

CHARTER SQUARE

555 FAYETTEVILLE STREET | RALEIGH, NC 27601

 Highwoods®

A SEAT ON THE CITY'S SKYLINE

THE POWER OF PLACE

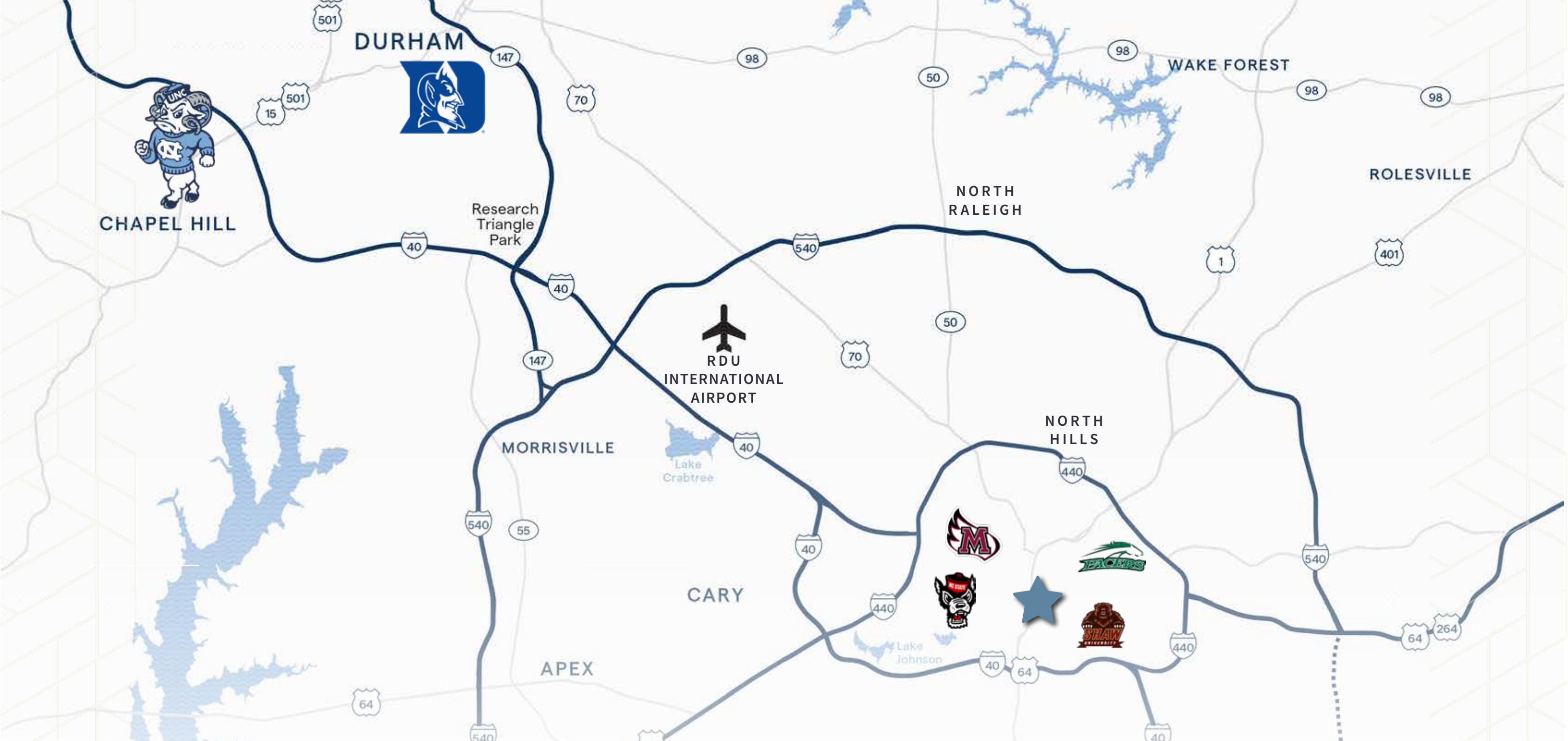
Charter Square stands as a symbol of sophistication and environmental responsibility in downtown Raleigh's Central Business District. This Class A office tower not only dominates the skyline along Fayetteville Street but also boasts LEED Platinum designation, a distinction held by less than 32 commercial buildings in the southeastern United States.

Strategically positioned between the Raleigh Convention Center and the Martin Marietta Performing Arts Center, Charter Square enjoys a prime location that enhances its allure and offers unparalleled convenience for customers and visitors alike.

Security is a top priority at Charter Square, with round-the-clock on-site personnel dedicated to ensuring the safety and well-being of all occupants. Whether seeking a quick meal during the workday or a leisurely dining experience, the vibrant restaurant scene caters to every taste, promising to satisfy even the most discerning palates.

Total Building:	234,231 SF
Number of Floors:	11
Typical Office Floor Size:	22,000 SF
Total In-Building Parking:	583 Spaces
Walk Score:	95





AN UNPARALLELED RESOURCE OF LOCAL TALENT

TALENT SUPER HUB

Charter Square 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

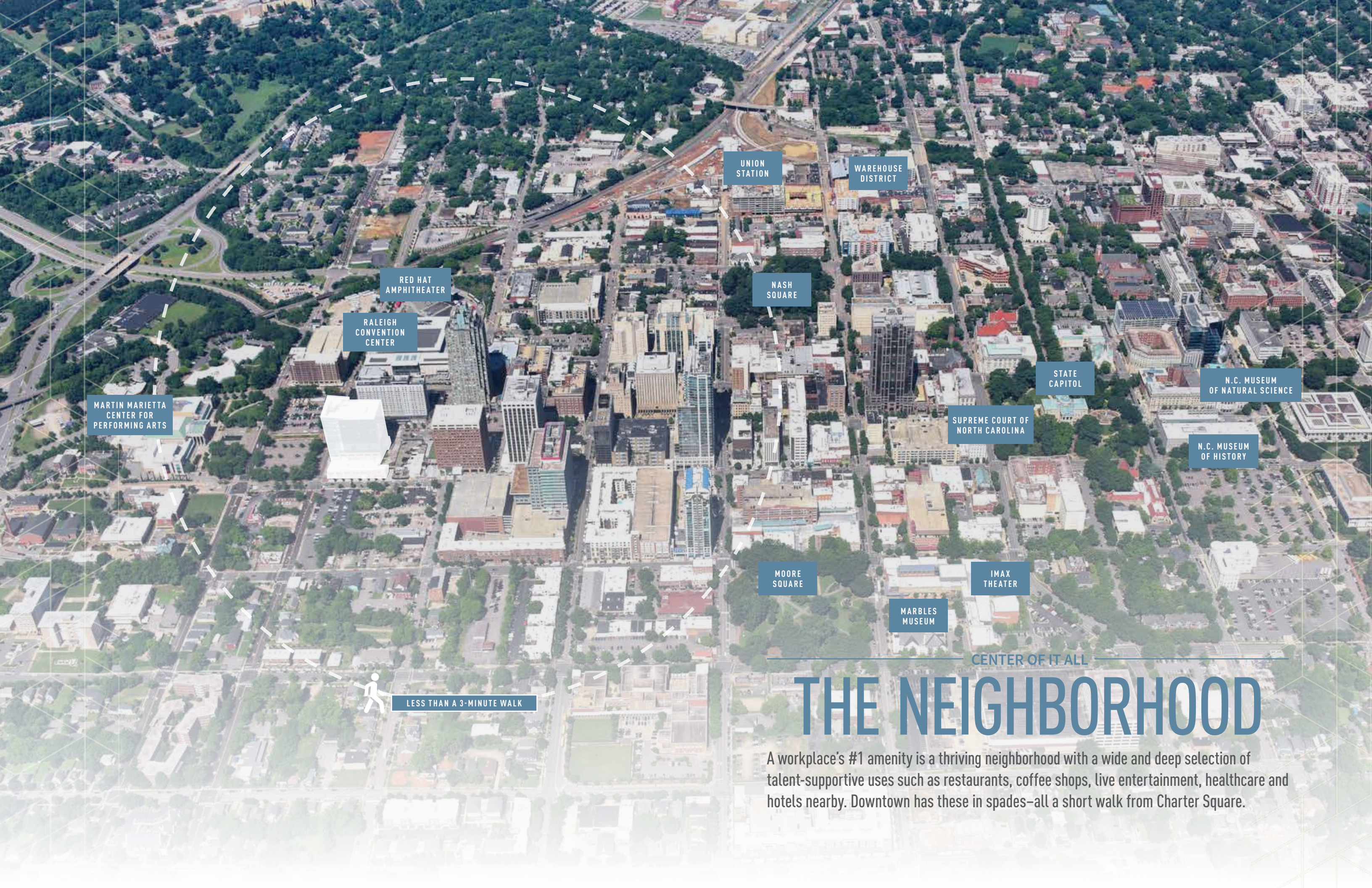
176K

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

STATE
CAPITOL

N.C. MUSEUM
OF NATURAL SCIENCE

SUPREME COURT OF
NORTH CAROLINA

N.C. MUSEUM
OF HISTORY

MOORE
SQUARE

IMAX
THEATER

MARBLES
MUSEUM

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 Charter Square.

THE ENTERTAINMENT CAPITOL

DOWNTOWN RALEIGH



NC SYMPHONY



IBMA BLUEGRASS FESTIVAL



CAROLINA BALLET



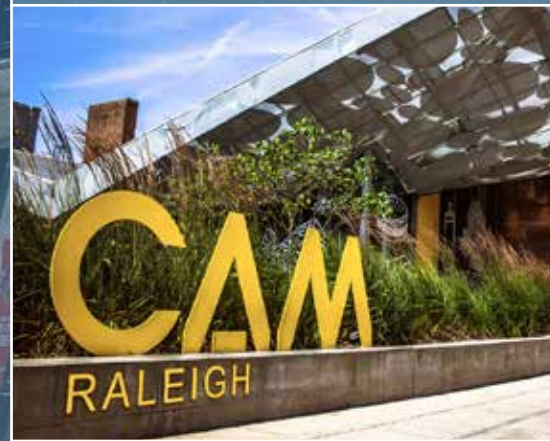
FIRST NIGHT RALEIGH



MOORE SQUARE



LIVE AFTER FIVE



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

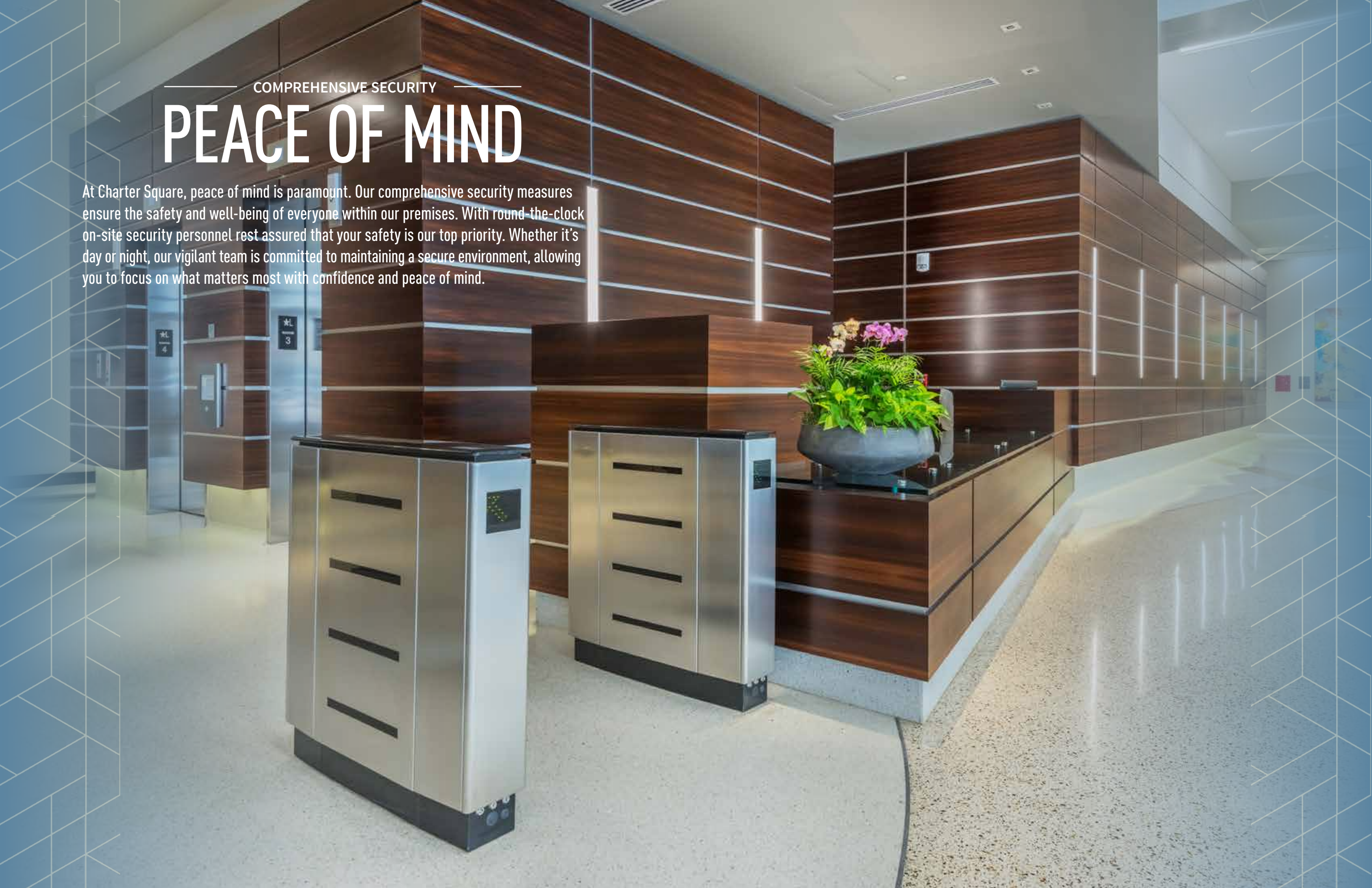
280K
SF OFFICE SPACE

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

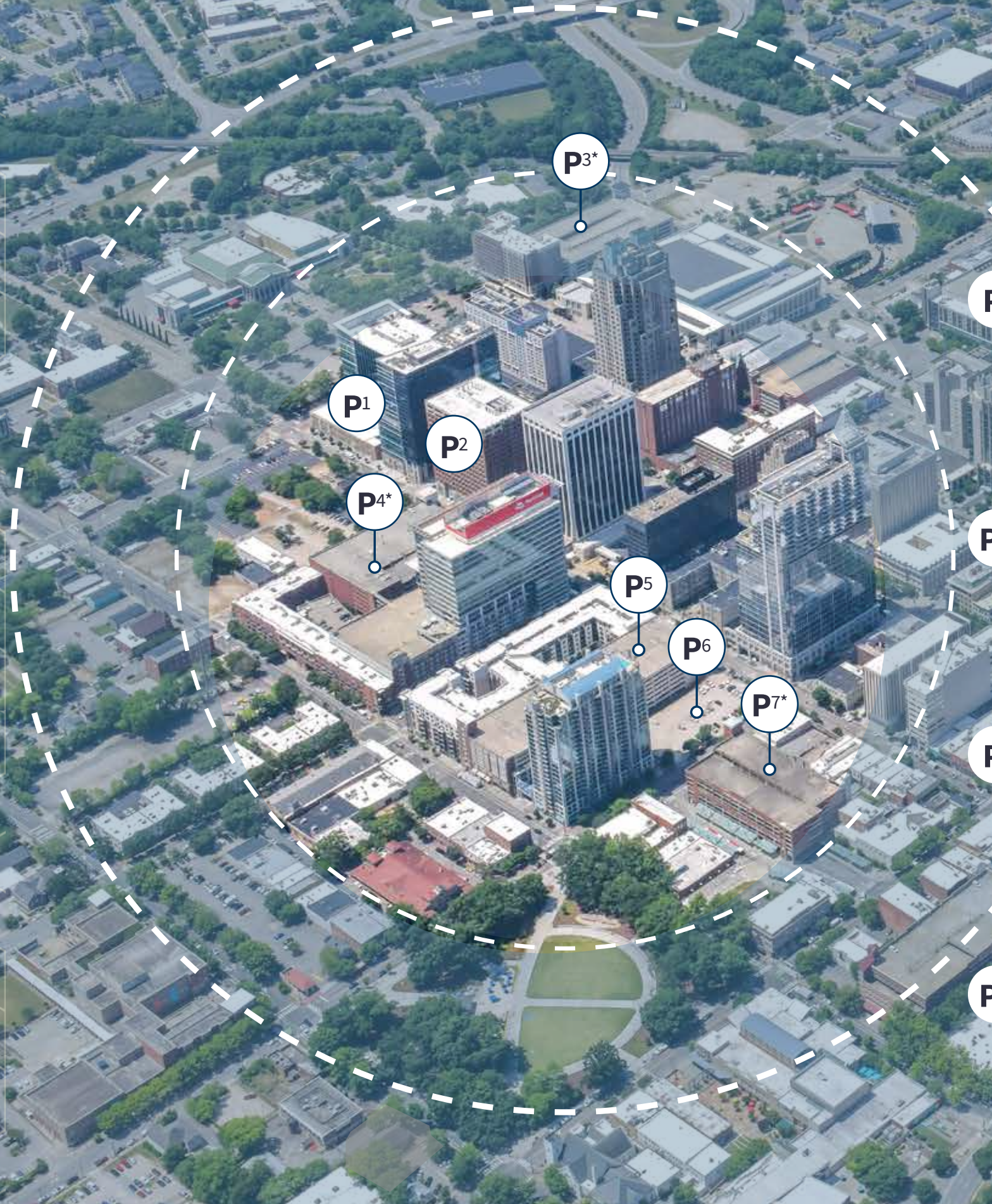
PEACE OF MIND

At Charter Square, peace of mind is paramount. Our comprehensive security measures ensure the safety and well-being of everyone within our premises. With round-the-clock on-site 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

CHARTER SQUARE
583 SPACES



P2

ONE CITY PLAZA
543 SPACES



P3*

CABARRUS STREET
575 SPACES



P4*

CITY CENTER
2,300 SPACES



P5

BLOUNT STREET
528 SPACES



P6

THE EDGE LOT
54 SPACES



P7*

MOORE SQUARE
649 SPACES

Cabarrus, City Center 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 1-MINUTE WALK



SIR WALTER RALEIGH



JIMMY V'S OSTERIA & BAR



CHIDO TACO



THE HAYMAKER



LESS THAN A 5-MINUTE WALK

Crema

ELEMENT

JIMMY JOHN'S

FIRE WOK

SOTO
sushi restaurant bar



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[®]

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



TRACY DEFOOR
Senior Property Manager



LESLEY GUIN
Administrative Assistant



ZACH BAKER
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.



JOHN HOGAN
Senior Director of Leasing
John.Hogan@Highwoods.com
919-875-6617

 **Highwoods**®