

333

FAYETTEVILLE

A DOWNTOWN RALEIGH ICON

**INGRAINED IN HISTORY.
FORGING THE FUTURE.**

 **YOUR BRAND**

BUILDING NAMING
RIGHTS AVAILABLE

TRINITY
PARTNERS

Downtown perks *without the* Downtown price

Located in the heart of the city, walkable to some of Raleigh's finest dining, entertainment venues, hotels, and services.

Tenants enjoy the modern comforts and vibrant atmosphere 333 Fayetteville provides.

Grand street-level lobby, including collaboration zones, tenant lounge, and meeting space

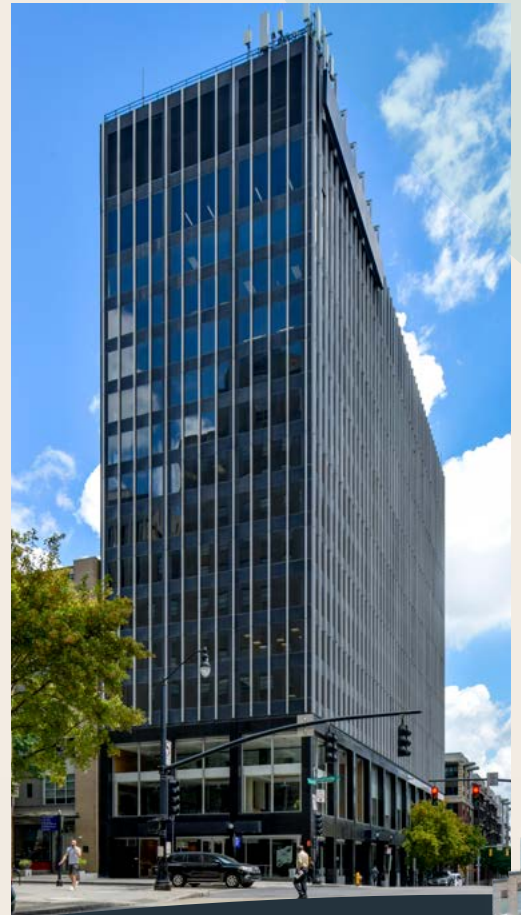
1,300 SF 2nd floor conference room + breakout room, complimentary to tenants

Fully modernized HVAC system

On-site secure storage

Pet-friendly building

Convenient on-demand parking



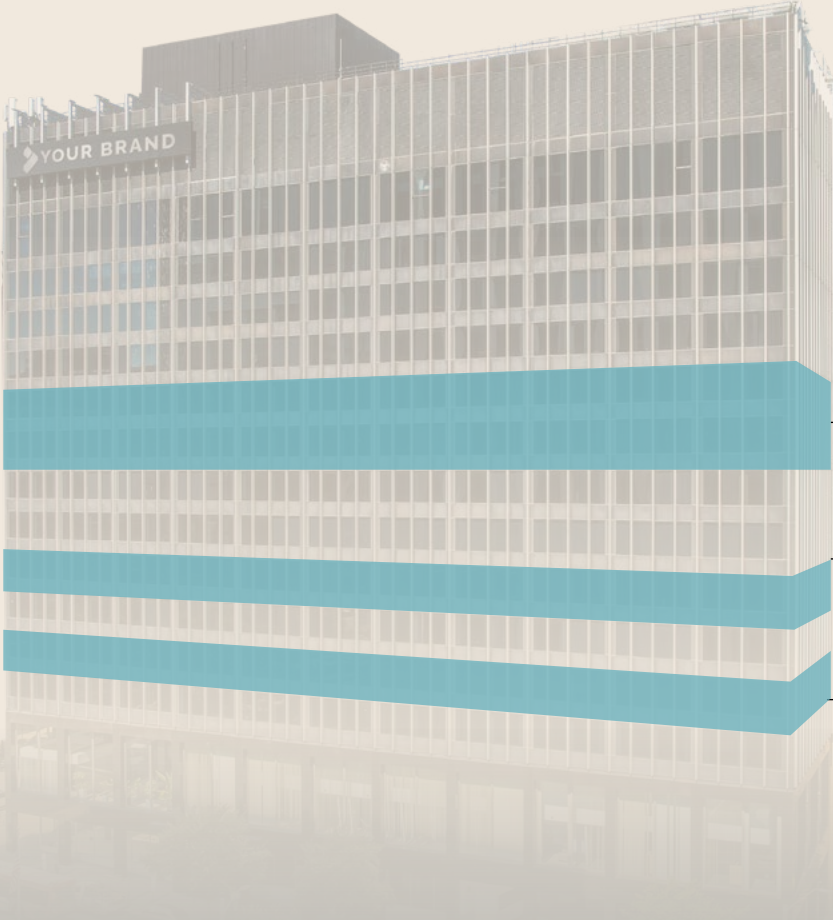
Concierge-quality on-site management, full-time janitorial and security service, and curated tenant events.

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something for everyone, from incubator to HQ

With available spaces ranging from 1,120 RSF up to 21,910 RSF,
333 Fayetteville can accommodate a wide range of tenants.



| | |
|---------------|---|
| 900 / 1000 | 21,910 RSF <i>ideal for A&E user</i> |
|---------------|---|

| | |
|-----|--|
| 600 | 10,955 RSF <i>ideal for tech user</i> |
|-----|--|

| | |
|-----|-----------|
| 410 | 3,265 RSF |
| 420 | 2,105 RSF |
| 440 | 1,120 RSF |
| 450 | 3,375 RSF |

Move-in ready spaces.
Flexible lease terms.


**Below market
rental rate**

LEASE RATE
\$31/rsf, full service



Raleigh's past *meets your future*

A LEGACY OF INNOVATION

In 1961, 333 Fayetteville dared to define the Raleigh skyline. A bold statement of **modernist architecture**, it was a city-first, mirroring the iconic Seagram Building in New York City. When the massive “million-dollar plan” was completed **in 1965, the new building stood as Raleigh's tallest skyscraper** at 15 stories high and is a towering testament to Raleigh's evolution.

Today, as downtown Raleigh continues to flourish and grow around it, this **historic landmark** seamlessly blends its storied past with the demands of a **modern workforce**.

Revitalized with cutting-edge technology and amenities, 333 Fayetteville offers an exceptional workspace where **tradition meets innovation** and stands **ready to serve the next generation** of innovators and leaders making their mark on the city.

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walkability

With a Walk Score of 97, the highest in the region, tenants can enjoy the plentiful amenities just steps away.

accessibility

Located less than a mile from Capital Blvd and Union Station, Raleigh's state-of-the-art transportation hub for the rapid bus system, commuter train and future light-rail, tenants are equipped with multiple convenient commute options.

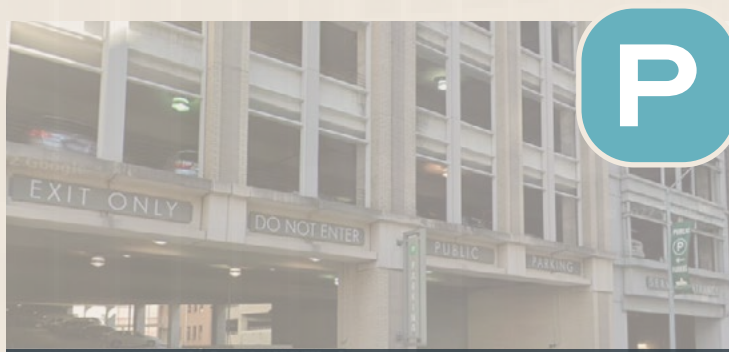
neighborhood amenities

165+ restaurants and bars

100+ bars, breweries, music venues, and clubs

104 lunch spots in downtown

💡 *more than any other submarket in the Triangle*



Red Hat Deck

429 S Wilmington St

Scan for parking information + pricing



Parking

Primary parking in the Red Hat Garage 1 block from the building and 15+ additional parking options (surface lots and decks) within a 1-mile radius.

it's all happening on fayetteville street



Fayetteville Street has always been Raleigh's dynamic core, a hub of commerce, culture, and entertainment brimming with energy and opportunity. From crowd-drawing music and arts festivals and a variety of annual celebrations to diverse shopping and dining - Fayetteville Street has something for everyone.

Fayetteville Street Renaissance *Exciting Revitalization Plans*

- Create a vibrant, pedestrian-friendly streetscape
- Build strong foundation to maintain clean, safe, and vibrant environment
- Develop a family-friendly itinerary and safe-route around attractions
- Build a unique district identity – “North Carolina’s Main Street”
- Celebrate Raleigh’s Black Business District
- Expand housing options and encourage mixed-use development to encourage healthy mix of residents, workers, and visitors
- Reposition City Plaza as downtown’s front porch
- Grow the arts and entertainment district
- Create a strong connection south of downtown



Major developments, such as an expanded Raleigh Convention Center and a new home for Red Hat Amphitheater, will further solidify Fayetteville Street as Raleigh's premier destination.

Whether you're a growing business looking for a thriving community or a corporate leader seeking a exceptional location for their new headquarters, Fayetteville Street offers an unparalleled opportunity to be part of Raleigh's exciting future.

a vibrant city

Raleigh and the surrounding Research Triangle Region has consistently outpaced the nation in growth for over three decades.

Fueled by a robust ecosystem of world-class universities, a highly skilled workforce, and a culture of innovation, the city has solidified its position as a global leader in life sciences and technology.

The premiere quality of life the city offers not only makes Raleigh a great place to work but also a wonderful place to live and stay to play.



NO. 2

**best performing
large city**

Milken Institute, Feb. 2024

NO. 2

**hottest housing
markets in the U.S.**

*U.S. News and World Report,
Feb. 2024*

NO. 3

**best place to live
raleigh and durham**

*U.S. News and World Report,
April 2024*



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for lease + details

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