



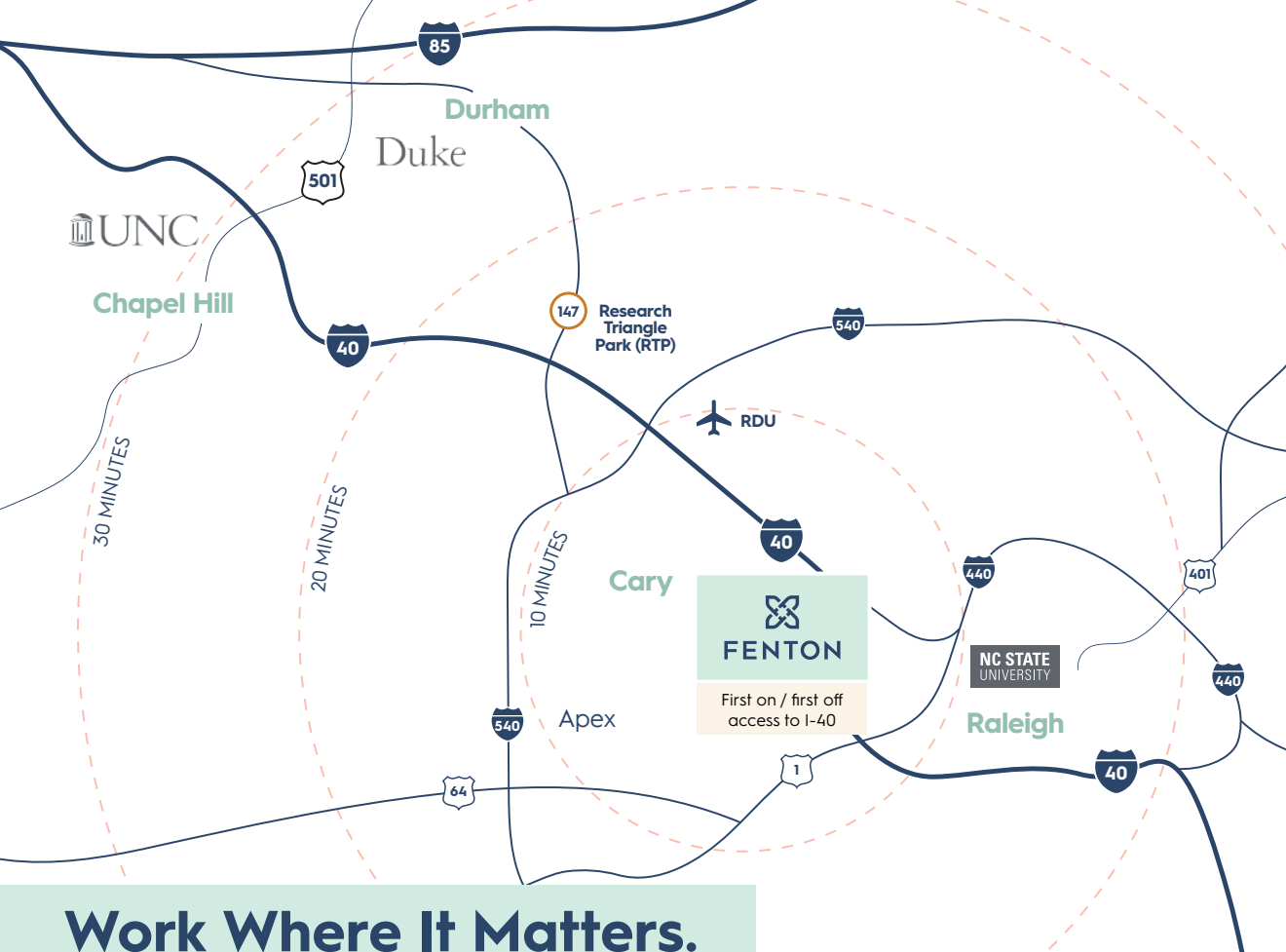
THE OFFICES AT FENTON



Hines



TRINITY
PARTNERS



Work Where It Matters.

The Triangle is defined by the area's three educational, medical and research universities - Duke, NC State University and UNC Chapel Hill, as well as the communities of Raleigh, Cary, Durham and Chapel Hill.

DISTANCE TO

RDU INT'L AIRPORT	10 mins.
DOWNTOWN RALEIGH	20 mins.
RESEARCH TRIANGLE PARK	20 mins.
CHAPEL HILL	30 mins.



2.1M+ POPULATION

#1 "BEST STATE FOR BUSINESS" -FORBES

95.1 COST OF LIVING INDEX

#1 "BEST CITY FOR STARTUPS" -HUBSTAFF

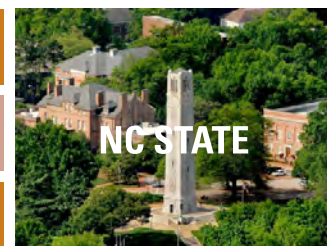


#2 MOST EDUCATED CITY IN THE NATION

3 TIER-1 RESEARCH UNIVERSITIES

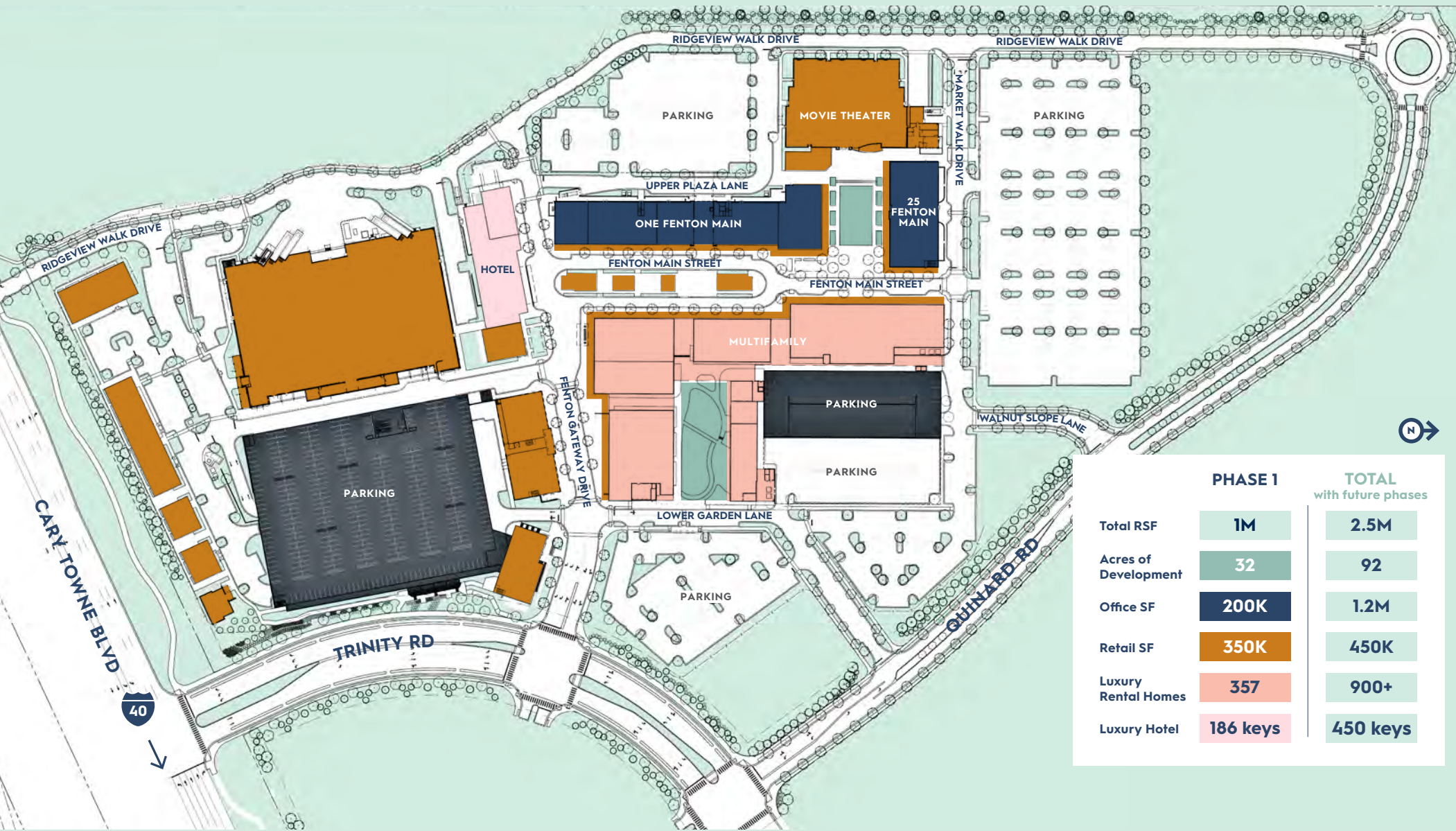
88K TOTAL COLLEGE & GRADUATE STUDENT POPULATION

43 PEOPLE MOVE TO WAKE CO. EVERY DAY (11 FROM INT'L LOCATIONS)



Convenience. Connectivity. Community.

As part of Fenton's master-planned, 92-acre development, **The Offices at Fenton** provide an unmatched environment for business. An expert mix of shopping, dining, and entertainment experiences. Residential and hospitality. Greenspaces and purposeful programming. **It's all here and designed to inspire and empower your team like nowhere else.**



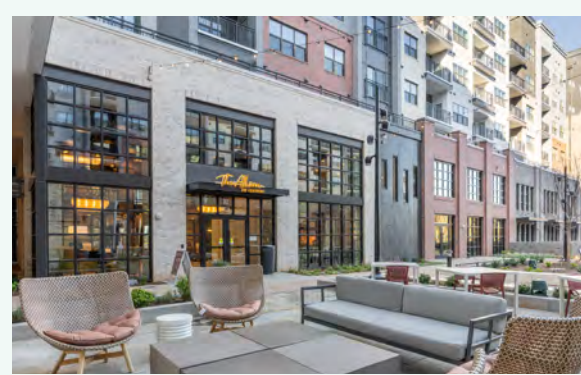
	PHASE 1	TOTAL with future phases
Total RSF	1M	2.5M
Acres of Development	32	92
Office SF	200K	1.2M
Retail SF	350K	450K
Luxury Rental Homes	357	900+
Luxury Hotel	186 keys	450 keys



Live

With luxury onsite residences at The Allison, Fenton offers an array of gorgeous luxury apartment homes, all designed for unmatched, commute-free living.

- **The Allison** at Fenton offers **357 premier** studio, one-, two- and three-bedroom apartment homes
- **Elevated clubroom** and **pool deck** overlooking Fenton's Central Plaza
- 2,900 SF state-of-the-art **fitness center**
- **Outdoor** gathering areas



Whether you are looking for **personalized concierge services, meeting and event spaces**, or a **chic collection of rooming options** - give your guests the experience they have been anticipating. All within walking distance of the office and everything else Fenton has to offer.



Stay



Fenton is the **culinary destination for the Triangle**, whether you are looking for a place to power lunch or enjoy happy hour.

- Enjoy access to great bites and fare at **Cru Wine Bar** and **Dram and Draught**, fresh meals from **Doc B's**, and indulge in a tasty treat from **Honeysuckle Gelato**
- Several chef-driven restaurants by renowned chefs **Scott Crawford, Steve Palmer, Ford Fry and Michael Lee** to name a few
- Rounded out by **Paragon Theaters** with an excellent dining, theater experience



Brimming with amenities including a mix of entertainment, shopping and fitness along with a highly walkable locale. Fenton presents itself at the front of what's new and happening in the area.

- Enjoy dinner and a show at **Paragon Theaters**, a 6-screen, 600-seat theater
- Shop at both **boutique and international fashion stores**, including Lululemon, Madewell, Free People, Sephora, and more
- Catch a game at **Sports & Social**, a one-of-a-kind sports bar, gaming parlor, and social lounge
- Play at the **Fenton Square**, host to over 300 events per year including concerts, comedians, holiday celebrations, and more





Work elevated

Distinct. Walkable. Lively.

A connected workspace can bring out the best in your team. **The Offices at Fenton** meets the demands of doing business today. Fenton offers superior access and connectivity, thoughtful design, and intentional amenities integrated into a dynamic, mixed-use environment like nothing else in the Triangle.

Once you're here, leave your keys at your desk because Fenton's impressive and unique amenity base puts everything you need within walking distance so you can make the most of your workday.



In addition to the playground of amenities right outside your front door, **The Offices at Fenton** also offer a wealth of in-building features that enhance the workday experience. With ground floor retail, efficient floorplates and the newest in-building technology, companies can tailor their environment to suit every need.

Office Features:

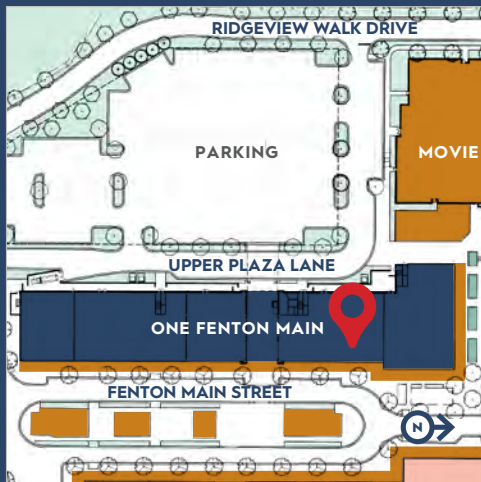
- **Balconies** and **terraces** overlooking Main Street or the Central Plaza
- Designed to achieve **Energy Star** standards and earn **Wired Certified Platinum**
- **Floor to ceiling windows** for abundant natural light
- Open, efficient floorplates with 14' ceilings
- **4:1,000 SF** parking ratio; secure building with **direct parking access**
- Direct access to **greenways**



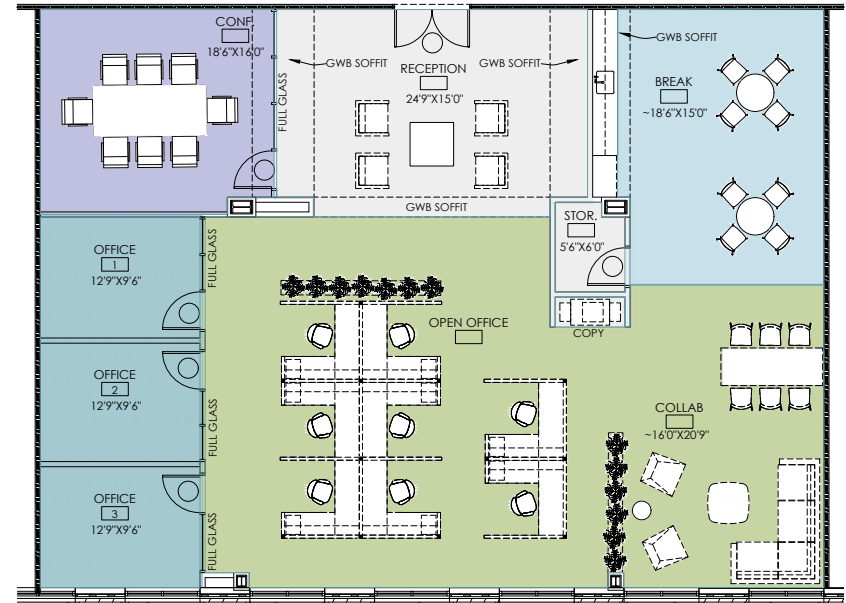
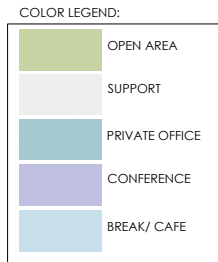
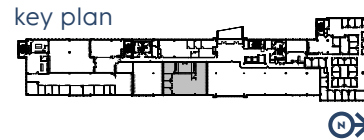
One Fenton Main

One Fenton Main is prominently situated along the main street with direct access to parking behind it.

- 124,080 RSF total
- Available: 9,052 RSF
Including two move-in ready spec suites (Suite 240 & 490)
- Rental Rate: \$40.50/RSF, Net

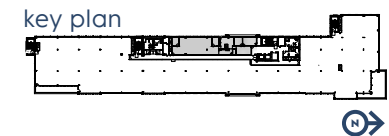
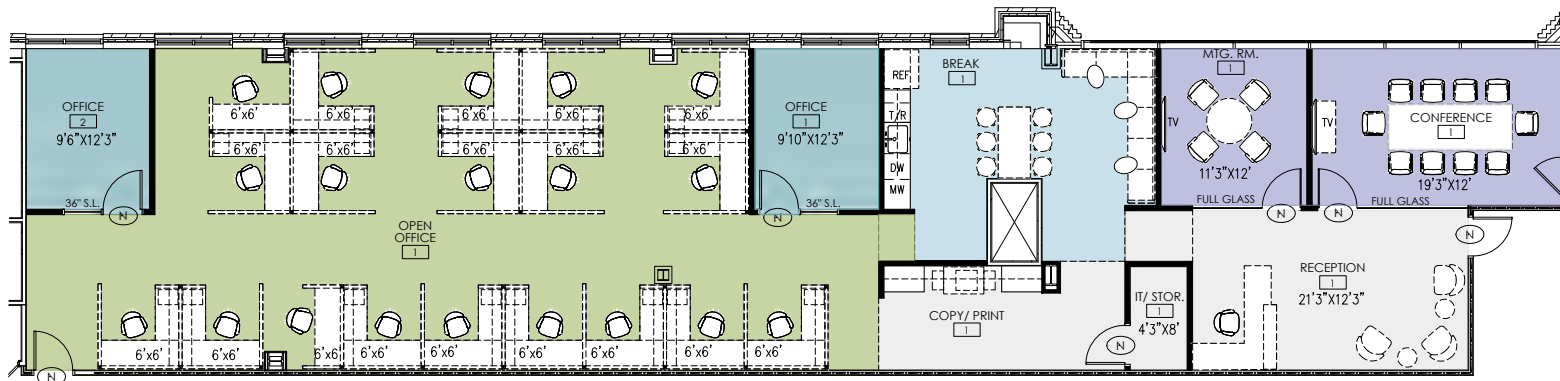


One Fenton Main
 Suite 240
 3,390 RSF
move-in ready spec suite



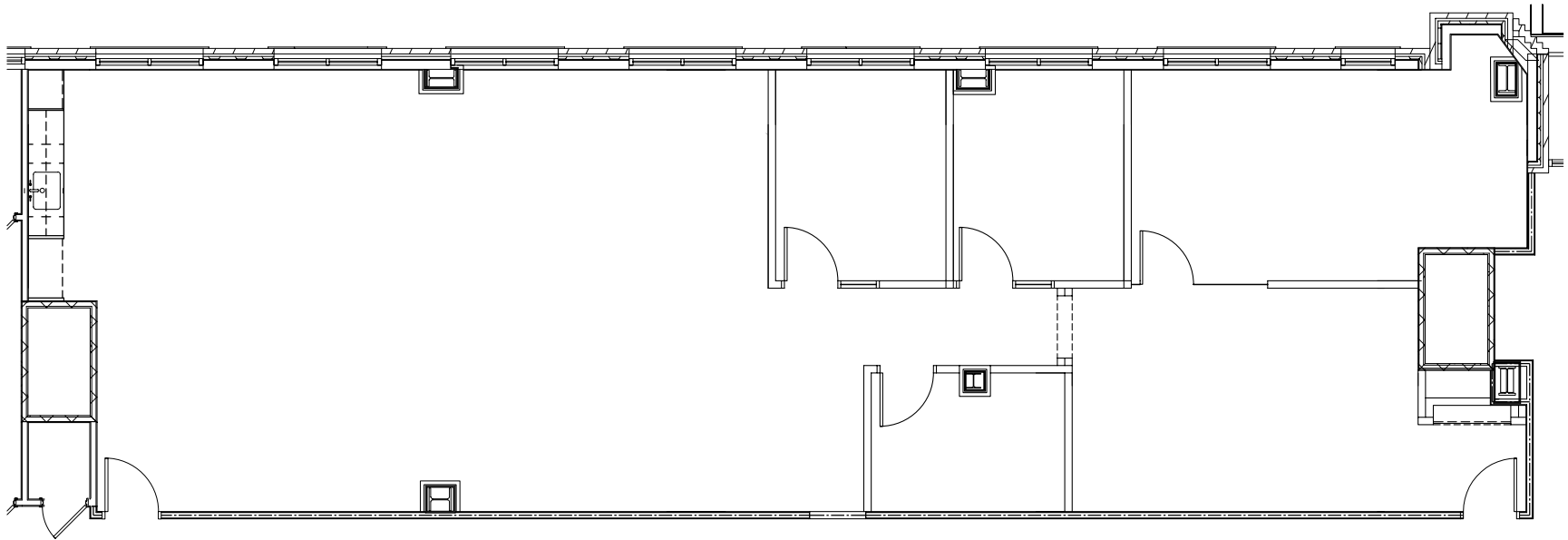
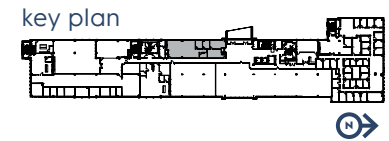
furniture shown for illustrative purposes only, not provided

One Fenton Main
 Suite 490
 3,327 RSF
move-in ready spec suite



furniture shown for illustrative purposes only, not provided

One Fenton Main
 Suite 290
 2,335 RSF
available May 1, 2026



25 Fenton Main

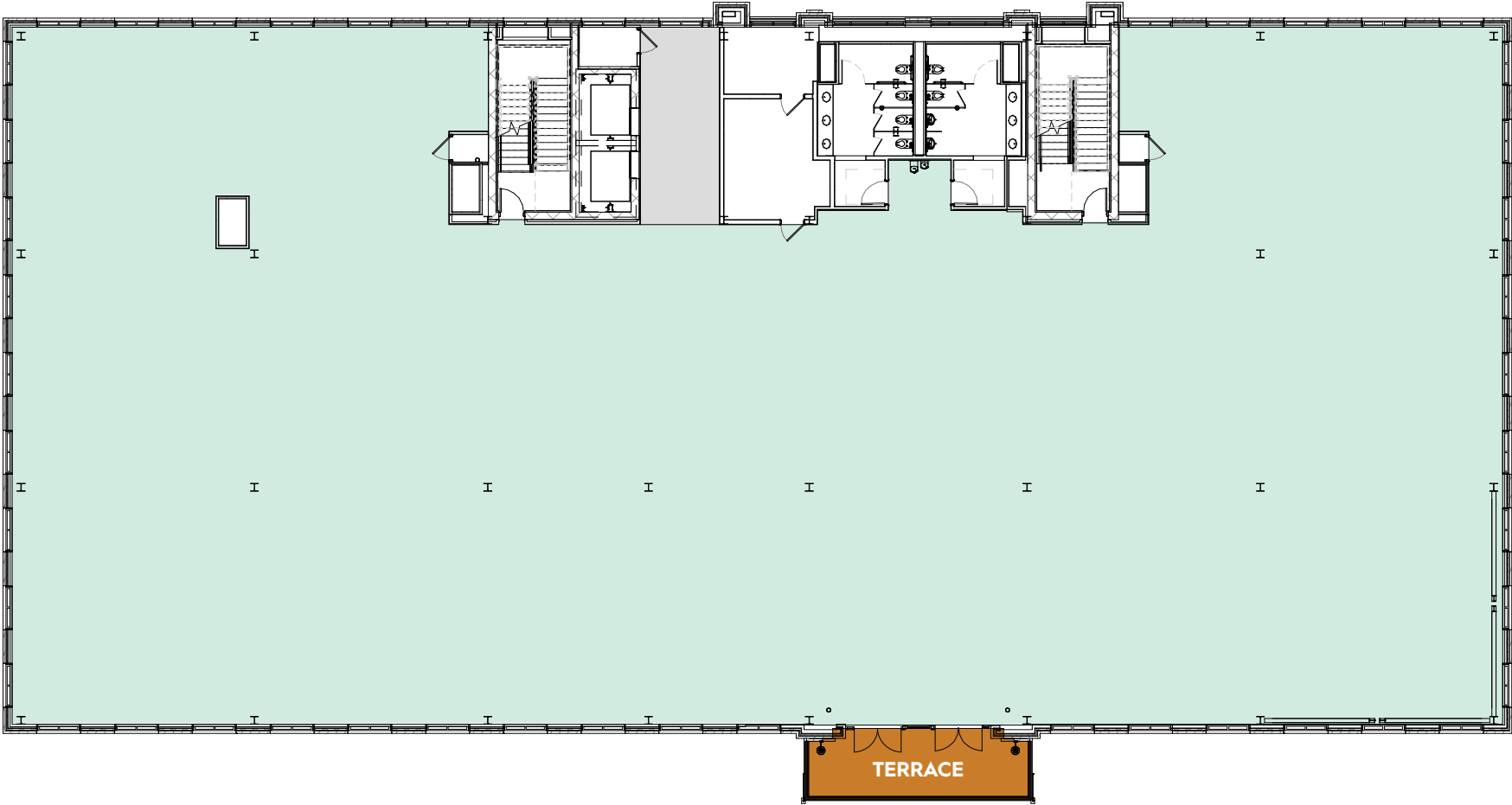
25 Fenton Main features spectacular views of the Central Plaza, the heart of the project with 300+ events per year.

- 50,903 RSF total
- Available: 17,284 RSF
- Rental Rate: \$37.00 - 38.50/RSF, Net



25 Fenton Main

 **Level 2**
17,284 RSF



301 Fenton Gateway Dr

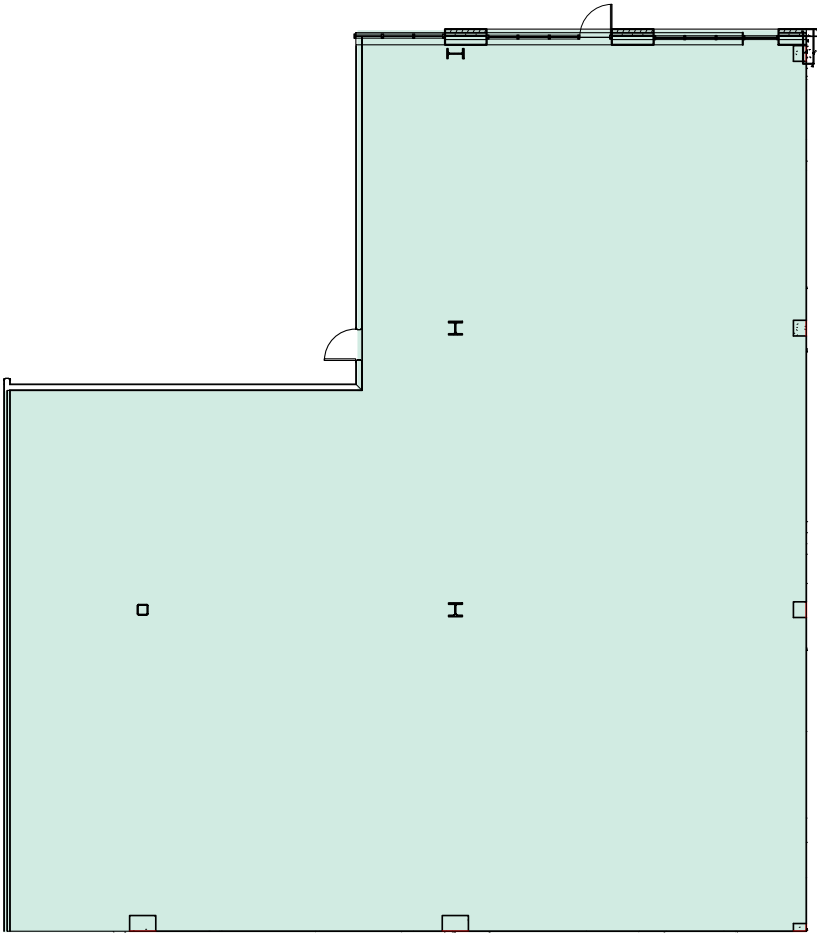
301 Fenton Gateway features convenient access to parking and dining / entertainment options directly above.

- 34,740 RSF total
- Available: 6,222 RSF
- Rental Rate: \$26.00 - 28.00/RSF, Net

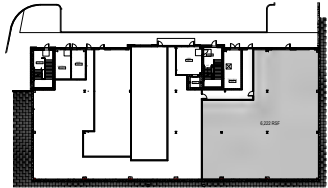


301 Fenton Gateway Dr.

 **Lower Level**
6,222 RSF



key plan





PHASE 2
COMING SOON

Phase 2 Office NOW PRE-LEASING

Phase 2 will include **68,000 SF** of retail space, **222,000 SF** of office space, **227 multifamily units** and a **175-room** luxury hotel.

- Fully integrated with Fenton's walkable Main Street experience
- The design will consider the latest concepts in **sustainability and wellness** to create a leading workplace environment
- **Equity is in-place** allowing for immediate progression of the project
- Including Phase 2, there are another **1.0 million SF** of remaining office entitlements at Fenton



Development Team



Hines

Hines is a privately owned global real estate investment, development and management firm, founded in 1957, with a presence in 219 cities in 23 countries and \$124 billion of assets under management—including \$64 billion for which Hines provides fiduciary investment management services and \$60 billion for which Hines provides third-party property level services.

[hines.com](https://www.hines.com)



Columbia Development is a privately held real estate development firm based in Columbia, SC, with offices in Atlanta, GA, Charleston, SC and Raleigh, NC.

Columbia is actively engaged in the development of mixed-use destinations, regional and neighborhood shopping centers, and single-tenant retail assets through the southeastern United States with a primary geographic focus on the Carolinas.

[columbiadevelopment.com](https://www.columbiadevelopment.com)



The mission of Affinius Capital is to strengthen the profitability and diversity of the Affinius Investment portfolio and those of its investor clients by acquiring, developing, financing and managing quality real estate investments.

The portfolio consists of office, industrial/logistics, multifamily, retail and hotel properties.

[affiniuscapital.com](https://www.affiniuscapital.com)



THE OFFICES AT FENTON

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Development Team:

Joint venture between Hines, Columbia Development and Affinius Capital

Architect:

Nelson Worldwide

Fast Facts

One Fenton Main:

3-stories of office space totaling 124,188 RSF above ground floor retail

Typical floor plate: 41,396 RSF

25 Fenton Main:

3-stories of office space totaling 50,922 RSF above ground floor retail

Typical floor plate: 16,974 RSF

301 Fenton Gateway Drive:

2-story mixed-use space with 6,222 RSF of office available.

Phase 2 Office:

Planned 222,000 SF of office space surrounded by 68,000 SF of retail

Amenities:

- Private on-floor terraces overlooking Main Street or Fenton Square
- Energy Star and Wired Certified
- 350K SF of restaurant, retail and entertainment offerings within the development
- 357 luxury apartments and a boutique hotel
- Direct access to greenways
- Purposeful year-round programming

Opex: \$13.32/RSF (2025)

Load Factor: 12% single tenant; 15% multi tenant

The information contained herein was obtained from sources believed reliable; however, Trinity Partners makes no guarantees, warranties, or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, changes of price or conditions prior to sale or lease, or withdrawal without notice.

**TRINITY
PARTNERS**

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