

333

FAYETTEVILLE

**Ingrained in history.
Forging the future.**

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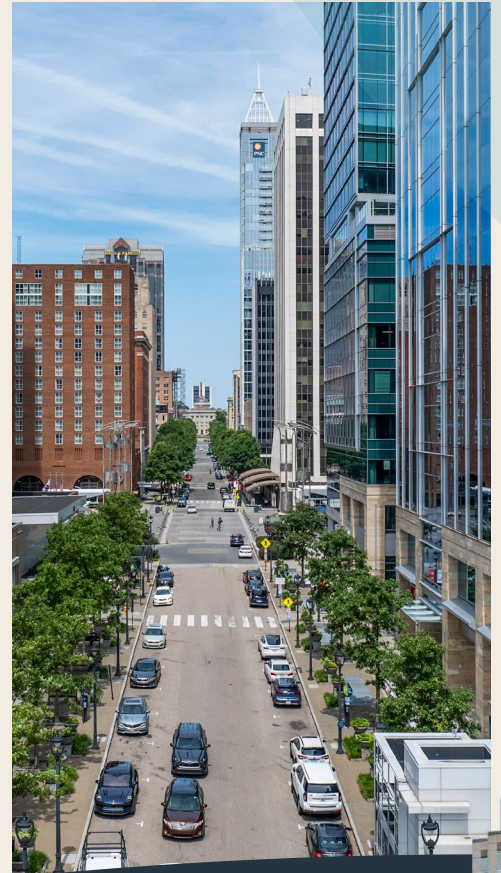
Downtown perks, without the Downtown price.

Located in the heart of the city, walkable to some of Raleigh's finest dining, entertainment venues, hotels, and services.

Tenants enjoy the modern comforts and vibrant atmosphere 333 Fayetteville provides.

FAST FACTS

- » Grand street-level lobby, including collaboration zones, tenant lounge, and meeting space
- » 1,300 SF 2nd floor conference room + breakout room, complimentary to tenants
- » Fully modernized HVAC system
- » On-site secure storage
- » Pet-friendly building
- » Convenient on-demand parking
- » Ongoing tenant appreciation events
- » Move-in ready spec suites available



Concierge-quality on-site management, full-time janitorial and security service, and curated tenant events.

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Something for everyone, from incubator to HQ.

With available spaces ranging from 766 RSF up to 11,000 RSF, 333 Fayetteville can accommodate a wide range of tenant space needs.

AVAILABILITIES

1400 10,955 RSF — *full floor*

600 10,955 RSF
ideal for tech user

505 1,618 RSF

516 3,742 RSF — *fully furnished
move-in ready*

410 3,265 RSF **Move-in Ready**
420 2,105 RSF **Spec Suites**
430 1,090 RSF *flexible lease terms*
450 3,375 RSF — *available 12/1/2026*

Shared breakroom for 4th floor tenants

225 6,790 RSF

LEASE RATE

\$31.00 per rsf, full service

Below market
rental rate

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The neighborhood



WALKABILITY

With a **Walk Score of 97**, the highest in the region, tenants can enjoy the plentiful amenities just steps away.

ACCESSIBILITY

Located less than a mile from Capital Blvd and Union Station, Raleigh's state-of-the-art transportation hub for the rapid bus system, commuter train and future light-rail, tenants are equipped with multiple convenient commute options.

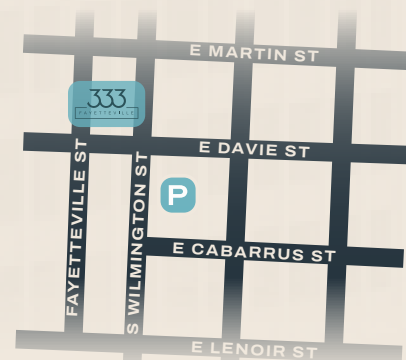
165+ restaurants and bars

100+ bars, breweries, music venues, and clubs

104 lunch spots in downtown

 *more than any other submarket in the Triangle*

1500+ hotel rooms



PARKING

Primary parking in the Red Hat Garage 1 block from the building and 15+ additional parking options (surface lots and decks) within a 1-mile radius.



Fayetteville Street, it's all happening here.

Fayetteville Street has always been Raleigh's vibrant core—a center for commerce, culture, and entertainment. From major music and arts festivals to diverse shopping and dining, it offers something for everyone

With major projects like the expanded Raleigh Convention Center and the new Red Hat Amphitheater, Fayetteville Street is poised to remain Raleigh's premier destination.

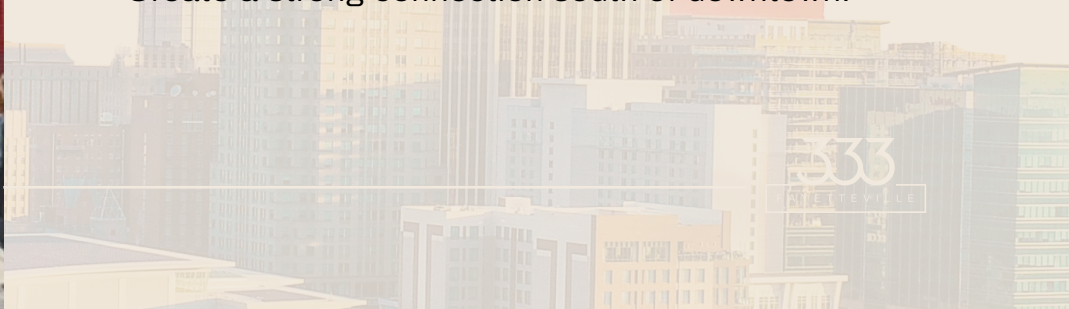
For growing companies and corporate leaders alike, 333 Fayetteville offers an unmatched opportunity to be part of Raleigh's dynamic future.



Fayetteville Street Renaissance

Exciting Revitalization Plans

- Create a vibrant, pedestrian-friendly streetscape.
- Build a strong foundation to maintain a clean, safe, and vibrant environment.
- Develop a family-friendly itinerary and safe-route around attractions.
- Build a unique district identity: "North Carolina's Main Street".
- Celebrate Raleigh's Black Business District.
- Expand housing options and encourage mixed-use development for a healthy mix of residents, workers, and visitors.
- Reposition City Plaza as downtown's front porch.
- Grow the arts and entertainment district.
- Create a strong connection south of downtown.



Vibrant city life

Raleigh and the surrounding Research Triangle Region has consistently outpaced the nation in growth for over three decades.

Fueled by a robust ecosystem of world-class universities, a highly skilled workforce, and a culture of innovation, the city has solidified its position as a global leader in life sciences and technology.

With exceptional quality of life, Raleigh is not only a great place to work — it's an outstanding place to live and play.

NO. 2

best performing large city

Milken Institute, Feb. 2024

NO. 2

hottest housing markets in the U.S.

U.S. News and World Report, Feb. 2024

NO. 3

best place to live raleigh and durham

U.S. News and World Report, April 2024

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Raleigh's past meets your future

A LEGACY OF INNOVATION

In 1961, 333 Fayetteville dared to define the Raleigh skyline. A bold statement of modernist architecture, it was a city-first, mirroring the iconic Seagram Building in New York City. When the massive "million-dollar plan" was completed in 1965, the new building stood as Raleigh's tallest skyscraper at 15 stories high and is a towering testament to Raleigh's evolution.

Today, as downtown Raleigh continues to flourish and grow around it, this historic landmark seamlessly blends its storied past with the demands of a modern workforce. Revitalized with cutting-edge technology and amenities, 333 Fayetteville offers an exceptional workspace where tradition meets innovation and stands ready to serve the next generation of innovators and leaders making their mark on the city.

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DOWNTOWN RALEIGH

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for lease + details

Esther Austin

eaustin@trinity-partners.com
919.618.5484

Boss Poe, CCIM

bpoe@trinity-partners.com
919.868.0016

Garrett Lewis

glewis@trinity-partners.com
919.360.6108

3020 Carrington Mill Blvd., Suite 425
Morrisville, NC 27560
919.674.3690 | trinity-partners.com

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