

Class A Office | For Lease

ONE RENAISSANCE  
3301 BENSON DRIVE  
RALEIGH, NC 27609



**PART OF THE EXCHANGE – RALEIGH'S NEXT PREMIER MIXED-USE DESTINATION**

LOBBY & COMMON AREA RENOVATIONS COMPLETED!



**One Renaissance**  
AT THE EXCHANGE



# 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.

[1000SOCIAL.COM](http://1000SOCIAL.COM)



**ONE RENAISSANCE**  
OFFICE SPACE AVAILABLE NOW!



**1000 SOCIAL**  
OFFICE/RETAIL  
NEWLY DELIVERED!

**2000 SOCIAL**  
OFFICE/RETAIL

**MULTIFAMILY**  
MULTI/RETAIL

**CONDOS**

**MULTIFAMILY/CONDO**  
MULTI/CONDO/RETAIL

**MULTIFAMILY**  
MULTI/RETAIL

**HOTEL**  
HOTEL/RETAIL

**THE PARK**  
OFFICE/RETAIL

**MULTIFAMILY**  
MULTI/RETAIL

**HOTEL**

**MULTIFAMILY**  
MULTI/RETAIL

## PROGRAMMING

ONE OF THE LARGEST NEW MIXED-USE PROJECTS IN NORTH CAROLINA

- 4-ACRE CENTRAL PARK
- 990,000 GSF OFFICE
- 1,275 RESIDENTIAL UNITS
- 125,000 SF RETAIL
- 300 HOTEL KEYS

THE  
EXCHANGE  
RALEIGH

# PRIME MIDTOWN RALEIGH LOCATION

The Exchange is at the crossroads of a well-established super-regional node of Raleigh, offering convenient accessibility from all directions and connection to services, talent, inspiration, culture, and the city's greenway trail system.

## MULTIPLE ACCESS POINTS

- 1 FROM NORTH HILLS: SIX FORKS ROAD, ST. ALBANS DRIVE
- 2 FROM NORTH RALEIGH: WAKE FOREST ROAD, ST. ALBANS DRIVE
- 3 FROM INTERSTATE 440 : WAKE FOREST ROAD EXIT, NAVAHO DRIVE, BENSON DRIVE



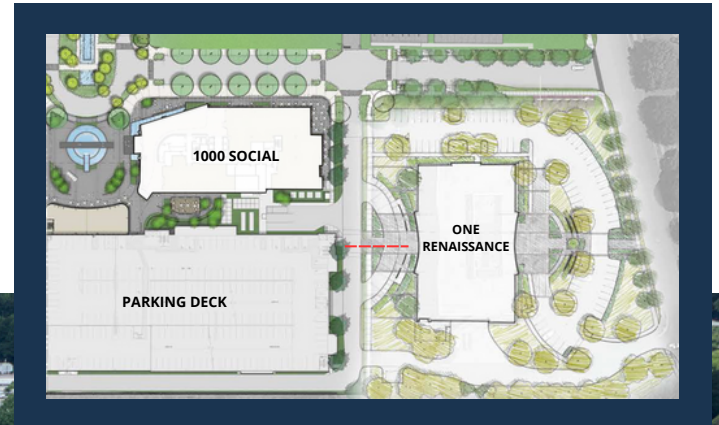
## NEIGHBORING TENANTS



# BRAND NEW PARKING DECK

Adjacent to One Renaissance the Newly  
Constructed Parking Deck Offers:

- ▶ Monitored Security Cameras
- ▶ Transparent Elevator Enclosures
- ▶ Security Presence Ensure 24/7 Safety
- ▶ Covered Walking Paths and Modern Canopies



# RENOVATIONS COMPLETE!

Flexible Suite Sizes Available to Accommodate All Users

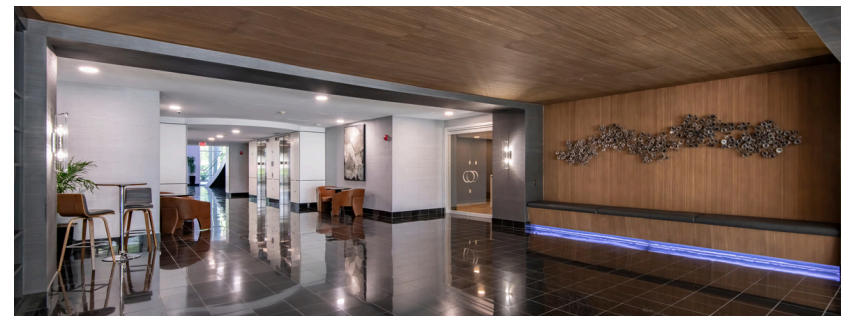
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One Renaissance  
3301 Benson Drive  
Raleigh, NC 27609

## DESIGNED FOR TODAY'S TENANT

Being part of The Exchange brings a new level of sophistication. One Renaissance has elevated the design throughout to meet the demands of today's tenant.

- ▶ Class A office developed, owned and managed by Dewitt Carolinas
- ▶ Small suites up to full floors available
- ▶ On-site property management
- ▶ The first phase of The Exchange Raleigh is currently underway, which includes 1000 SOCIAL, which delivered in Q2 2024
- ▶ Prime Midtown Raleigh location off of I-440 and Wake Forest Road and across from Duke Raleigh Hospital



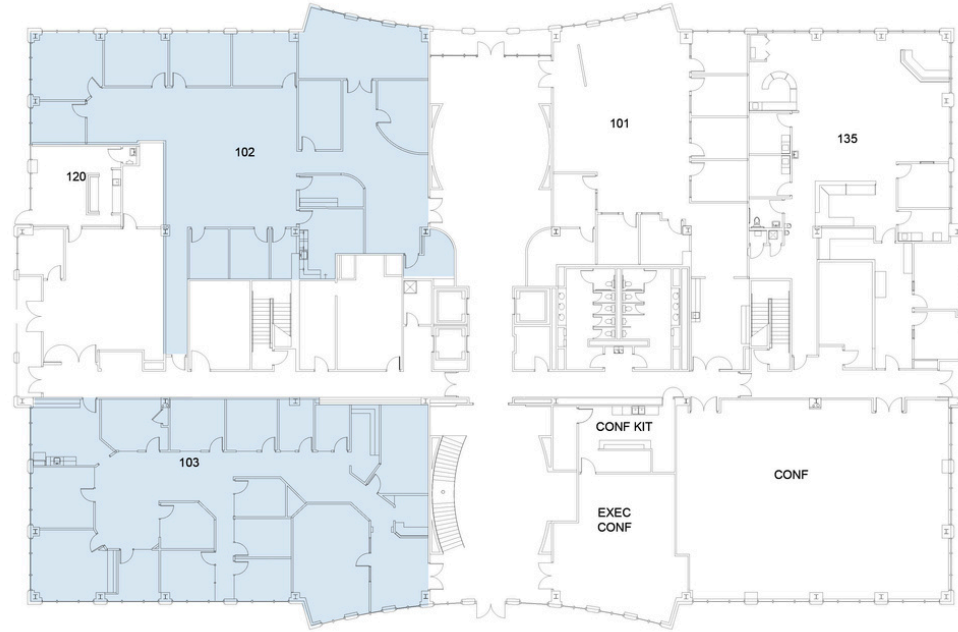
1ST FLOOR AVAILABILITY

**SUITE 102** →  
5,247 SF  
AVAILABLE NOW

- MAIN LOBBY VISIBILITY
- LOBBY/RECEPTION
- TWO CONFERENCE ROOMS
- EXTERIOR FACING PRIVATE OFFICES
- OPEN CUBICLE OFFICE SPACE
- BREAK ROOM .

**SUITE 103** →  
5,117 SF  
AVAILABLE NOW

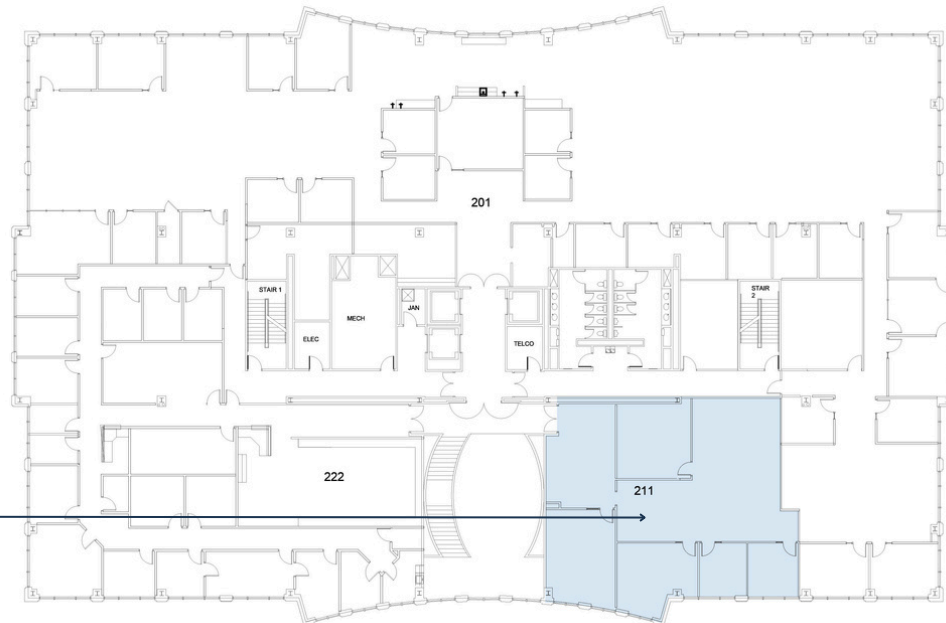
- MAIN LOBBY VISIBILITY
- LOBBY/RECEPTION
- LARGE CONFERENCE ROOM
- BREAKROOM
- LARGE PRIVATE OFFICES
- CONCRETE FLOORS



2ND FLOOR AVAILABILITY

**SUITE 211** →  
3,206 SF  
AVAILABLE NOW

- ENTRANCE OVERLOOKS MAIN LOBBY
- MAIN LOBBY STAIR & ELEVATOR ACCESS
- PRIVATE OFFICES ALONG THE PERIMETER
- LARGE CONFERENCE ROOM
- BREAKROOM



3RD FLOOR AVAILABILITY

THIRD FLOOR SUITES CAN BE COMBINED FOR A FULL FLOOR USER (29,180 SF)

**SUITE 302** →  
14,782 SF  
AVAILABLE 1/1/2025

LOBBY/RECEPTION  
TWO CONFERENCE ROOMS  
EXTERIOR FACING PRIVATE OFFICES  
OPEN CUBICLE OFFICE SPACE  
BREAK ROOM

**SUITE 301** →  
1,532 SF  
AVAILABLE NOW

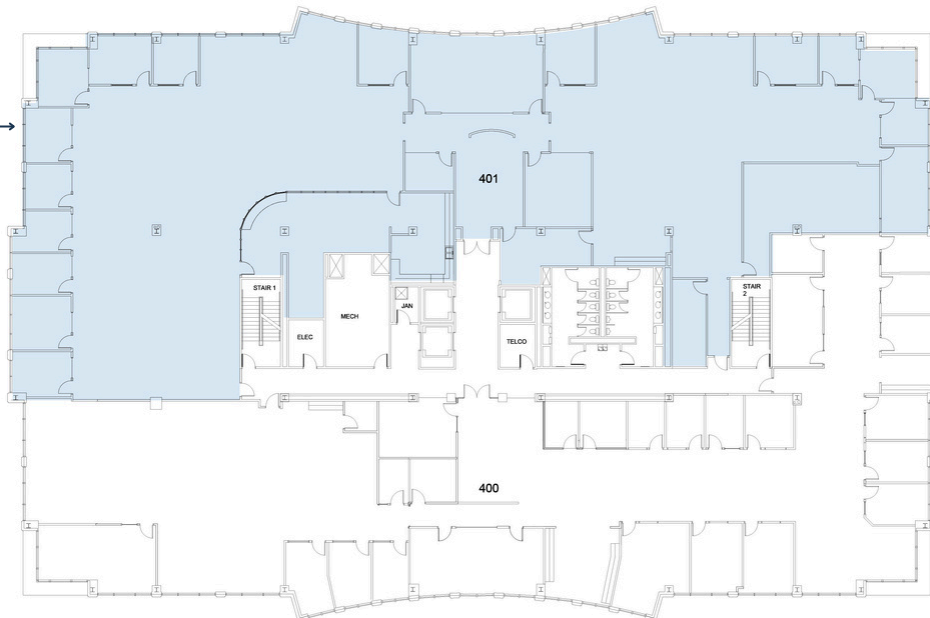
**SUITE 303** →  
11,774 SF  
AVAILABLE NOW



← **SUITE 304**  
1,091 SF  
AVAILABLE NOW

4TH FLOOR AVAILABILITY

**SUITE 401** →  
16,089 SF  
AVAILABLE NOW



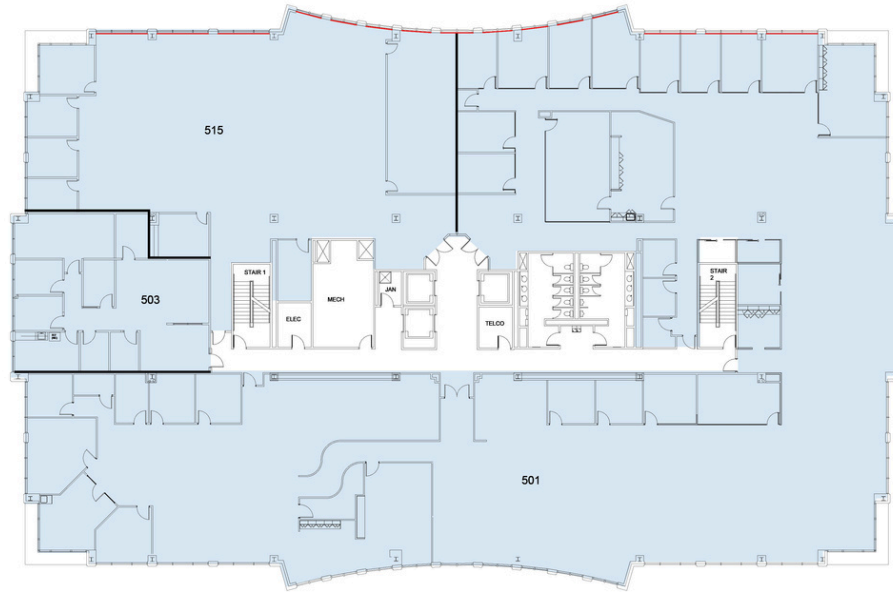
5TH FLOOR AVAILABILITY

FIFTH FLOOR SUITES CAN BE  
COMBINED FOR A FULL FLOOR  
USER (29,517 SF)

**SUITE 515** →  
6,927 SF  
AVAILABLE NOW

**SUITE 503** →  
2,099 SF  
AVAILABLE NOW

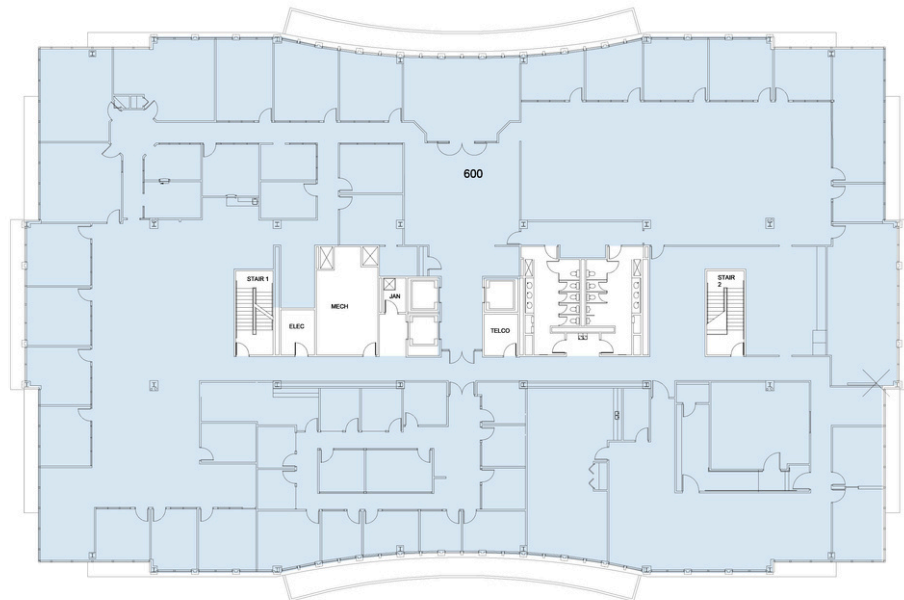
← **SUITE 501**  
20,492 SF  
AVAILABLE 1/1/2025



6TH FLOOR AVAILABILITY

FULL FLOOR AVAILABLE

**SUITE 600** →  
27,202 SF  
AVAILABLE 1/1/2025







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## CONTACT US

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