



ONE CITY PLAZA

421 FAYETTEVILLE STREET | RALEIGH, NC 27601

 Highwoods®

A SEAT ON THE CITY'S SKYLINE

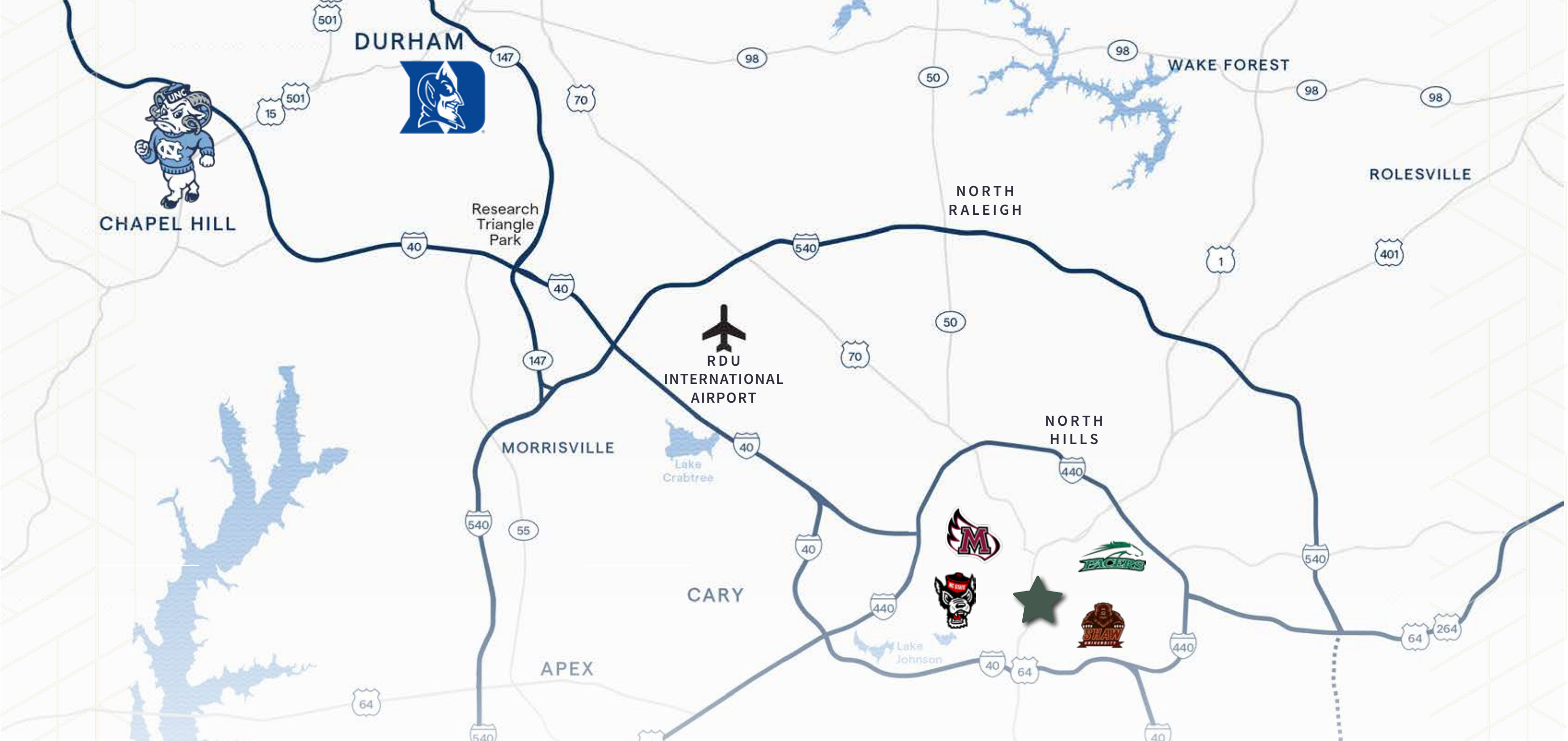
THE POWER OF PLACE

One City Plaza stands as an iconic Class A tower within Raleigh's dynamic landscape, situated across from the Raleigh Convention Center and vibrant City Center. Commanding a prime location along Fayetteville Street, hailed as the city and state's civic spine, this building offers unparalleled vistas and access to the pulse of urban life.

Covering an expansive 378,000 square feet, One City Plaza boasts an array of amenities, including a Velocity Fitness Center, Spark Conference Center and round-the-clock security. Customers can enjoy front-row seats to the grandeur of major events unfolding on Fayetteville Street, capturing the core of urban sophistication and cultural vitality just steps from their door. Adjacent to esteemed venues like the Martin Marietta Performing Arts Center and the renowned Red Hat Amphitheatre, the building seamlessly integrates into Raleigh's cultural fabric, offering residents and visitors alike an immersive experience in the city's vibrant arts scene.

Total Building:	377,977 SF
Number of Floors:	17
Typical Office Floor Size:	23,000 SF
Total In-Building Parking:	543 Spaces
Walk Score:	97





AN UNPARALLELED RESOURCE OF LOCAL TALENT

TALENT SUPER HUB

One City 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

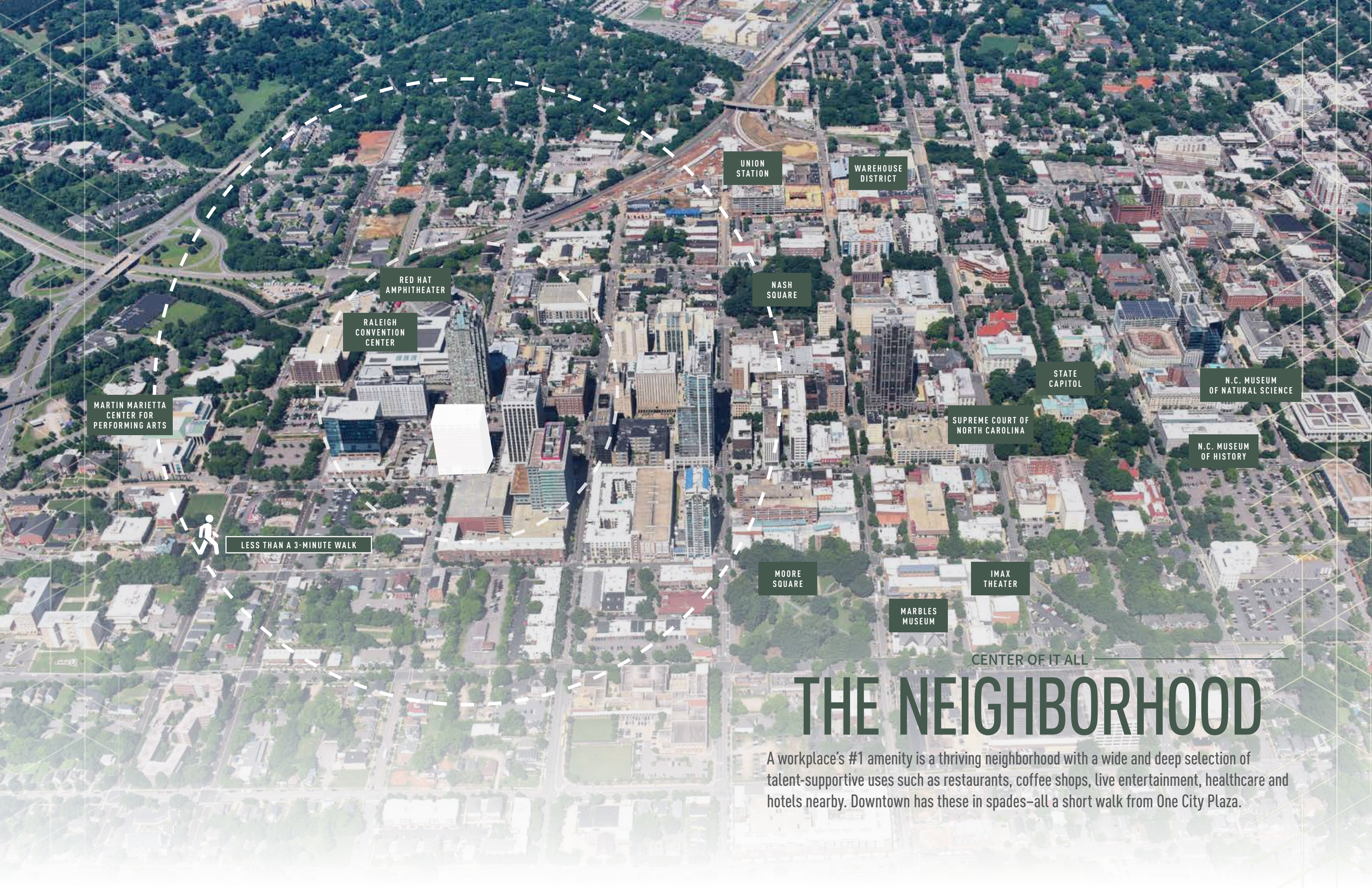
176K

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

LESS THAN A 3-MINUTE WALK

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

MARBLER
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 One City Plaza.

THE ENTERTAINMENT CAPITOL

DOWNTOWN RALEIGH



NC SYMPHONY



CAROLINA BALLET



FIRST NIGHT RALEIGH



MOORE SQUARE



LIVE AFTER FIVE



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.



MENTAL & PHYSICAL WELLNESS
TRAINING



FRONT DESK
SECURITY

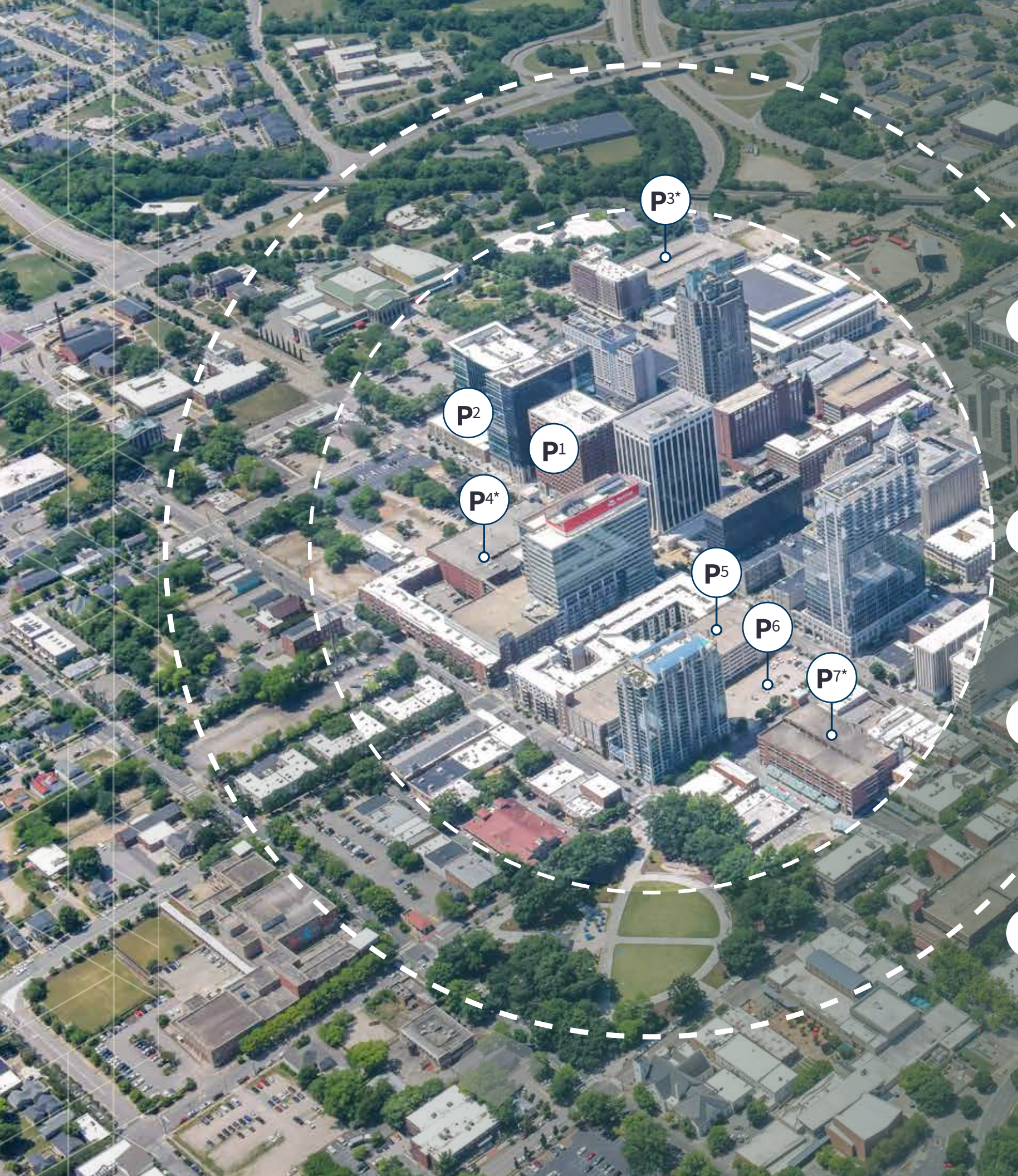


LOBBY
RECEPTION



HIGHWOODS HAS IT COVERED

PLENTIFUL PARKING



ONE CITY PLAZA
543 SPACES



CHARTER SQUARE
583 SPACES



CABARRUS STREET
575 SPACES



CITY CENTER
2,300 SPACES



BLOUNT STREET
528 SPACES



THE EDGE LOT
54 SPACES



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



CREMA



ELEMENT



CHIDO TACO



JIMMY V'S OSTERIA + BAR



LESS THAN A 3-MINUTE WALK

SIR WALTER
COFFEE
COFFEE • CRAFT • COMFORT

SONO
sushi restaurant bar

JIMMY JOHN'S

the **HAYMAKER**

ShishKabob

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



TRACY DEFOR
Senior Property Manager



LESLEY GUIN
Administrative Assistant



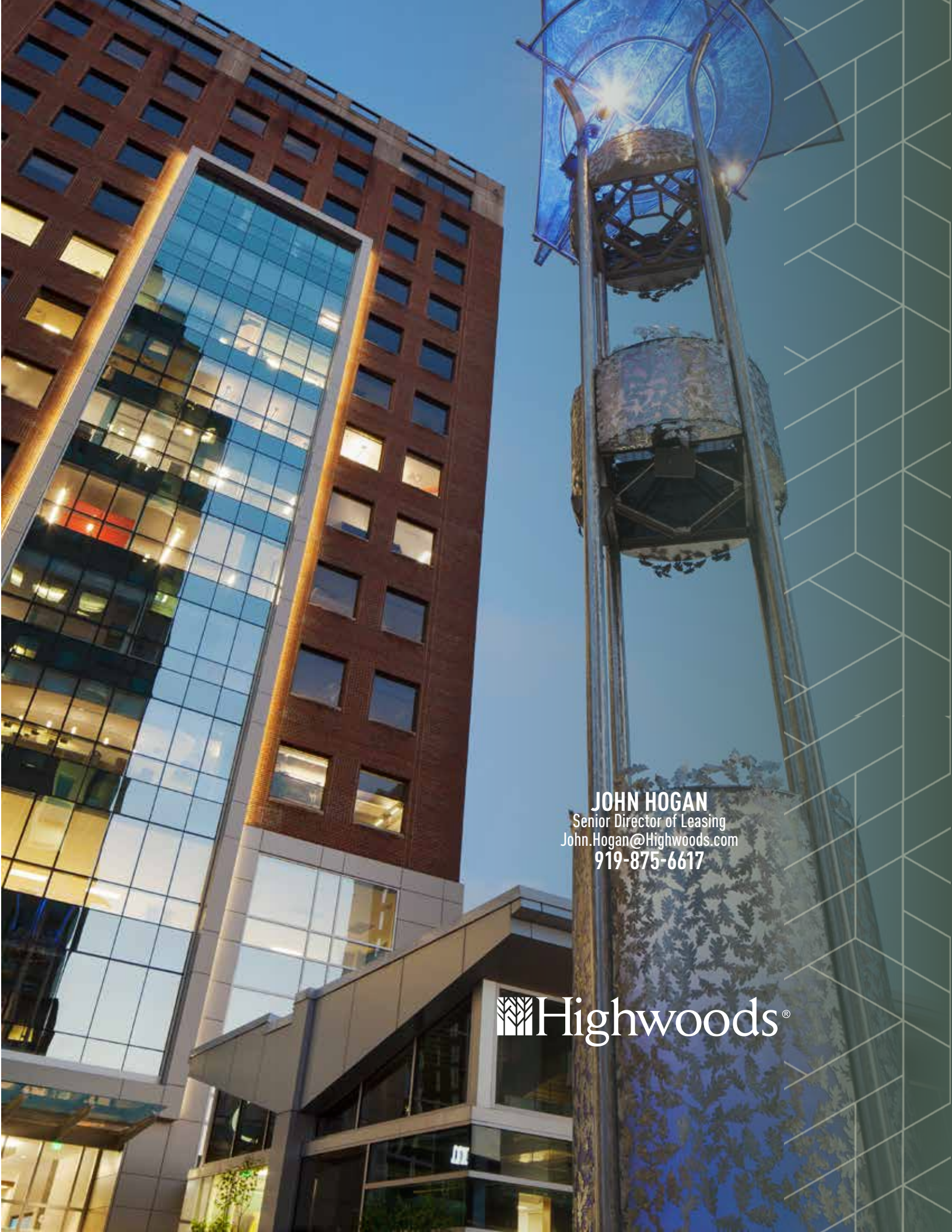
ISAAC THOMAS
Maintenance Technician



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
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 **Highwoods**®