



 **one**  
GLENWOOD

# SUMMARY

BUILDING SIZE:	227,500 RSF
TOTAL OFFICE:	212,500 RSF
AVAILABLE OFFICE:	FULLY LEASED
RENTAL RATE:	\$36.50/SF, Full Service
CEILING HEIGHTS:	14'8" to 15'2" Unfinished/Exposed 10'0" Finished
PARKING:	733 spaces in on-site garage
ENERGY STAR:	Designed to be Energy Star Rated
PLANNED BUILDING AMENITIES:	<ul style="list-style-type: none"><li>• Rooftop Terrace &amp; Lounge</li><li>• Common Meeting Space</li><li>• Fitness Center &amp; Locker Rooms</li><li>• Bike Share &amp; Bike Room</li><li>• Security Desk</li><li>• Ground Floor Retail (15,000 RSF)</li></ul>



Click to take a **virtual tour**



**HERITAGE**  
Properties, Inc.

## **Heritage Properties, Inc. / DEVELOPER**

Heritage Properties creates extraordinary work environments for corporations and their employees. Since 1986, Heritage Properties has developed over 6,000,000 SF of commercial real estate along the eastern United States. As a developer, owner, and property manager of all of their real estate holdings, Heritage Properties is committed to not only develop state-of-the art work environments, but to also provide premier customer service.

**JDAVIS** > DESIGN  
THAT  
CONNECTS.

## **JDavis Architects / ARCHITECT**

JDavis connects people and communities through design by creating places that bring people, neighborhoods, cities, and regions together. Our multidisciplinary practice brings together professionals in architecture, landscape architecture, planning, interior design, and procurement management, serving the Mid-Atlantic and Southeast regions. It is our mission to create stimulating, inspiring, and sustainable places through a collaborative approach.

**TRINITY**  
**PARTNERS**

## **Trinity Partners / LISTING BROKER**

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## WHY RALEIGH, NC?

During the last 30 years, growth in Raleigh and the surrounding Research Triangle Region has consistently and significantly outpaced the nation. Fueled by an impressive mix of education, workforce talent, ingenuity, and innovation, North Carolina's capital city has become an internationally recognized leader in life sciences and technology. It also happens to be a really nice place to live and provides residents a premier quality of life.

# 40

NEW residents  
a day due to  
net migration

# 22

NEW residents  
a day due to  
natural  
increase

**#1 Fastest Growing Metro from 2000-13** (Citylab)

**#5 America's Next Boom Towns** (Forbes)

**#3 Best Cities for Young Families** (Value Penguin)

**#3 Best City for Young Professionals** (Forbes)

**#2 Software Workforce Talent** (Forbes)

**#3 Top Labor Market** (CareerBuilder)

**#6 Future Ready City** (Dell)

**#2 Best City to Live In** (WalletHub)



## STRATEGIC LOCATION

Located in downtown Raleigh, One Glenwood sits at one of the **highest elevations** in the city, at the intersection of Raleigh's two most prominent streets, Glenwood Avenue and Hillsborough Street.

### CENTRALLY LOCATED

Located less than one mile from NC State University's main campus & Centennial Campus, and within walking distance to the state capital. One Glenwood has phenomenal signage opportunities for over 35,000 students and university employees to see daily.

### EASY ACCESS

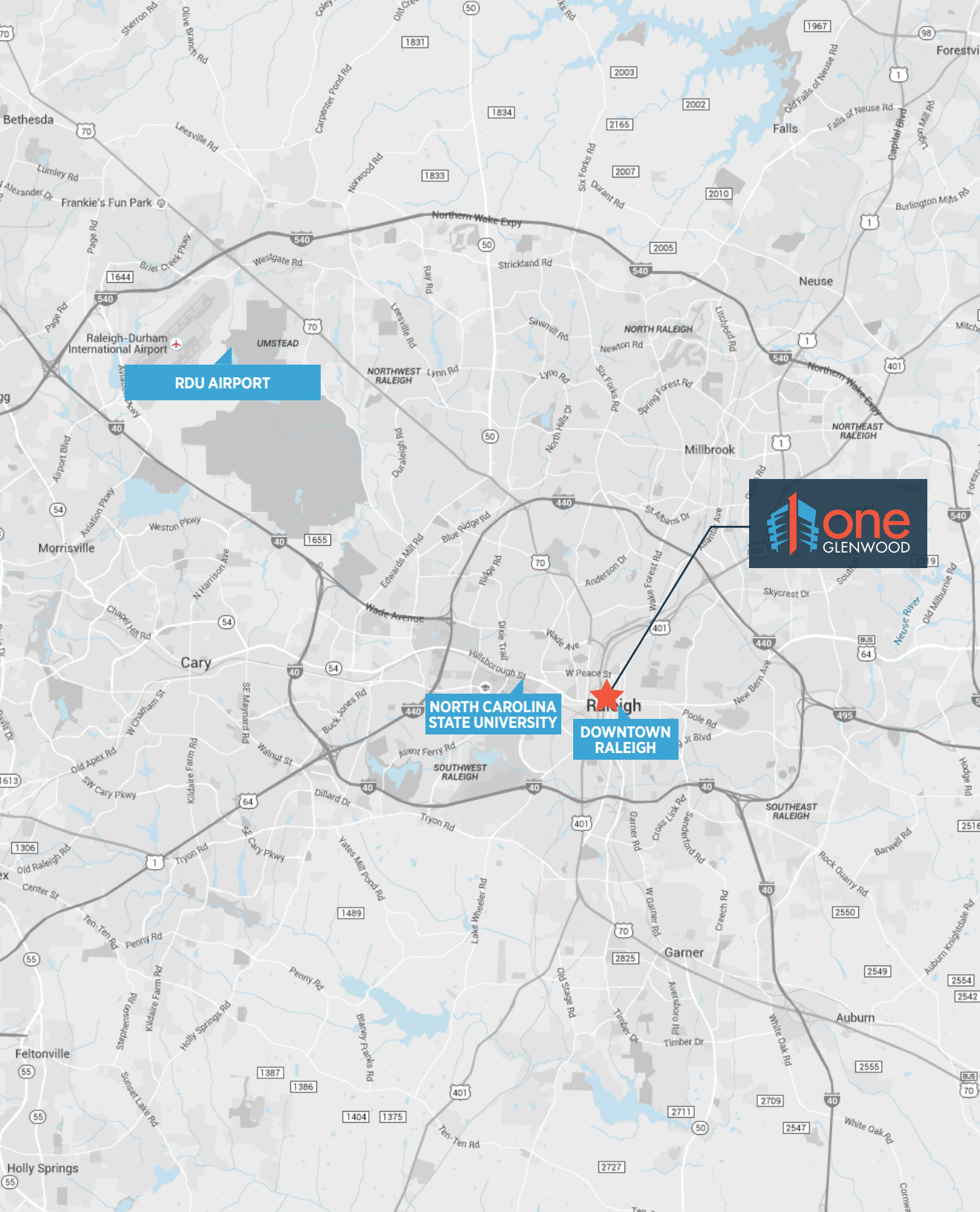
One Glenwood sits at the intersection of two major thoroughfares and provides employees easy access to multiple interstates and transportation options.

### UNION STATION

One Glenwood is located less than two blocks away from Raleigh's state-of-the-art transportation hub, Union Station. Employees will have multiple transportation options via the rapid bus system, commuter train, and future light-rail service.

### GLENWOOD SOUTH

One Glenwood is located in Raleigh's most trendy, venerable neighborhood providing Corporations and their employees walkable access to an abundance of housing, shops, restaurants, cafes, and more.



# NEIGHBORHOOD AMENITIES

Located on Downtown Raleigh's premier retail street, corporations and their employees can enjoy the modern lifestyle of walking to multiple retail destinations and housing options.

## Walk Score®

90

### Very Walkable

Daily errands can be accomplished by foot.

57

### Good Transit

Many nearby public transportation options.

56

### Bikeable

Public bike infrastructure provided.

### RETAIL

Over 36 restaurants and 500,000 SF of eclectic retail are located within a short walk from One Glenwood.

### HOUSING

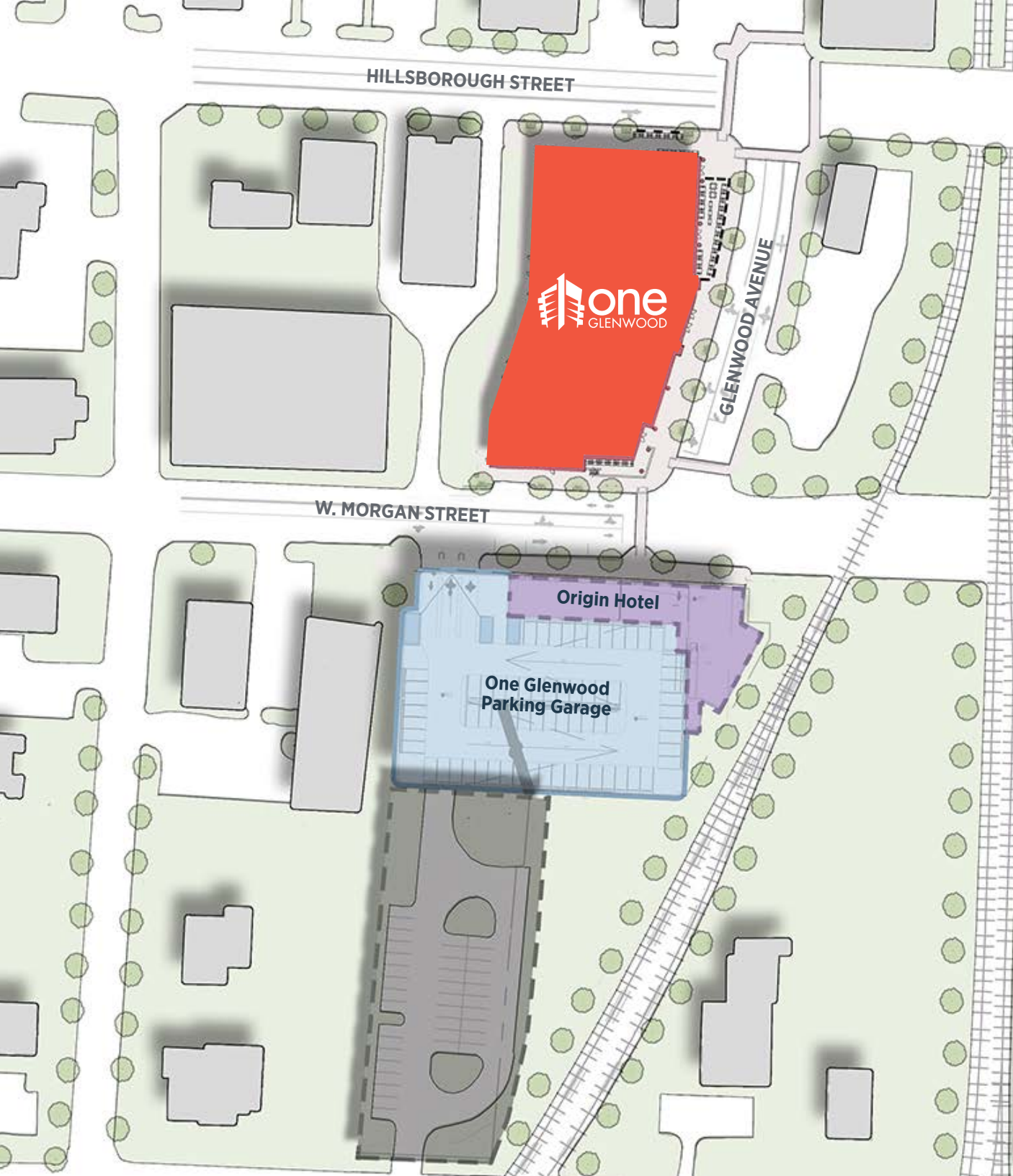
Over 1,500 apartment units and multiple condo/single family housing options are available within one mile of One Glenwood and provide employees the ability to walk or bike to work.

..... Raleigh's Glenwood South District

..... Raleigh's Warehouse District







## STREET LEVEL RETAIL

Over 15,000 SF of on-site street level retail for corporations to eat lunch, hold meetings, and enjoy a live, work, play environment.

## PROMINENT VISIBILITY

Located at one of the highest elevations in downtown Raleigh, One Glenwood is highly visible from multiple locations within the city.

## ON SITE PARKING

Direct access via the stoplight and/or from W. Hargett Street into the One Glenwood parking garage.

## MODERN HOTEL

The modern and eclectic, Origin hotel provides visiting executives of One Glenwood a convenient and desirable place to stay and enjoy downtown Raleigh.





GLENWOOD AVENUE

W. MORGAN STREET

HILLSBOROUGH STREET





# LOBBY

## ONE GLENWOOD LOBBY



### NATURAL, MODERN FINISHES

One Glenwood's natural finishes and high ceilings provide tenants a modern, grand entry.





### RECEPTION AREA

Comfortable touchdown reception area for tenants and guests.

### BIKE SHARE

Dedicated bike room for employees to store their personal bikes or utilize a bike share program.





# SKY LOUNGE

## CREATIVE DESIGN

The efficient design provides employees multiple areas to host visitors, eat, socialize, and relax.

## GLASS NANO-WALL

The glass nano-wall can open to connect the Sky Lounge and Sky Terrace and creating one large co-working/meeting space during the day, or a one-of-a-kind event space at night.

## FLEX EVENT SPACE

Tenants can host large catered events for their employees and/or clients. Flexible furniture systems allow for all-hands-on-deck meetings.





# SKY TERRACE

## LARGE EVENT SPACE

Host company parties, clients, and recruiting events at the most prominent space in Raleigh.

## CONFERENCE ROOMS

Tenants can maximize their space plan efficiency by utilizing the One Glenwood conference rooms.

## PREMIER VIEWS

Located at one of the highest elevations in downtown Raleigh, the Sky Terrace features unobstructed views of the city skyline and Raleigh's Dorthea Dix Park.



**YOGA/CROSSFIT ROOM**

10-person yoga and/or CrossFit room that can be closed off for individual use or classes.

**LOCKER ROOMS**

Dedicated men's & women's locker rooms with showers, lockers, and changing areas provide employees the ability to work out midday.

## ONE GLENWOOD LIFESTYLE

One Glenwood's phenomenal location and on-site amenities bring work and play together like never before. More than just office space, One Glenwood

integrates your lifestyle. Whether you're getting a little "me time" at the fitness center, biking down Glenwood Avenue in search of the perfect client gift, or grabbing

lunch at a One Glenwood eatery or the Sky Terrace, ***you're always just steps away*** from everything you need when you need it.





### BIKE SHARE & STORAGE

Easily accessible bike share and personal bike storage room allow you to ride anytime.



### ON-SITE RETAIL

15,000 SF of on-site retail, shopping, and dining conveniently at your (office) doorstep.







## PARKING

### OVERSIZED GARAGE

733 covered spaces to be utilized by tenants at One Glenwood.

### STATE OF THE ART EQUIPMENT

State-of-the-art parking equipment will allow tenants to track their employee counts and use data to become more productive.

### BRANDING OF PARKING GARAGE

Large tenants may have the option to brand an interior wall section within the parking garage for retail users, hotel guests, and weekend visitors to see.





# TRANSPORTATION

## RAPID BUS

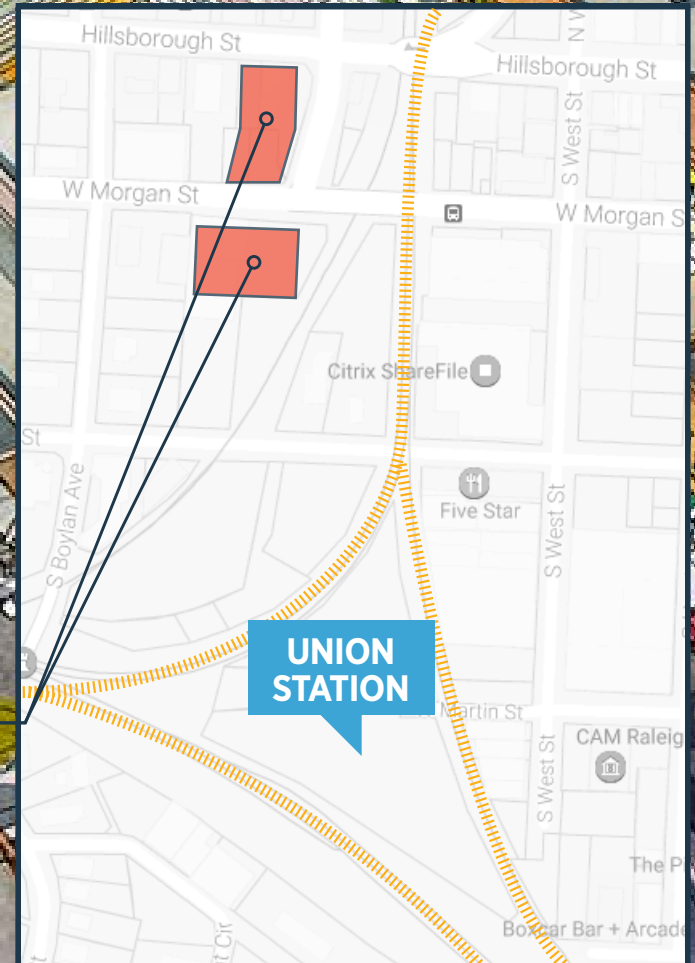
Raleigh's rapid bus system will make it easy for employees to live downtown and get to work in a breeze.

## FUTURE COMMUTER TRAIN

A planned commuter train will provide convenient, quick access to RTP, Durham, and Chapel Hill.

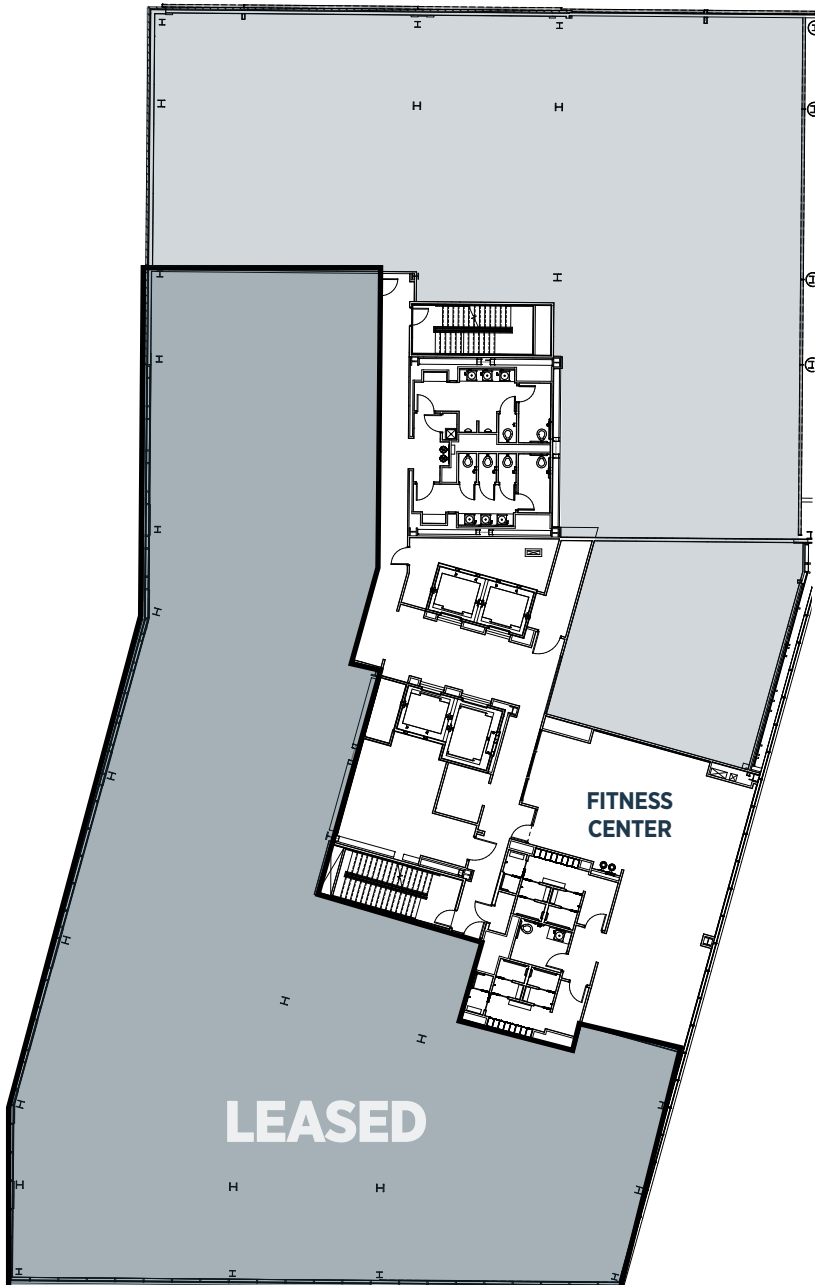
## FUTURE LIGHT RAIL

Future light rail service is planned for Union Station, connecting One Glenwood tenants to Richmond and Washington DC with ease.



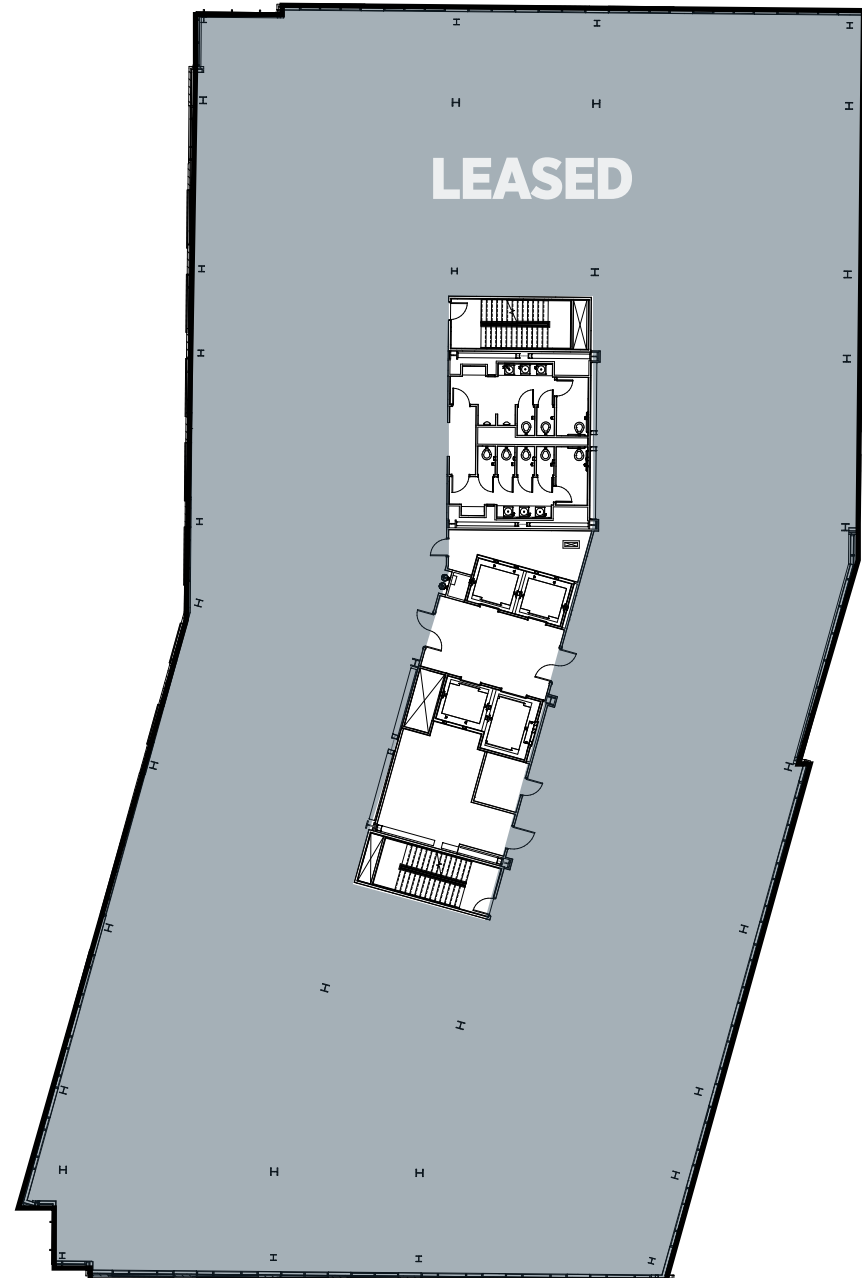
FLOOR PLAN  
**2ND FLOOR OFFICE**

13,150 RSF - FULLY LEASED



FLOOR PLAN  
**3RD & 4TH FLOOR OFFICE**

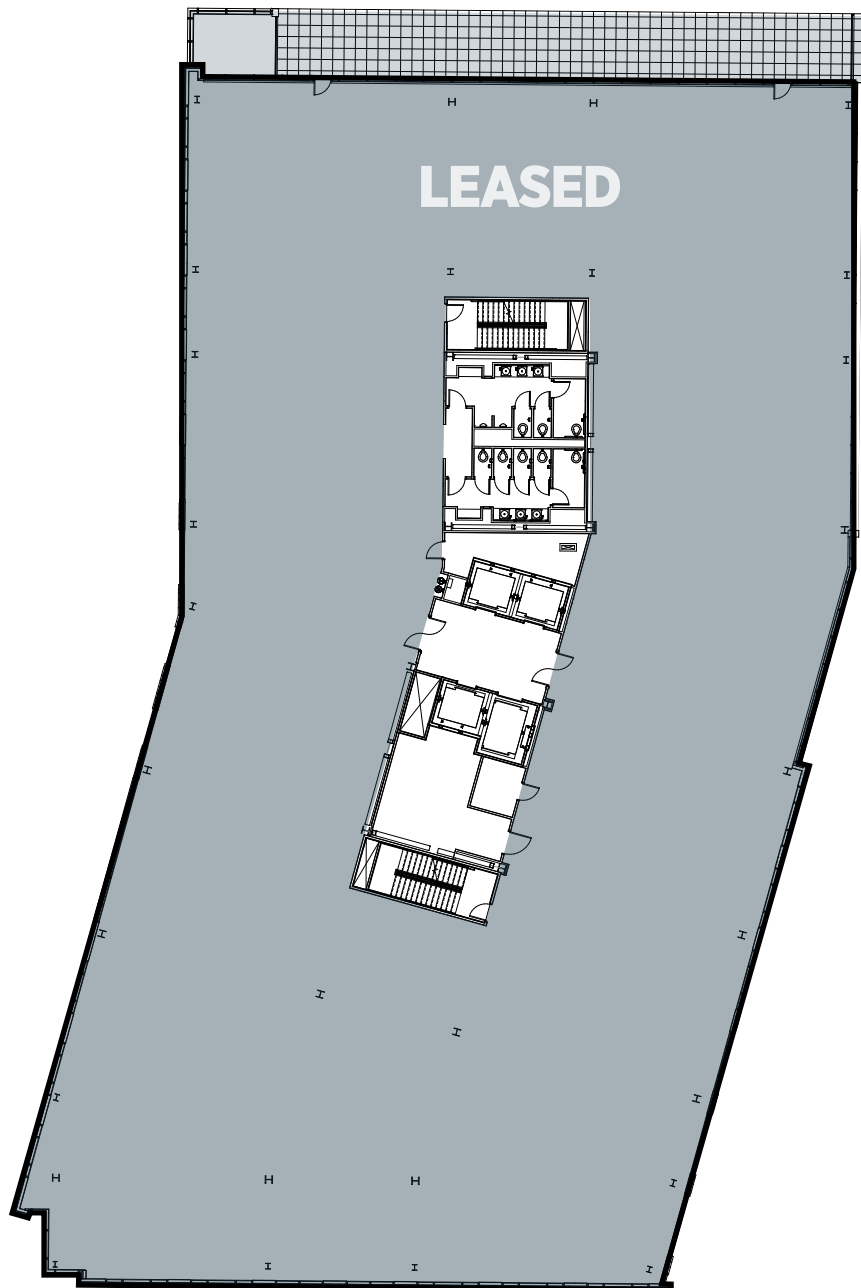
27,650 RSF - FULLY LEASED





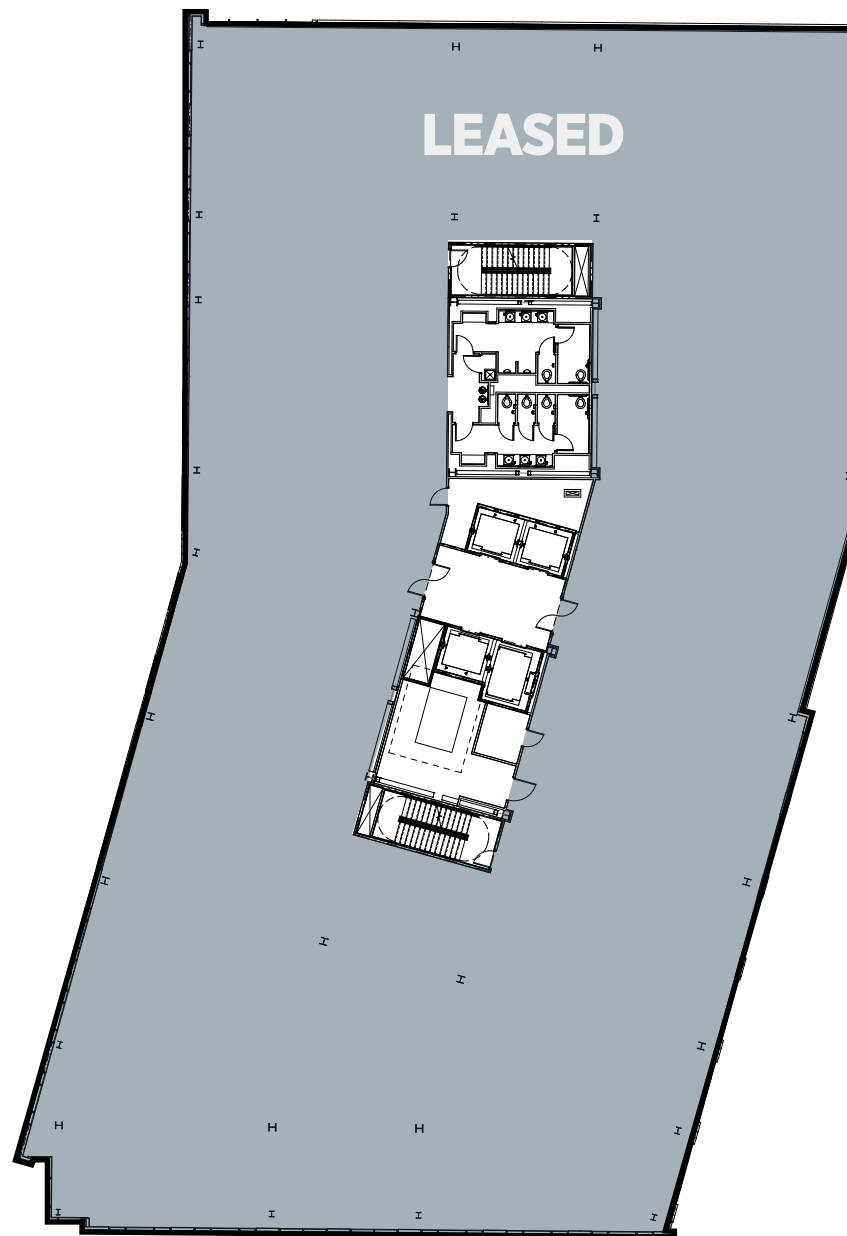
FLOOR PLAN  
**5TH FLOOR SPACE**

25,750 RSF - FULLY LEASED



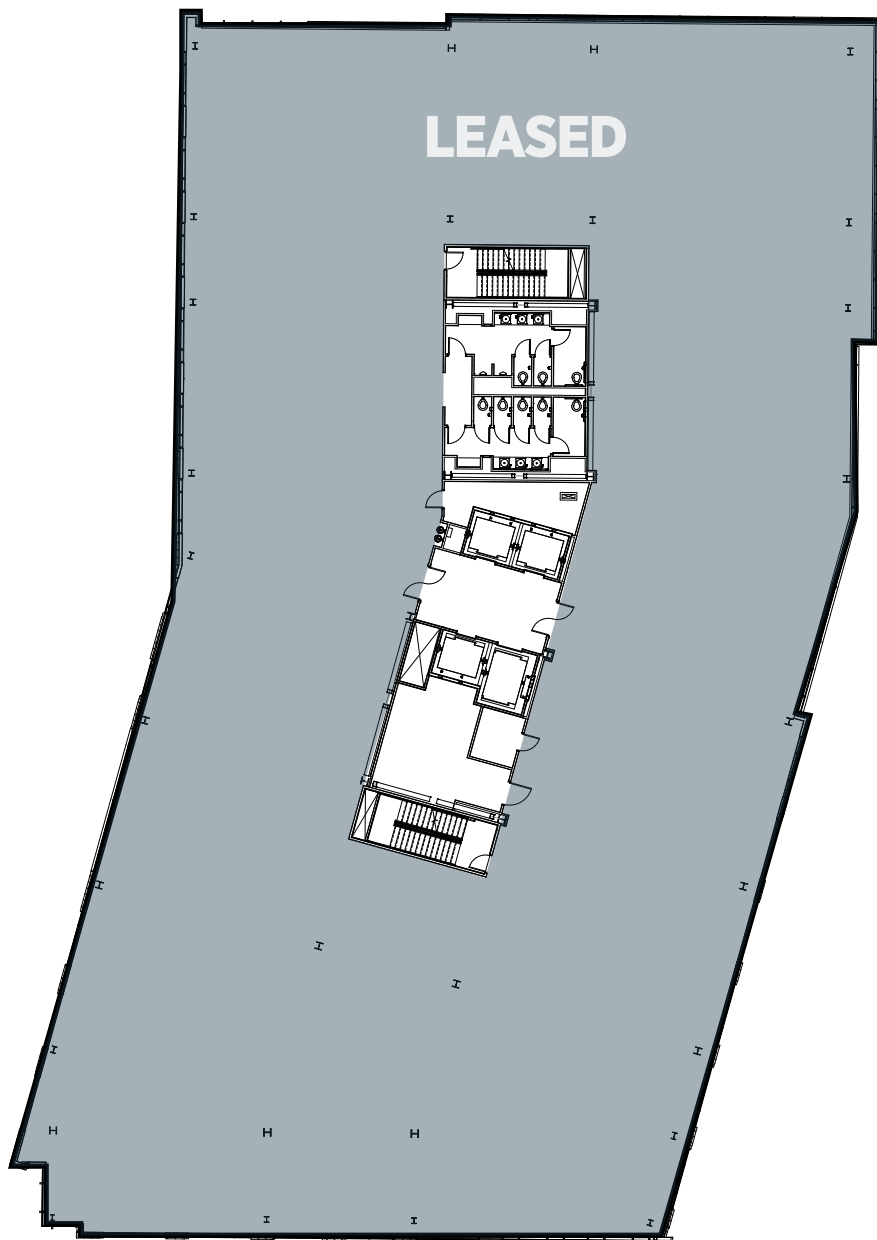
FLOOR PLAN  
**6TH FLOOR OFFICE**

25,750 RSF - FULLY LEASED



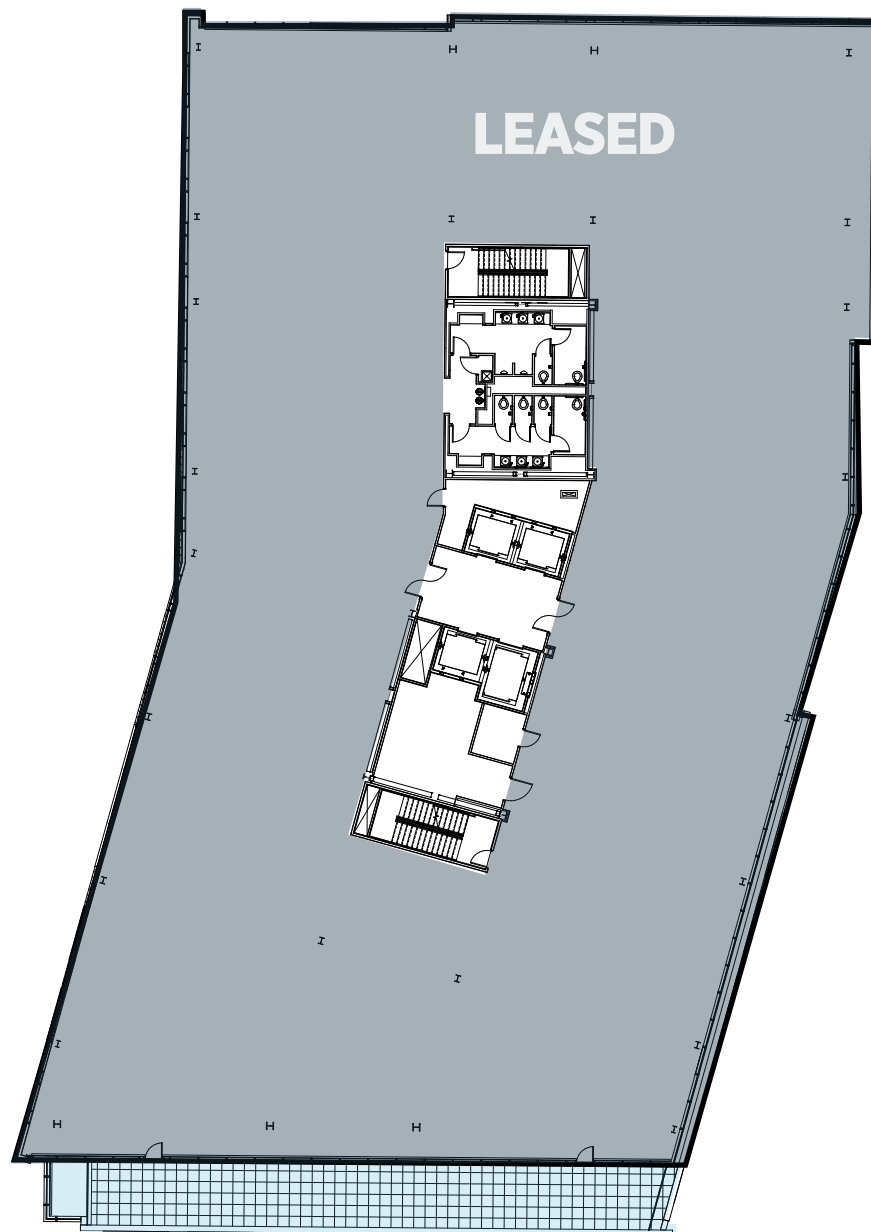
FLOOR PLAN  
**7TH FLOOR OFFICE**

26,000 RSF - FULLY LEASED



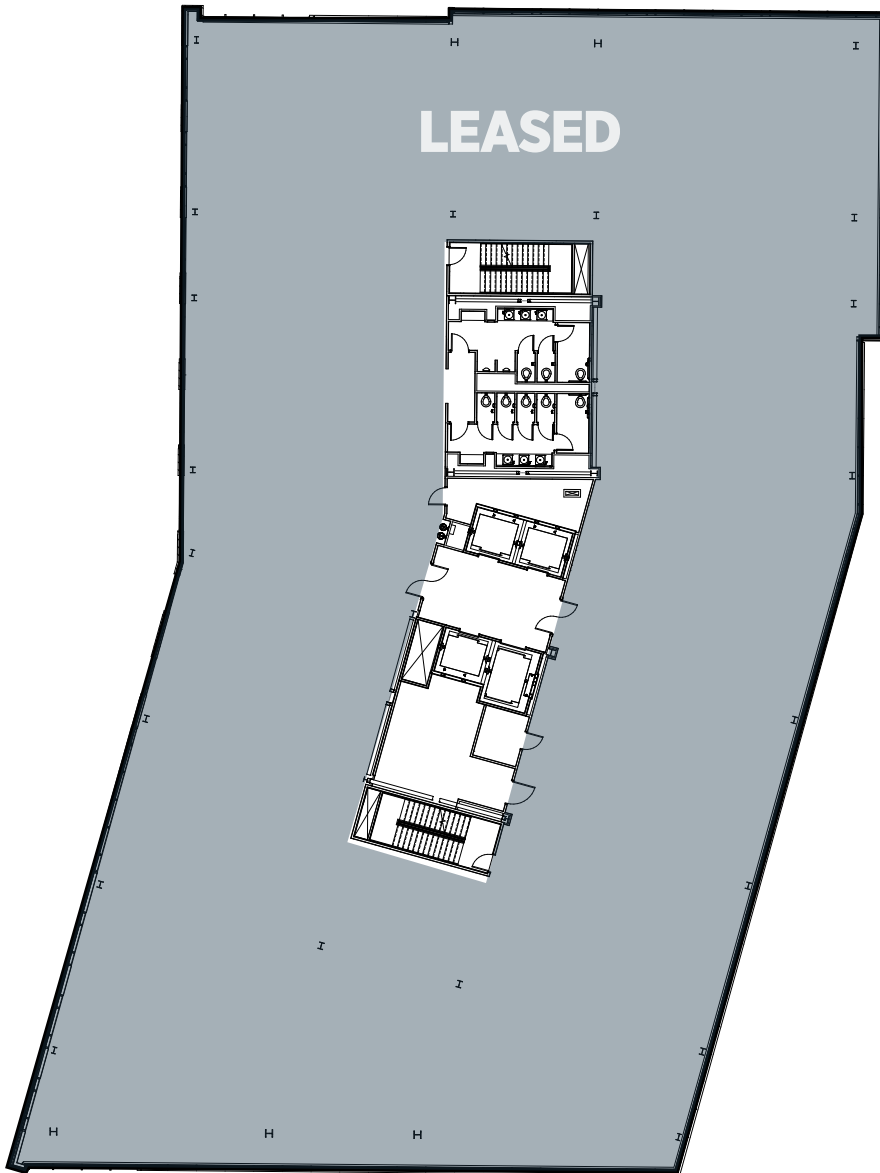
FLOOR PLAN  
**8TH FLOOR OFFICE**

24,500 RSF - FULLY LEASED

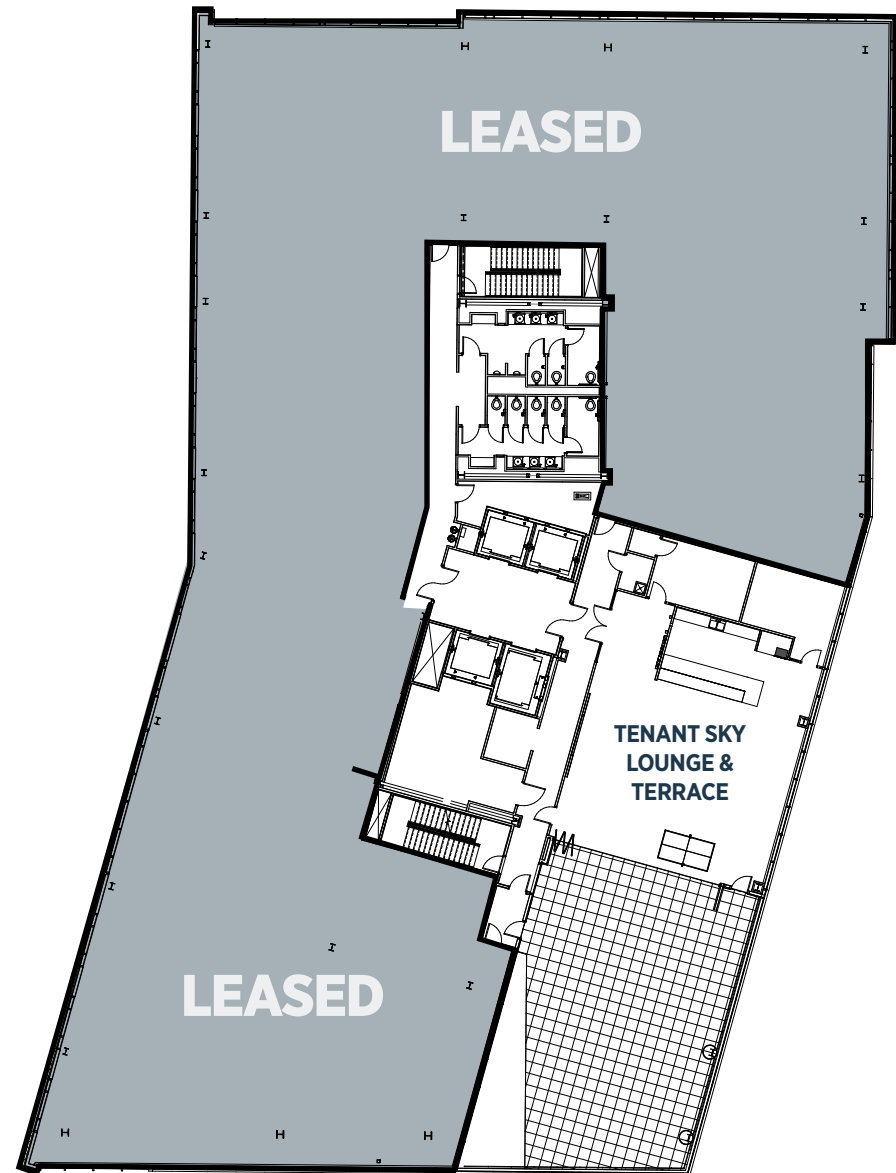




FLOOR PLAN  
**9TH FLOOR OFFICE**  
24,500 RSF - FULLY LEASED



FLOOR PLAN  
**10TH FLOOR OFFICE**  
2,889 RSF - AVAILABLE FOR LEASE







**ONE PRIME LOCATION. ONE VISION. ONE GLENWOOD.**



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