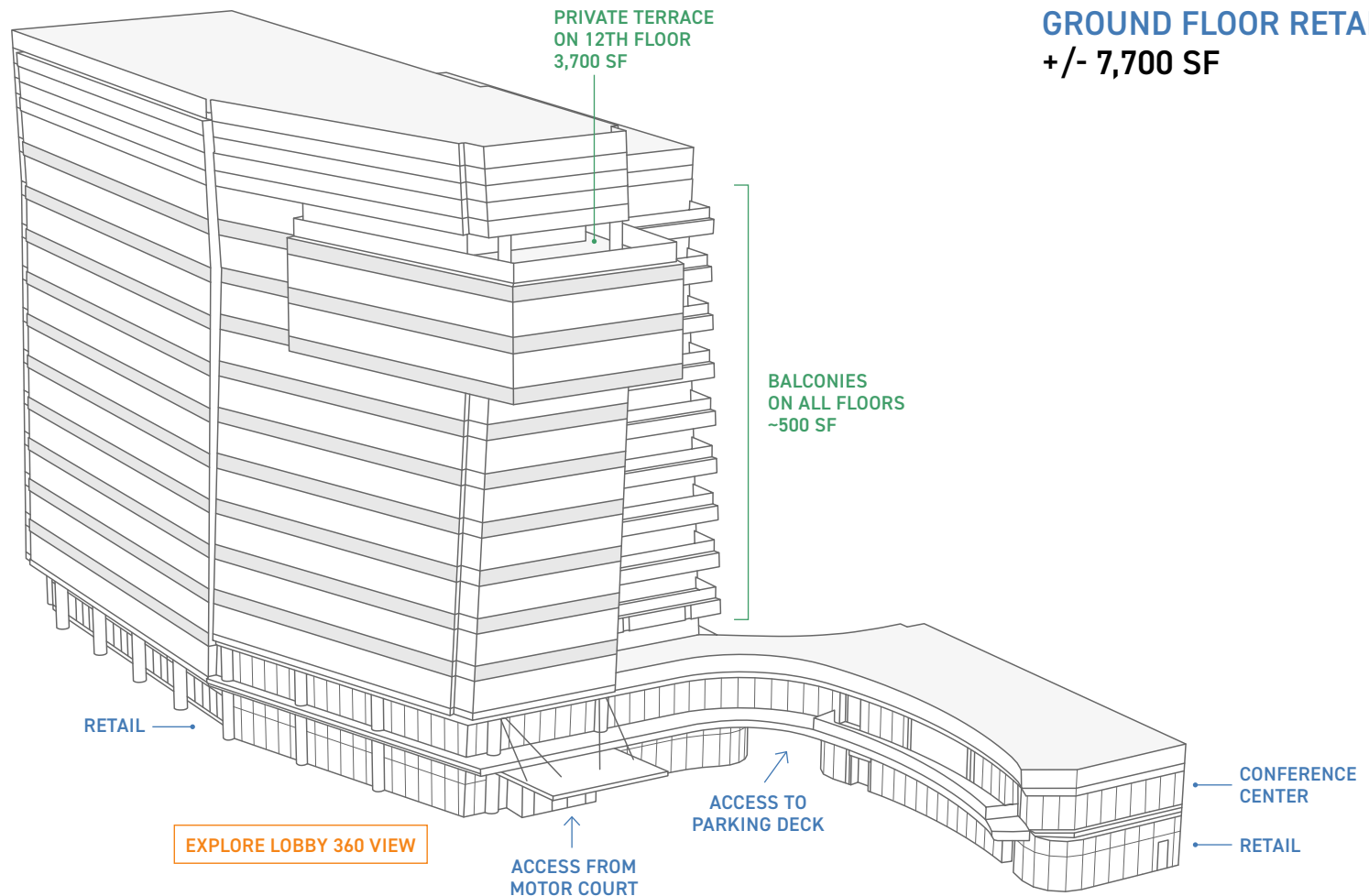
## RETAIL FEATURES

- > Accommodates restaurant and dining facility
- > Direct access to outdoor seating area

### FLOOR RENTABLE AREA

12TH	27,068 RSF
11TH	31,294 RSF
10TH	31,305 RSF
9TH	29,702 RSF
8TH	29,664 RSF
7TH	29,624 RSF
6TH	29,586 RSF
5TH	29,547 RSF
4TH	29,518 RSF
3RD	29,627 RSF
2ND	18,492 RSF
GROUND	LOBBY - RETAIL

## GROUND FLOOR RETAIL +/- 7,700 SF



# THE CENTER OF EVERY EXCHANGE

Rethinking the amenities for a new era of working with a stunning and flexible conference center.

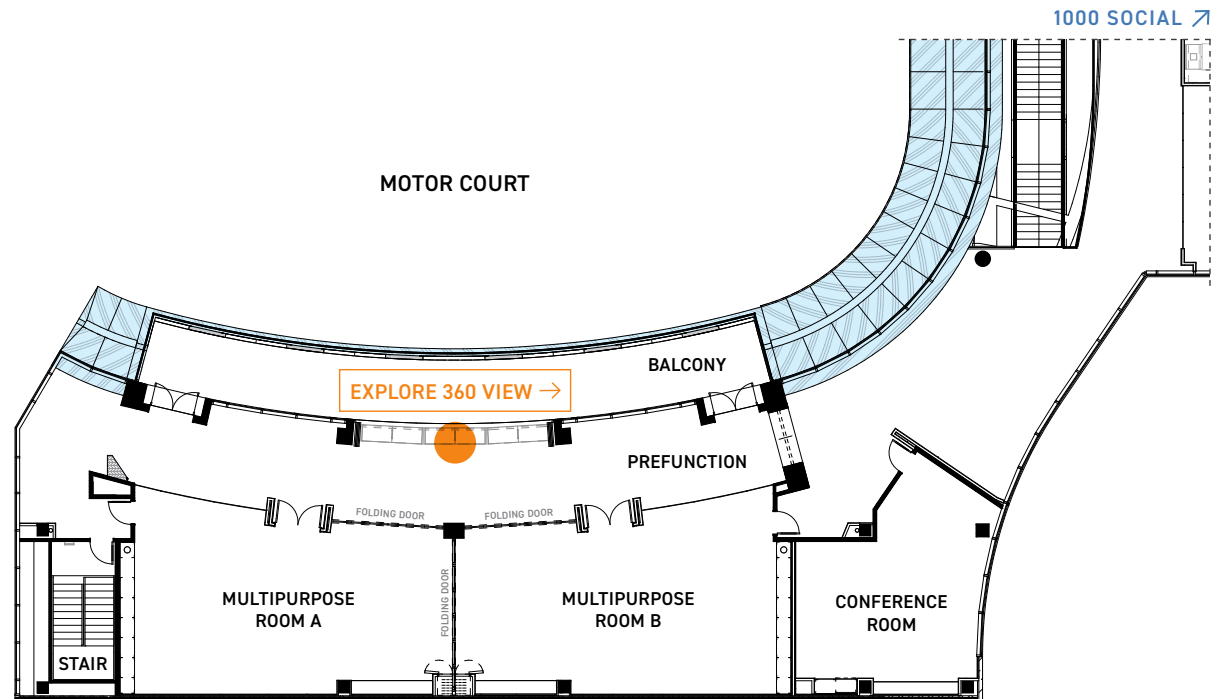


2nd level conference center with balcony observatory

## CONFERENCE ROOM ON SECOND FLOOR

### OPEN LAYOUT FLEXIBLE ROOM CONFIGURATIONS

- > Fully equipped event center
- > Catered kitchen and hospitality services
- > Configurable spaces
- > State-of-the-art AV system





# DESIGN THAT ALIGNS WITH PERFORMANCE

## TYPICAL FLOORPLAN 3RD-9TH FLOOR

### RENTABLE AREA

9TH	29,702 RSF
8TH	29,664 RSF
7TH	29,624 RSF
6TH	29,586 RSF
5TH	29,547 RSF
4TH	29,518 RSF
3RD	29,627 RSF

### BUILDING SIZE

- Height: 12 Stories
- Total Rentable Area: 339,821 SF
- Office Rentable Area: 319,808 SF
- Retail Rentable Area: 20,013 SF

### WINDOWS - TYPES & SIZES

Energy efficient high performance glazing set in prefinished aluminum curtainwall framing systems. Typical window nominal size is 5'-0" wide by 9'-6" high

### SECURITY AND ACCESS

- Full concierge service
- CCTV in building public camera, stairwells, and parking garage with 2 months playback
- Glass façade on rear side of all parking garage elevator cabs

### PASSENGER ELEVATORS

Six (6) 4,000 lb. high-speed traction, machine room-less elevators serve office floors two through twelve

### DEDICATED SERVICE ELEVATOR

One (1) 4,500 lb. high-speed traction machine room-less elevator for service from the level one service vestibule to office floors two through twelve

### TENANT SPACES

- Perimeter Glazing: Full-height energy efficient insulating glass set in prefinished aluminum glazing systems
- Finished Ceiling Height: 10 Feet (14'-0" typical floor to floor height with a typical floor structure depth of 25")



# INSPIRING YOUR TEAM TO THINK BIG

## TYPICAL FLOORPLAN 3RD-9TH FLOOR

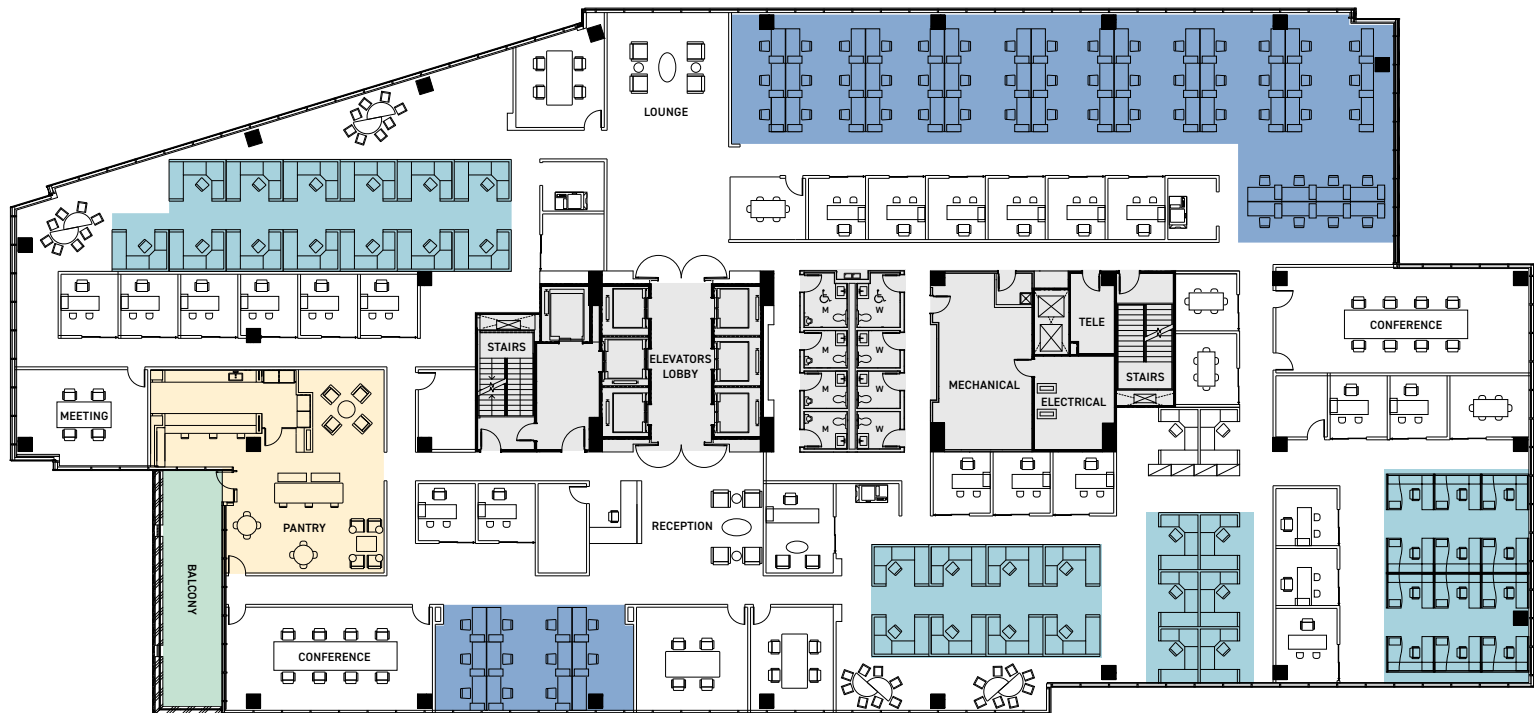
FULL FLOOR  
29,700 RSF

A flexible space that seamlessly adapts to suit day-to-day working.

- SOCIALLY DISTANT LAYOUT
- TRADITIONAL LAYOUT
- BALCONY
- PANTRY

## TEST FIT SINGLE TENANT

**Opportunity:**  
An interior staircase can link multiple floors, connecting teams and expanding the working environment.





# AS WIDE AND FLEXIBLE AS YOU NEED

## TYPICAL FLOORPLAN 3RD-9TH FLOOR

## FULL FLOOR 29,700 RSF

Suites from 6,000 RSF to 12,000 RSF and home to all the perks.

- TENANT A
- TENANT C
- TENANT B
- BALCONY

## TEST FIT MULTI-TENANT

### Features:

- > Finished Ceiling Height: 10'  
(14'-0" typical floor to floor height)
- > Typical energy efficient window:  
5' wide by 9'-6" high



# TAKE YOUR MEETINGS OUTSIDE

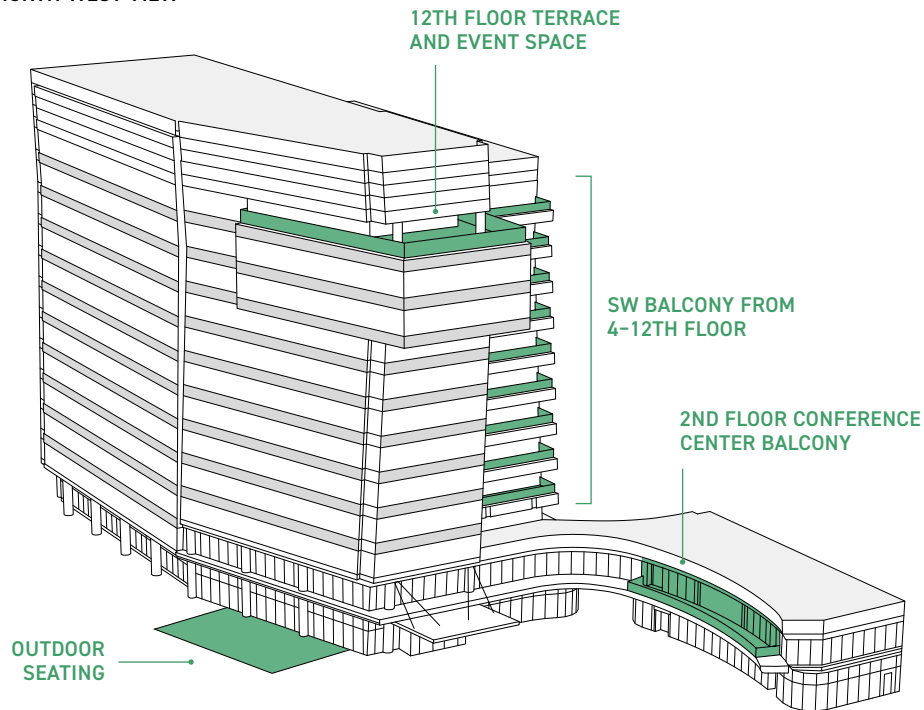
Seamless indoor-outdoor transitions bring nature up close.



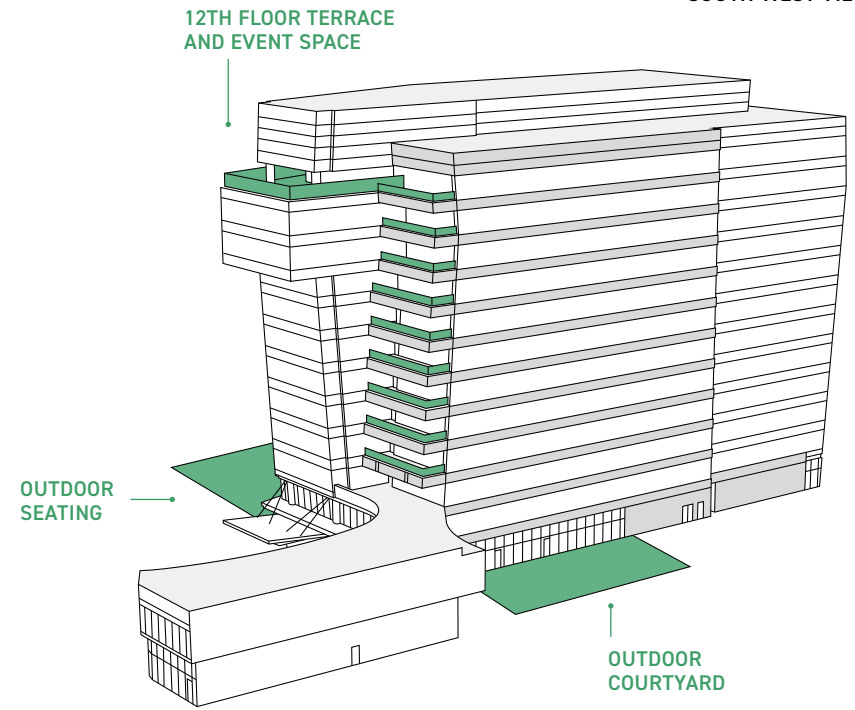
## OUTDOOR WORKING

With 16,000 SF of outdoor space, 1000 SOCIAL promotes collaboration, enhances wellness and boosts creativity.

### NORTH-WEST VIEW



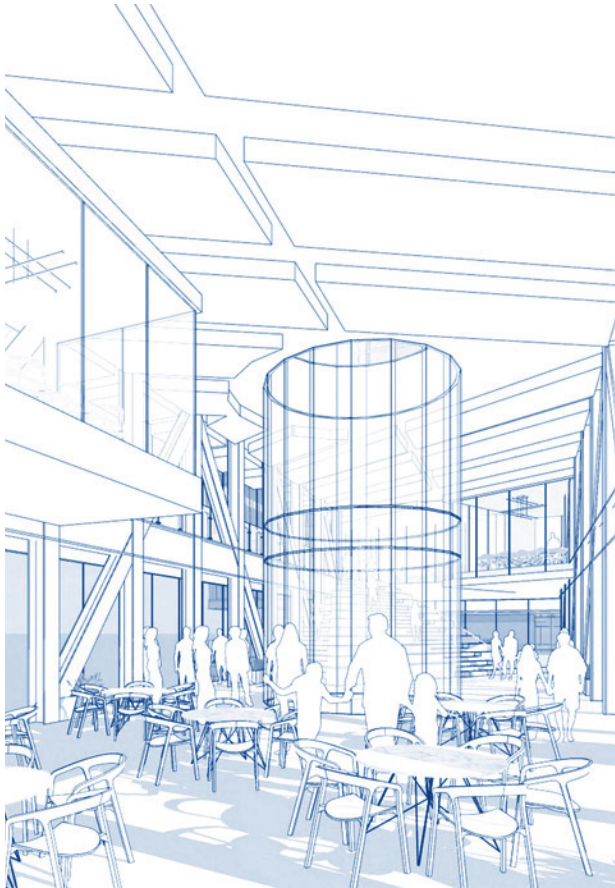
### SOUTH-WEST VIEW





# WHERE TECHNOLOGY MEETS WELLNESS

Defining new standards throughout the working day.



## Tech-enabled design enhancing wellness and safety.

- > Needlepoint Bipolar Ionization treatment of air stream for advanced air filtering and cleaning that promotes health and wellbeing
- > 6 touchless destination dispatch high speed elevators
- > 1 dedicated service elevator adjacent to main elevator lobby
- > Destination elevator operation with smart phone
- > 4 high speed elevators in the parking deck
- > 8 individual bathroom pods per floor
- > Automated hands-free fixtures



## Ultra-fast, fully wired connectivity for accelerated outcomes.

- > Existing telecom lines along St. Albans Drive: Google Fiber, AT&T, Spectrum/Charter, Century Link & Celtic
- > Collaboration with major cellular service provider, ensuring uninterrupted coverage within and near 1000 SOCIAL building

# INVESTING IN THE FUTURE

State-of-the-art technology investments minimize our energy footprint.

## 1000 SOCIAL EFFICIENCY FEATURES

- > A building management system supports multiple levels of control and monitoring of HVAC systems, and monitoring of building meters.
- > An energy ventilator pretreats outside air used for office ventilation, reducing the load on HVAC systems.
- > Interior lighting controls incorporate motion sensors and daylight harvesting to minimize energy use.
- > Electrical systems and discrete energy uses are sub-metered, allowing energy usage to be tracked within the building.
- > Low flow plumbing fixtures reduce potable water use.



3 Acres of  
tree conservation



4 Acres of dedicated  
central park



City of Raleigh  
Greenway

## THE EXCHANGE ENVIRONMENTAL GOALS

**APPRECIATION** of nature. Dewitt has studied The Exchange with arborists, surveyors, and NC State University to ensure the conservation of large natural spaces and protection of the 50-year old hardwoods in the central park.

**SENSITIVITY** to the impacts of a large dense development. The expansive park benefits our local environment and supports the social health of our community.

**CONNECTIVITY** between the City Greenway system to Midtown and The Exchange central park. Raleigh Park-Rec and Dewitt continue to collaborate on the Walkable-Midtown Plan.



# THE EXCHANGE CENTRAL PARK

Outdoor amenities and on-site programming support a lifestyle-led experience.



TED TALKS  
& LECTURES

CAREER DAY  
& NETWORKING

FRIDAY NIGHT  
OUTDOOR MOVIES

OUTDOOR DINING &  
FOOD FESTIVALS

FITNESS CLASSES  
& ATHLETIC EVENTS

WATER  
FEATURES

BIKE & PEDESTRIAN  
TRAILS

LOCAL ART &  
MARKET FESTIVALS

CAFE



# A MEETING OF OPPORTUNITIES

The City of Raleigh is investing in public streets and utilities to support the campus and its growth.

## LEGEND

- 01. Dewitt Carolinas, Inc.
- 02. Duke Raleigh Hospital
- 03. Holly Park Shopping Center
- 04. Wegmans
- 05. Trader Joe's
- 06. Midtown East
- 07. Greenway Trail Expansion





Directly connected to nature, services,  
talent and ideas.

01. Wake Technical Community College Northern
02. Wake Technical Community College Southern
03. Meredith College
04. North Carolina State University
05. William Peace University
06. Shaw University
07. Saint Augustine's University

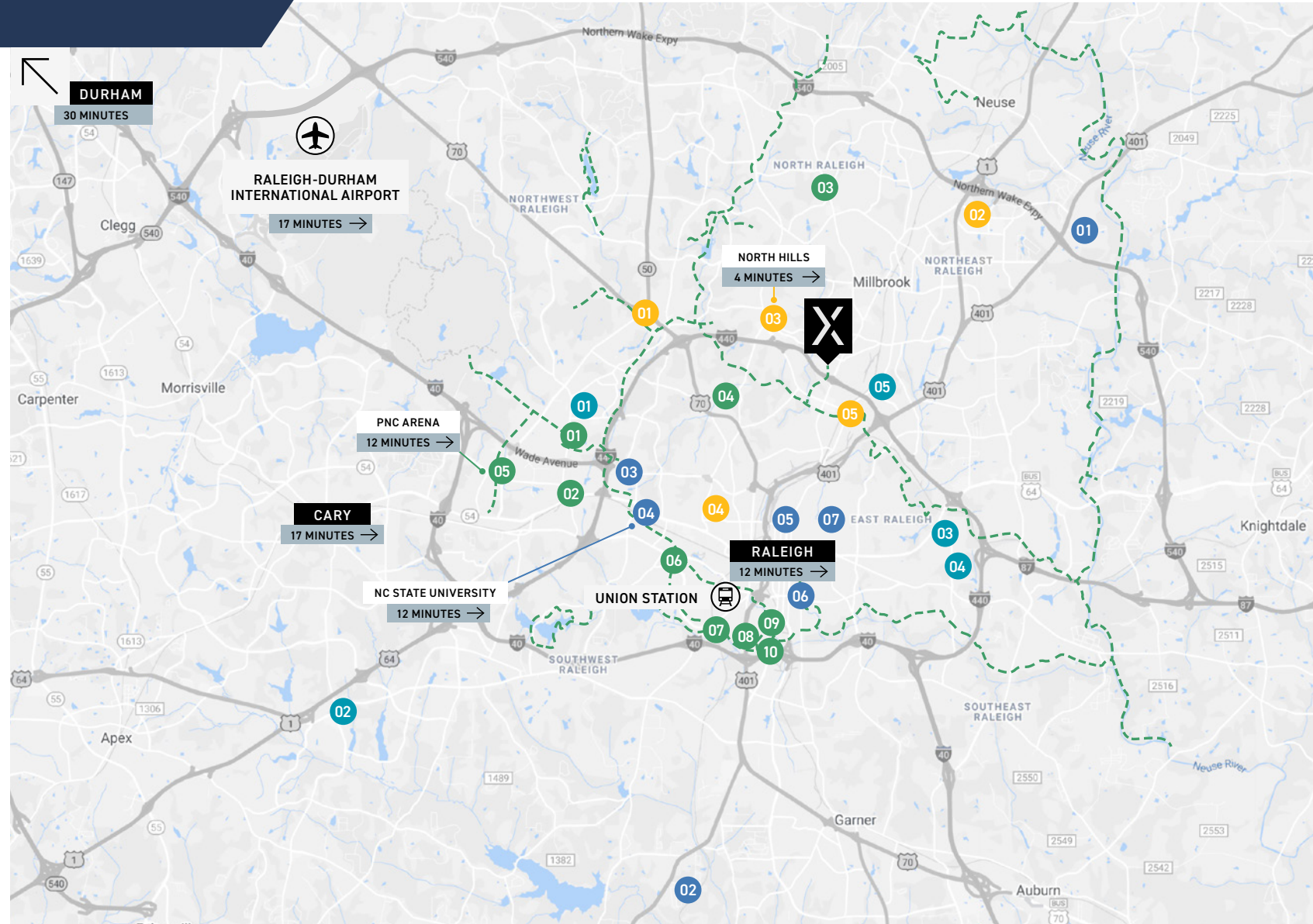
01. UNC REX Hospital
02. WakeMed Cary Hospital
03. WakeMed Raleigh Campus
04. Holly Hill Hospital
05. Duke Raleigh Hospital

01. North Carolina Museum of Art
02. North Carolina State Fairgrounds
03. North Ridge Country Club
04. Carolina Country Club
05. PNC Arena
06. Pullen Park
07. Dorothea Dix Park
08. Red Hat Amphitheater
09. Raleigh Convention Center
10. Duke Energy Center for Performing Arts

01. Crabtree Valley Mall
02. Triangle Town Center
03. North Hills
04. Cameron Village
05. Midtown East

The Capital Area Greenway System is a network of public open spaces and recreational trails for walking, hiking, biking, nature study, and more. Trails travel through natural greenspaces and connect many of Raleigh's parks and complement their recreational opportunities.

- EDUCATION
- HOSPITALS
- RECREATION
- SHOPPING



# RALEIGH, PRIMED FOR SUCCESS

A thriving tech hub home to 55,000 jobs – the region's largest employment concentration.

## RALEIGH TALENT

Raleigh leads the country in nearly every measure of economic success. The depth and breadth of the city's talent pool outperforms other comparable metropolitan areas. The eager young professionals entering the workforce from the state's highly accredited universities have made this success possible.

## EDUCATION



75% of new workforce come with a bachelor's degree or higher

NC State is among 8 universities ranked in the top 20 for both undergraduate and graduate entrepreneurship programs in the country by The Princeton Review and Entrepreneur magazine for 2021.

## NOTABLE EMPLOYERS AND RECENT EXPANSIONS

Google



bandwidth

channeladvisor

Fidelity

Red Hat

THE CLOROX COMPANY

GILEAD

## TARGET INDUSTRIES

- > Technology
- > Research & Development
- > Contract Research Organization
- > Financial Technology
- > Life Science

## NO.1

Best City for Jobs in 2020



Glassdoor.com, 2020

## NO.2

Best Place for IT Pros to Live and Work in the U.S.



CompTIA Tech Town Index, 2019

## NO.1

Upcoming IT City in U.S. other than Silicon Valley



Customerthink.com, 2020

## NO.3

Fastest-Growing Clean Tech Cluster in the U.S.



U.S. Bureau of Labor Statistics (Metro), 2018



# THE EXCHANGE RALEIGH



[LEARN MORE](#)

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

[DEWITTCAROLINAS.COM](https://DEWITTCAROLINAS.COM)

## CONTACT US

### ED PULLIAM

Executive Vice President

[ed.pulliam@cbre-raleigh.com](mailto:ed.pulliam@cbre-raleigh.com)

+1 919 831 8237

### JOHN BREWER

Executive Vice President

[john.brewer@cbre-raleigh.com](mailto:john.brewer@cbre-raleigh.com)

+1 919 831 8214

**CBRE** | Raleigh

