



# PNC PLAZA

301 FAYETTEVILLE STREET | RALEIGH, NC 27601

 Highwoods®

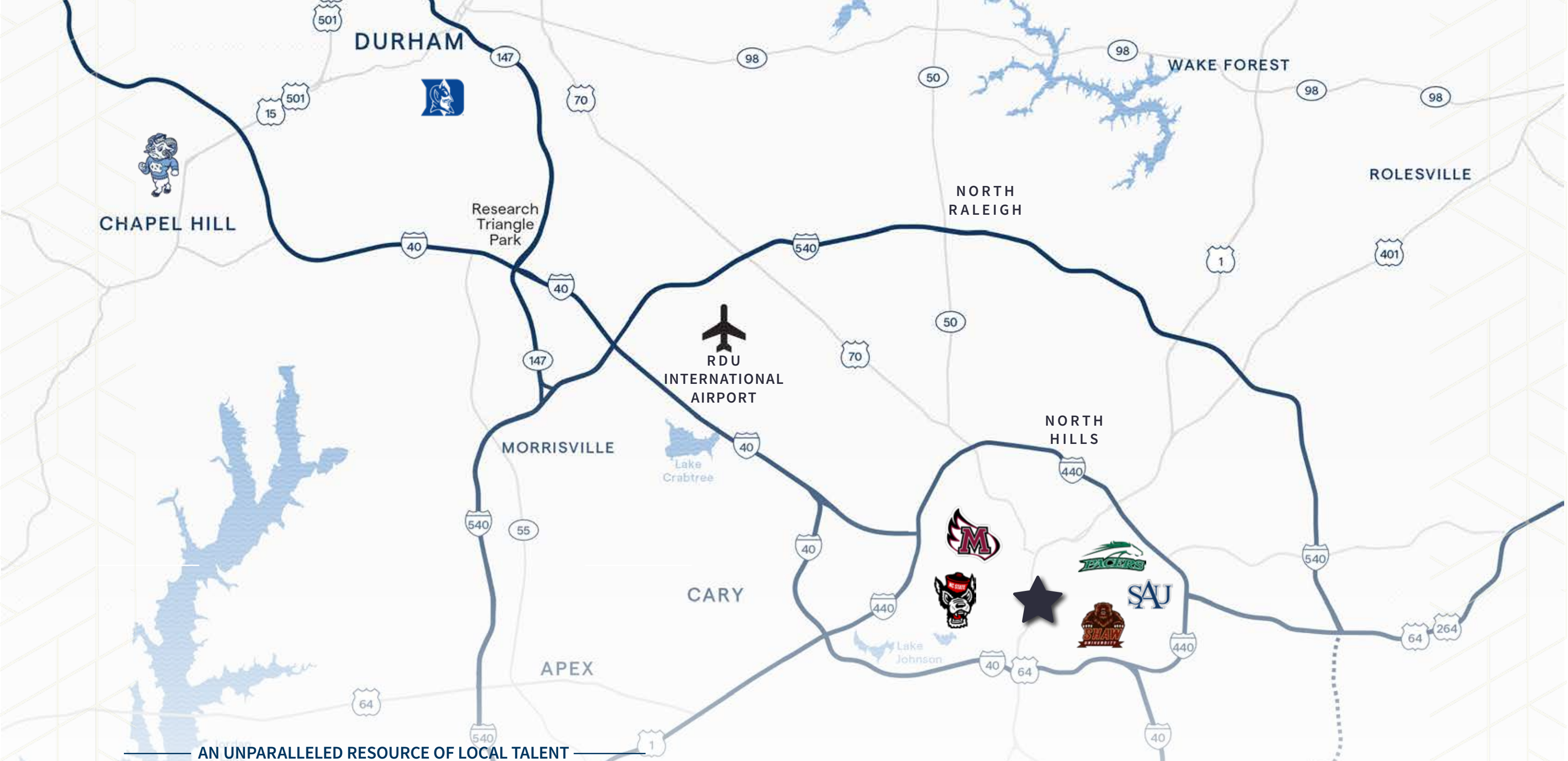
A SEAT ON THE CITY'S SKYLINE

# THE POWER OF PLACE

PNC Plaza stands tall as a beacon of sophistication and modernity in the bustling heart of downtown Raleigh. Its status as the inaugural highrise mixed-use development in the area is a testament to its pioneering spirit and forward-thinking design.

Ascending 33 stories into the sky, PNC Plaza dominates Raleigh's skyline, proudly claiming the title of the city's tallest structure. With its sleek façade and impressive stature, it commands attention and admiration from both residents and visitors alike. Spanning an expansive 760,000 square feet, this Class A mixed-use tower offers unparalleled luxury and convenience, round-the-clock security, abundant parking, and a plethora of dining options.

Total Building:	760,000 SF
Office Component (11 Floors):	276,685 SF
Retail (1 Floor):	16,000 SF
Typical Office Floor Size:	25,500 SF
Total In-Building Parking:	350 Spaces
Additional Parking Deck:	528 Spaces
Walk Score:	98



AN UNPARALLELED RESOURCE OF LOCAL TALENT

# TALENT SUPER HUB

PNC Plaza is situated in the heart of Raleigh, providing unparalleled access to major transportation routes and bustling business centers. With its prime location, businesses thrive by being at the epicenter of the region, connecting seamlessly with customers and highly-skilled talent throughout the Triangle.

## #4

HIGHEST CONCENTRATION OF PHDS IN THE COUNTRY

## 176K

STUDENTS ENROLLED IN HIGHER EDUCATION

## 65K

TRIANGLE GRADUATES EACH YEAR

SOURCE: RESEARCH TRIANGLE REGIONAL PARTNERSHIP



MARTIN MARIETTA  
CENTER FOR  
PERFORMING ARTS

RALEIGH  
CONVENTION  
CENTER

RED HAT  
AMPHITHEATER

UNION  
STATION

WAREHOUSE  
DISTRICT

NASH  
SQUARE



SUPREME COURT OF  
NORTH CAROLINA

STATE  
CAPITOL

N.C. MUSEUM  
OF NATURAL SCIENCE

N.C. MUSEUM  
OF HISTORY

MOORE  
SQUARE

MARBLES  
MUSEUM

IMAX  
THEATER

CENTER OF IT ALL

# THE NEIGHBORHOOD

A workplace's #1 amenity is the lifestyle and convenience it provides. Surrounded by a thriving neighborhood with a variety of talent-supportive services such as restaurants, coffee shops, live entertainment, healthcare and multiple hotels, PNC Plaza provides the best of downtown just steps from the door.

THE ENTERTAINMENT CAPITOL

# DOWNTOWN RALEIGH



NC SYMPHONY



IBMA BLUEGRASS FESTIVAL



CAROLINA BALLET



FIRST NIGHT RALEIGH



MOORE SQUARE



MORGAN STREET FOOD HALL



CONTEMPORARY ART MUSEUM



## RETAIL AND DINING

165+  
RESTAURANTS

115  
RETAILERS

## PARKS AND GREENSPACE

491  
ACRES OF PARKS

97  
WALK SCORE

## ARTS AND ENTERTAINMENT

54  
FESTIVALS

650K  
VISITORS

## HOTELS AND CONFERENCING

1,657  
HOTEL ROOMS

15K  
SF MEETING SPACE

## RESIDENTIAL

7,914  
UNITS

2,034  
UNITS UNDERWAY

## OFFICE AND EMPLOYEES

45K+  
EMPLOYEES

280K  
SF OFFICE SPACE

Nestled amidst historic architecture, downtown Raleigh serves as the heart of the city, offering a diverse range of attractions and amenities. From trendy restaurants and cozy cafés to eclectic boutiques and art galleries, there is something for everyone in this dynamic urban center. With its lively streets, bustling entertainment venues, and proximity to parks and green spaces, downtown Raleigh truly embodies the essence of a thriving urban community, where people can live, work and play.

COMPREHENSIVE SECURITY

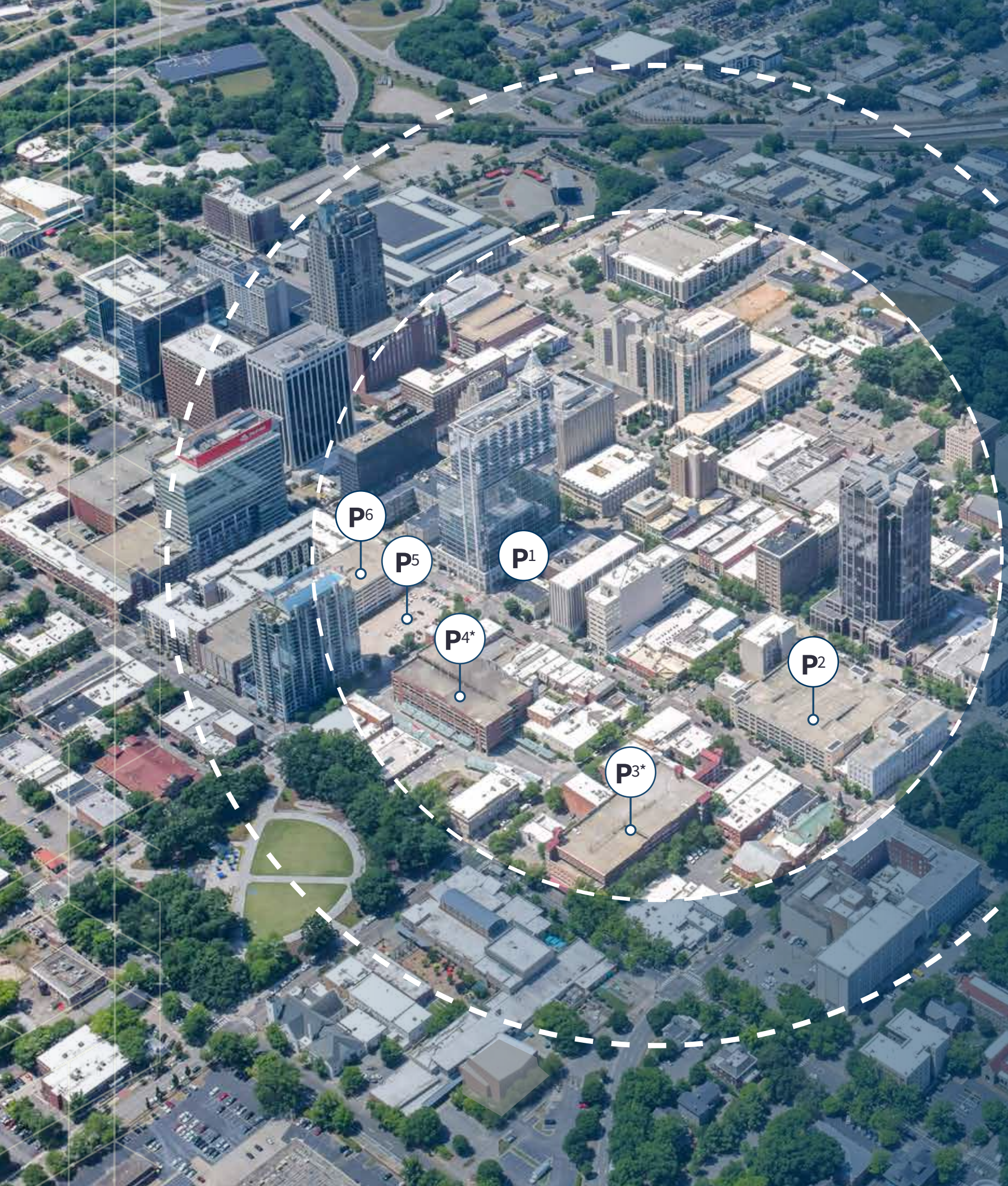
# PEACE OF MIND

At PNC Plaza, peace of mind is paramount. Our comprehensive security measures ensure the safety and well-being of everyone within our premises. With round-the-clock onsite security personnel rest assured that your safety is our top priority. Whether it's day or night, our vigilant team is committed to maintaining a secure environment, allowing you to focus on what matters most with confidence and peace of mind.



HIGHWOODS HAS IT COVERED

# PLENTIFUL PARKING



P1

PNC PLAZA  
350 SPACES



P2

150 PARKING  
743 SPACES



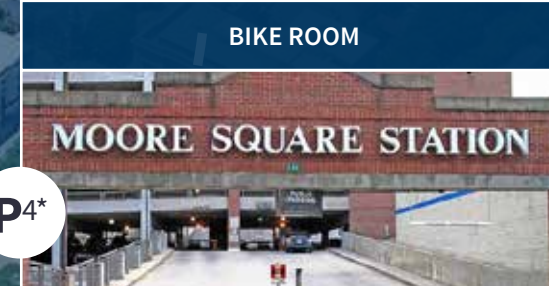
P1

BIKE ROOM



P3\*

WILMINGTON STREET  
723 SPACES



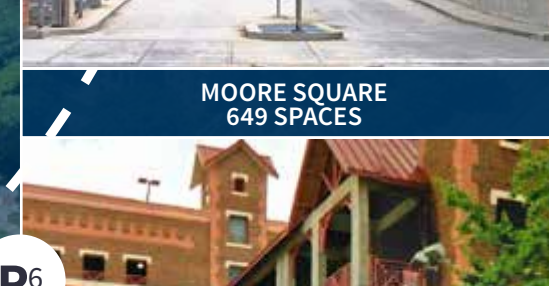
P4\*

MOORE SQUARE  
649 SPACES



P5

THE EDGE LOT  
54 SPACES



P6

BLOUNT STREET  
528 SPACES

*\*Wilmington Street and Moore Square parking decks owned/ leased/managed by the City of Raleigh.*

“ IF YOU STIMULATE TALENT AT THE START,  
NOURISH THEM AT NOON AND HYDRATE THEM  
AT HAPPY HOUR...THEY'LL KEEP COMING BACK.”

ATTRACTING AND RETAINING TOP PERFORMERS

# FUELING TALENT

We recognize that our customers are our most valuable business assets. Our goal is to create a thriving ecosystem that enables our customers to embrace a vibrant community.



LESS THAN A 3-MINUTE WALK



ORO



MECCA



BITTER SWEET



MANHATTAN CAFE



LESS THAN A 5-MINUTE WALK

lucettegrace

SONO  
sushi restaurant bar

THE RALEIGH TIMES



SUBWAY





FAYETTEVILLE STREET

# NORTH CAROLINA'S MAIN STREET

Stretching through the heart of downtown, Raleigh's Fayetteville Street is lined with history, culture and charm. Connecting Raleigh's rich heritage while showcasing the city's growth and economic development, Fayetteville Street embodies the spirit of connection and community.

ALL UNDER ONE ROOF

# YOU'VE COME TO THE RIGHT PLACE<sup>®</sup>

We have an unwavering commitment to providing comprehensive service and tailored solutions to meet your needs. Our headquarters is right here with you—on Fayetteville Street.

## LIVEMETER

Our LiveMeter program tracks, monitors and controls electrical service in the effort of reducing our carbon footprint and building a sustainable future for generations to come.

## VERSAPAY

Pay bills entirely online with VersaPay at [secure.versapay.com](https://secure.versapay.com). It's a fast and secure way to take care of business and go green.

## SERVICELINK

Customers can request maintenance service online at [highwoods.com/servicelink](https://highwoods.com/servicelink). Our on-site maintenance technicians jump to respond immediately to your request.

## SMARTPARK

SmartPark is a state-of-the-art automated hands-free parking system featuring easy in and out access, mobile parking validations and 24/7 parking support.

## WE'RE HERE WITH YOU

Officing at PNC Plaza means more than a prime location, exceptional access and superior amenities. It also means a local partner is waiting to serve you.



**DEREK KEEFER**  
PROPERTY MANAGER



**LESLEY GUIN**  
Administrative Assistant



**LOUIE GOMEZ**  
Maintenance Technician



**JOHN HOGAN**  
Sr. Director of Leasing

## AND HERE FOR YOU AS YOU GROW

Flexibility is a critical aspect of adapting to changing market dynamics and expanding opportunities. Having flexible space allows us to accommodate those fluctuating demands. Whether it's adding additional workstations, expanding meeting rooms or reconfiguring layouts, we are here to meet your evolving business needs. With 1.4MM SF of Class A office space here in downtown Raleigh, we will make every effort to partner and grow with you every step of the way.



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 **Highwoods**®