



One Renaissance

AT THE EXCHANGE

3301 BENSON DRIVE • MIDTOWN RALEIGH • NC • 27609

BE A PART OF RALEIGH'S FUTURE

One Renaissance is situated at the southeast corner of The Exchange Raleigh, a vibrant modern crossroads built on a legacy of community, wellness, connection, and innovation. An expansive 4-acre central park—part of over 7 acres of greenspace that will connect to the city's Capital Area Greenway system—anchors The Exchange, serving as the lifeblood of the development and connecting each building to the surrounding natural environment.

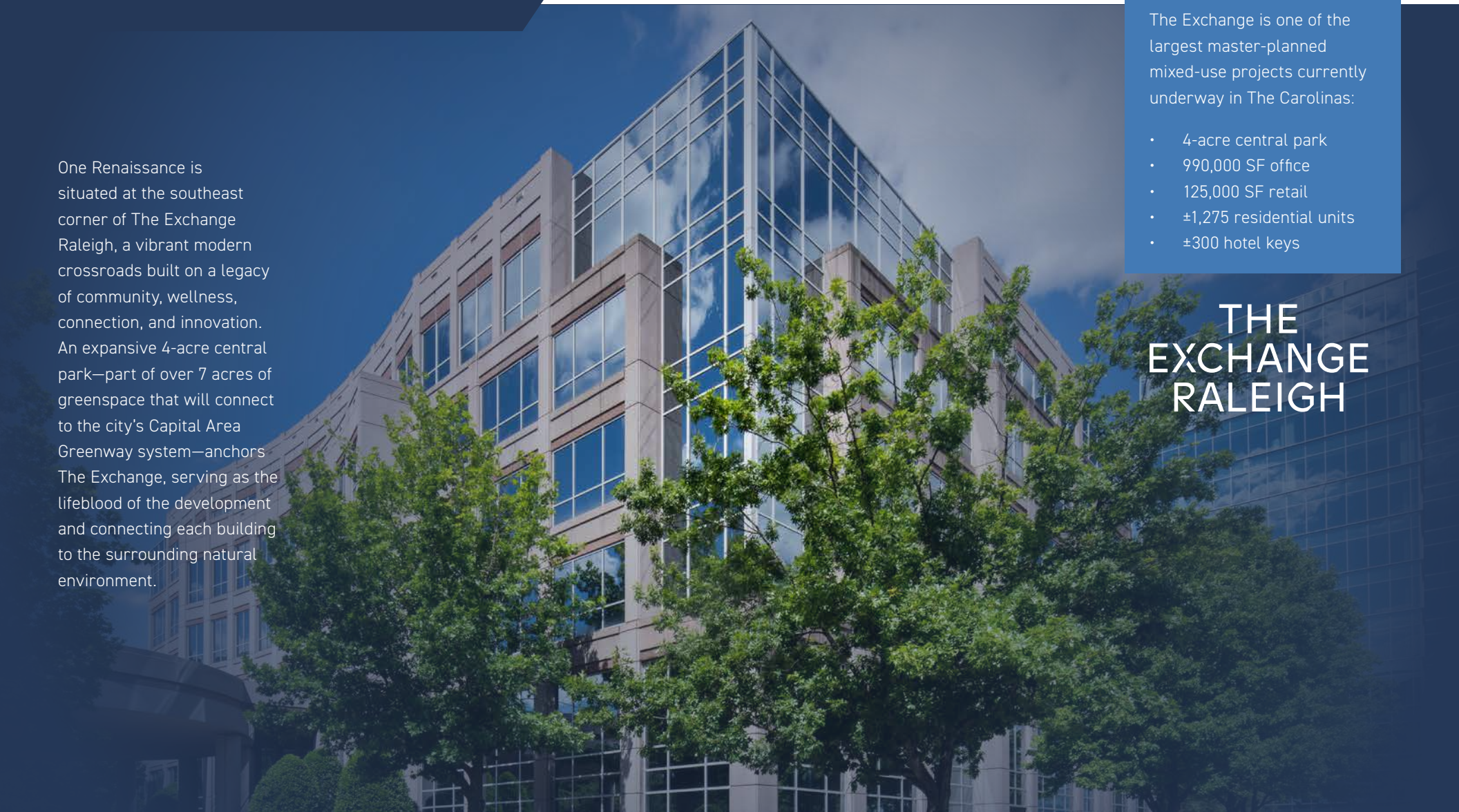
One Renaissance • 3301 Benson Drive

- > Class A office developed, owned and managed by Dewitt Carolinas
- > Recent common area renovations
- > Small suites up to full floors available to accommodate all user types
- > On-site property management
- > Access to The Exchange Raleigh, anchored by 1000 SOCIAL + ground floor retailers
- > Prime Midtown Raleigh location off of I-440 and Wake Forest Road and across from Duke Raleigh Hospital

The Exchange is one of the largest master-planned mixed-use projects currently underway in The Carolinas:

- 4-acre central park
- 990,000 SF office
- 125,000 SF retail
- ±1,275 residential units
- ±300 hotel keys

THE EXCHANGE RALEIGH



LOBBY RENOVATIONS COMPLETED!

With Flexible Suite Sizes Available to Accommodate All Users



CURRENT AVAILABILITIES

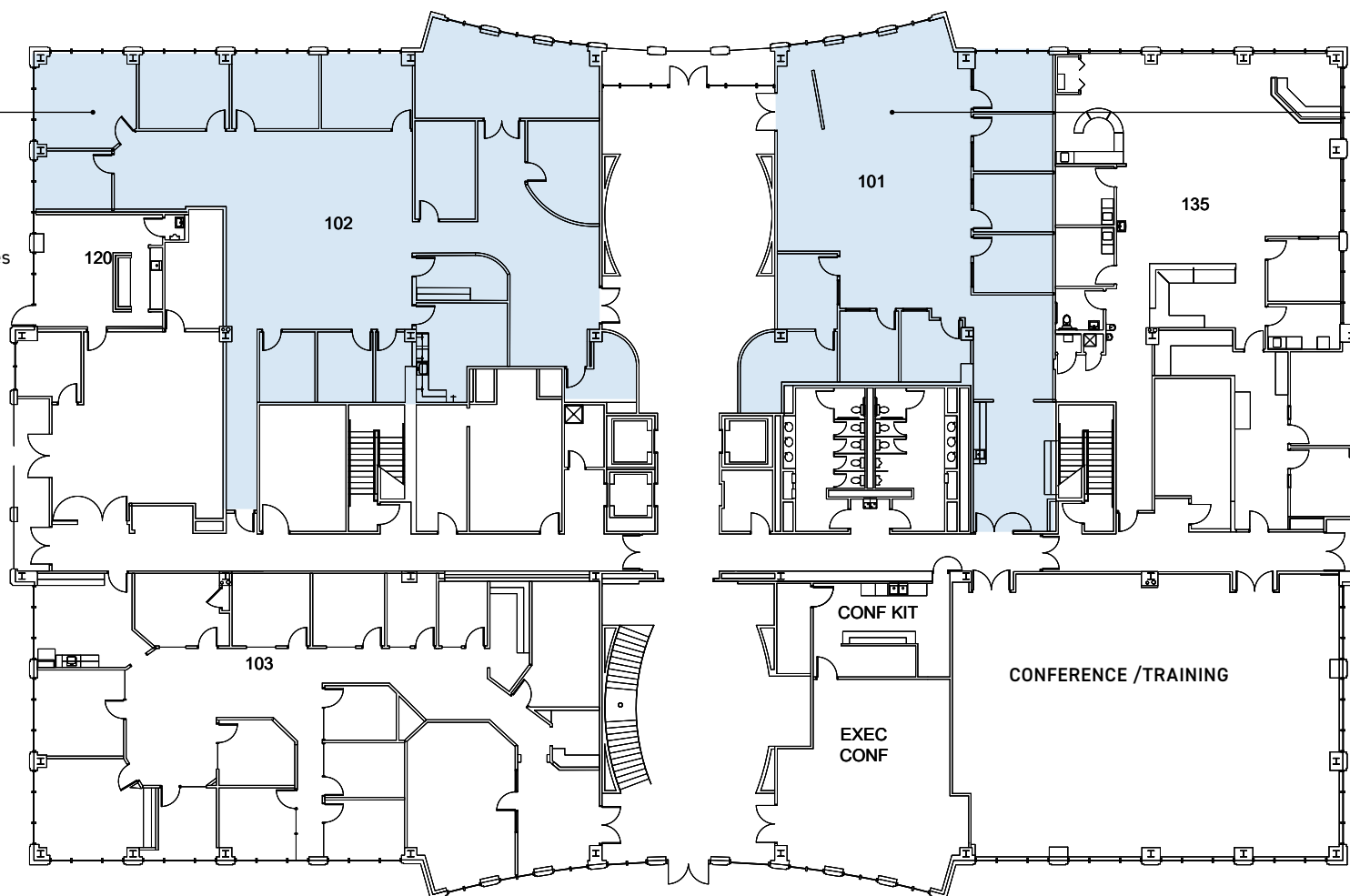
1st Floor



5,247 SF
Suite 102

Available 12/1/2025

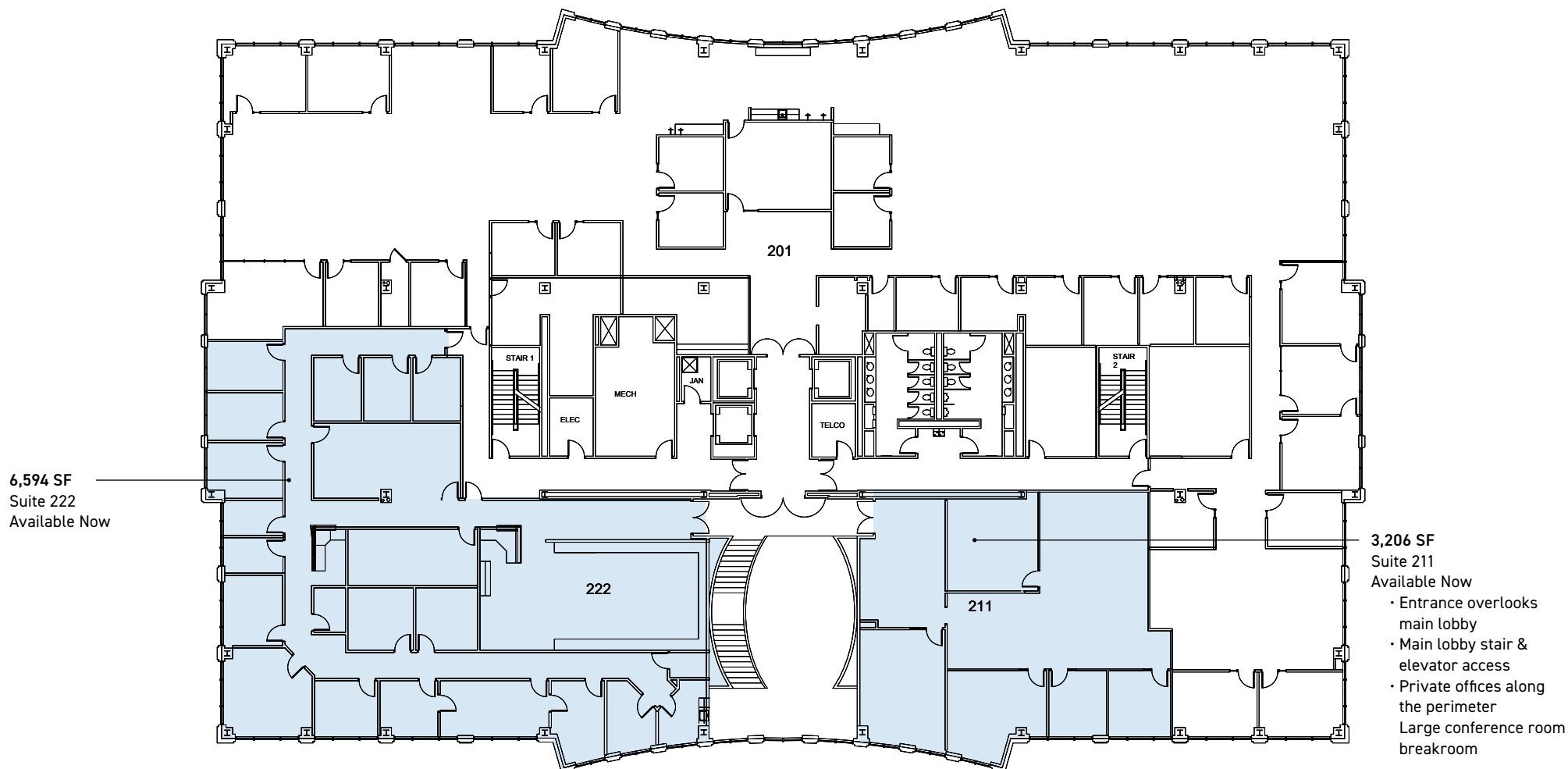
- Main lobby visibility
- lobby/reception area
- Two conference rooms
- Exterior facing private offices
- Open cubicle office space
- Break room



3,470 SF
Suite 101
Available Now

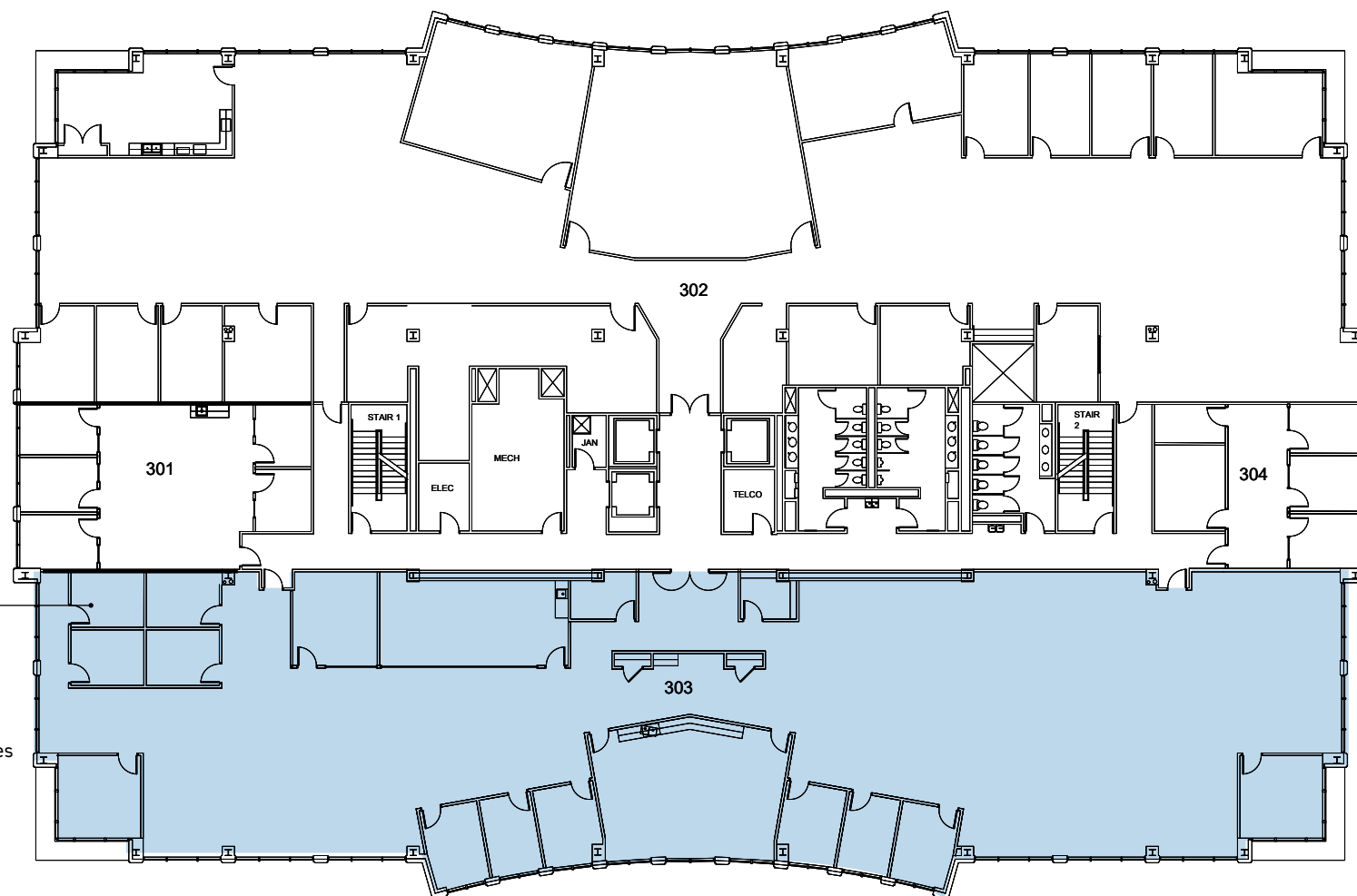
CURRENT AVAILABILITIES

2nd Floor



CURRENT AVAILABILITIES

3rd Floor



11,774 SF

Suite 303

Available Now

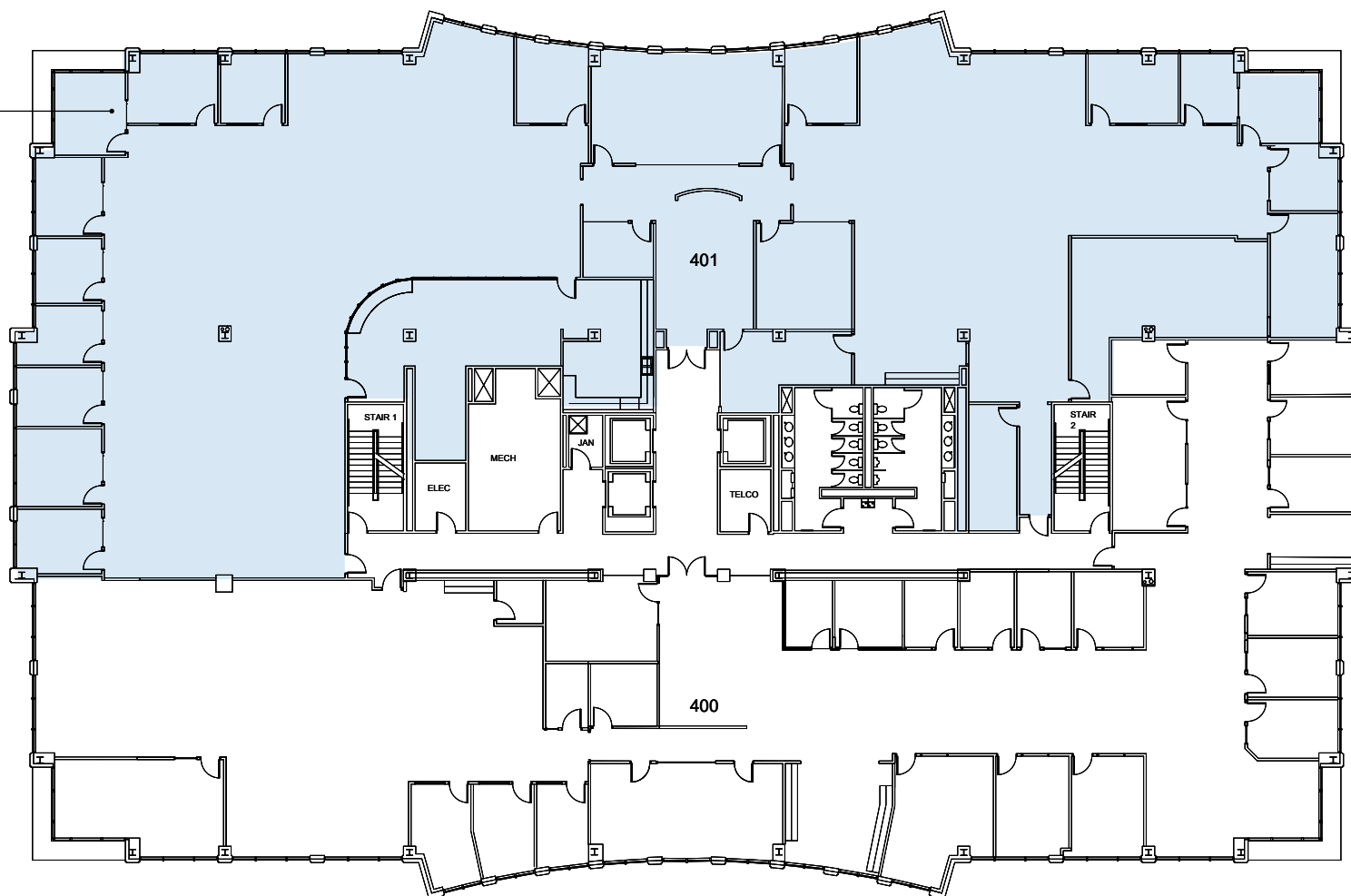
- Main lobby visibility
- lobby/reception area
- Two conference rooms
- Exterior facing private offices
- Open cubicle office space
- Break room

CURRENT AVAILABILITIES

4th Floor



16,089 SF
Suite 401
Available Now
• Perimeter offices
• Open cubicle office space



CURRENT AVAILABILITIES

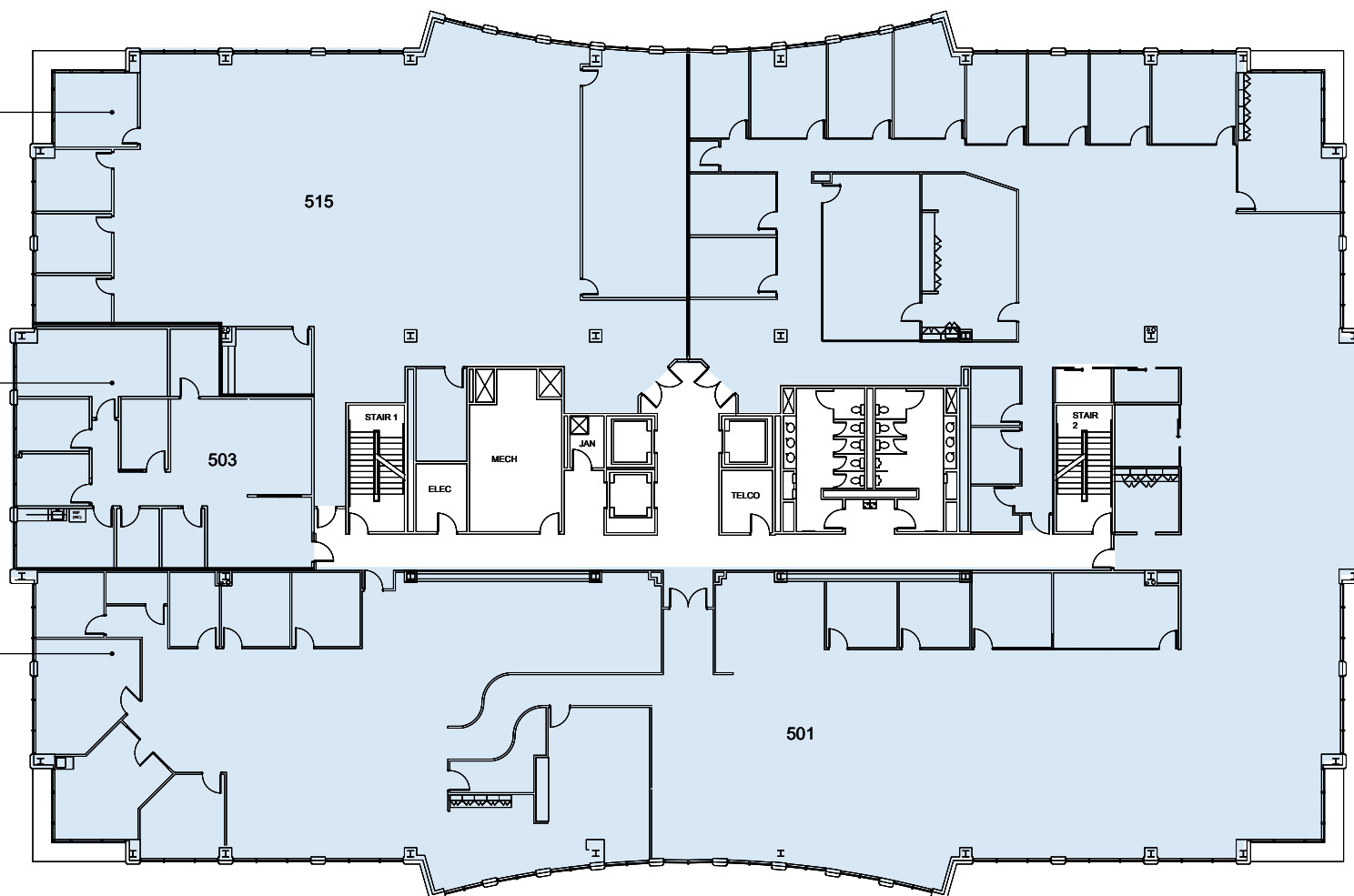
5th Floor; Available suites can be combined for 29,517 SF (full floor)



6,927 SF
Suite 515
Available Now

2,099 SF
Suite 503
Available Now

20,492 SF
Suite 501
Available Now

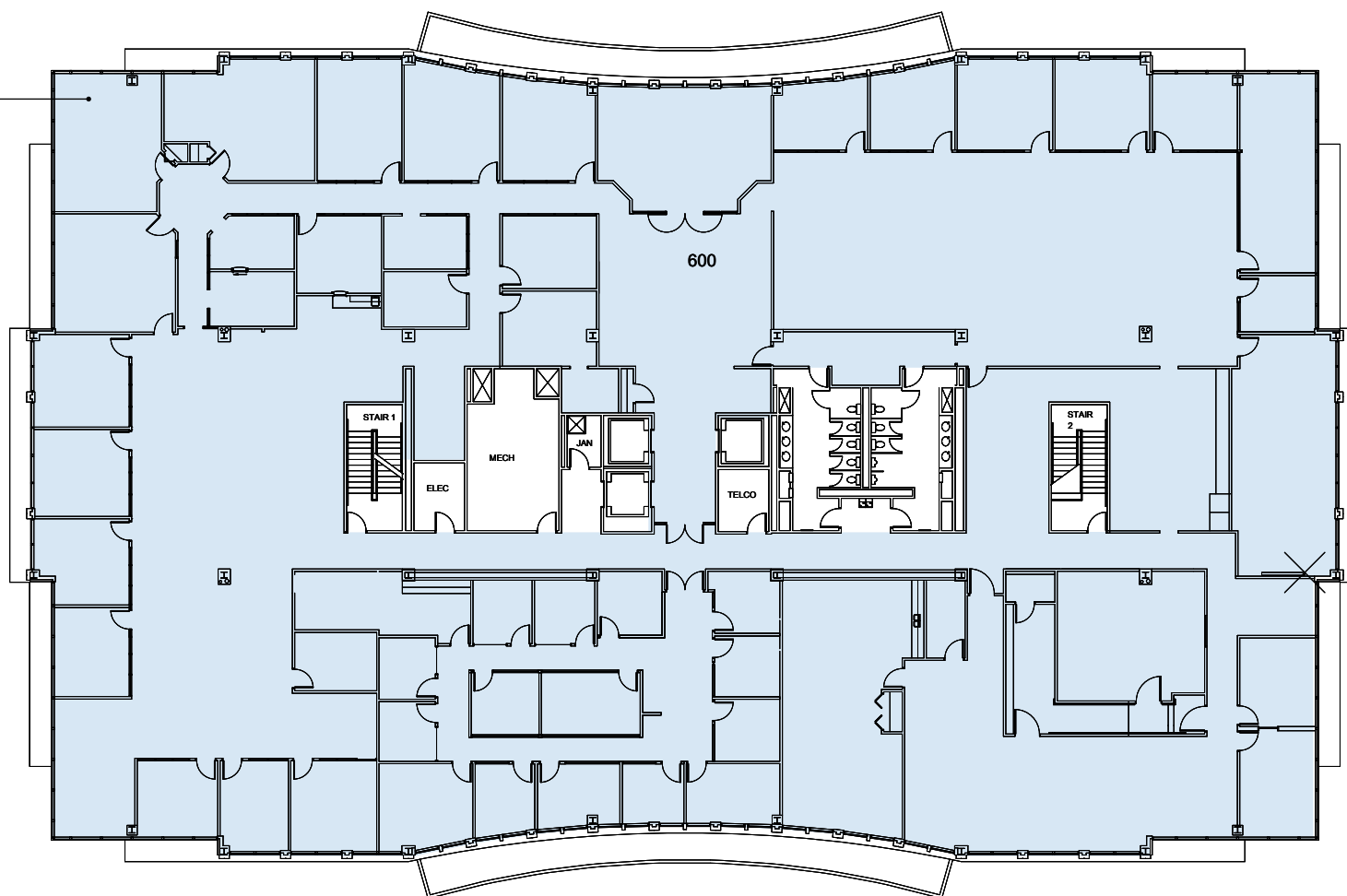


CURRENT AVAILABILITIES

6th Floor; Full floor opportunity



27,202 SF
Suite 600
Available Now
• Signature top floor
opportunity



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

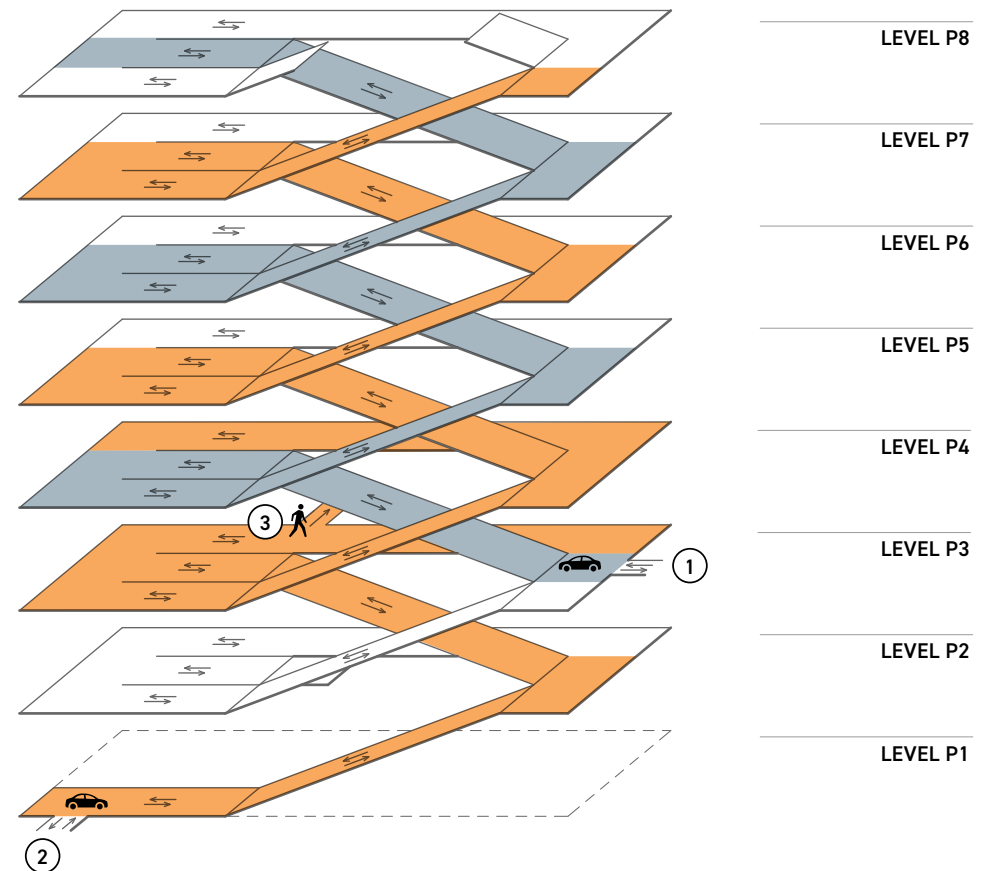
- ① MAIN ENTRANCE
- ② SECONDARY ENTRANCE
- ③ PEDESTRIAN ACCESS TO 1000 SOCIAL

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



ROBUST ON-SITE RETAILERS

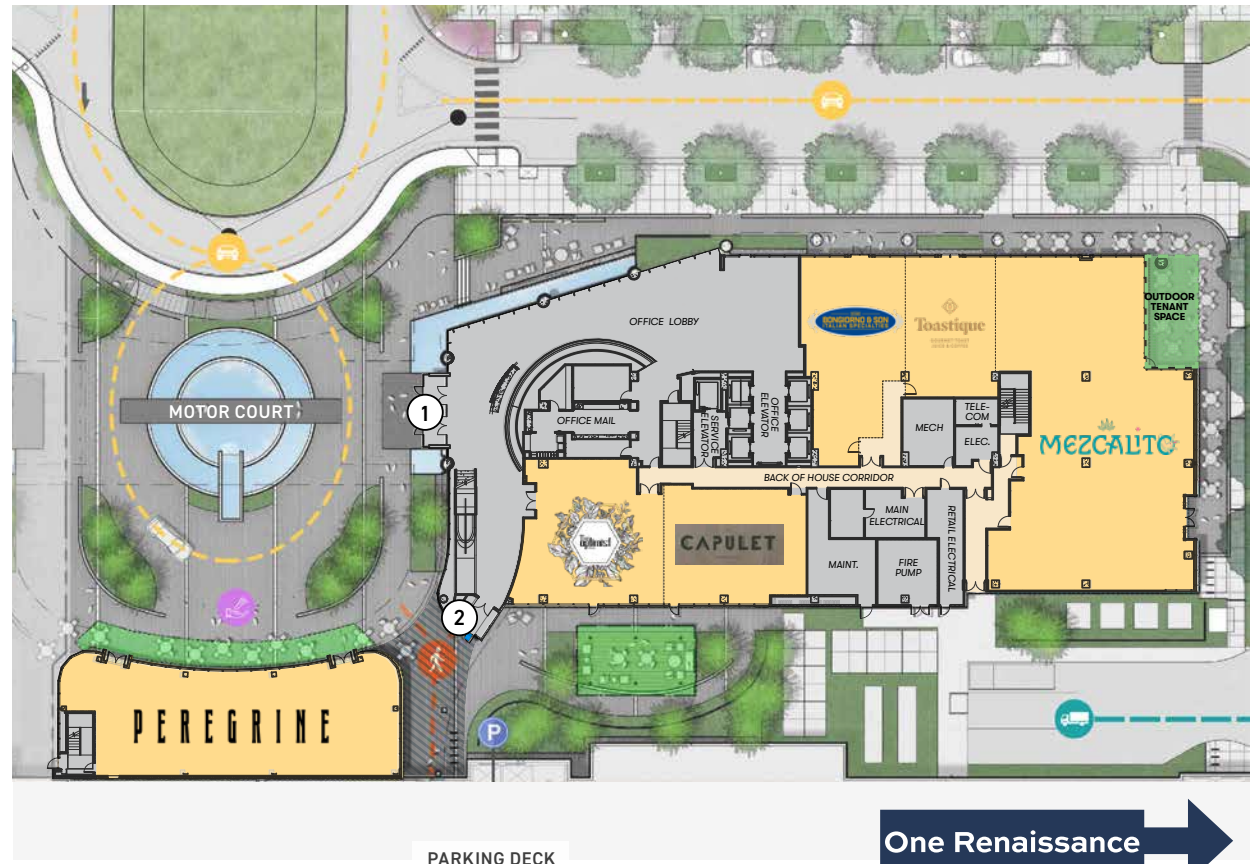
To satisfy every appetite at any time of the day!



GROUND FLOOR RETAIL



PEREGRINE



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

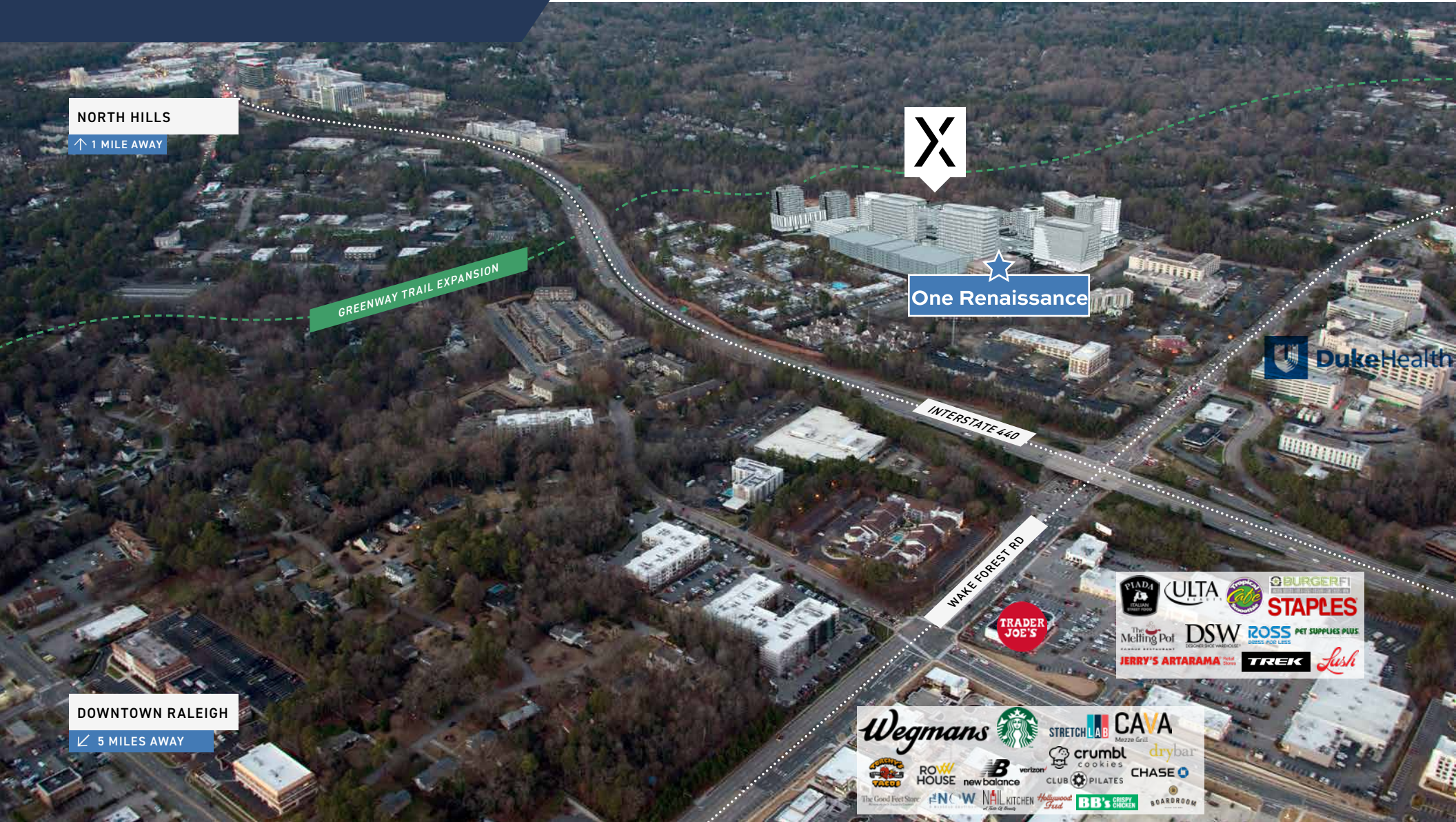
- 01. 1000 SOCIAL
- 02. 2000 SOCIAL
- 03. 4-acre Natural Park
- 04. Office, Multi-Family for Rent, Retail
- 05. Hotel, Condo for Sale, Retail
- 06. Multi-Family for Rent, Retail
- 07. Hotel & Retail
- 08. Condo for Sale
- 09. Retail
- 10. Greenway Trail
- 11. One Renaissance Centre



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 One Renaissance features a multitude of retail options and phenomenal accessibility to the broader market by way of I-440 (the "Beltline") and Six Forks Road.



NORTH HILLS

↑ 1 MILE AWAY

GREENWAY TRAIL EXPANSION



One Renaissance

DukeHealth

INTERSTATE 440

WAKE FOREST RD

DOWNTOWN RALEIGH

↙ 5 MILES AWAY





One Renaissance

AT THE EXCHANGE



CONTACT US

ED PULLIAM

Executive Vice President

ed.pulliam@cbre.com

+1 919 831 8237

JOHN BREWER

Executive Vice President

john.brewer@cbre.com

+1 919 831 8214

CHRISTIAN SLOAN

Associate

christian.sloan@cbre.com

+1 919 831 8181

CBRE

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