



1000 SOCIAL

1000 SOCIAL STREET • MIDTOWN RALEIGH • NC • 27609

THE
EXCHANGE
RALEIGH

YOUR NEW HQ, FUTURE-READY



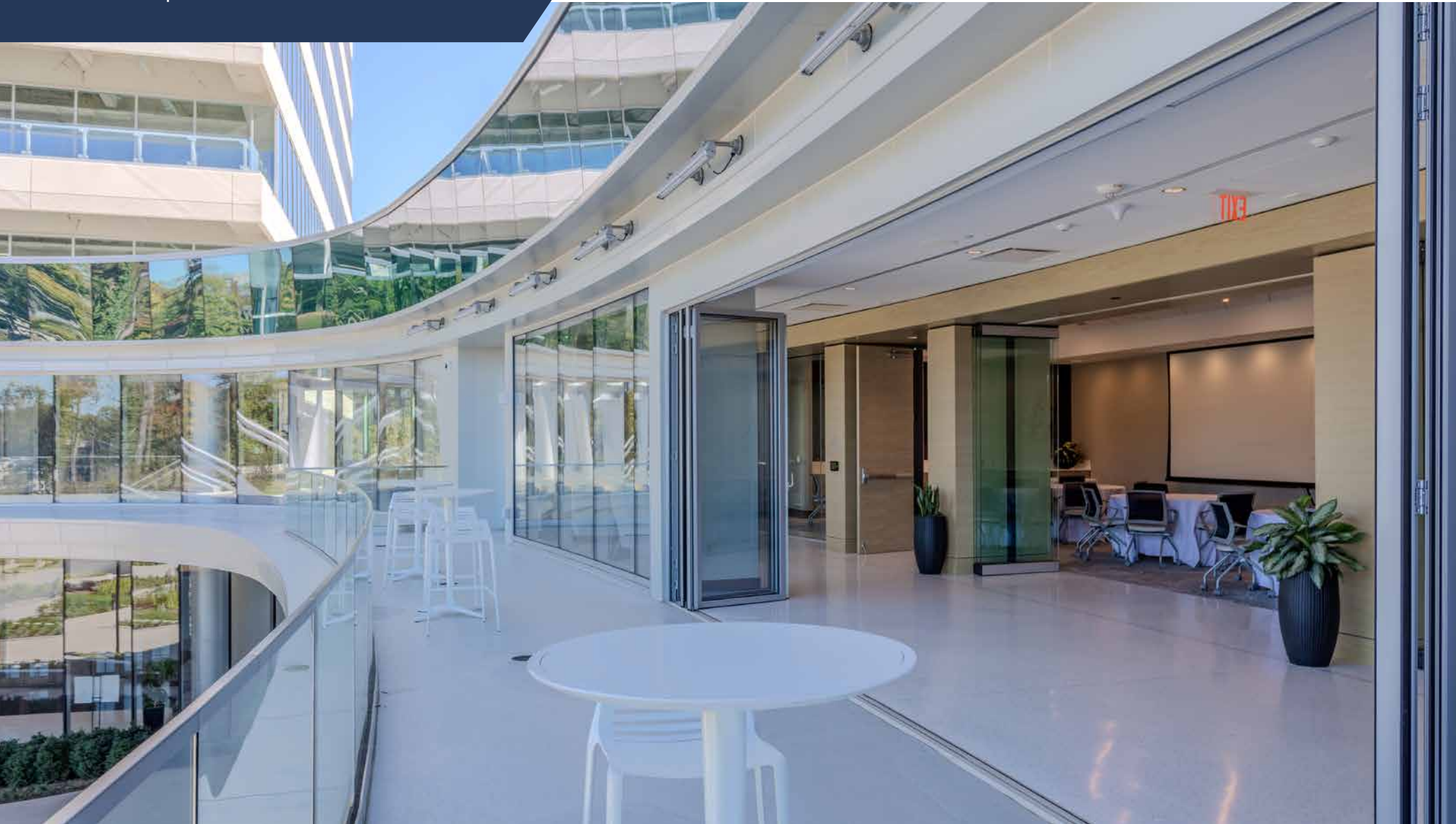
100 SOCIAL is delivered and ready for tenant upfits!

1000 SOCIAL BUILDING

- > **DELIVERED APRIL 2024**
- > 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
- > First LEED + WELL certified project in Raleigh

THE HIGHLIGHTS

- > High-impact signage opportunities with visibility from Highway 440
- > Five ground floor retail tenants (and counting!): The Optimist Raleigh (WRK), Peregrine, Bongiorno & Son, Toastique, Mezcalito, and Capulet



WHERE AMBITION STANDS TALL

SPECIFICATIONS

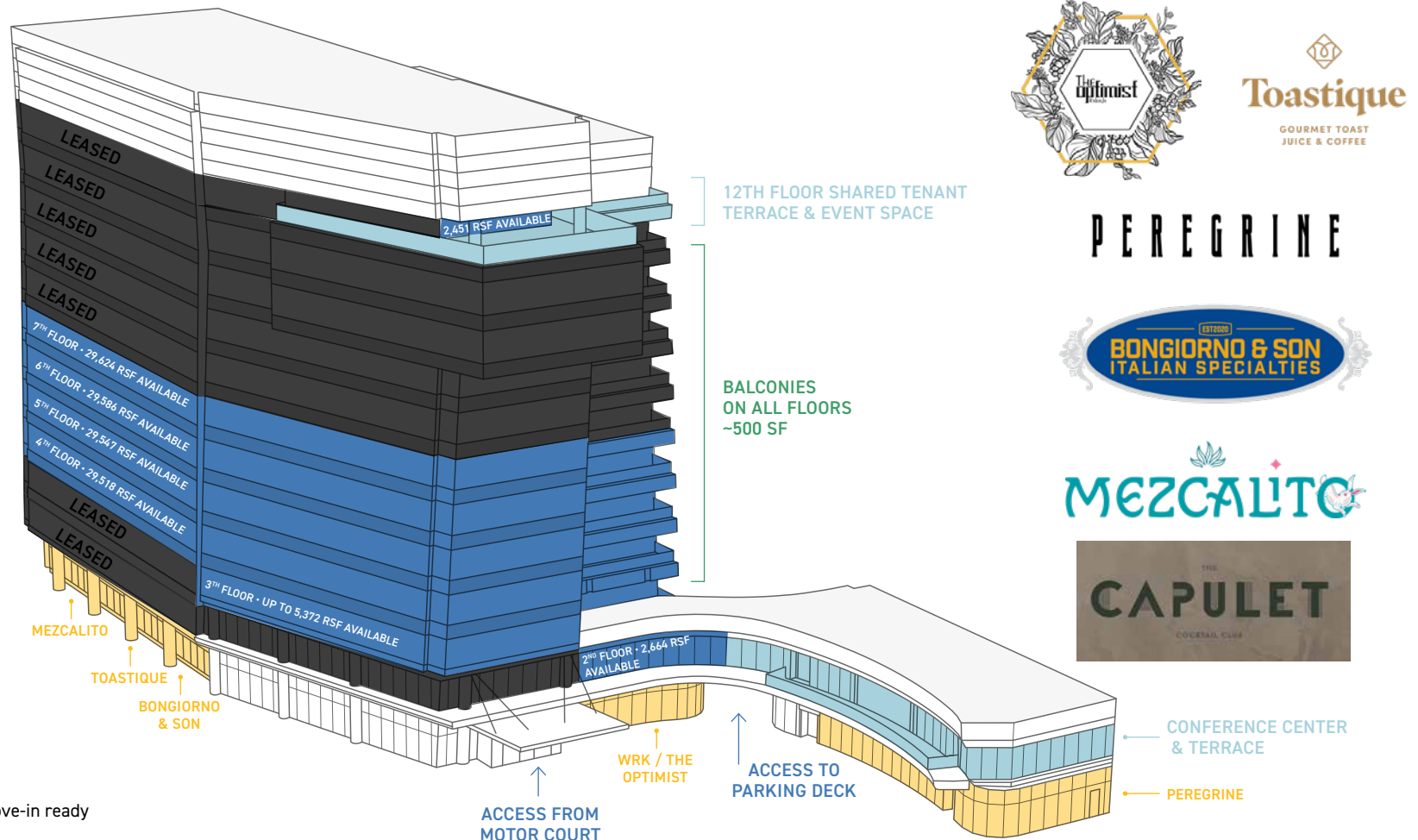
- > 10' finished ceilings – 13'6" unfinished
- > Single tenant, full-floor plan with ample private balcony
- > 360° views

RETAIL FEATURES

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

FLOOR RSF AVAILABLE

12TH	2,451 RSF
11TH	LEASED
10TH	LEASED
9TH	LEASED
8TH	LEASED
7TH	29,624 RSF
6TH	29,586 RSF
5TH	29,547 RSF
4TH	29,518 RSF
3RD	UP TO 5,372 RSF
2ND	2,664 RSF
GROUND	LOBBY - RETAIL



*Spec suites are available now and move-in ready

MOVE-IN READY SUITES AVAILABLE NOW!

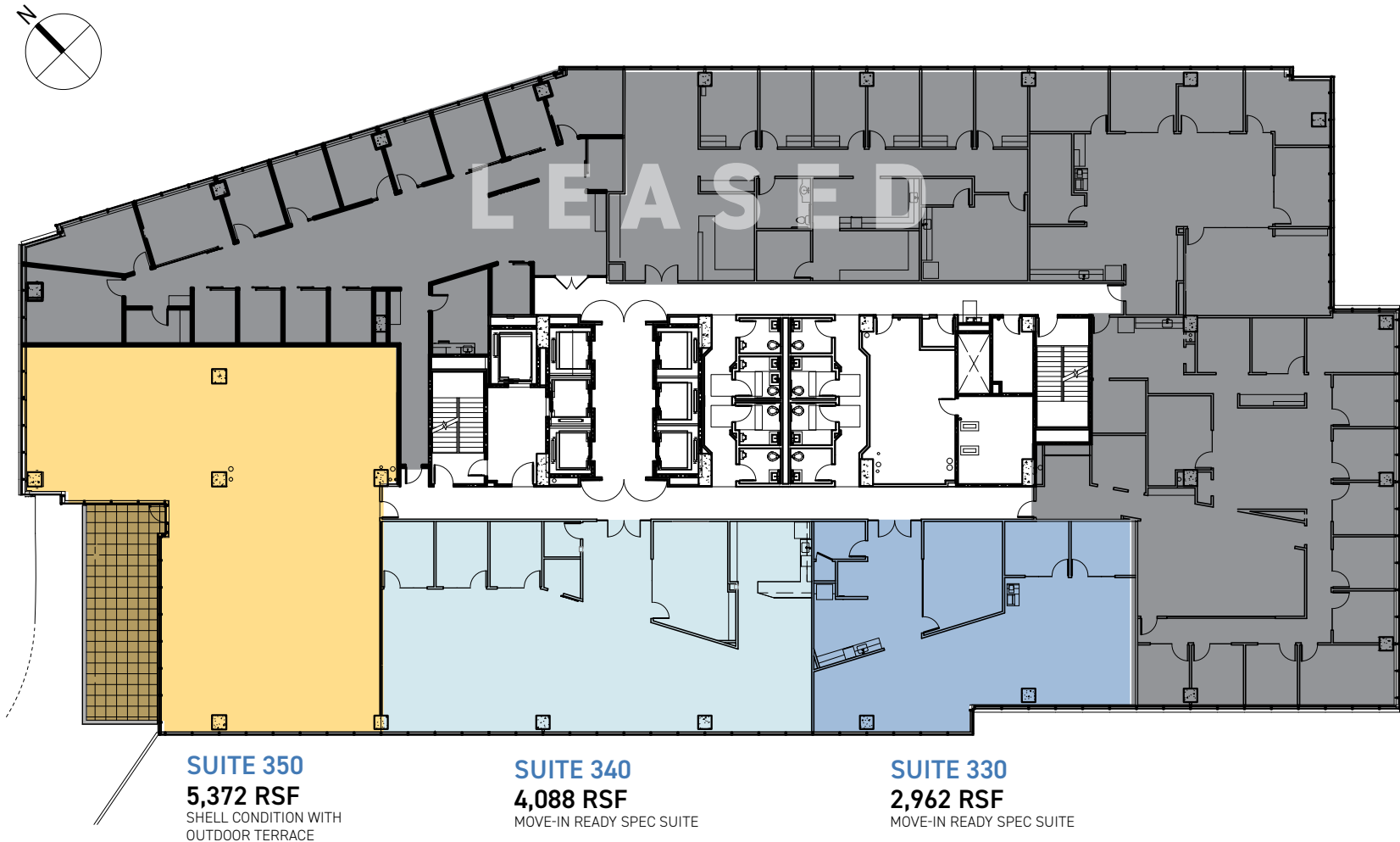
Explore our hassel-free, cost effective,
and time saving spec suites

FLOORPLAN 3RD FLOOR

MULTI-TENANT FLOOR VARIOUS SUITE SIZES AVAILABLE

SPEC SUITES AVAILABLE NOW!

Available now and move-in ready providing
hassel-free decision making and speed to
occupancy.



3RD FLOOR SPEC SUITE PHOTOS

Explore our hassel-free, cost effective, and time saving spec suites

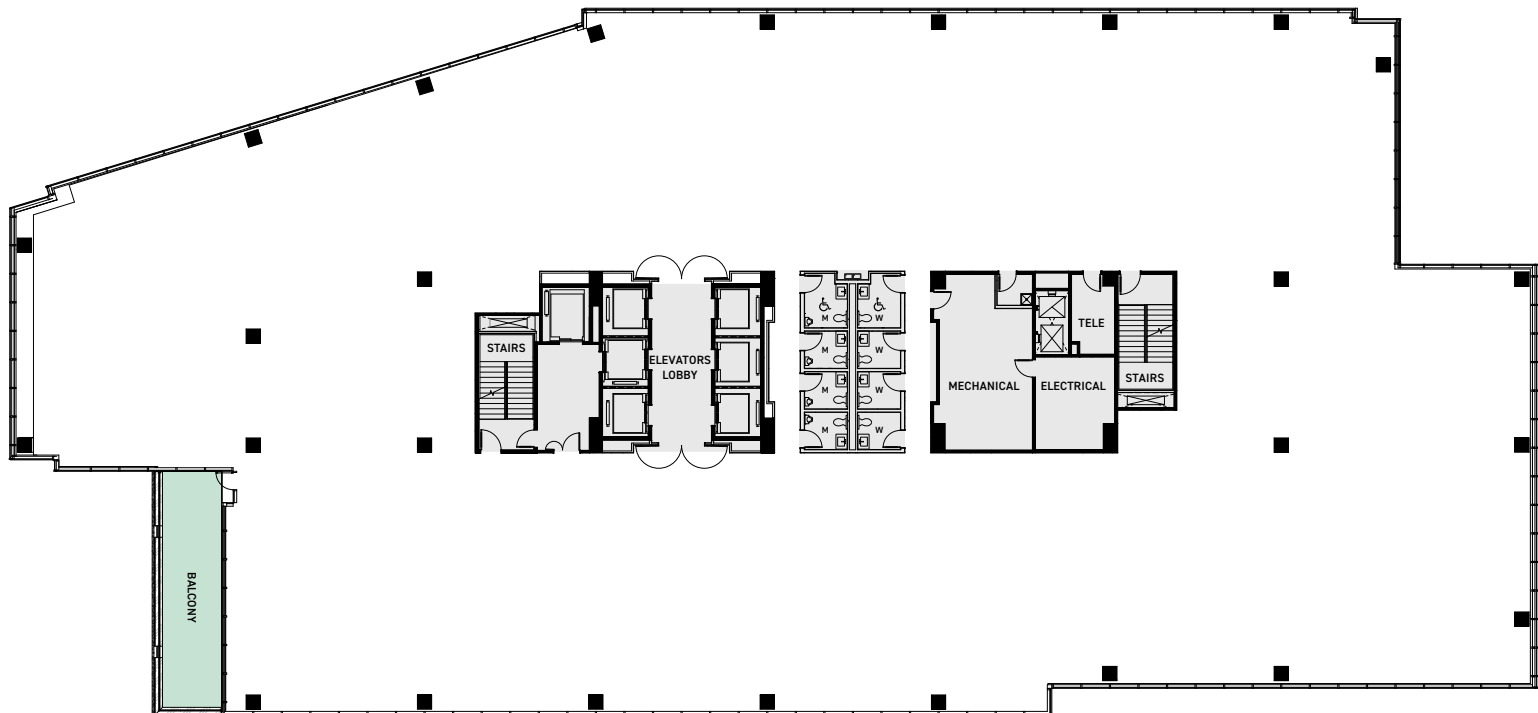


DESIGN THAT ALIGNS WITH PERFORMANCE

TYPICAL FLOORPLAN 4TH–7TH FLOOR

RENTABLE AREA

7 TH	29,624 RSF
6 TH	29,586 RSF
5 TH	29,547 RSF
4 TH	29,518 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 with touchless entry

DEDICATED SERVICE ELEVATOR

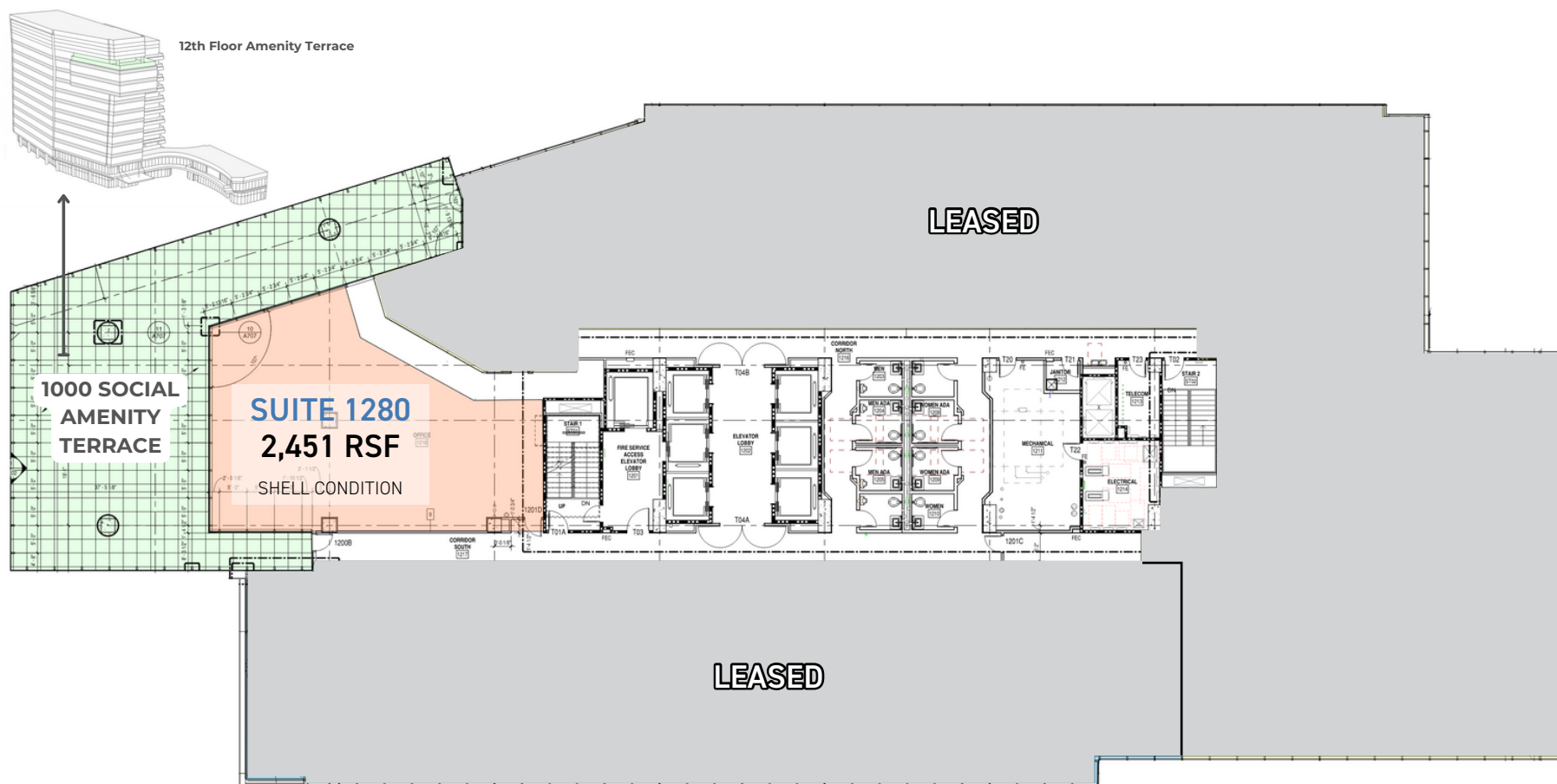
One (1) 4,500 lb. high-speed traction machine room-less elevator for service from the level one service vestibule to office floors two through twelve

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")

ONE TOP FLOOR SPACE REMAINING!

12TH FLOOR
2,451 RSF AVAILABLE



AS WIDE AND FLEXIBLE AS YOU NEED

TYPICAL FLOORPLAN 4TH-7TH FLOOR

FULL FLOOR
±29,700 RSF

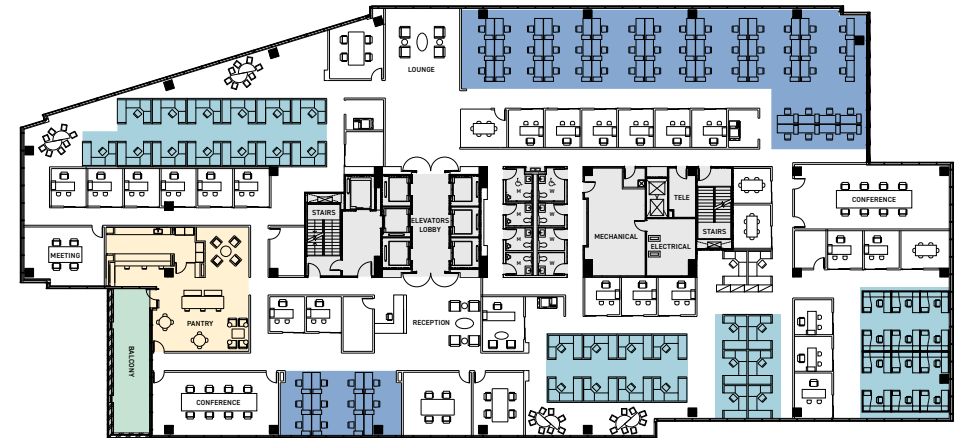


SAMPLE MULTI-TENANT TEST FIT



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

SAMPLE SINGLE-TENANT TEST FIT



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

- MINDFUL SEATING LAYOUT
- TRADITIONAL LAYOUT
- BALCONY
- PANTRY

Opportunity:

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

SEAMLESS VEHICULAR ENTRIES

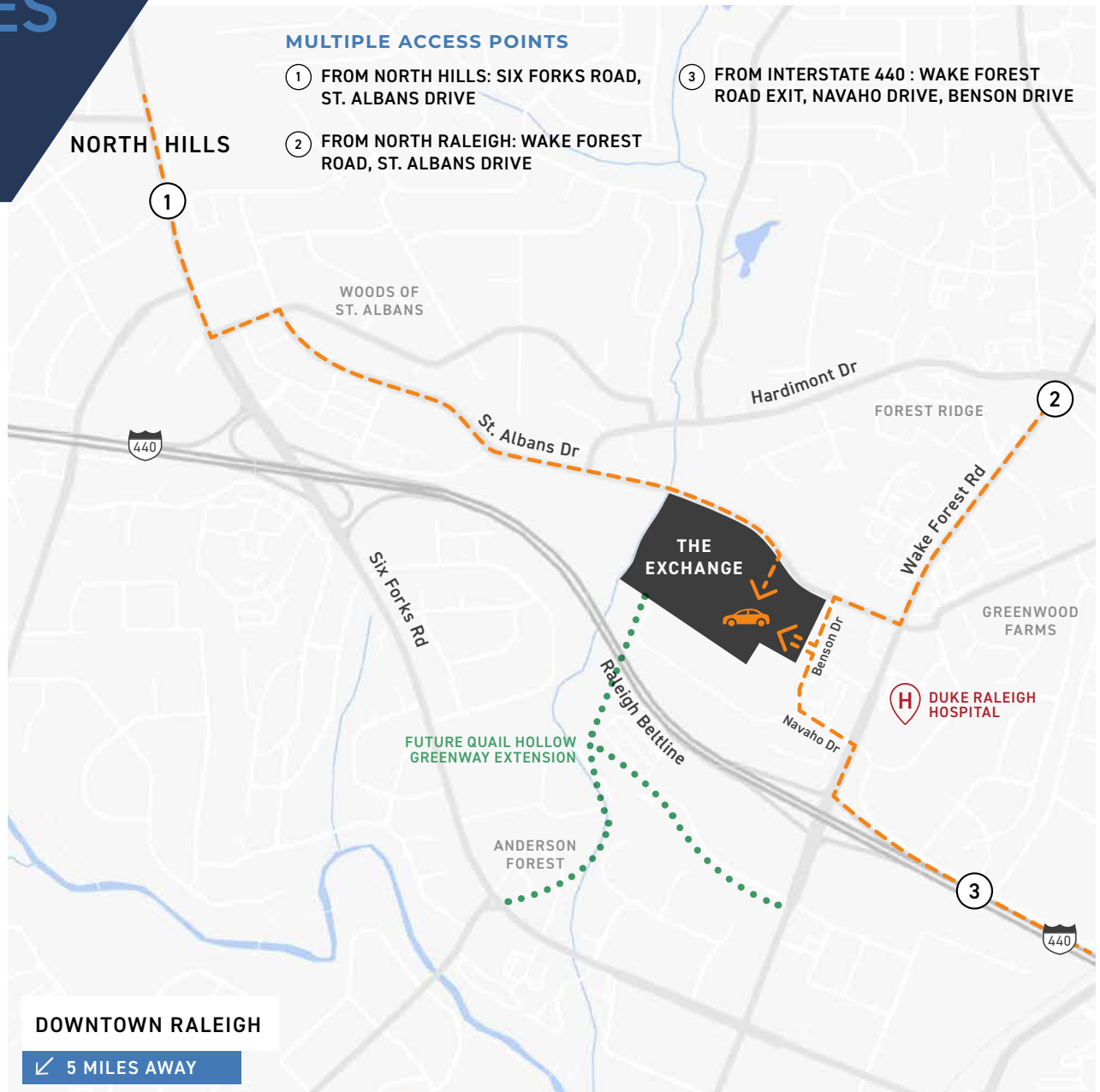
Driving your business forward with convenient accessibility no matter where you're coming from.

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



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

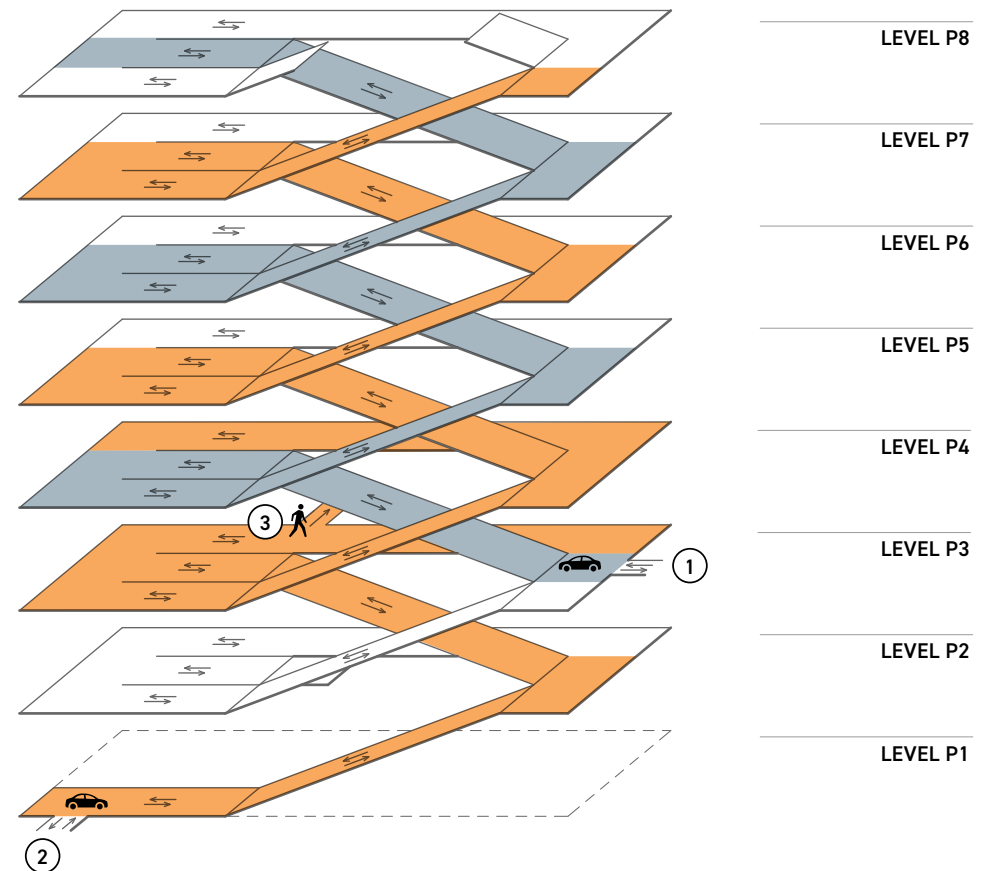
- ① MAIN ENTRANCE
- ② SECONDARY ENTRANCE
- ③ PEDESTRIAN ACCESS TO 1000 SOCIAL

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.

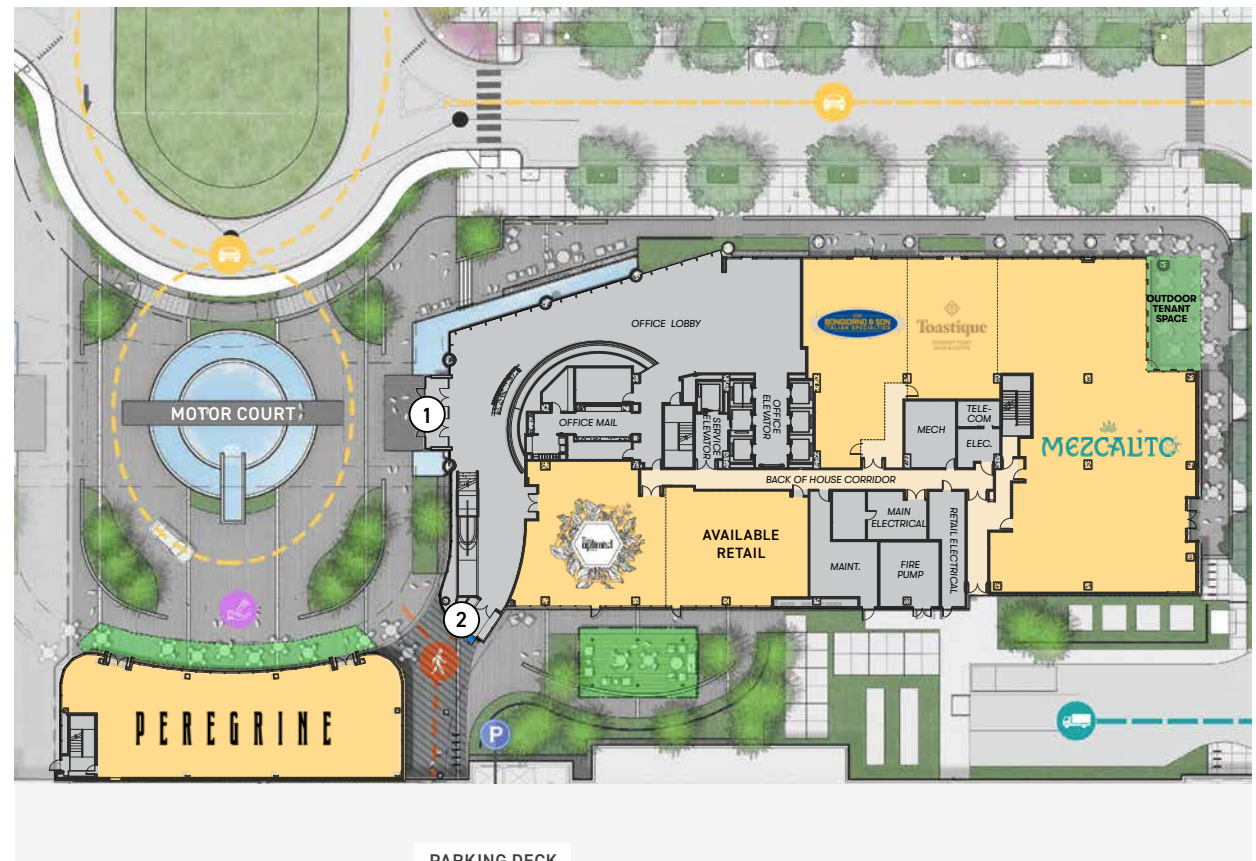
- > Parking deck elevator cab with transparent back to ensure visibility and security
- > Covered motor court landing
- > On-site full-service concierge
- > Dedicated service elevator adjacent to the main lobby
- > Hands-free entrance door opening
- > 24/7 security camera recording in public areas

MAIN PEDESTRIAN ACCESS

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

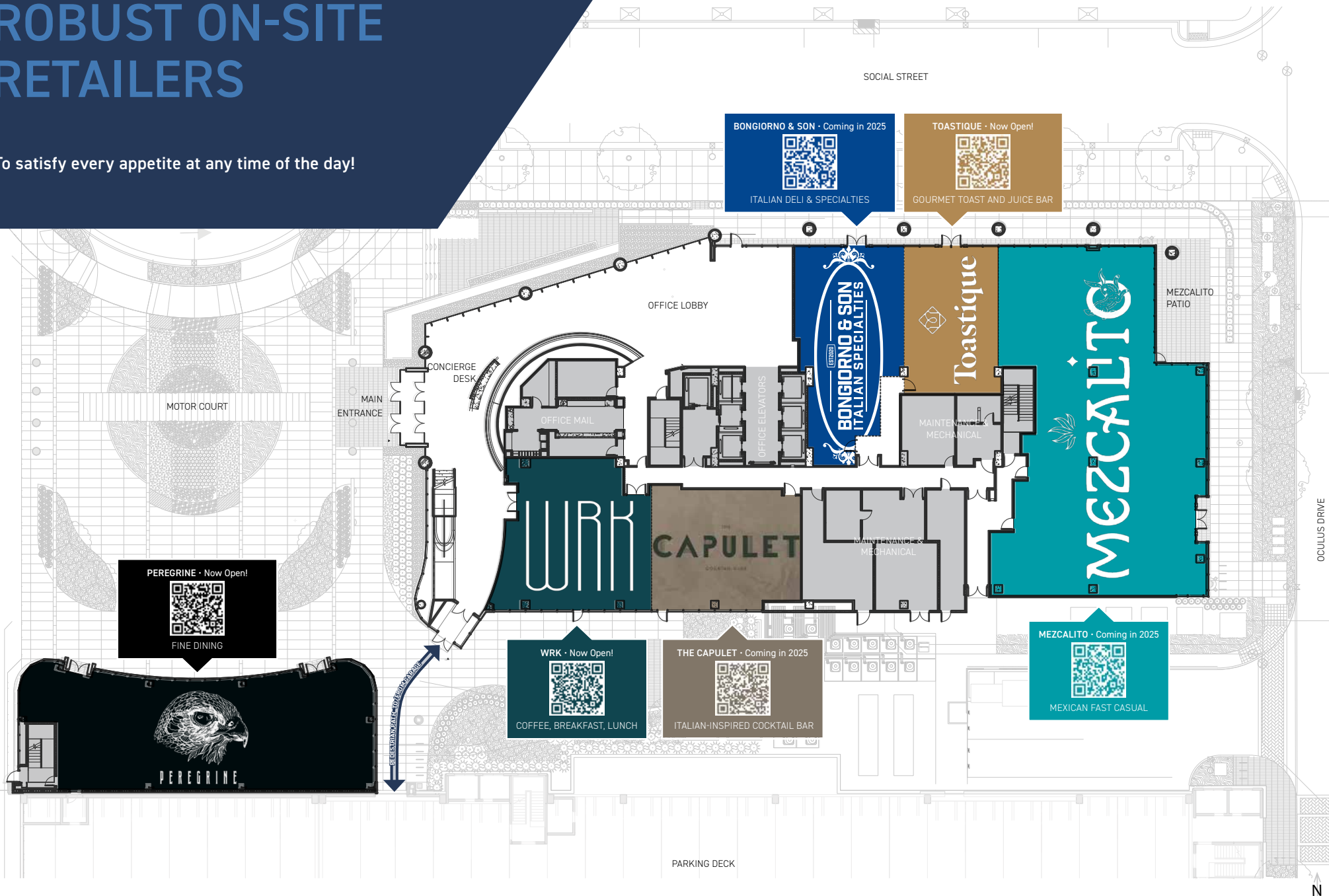
SAFETY FIRST

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.



ROBUST ON-SITE RETAILERS

To satisfy every appetite at any time of the day!



THE CENTER OF EVERY EXCHANGE

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



Conferencing Center Features

- > Rent by Reservation
- > Fully equipped event center
- > Flexible configurations with retractable partitions to accommodate groups of all sizes
- > State-of-the-art AV package
- > Pre-function space spills out to the outdoor terrace promoting wellness, collaboration, and creativity
- > Adjacent kitchen space equipped to deliver catering services flawlessly

CONFERENCE ROOM ON SECOND FLOOR

OPEN LAYOUT FLEXIBLE ROOM CONFIGURATIONS

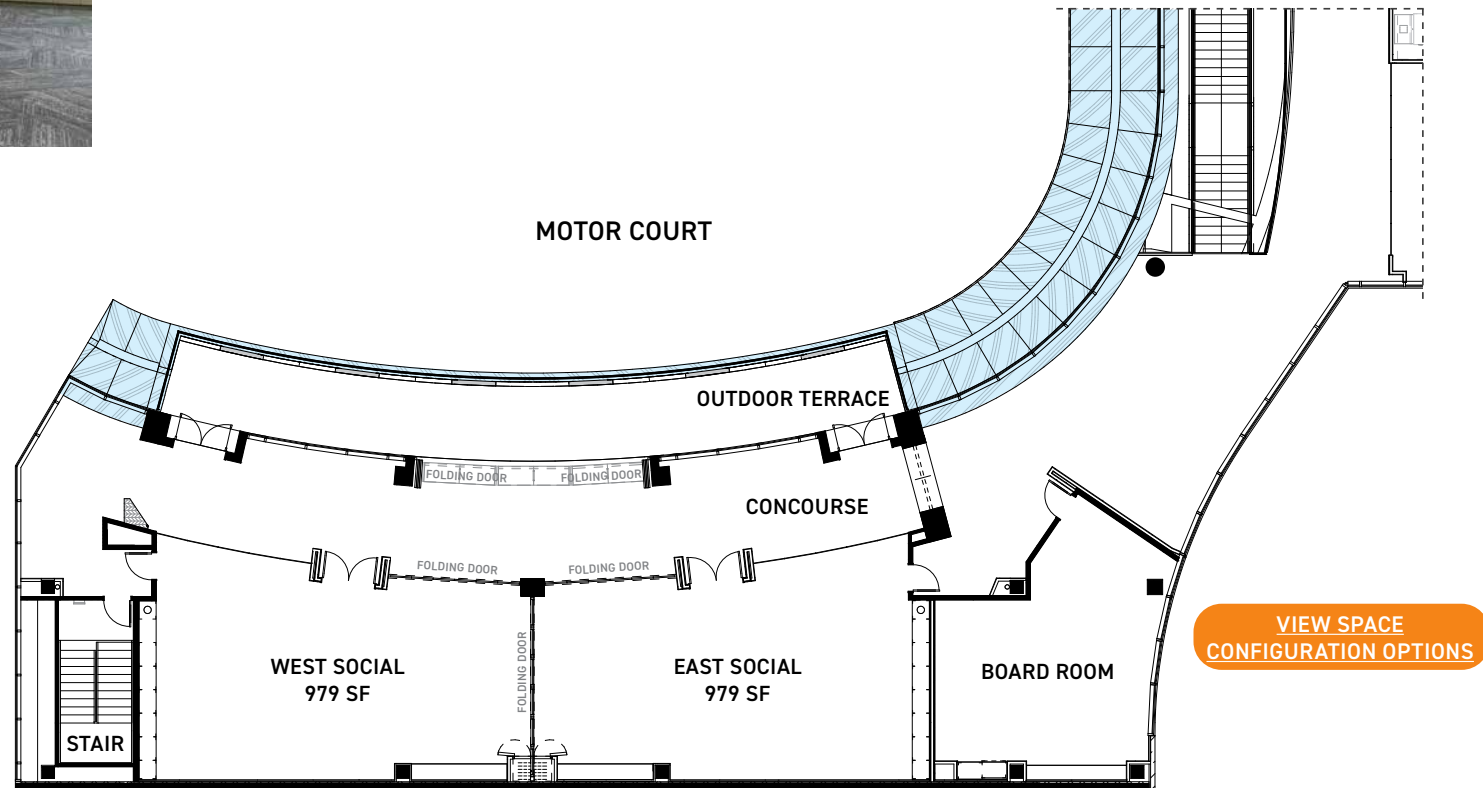
Social Room

- > Extron Control + Distribution
- > Extron Room Scheduling
- > Samsung Displays
- > Epson Projectors
- > Sennheiser Microphones
- > Vaddio Pan/Tilt/Zoom Cameras

Board Room

- > Extron Control + Distribution
- > Extron Room Scheduling
- > Samsung Display
- > Bose Videobar

1000 SOCIAL [VIEW](#)

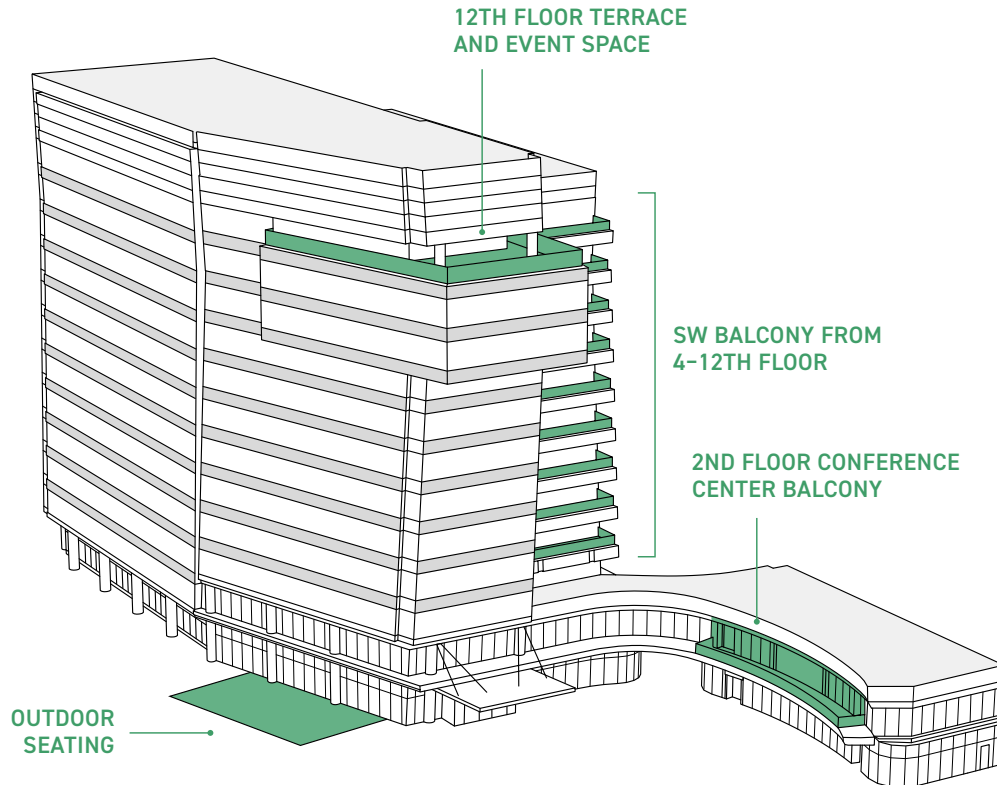


TAKE YOUR MEETINGS OUTSIDE

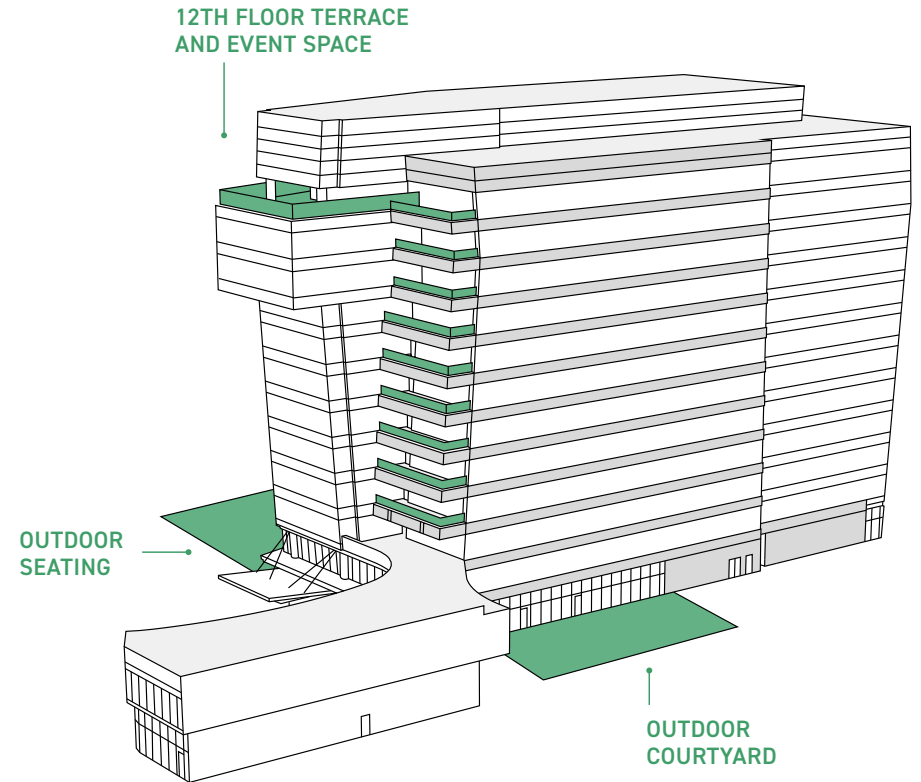
With 16,000 SF of outdoor space, 1000 SOCIAL promotes collaboration, enhances wellness and boosts creativity.



NORTH-WEST VIEW



SOUTH-WEST VIEW

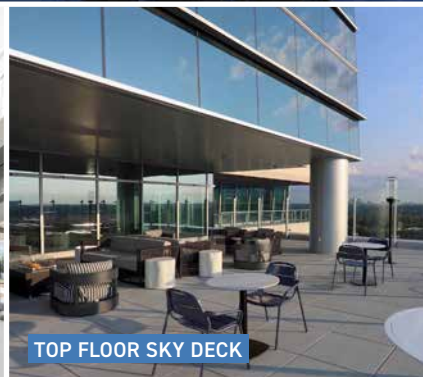


ON-SITE AMENITIES

1000 SOCIAL offers unparalleled on-site amenities that prioritize health, wellness, productivity, and convenience.



FRONT DESK CONCIERGE



TOP FLOOR SKY DECK



INDOOR COLLABORATION



OUTDOOR COLLABORATION



PLANT NURSERY



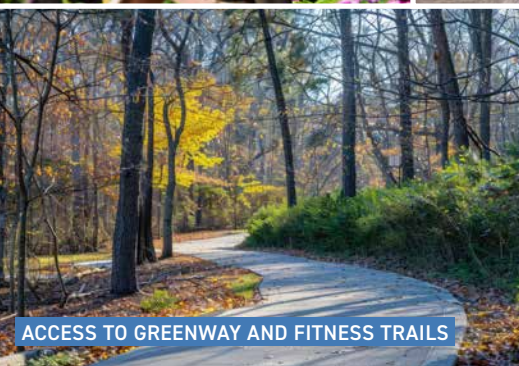
STATE-OF-THE-ART CONFERENCING



CAR WASH AND DETAILING



DRY CLEANING



ACCESS TO GREENWAY AND FITNESS TRAILS



DOG PARK



TERRACE



FOOD & BEVERAGE RETAILERS

LEED + WELL

1000 Social is the first office building in Raleigh that is both LEED and WELL certified.



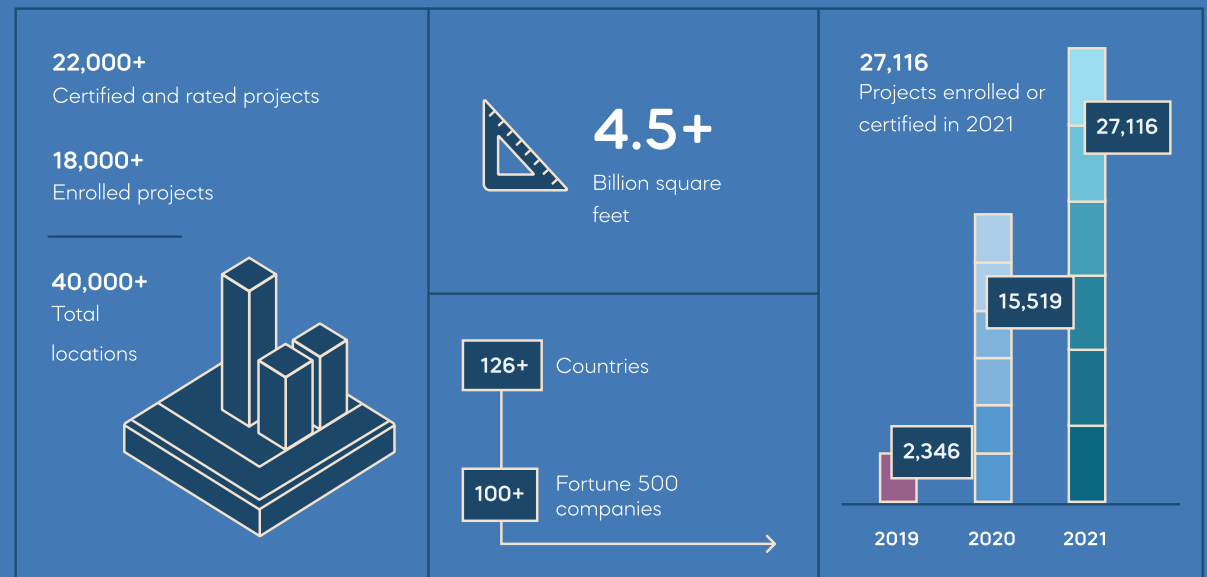
WELL SETS THE STANDARD FOR HEALTH LEADERSHIP

The most widely used green building rating system in the country, LEED has been around since 1993 and has become synonymous with sustainable building practices. WELL, on the other hand, is a newer standard (launched in 2013) that focuses on human health and wellbeing. Both programs are administered and certified by the Green Business Certification Incorporation (GBCI).

The WELL Building Standard® is the world's first architectural benchmark focused exclusively on human health and wellbeing. Essentially, it is a roadmap for building spaces that put people first with design decisions that facilitate healthy and sustainable practices. From our perspective, investing in the WELL process is indicative of our belief that healthy people are happy and productive people, and that luring folks back to the office requires something more than break room ping pong tables and beers on tap. We believe that people want to be in a place where they feel good, and that working well means more than punching the clock and burning the midnight oil.

Leading brands use WELL as their evidence-based roadmap to enhance employee productivity, attract and retain top talent, demonstrate leadership and strengthen ESG performance.

WELL applies the science of how physical and social environments affect human health, well-being and performance. Developed over 10 years and backed by the latest scientific research – including over 7,000 citations – WELL outlines key building-level and organizational strategies across 10 categories.



[MORE INFORMATION ABOUT WELL](#)

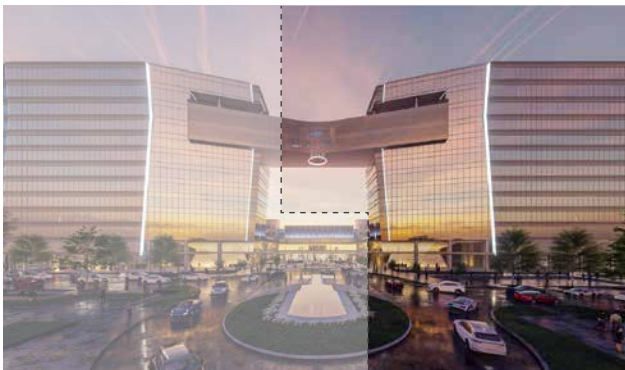
GROWTH IS ON THE HORIZON

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

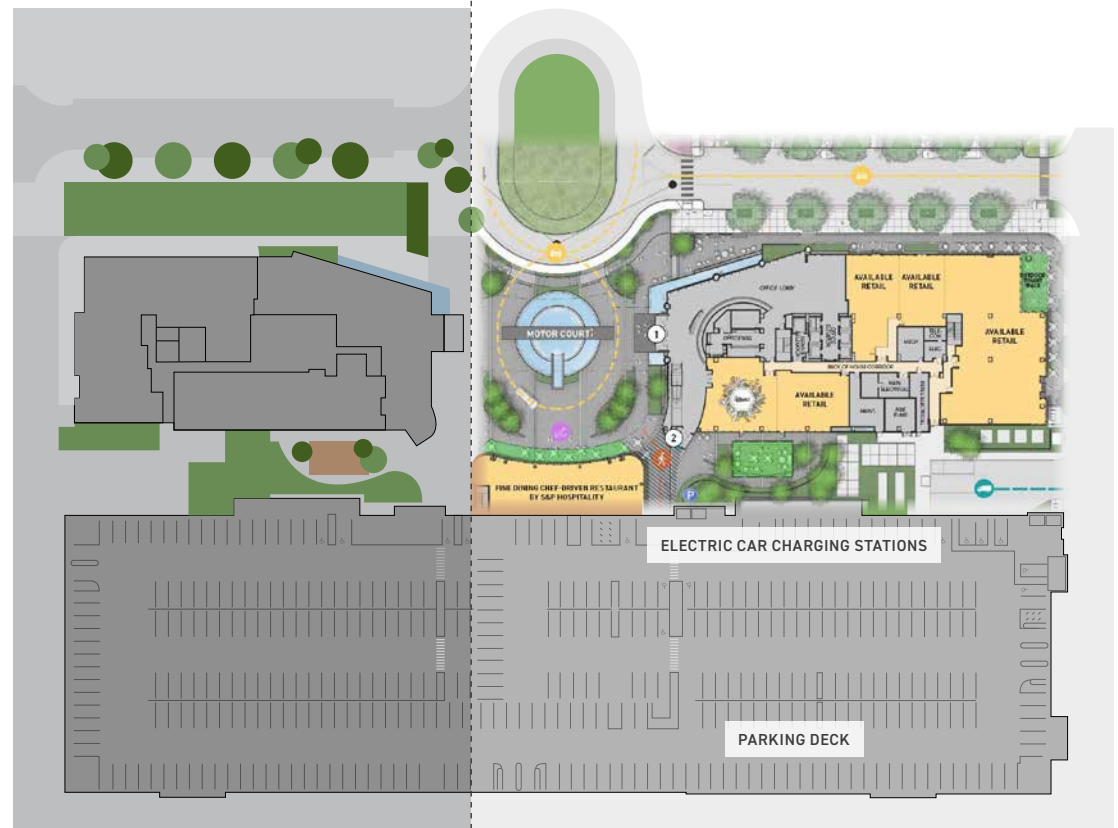
Timeless vision and architecture positioned to meet the most outsized expectations, in the workspace and beyond.

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.

2000 SOCIAL PHASE 2

1000 SOCIAL PHASE 1 - DELIVERED!



ELEVATING A COMMITMENT TO COMPREHENSIVE HEALTH AND WELLNESS

Life Time will break ground on a luxury athletic country club and integrated, high-end apartment residences.



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
- 11. One Renaissance Centre



THE EXCHANGE CENTRAL PARK

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

1000 SOCIAL
Available Now >>

CAREER DAY
& NETWORKING

FRIDAY NIGHT
OUTDOOR MOVIES

OUTDOOR DINING &
FOOD FESTIVALS

TED TALKS
& LECTURES

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.

The immediate area around The Exchange and 1000 SOCIAL features a multitude of retail options and phenomenal accessibility to the broader market by way of I-440 (the "Beltline") and Six Forks Road.



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

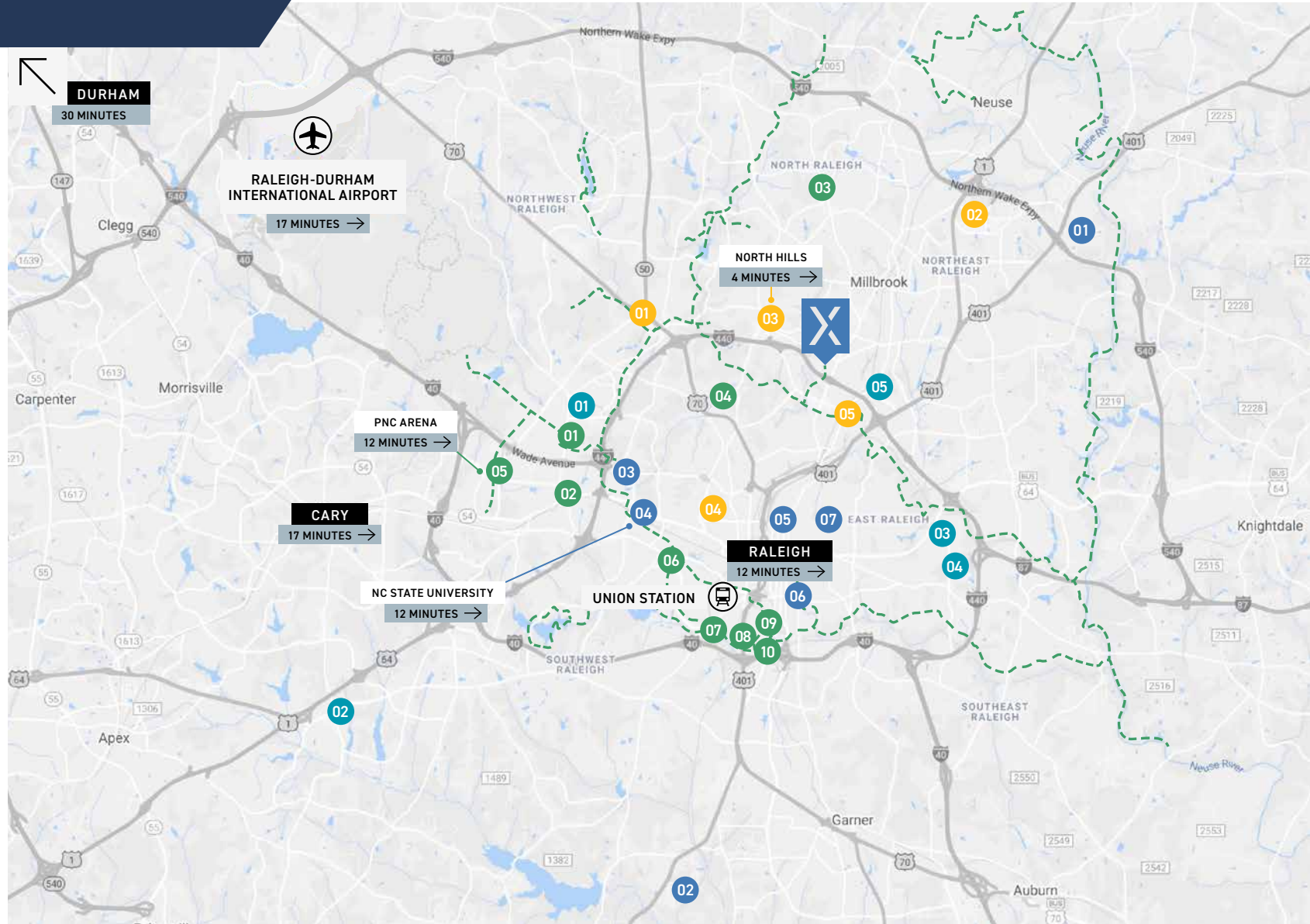
01. UNC REX Hospital
02. WakeMed Cary Hospital
03. WakeMed Raleigh Campus
04. Holly Hill Hospital
05. Duke Raleigh Hospital

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

The Raleigh-Durham region features a diverse local economy. As the state capital, Raleigh has a significant government presence, providing a considerable level of stability in the region's employment base. Other primary drivers include professional and business services, education, health care, technology, life science and a growing advanced manufacturing base.

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.

NO.2

Best Performing City in the U.S



Milken Institute | February 2024

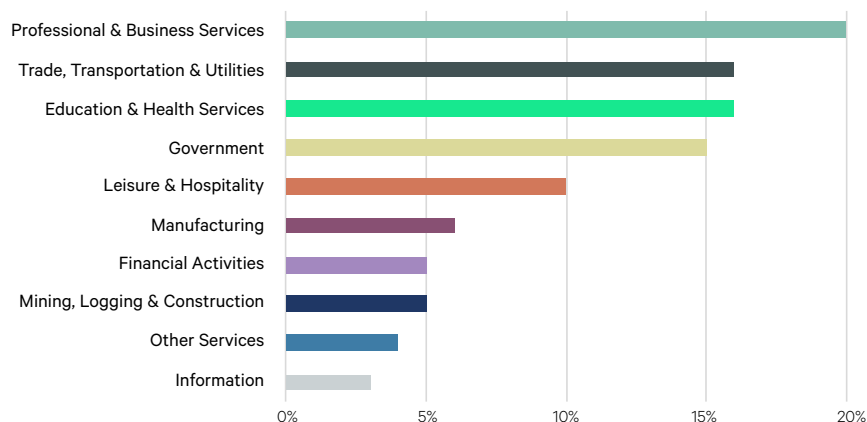
NO.3

U.S. City with the Fastest Job Growth



Quartz | January 2024

EMPLOYMENT BY INDUSTRY



Source: U.S. Bureau of Labor Statistics, August 2023

NO.2

Best Place to Live in America



StudyFinds | January 2024

NO.1

Place to Start a Small Business



LendingTree | November 2023

THE EXCHANGE RALEIGH



[LEARN MORE](#)

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CBRE

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