



WELLS FARGO

150 / FAYETTEVILLE

 Highwoods®



A SEAT ON THE CITY'S SKYLINE

# THE POWER OF PLACE

150 Fayetteville Street is a premiere address in the center of downtown Raleigh that provides an amenity-rich experience for your talent. This iconic building bookends the downtown Raleigh skyline and offers a priceless view of the city below.

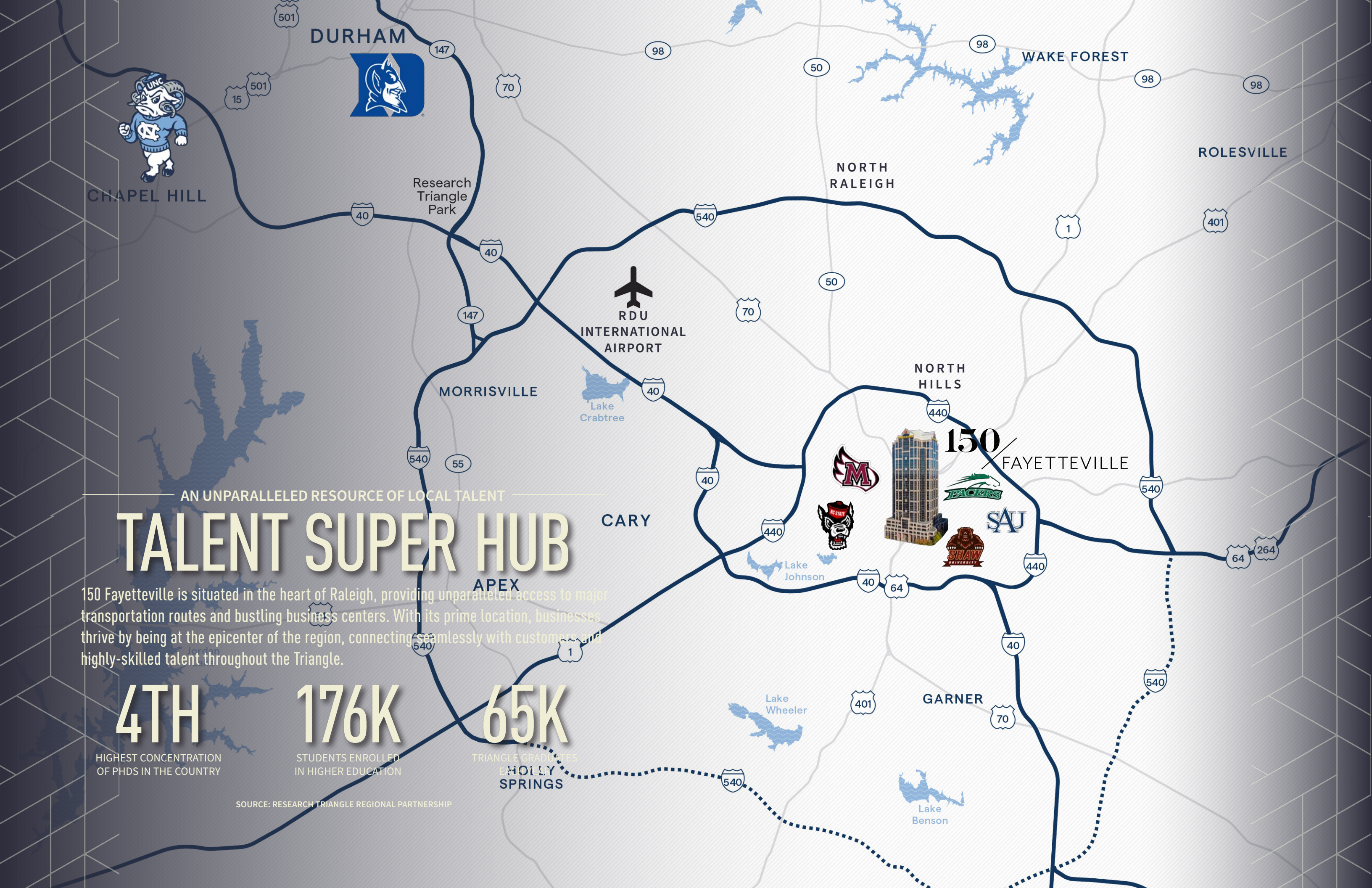
Standing 29 stories, this 560,000 square foot, Class A office tower is full of classic art deco charm. This landmark building includes a multi-room conference center, fitness center, round-the-clock security, abundant parking and dining options.

- 27,600 SF flexible office space opportunities
- 84 executive parking spaces under the building | 743 parking spaces across the street
- 96 walk score
- 2,855 SF Velocity fitness center with weight training and cardio machines, locker rooms and showers
- 3,642 SF Spark conference center
- Courtyard with dining/bar space
- 24/7 security



TYPICAL FLOOR PLATE | 18,600 SF





DURHAM



WAKE FOREST

ROLESVILLE

NORTH RALEIGH

CHAPEL HILL

Research Triangle Park



RDU INTERNATIONAL AIRPORT

MORRISVILLE

NORTH HILLS

150

FAYETTEVILLE

CARY

AN UNPARALLELED RESOURCE OF LOCAL TALENT

# TALENT SUPER HUB

150 Fayetteville 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.

## 4TH

HIGHEST CONCENTRATION OF PHDS IN THE COUNTRY

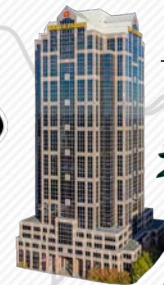
## 176K

STUDENTS ENROLLED IN HIGHER EDUCATION

## 65K

TRIANGLE GRADUATES

SOURCE: RESEARCH TRIANGLE REGIONAL PARTNERSHIP





MARTIN MARIETTA  
CENTER FOR  
PERFORMING ARTS

RALEIGH  
CONVENTION  
CENTER

RED HAT  
AMPHITHEATER

UNION  
STATION

WAREHOUSE  
DISTRICT

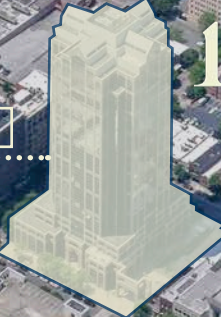
NASH  
SQUARE

9 MINUTE WALK



7 MINUTE WALK

5 MINUTE WALK



150

FAYETTEVILLE

SUPREME COURT OF  
NORTH CAROLINA

STATE  
CAPITOL

MOORE  
SQUARE

N.C. MUSEUM  
OF NATURAL SCIENCE

MARBLES  
MUSEUM

N.C. MUSEUM  
OF HISTORY

IMAX  
THEATER

CENTER OF IT ALL

# THE NEIGHBORHOOD

A workplace's #1 amenity is a thriving neighborhood with a wide and deep selection of talent-supportive uses such as restaurants, coffee shops, live entertainment, healthcare and hotels nearby. Downtown has these in spades—all a short walk from 150 Fayetteville.



THE ENTERTAINMENT CAPITOL

# DOWNTOWN RALEIGH

150  
FAYETTEVILLE



NC SYMPHONY



IBMA BLUEGRASS FESTIVAL



CAROLINA BALLET



FIRST NIGHT RALEIGH



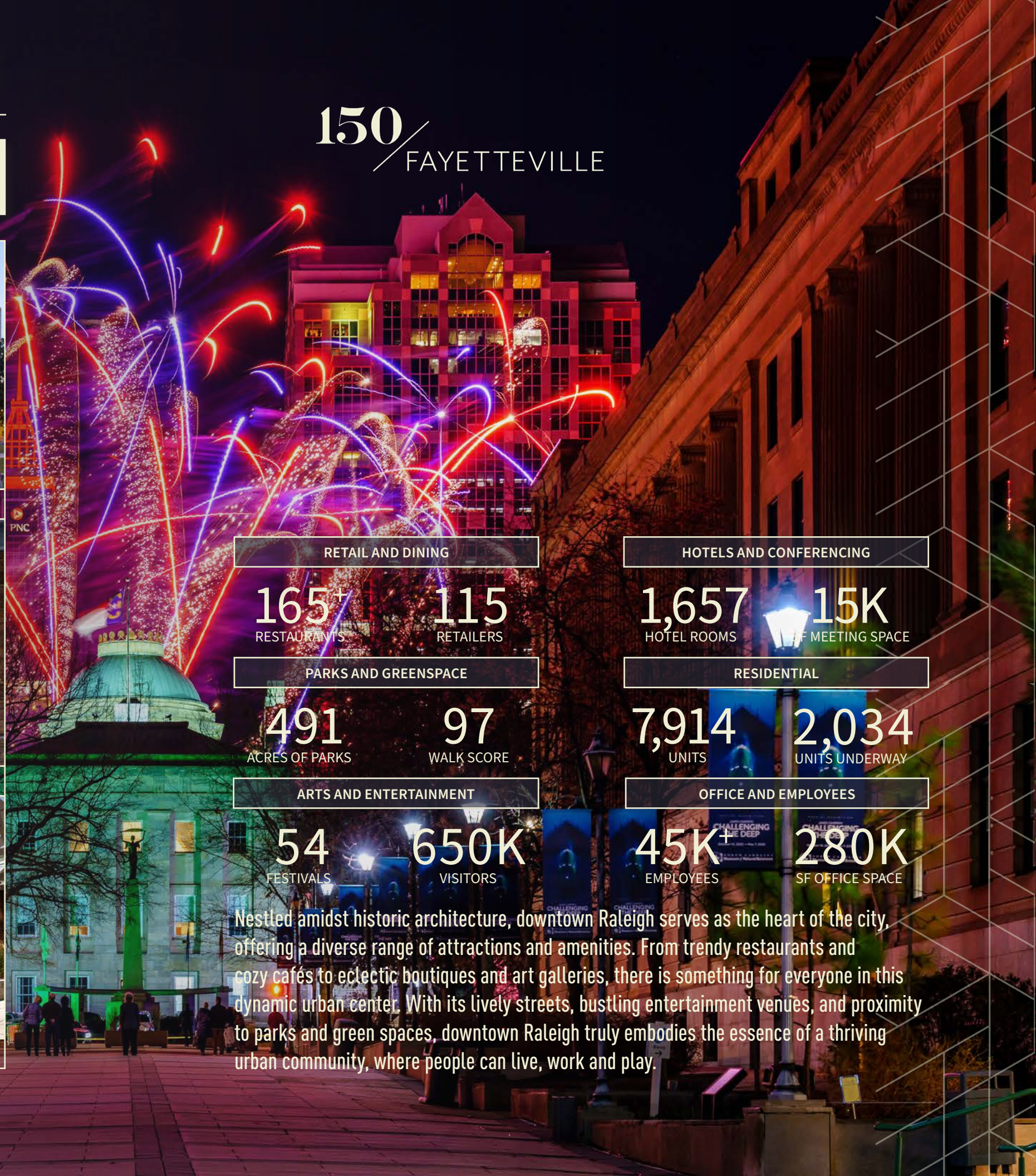
MOORE SQUARE



MORGAN STREET FOOD HALL



CONTEMPORARY ART MUSEUM



RETAIL AND DINING

165+ RESTAURANTS      115 RETAILERS

HOTELS AND CONFERENCING

1,657 HOTEL ROOMS      15K SF MEETING SPACE

PARKS AND GREENSPACE

491 ACRES OF PARKS      97 WALK SCORE

RESIDENTIAL

7,914 UNITS      2,034 UNITS UNDERWAY

ARTS AND ENTERTAINMENT

54 FESTIVALS      650K VISITORS

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.



WORK-LIFE INTEGRATION

# TALENT CULTIVATOR

150 Fayetteville serves as more than just a physical structure; it is a talent cultivator, providing an environment that nurtures and develops individuals' skills and abilities. 150 fosters a culture of innovation, empowering our Customers to unlock their full potential.



CITY CLUB RALEIGH

SPARK CONFERENCE VELOCITY FITNESS

THE COMMONS FLEXIBLE WORKSPACE

PROPERTY MANAGEMENT ONSITE

24/7 SECURITY



CITY CLUB RALEIGH



SPARK CONFERENCE



24/7 SECURITY



VELOCITY FITNESS



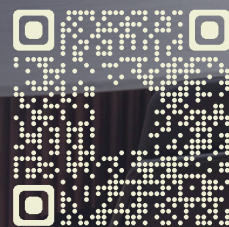
THE COMMONS



PROPERTY MANAGEMENT



# A NEW AMENITY FOR 150 FAYETTEVILLE CUSTOMERS



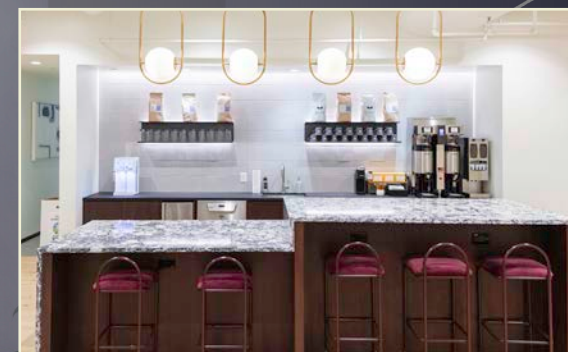
THECOMMONS150FAYETTEVILLE.COM

## THE COMMONS FLEXIBLE WORKSPACE

This innovative work environment prioritizes adaptability and collaboration, providing our Customers with versatile space that can be customized to suit their needs. THE COMMONS offers a wide range of amenities, including reservable conference rooms, open and comfortable communal areas, state-of-the-art technology, breakfast and snacks provided daily and exclusive events designed to encourage community engagement.



4 COLLABORATIVE LOUNGES



CAFÉ



8 CONFERENCE ROOMS



WELLNESS ROOM



8 PRIVATE PHONE BOOTHS



76 OFFICES



HIGHWOODS HAS IT COVERED

# PLENTIFUL PARKING



**P1**  
EXECUTIVE PARKING  
84 SPACES



**P2**  
150 PARKING  
743 SPACES



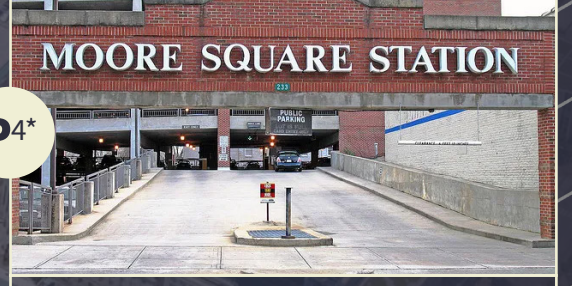
**P2**  
150 AUTO SPA



**P2**  
150 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.*



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

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



MUNCHIEZ HOTDOGS



BENNY'S PIZZA



LUCETTEGRACE



RALEIGH TIMES

WITHIN 2 BLOCKS



lucettegrace

**GRAVY**  
ITALIAN-AMERICAN KITCHEN

THE RALEIGH TIMES

lunchdrop

Benny's



**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.

150 / FAYETTEVILLE





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# THE COURTYARD

The 150 Fayetteville Courtyard serves as an inviting gathering space that embodies the spirit of being Better Together. With retail and restaurant options conveniently within walking distance of the building, the Courtyard offers the opportunity to enjoy outdoor seating, including the wings that bring a welcome relaxation to your workday.



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—at 150 Fayetteville.

## 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 150 Fayetteville means more than a prime location, exceptional access and superior amenities. It also means a local partner is waiting to serve you.



**JOSH DIPAULO**  
Sr. Property Manager



**LESLEY GUIN**  
Administrative Assistant



**JOSH ROBERSON**  
Maintenance Supervisor



**EVERETTE HOOKS**  
Maintenance Technician



**MIKE PEOPLES**  
Maintenance Technician

## 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.



**JOHN HOGAN**  
Sr. Director of Leasing



**CLARA RIENHOFF**  
Sr. Leasing Representative

HIGHWOODS HEADQUARTERS: FLOORS 14 AND 15 AT 150 FAYETTEVILLE



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