

FOR LEASE

TRUIST/  
TWO HANNOVER  
SQUARE

434 Fayetteville Street  
Raleigh, NC 27601



CAPITAL  
ASSOCIATES®

# TRUIST/TWO HANNOVER SQUARE

434 Fayetteville Street | Raleigh, NC 27601

<b>PROPERTY TYPE</b>	Office
<b>BUILDING SIZE</b>	441,000 SF
<b>LEASING RATE</b>	\$29.95/SF
<b>YEAR BUILT</b>	1991
<b>COUNTY</b>	Wake
<b>LOCATION</b>	Raleigh, NC
<b>FLOORS</b>	29
<b>LEASE TYPE</b>	Full Service

[Click here](#) for a video of Two Hannover's most recent update.

The building received three new chillers, totaling 1,000 tons of cooling capacity. This process was completed using a 420' crane. With this upgrade, we expect increased energy and operational efficiency for tenants.

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**HENRY NICHOLSON**  
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hnicholson@capitalassociates.com



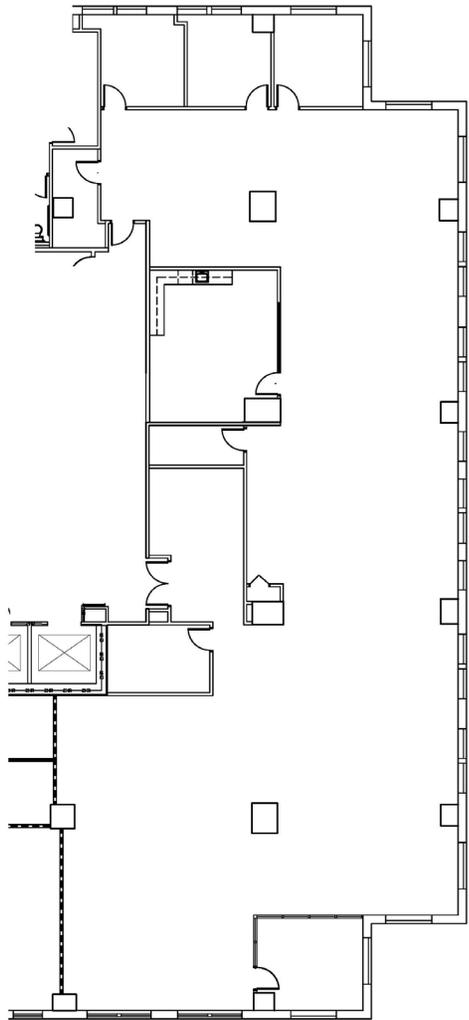
# TRUIST/TWO HANNOVER SQUARE

434 Fayetteville Street | Raleigh, NC 27601

**AVAILABLE**

Sixth Floor  
Suite 600

7,581 SF



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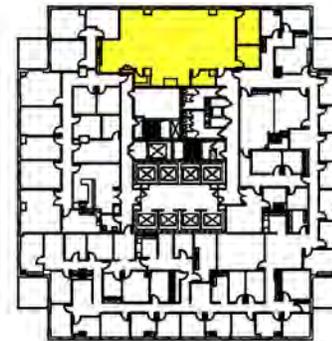
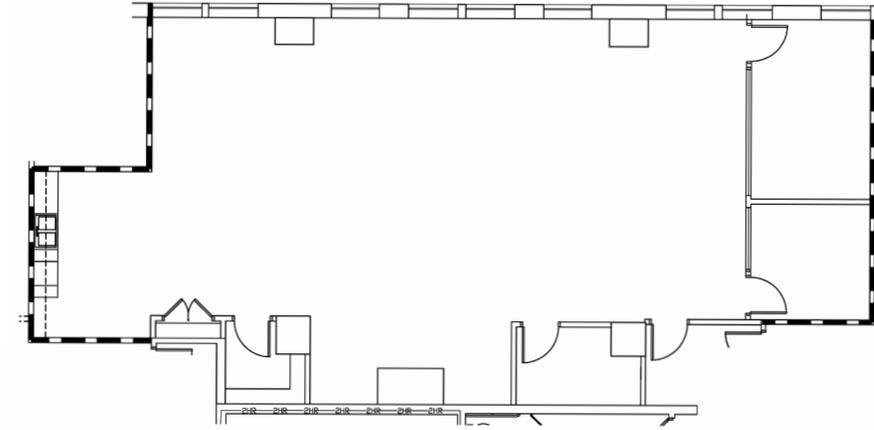
# TRUIST/TWO HANNOVER SQUARE

434 Fayetteville Street | Raleigh, NC 27601

**AVAILABLE**

Seventh Floor  
Suite 720

2,310 SF



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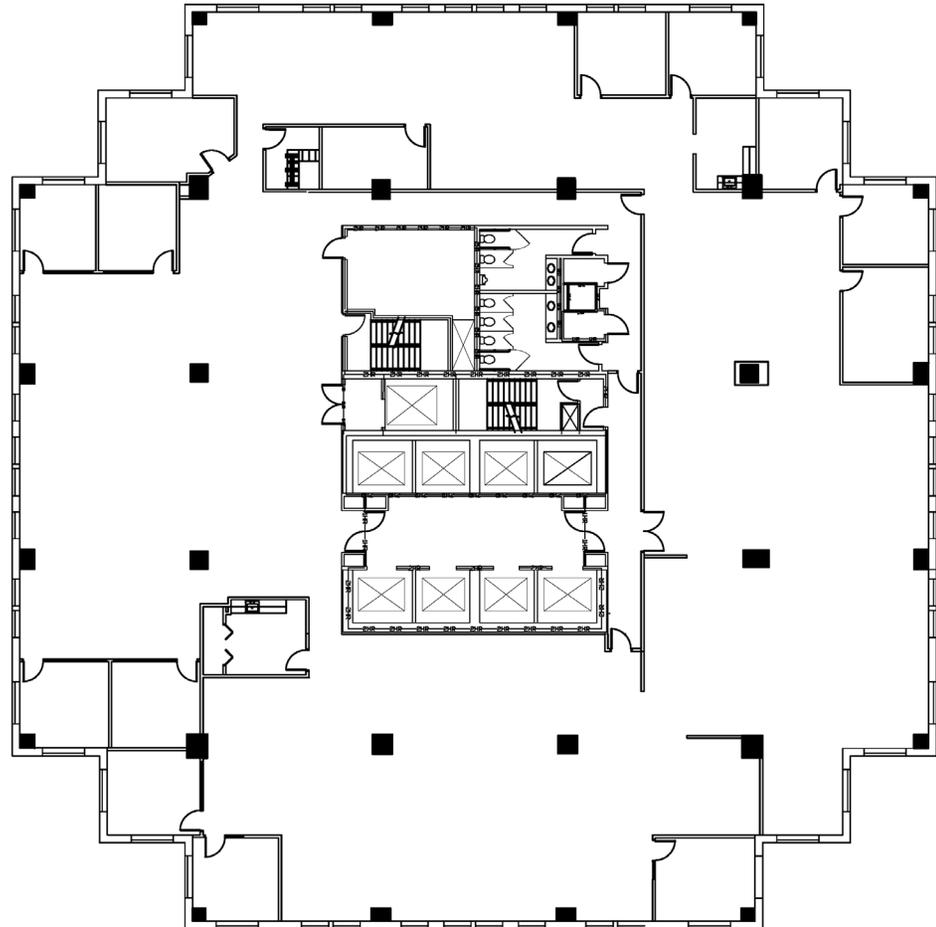
# TRUIST/TWO HANNOVER SQUARE

434 Fayetteville Street | Raleigh, NC 27601

**AVAILABLE**

Twelfth Floor  
Suite 1205

16,159 SF



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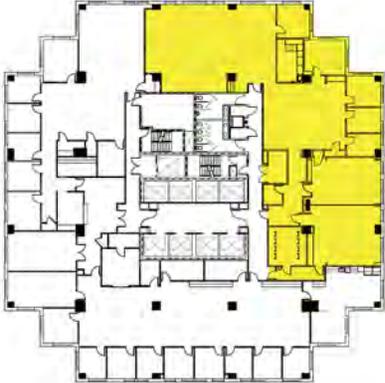
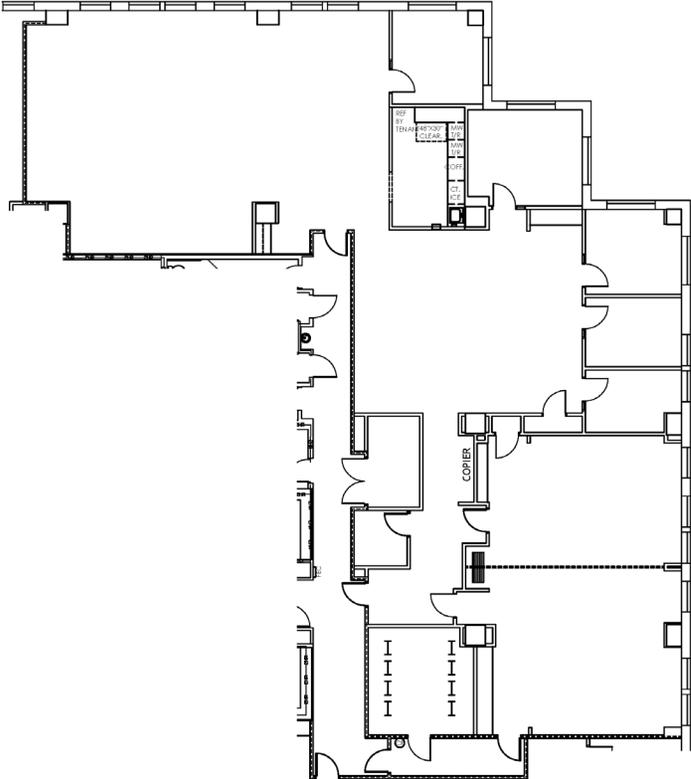
# TRUIST/TWO HANNOVER SQUARE

434 Fayetteville Street | Raleigh, NC 27601

**AVAILABLE**

Thirteenth Floor  
Suite 1300

6,076 SF



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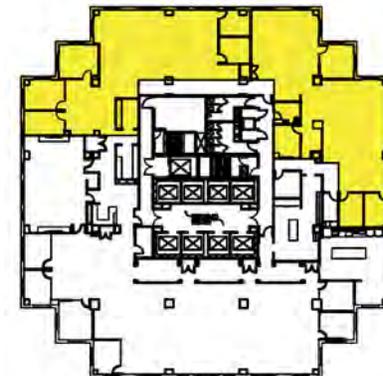
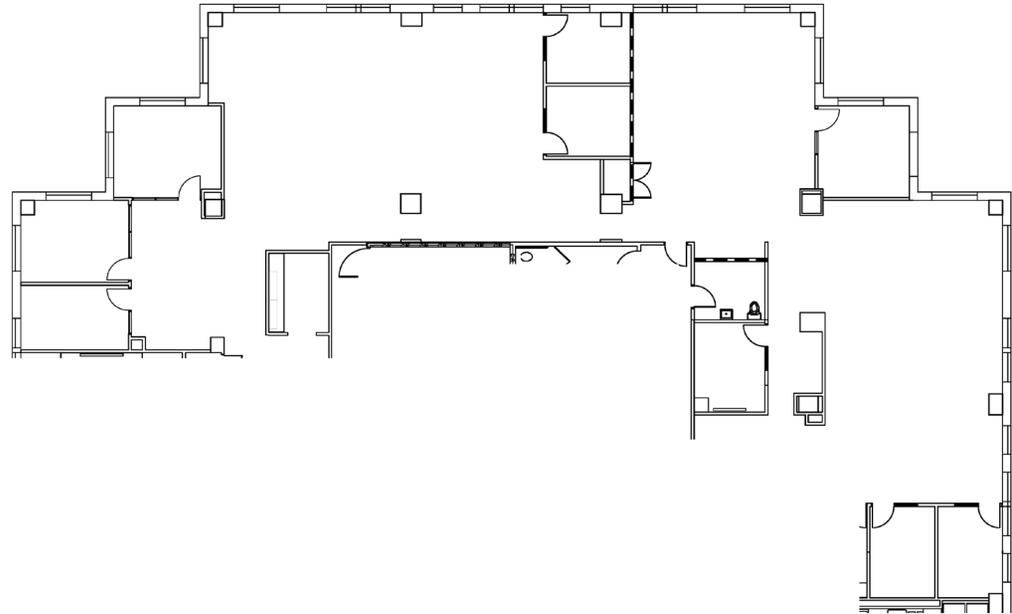
# TRUIST/TWO HANNOVER SQUARE

434 Fayetteville Street | Raleigh, NC 27601

**AVAILABLE**

Fifteenth Floor  
Suite 1540

6,199 SF



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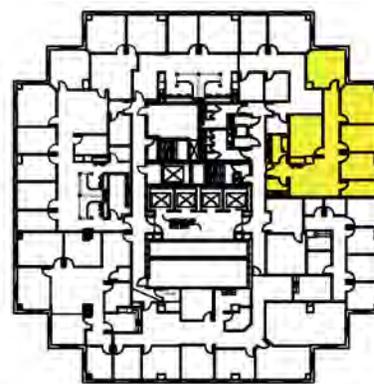
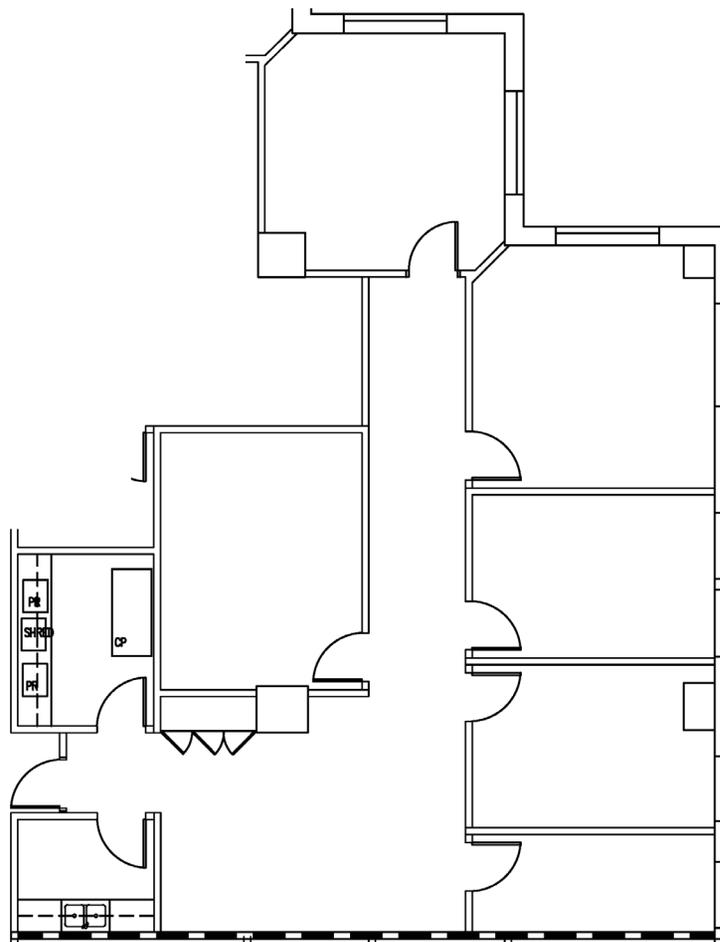
# TRUIST/TWO HANNOVER SQUARE

434 Fayetteville Street | Raleigh, NC 27601

**AVAILABLE**

Eighteenth Floor  
Suite 1850

2,034 SF



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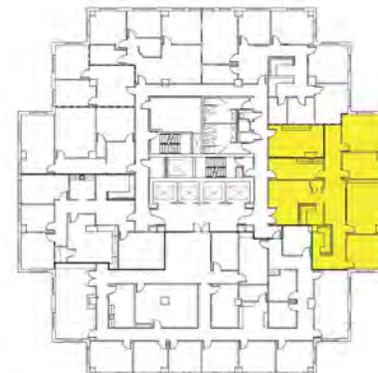
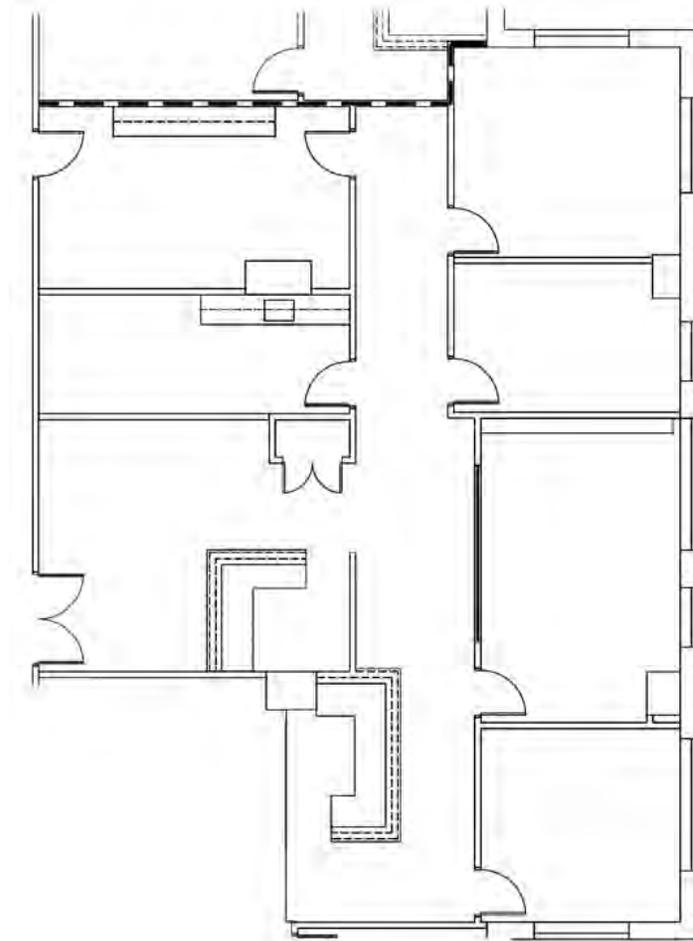
# TRUIST/TWO HANNOVER SQUARE

434 Fayetteville Street | Raleigh, NC 27601

**AVAILABLE**

Twentieth Floor  
Suite 2010

2,526 SF



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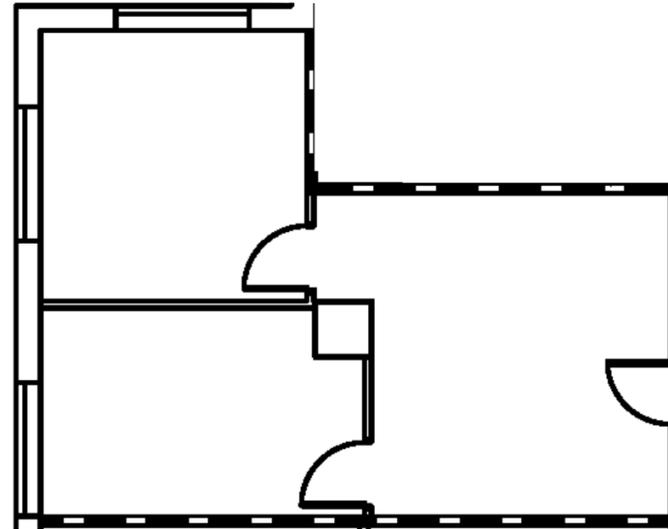
# TRUIST/TWO HANNOVER SQUARE

434 Fayetteville Street | Raleigh, NC 27601

**AVAILABLE**

Twentieth Floor  
Suite 2040

680 SF



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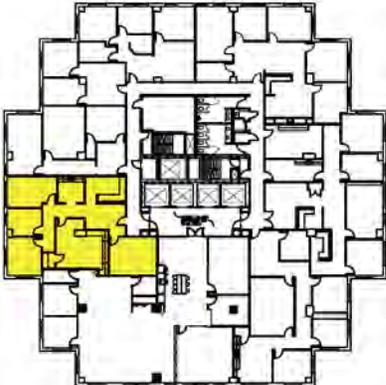
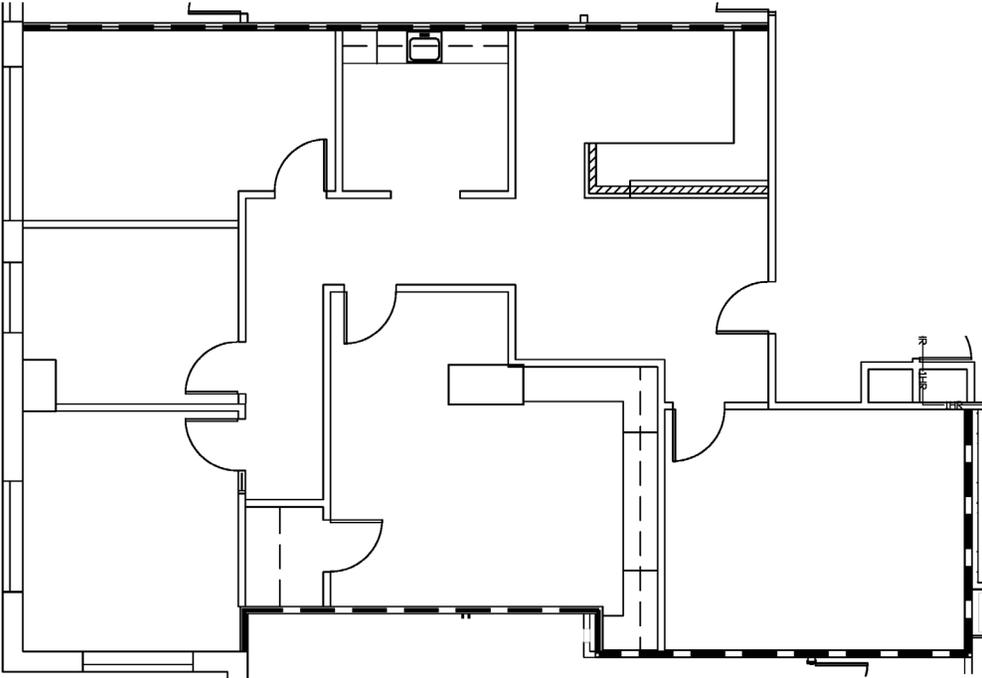
# TRUIST/TWO HANNOVER SQUARE

434 Fayetteville Street | Raleigh, NC 27601

**AVAILABLE**

Twentieth Floor  
Suite 2050

1,988 SF



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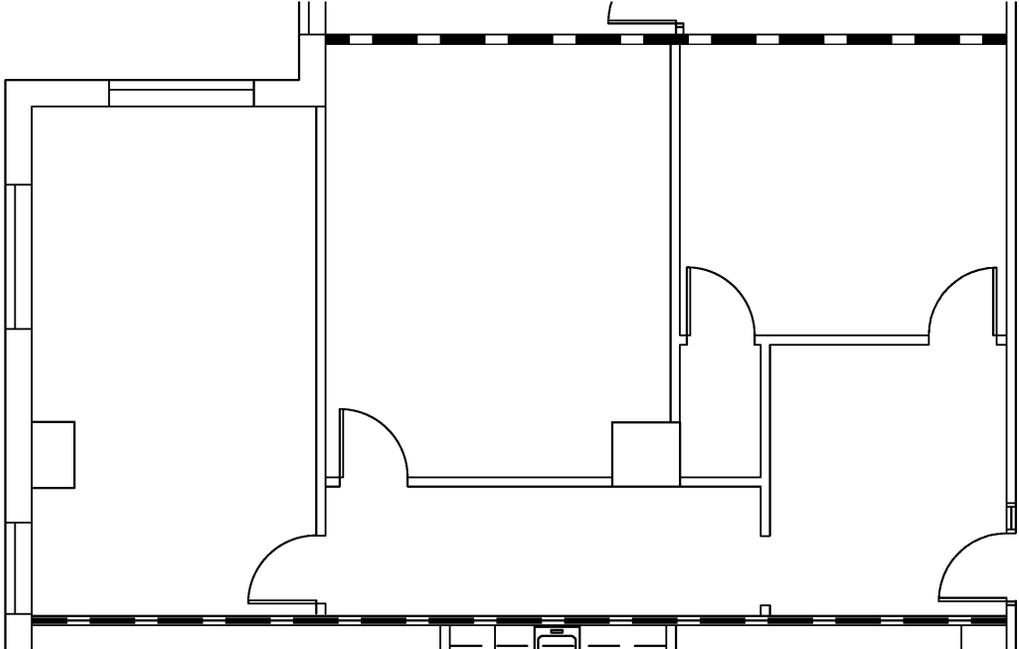
# TRUIST/TWO HANNOVER SQUARE

434 Fayetteville Street | Raleigh, NC 27601

**AVAILABLE**

Twentieth Floor  
Suite 2060

1,251 SF



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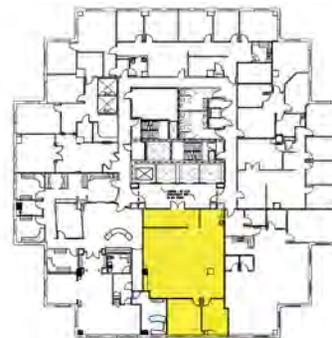
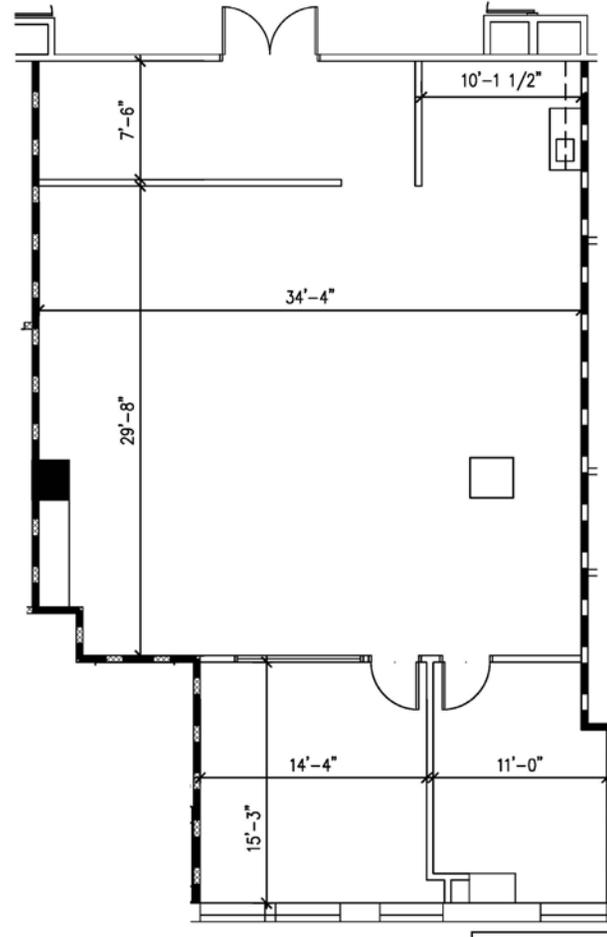
# TRUIST/TWO HANNOVER SQUARE

434 Fayetteville Street | Raleigh, NC 27601

**AVAILABLE**

Twenty-First Floor  
Suite 2100

1,996 SF



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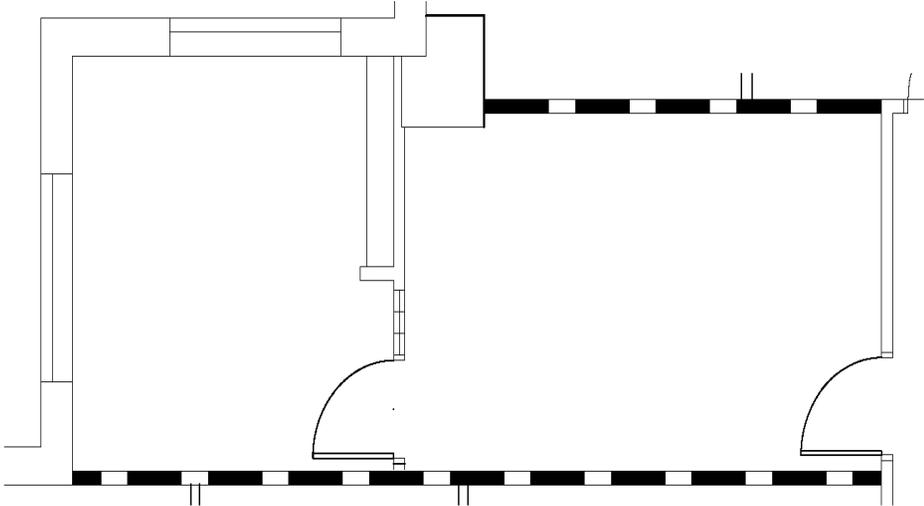
# TRUIST/TWO HANNOVER SQUARE

434 Fayetteville Street | Raleigh, NC 27601

**AVAILABLE**

Twenty-Third Floor  
Suite 2337

430 SF



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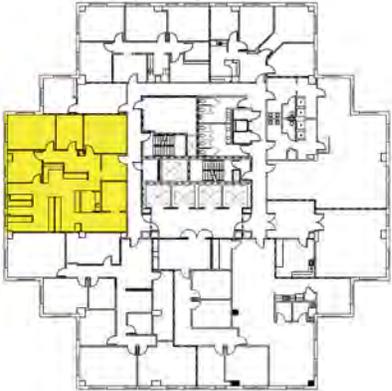
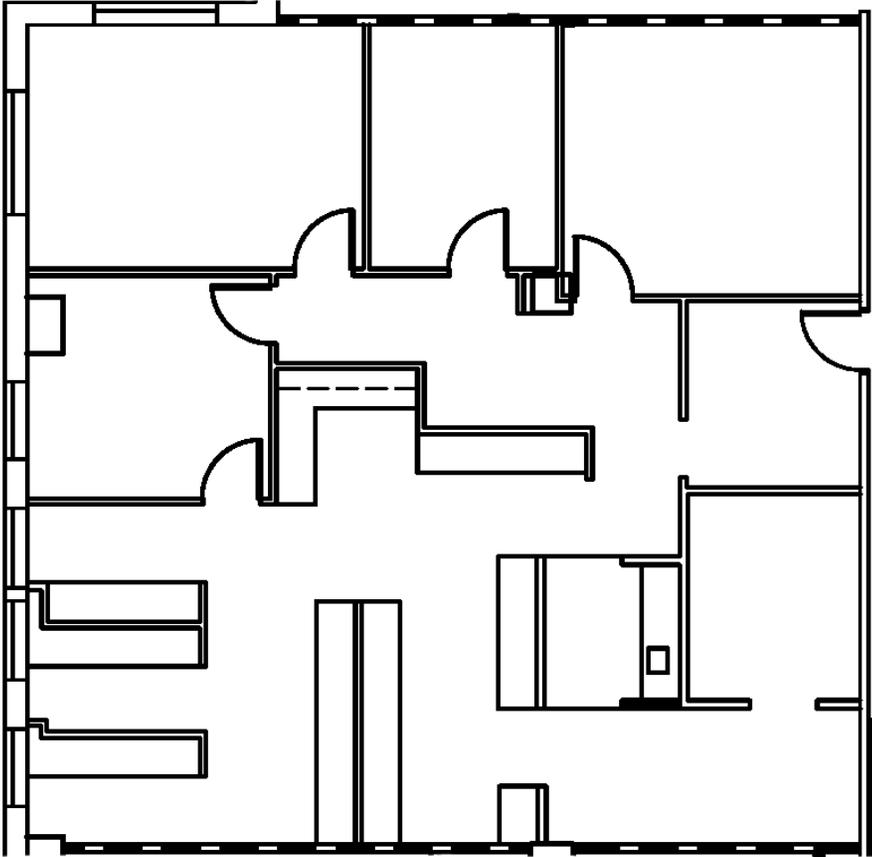
# TRUIST/TWO HANNOVER SQUARE

434 Fayetteville Street | Raleigh, NC 27601

**AVAILABLE**

Twenty-Third Floor  
Suite 2340

2,166 SF



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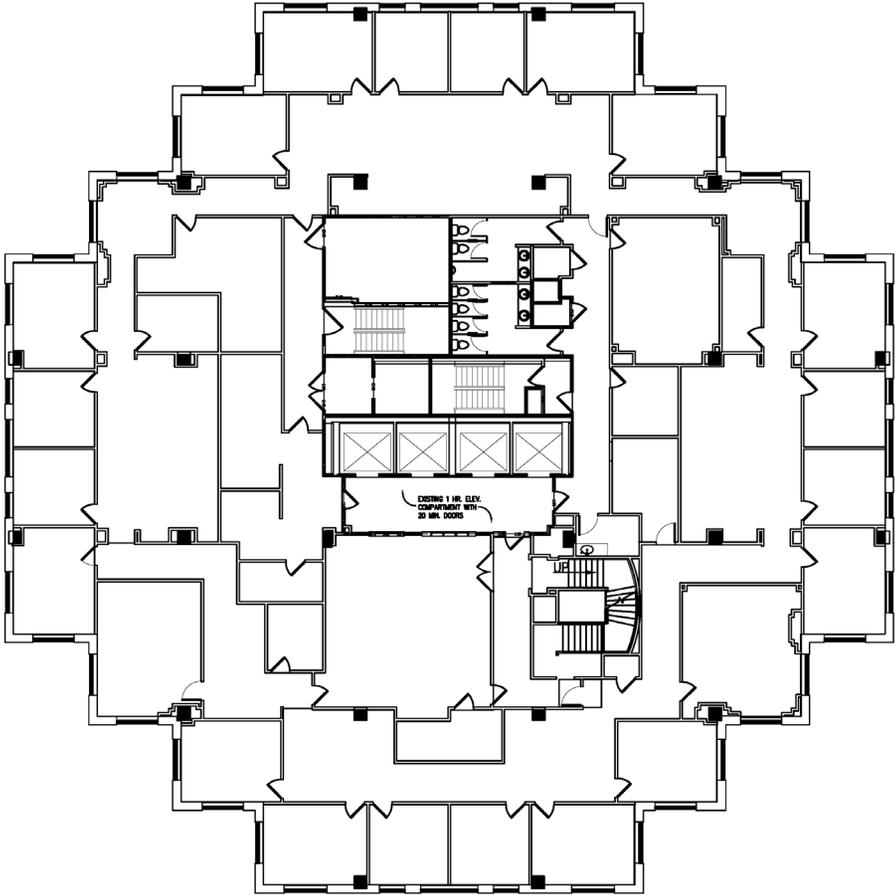
# TRUIST/TWO HANNOVER SQUARE

434 Fayetteville Street | Raleigh, NC 27601

**AVAILABLE**

Twenty-Seventh Floor  
Suite 2700

14,291 SF



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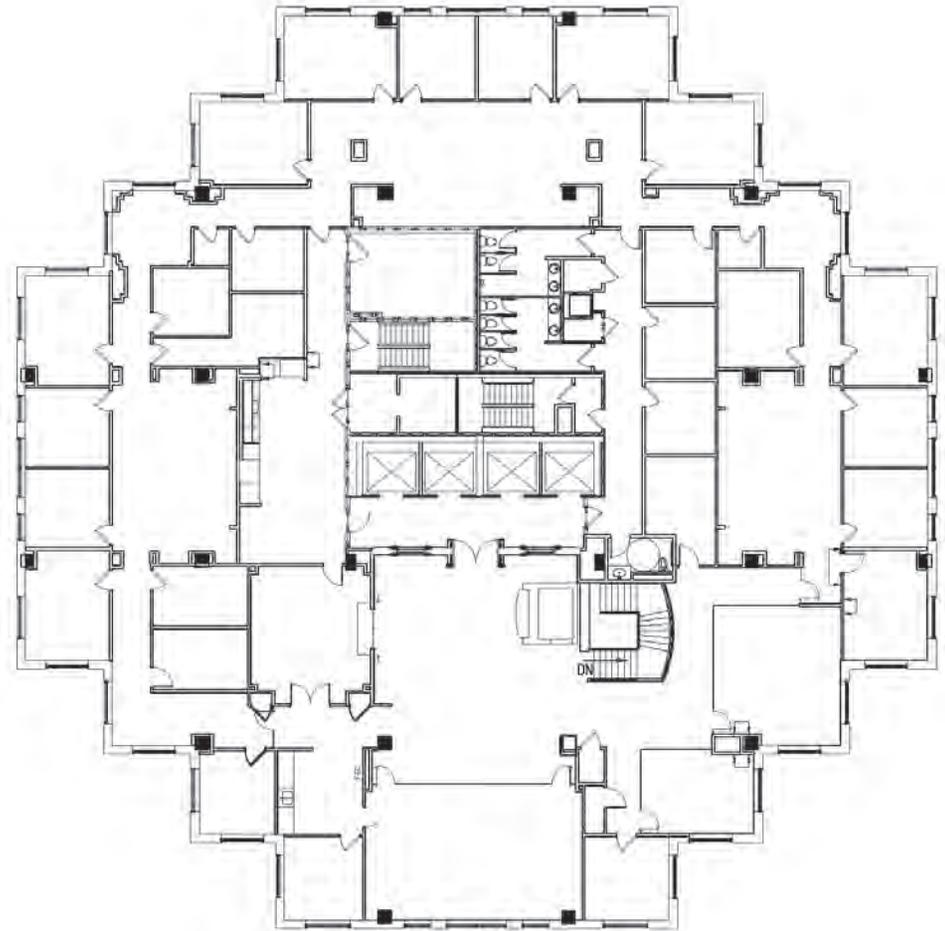
# TRUIST/TWO HANNOVER SQUARE

434 Fayetteville Street | Raleigh, NC 27601

**AVAILABLE**

Twenty-Eighth Floor  
Suite 2800

14,278 SF



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## ABOUT

Truist/Two Hannover Square is a 441,000 SF 29-story, Class A office tower located in the center of Downtown Raleigh on Fayetteville Street at Civic Center Plaza. The building's prestigious tenant roster includes the Triangle headquarters for Truist Bank as well as offices for some of the Southeast's largest law firms.

Amenities include a fitness center, two tenant conference rooms, on-site management, and a sundry shop. Parking options are plentiful in all directions with convenient visitor parking located under the building, the Truist/Two Hannover Square Deck located across Salisbury Street from the building and four additional City of Raleigh public decks within a block's walk.

## Walk Score®

-  **94** **WALKER'S PARADISE**  
Daily errands do not require a car.
-  **77** **EXCELLENT TRANSIT**  
Transit is convenient for most trips.
-  **89** **VERY BIKEABLE**  
Biking is convenient for most trips.



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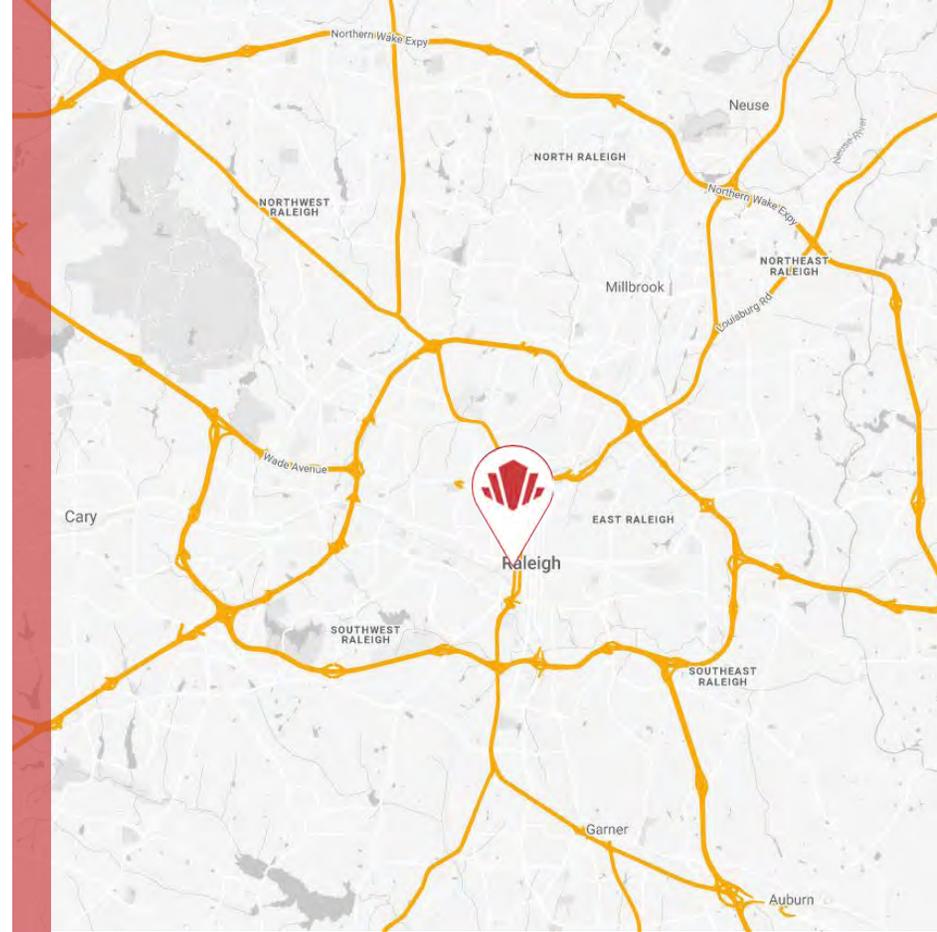
## LOCATION

Connected to the Sheraton Hotel and next door to the Raleigh Marriott City Center and Raleigh Convention Center, Truist/Two Hannover offers unparalleled food and hospitality amenities within walking distance.

Parking options are plentiful in all directions, with convenient visitor parking located under the building, the Truist/Two Hannover Square Deck located across Salisbury Street from the building and four additional city of Raleigh owned public decks within a one-block walk.

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## AWARD WINNING BUILDING

BOMA Raleigh-Durham awarded the 2016-2017 Outstanding Building of the Year (TOBY) to the Truist/Two Hannover Square building in the 250,000-499,999 SF category. TOBYs recognize buildings, owners, and managers for their excellence in operation, sustainability, best practices, appearance and overall performance.

## ENERGY STAR CERTIFIED

2024 ENERGY STAR QUALIFIED BUILDING



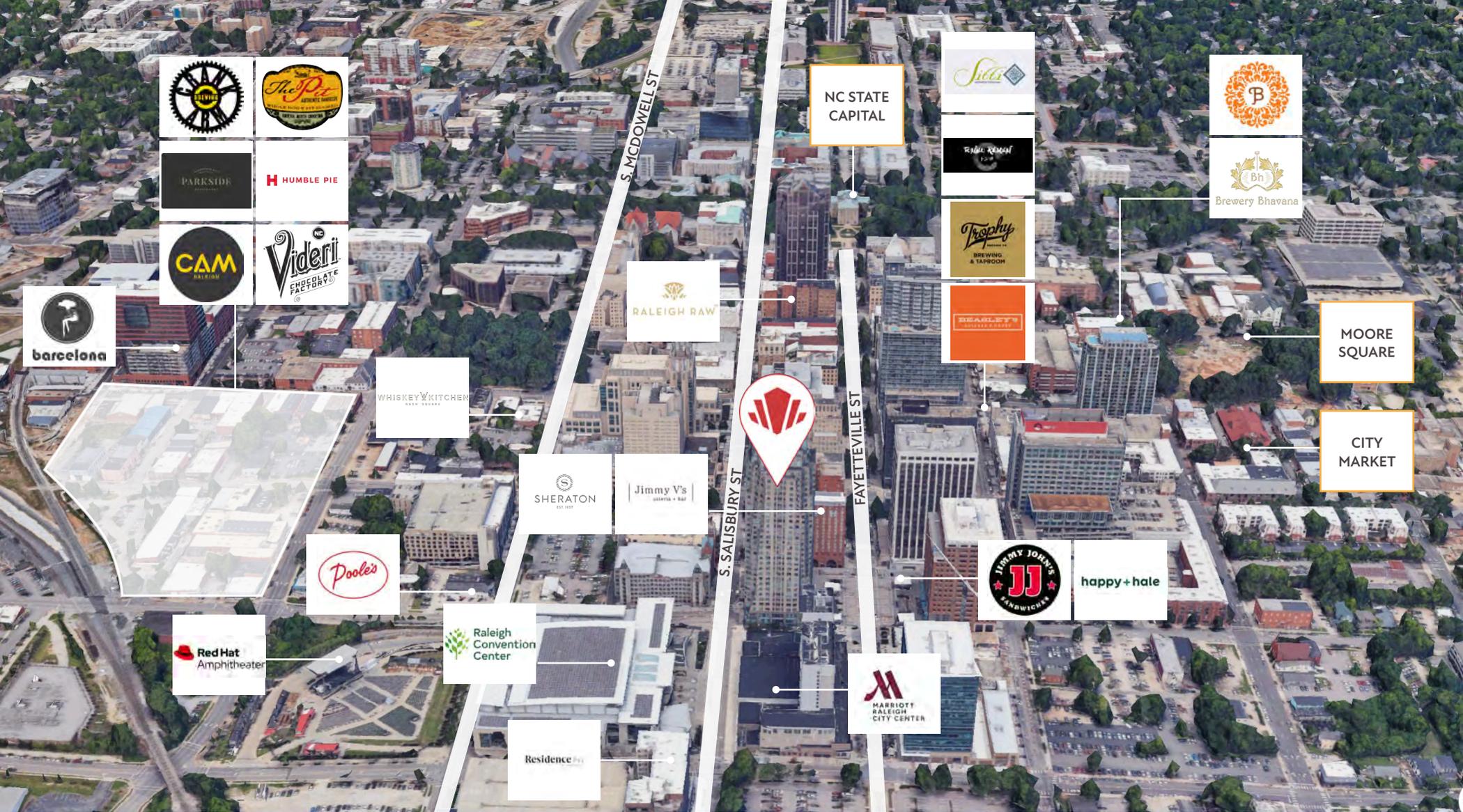
This building meets strict energy performance levels set by the U.S. EPA.  
[www.energystar.gov](http://www.energystar.gov)



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## POINTS OF INTEREST

### DINING & DRINKS

- Crank Arm Brewing
- The Pit Authentic BBQ
- Parkside Restaurant
- Barcelona Wine Bar
- Whiskey Kitchen
- Poole's Diner
- Raleigh Raw
- Jimmy V's Osteria
- Sitti
- Tonbo Ramen
- Trophy Brewing
- Beasley's Chicken & Honey
- Bida Manda
- Brewery Bhavana
- Videri Chocolate
- Humble Pie
- Jimmy John's
- Happy and Hale

### CONVENIENCE

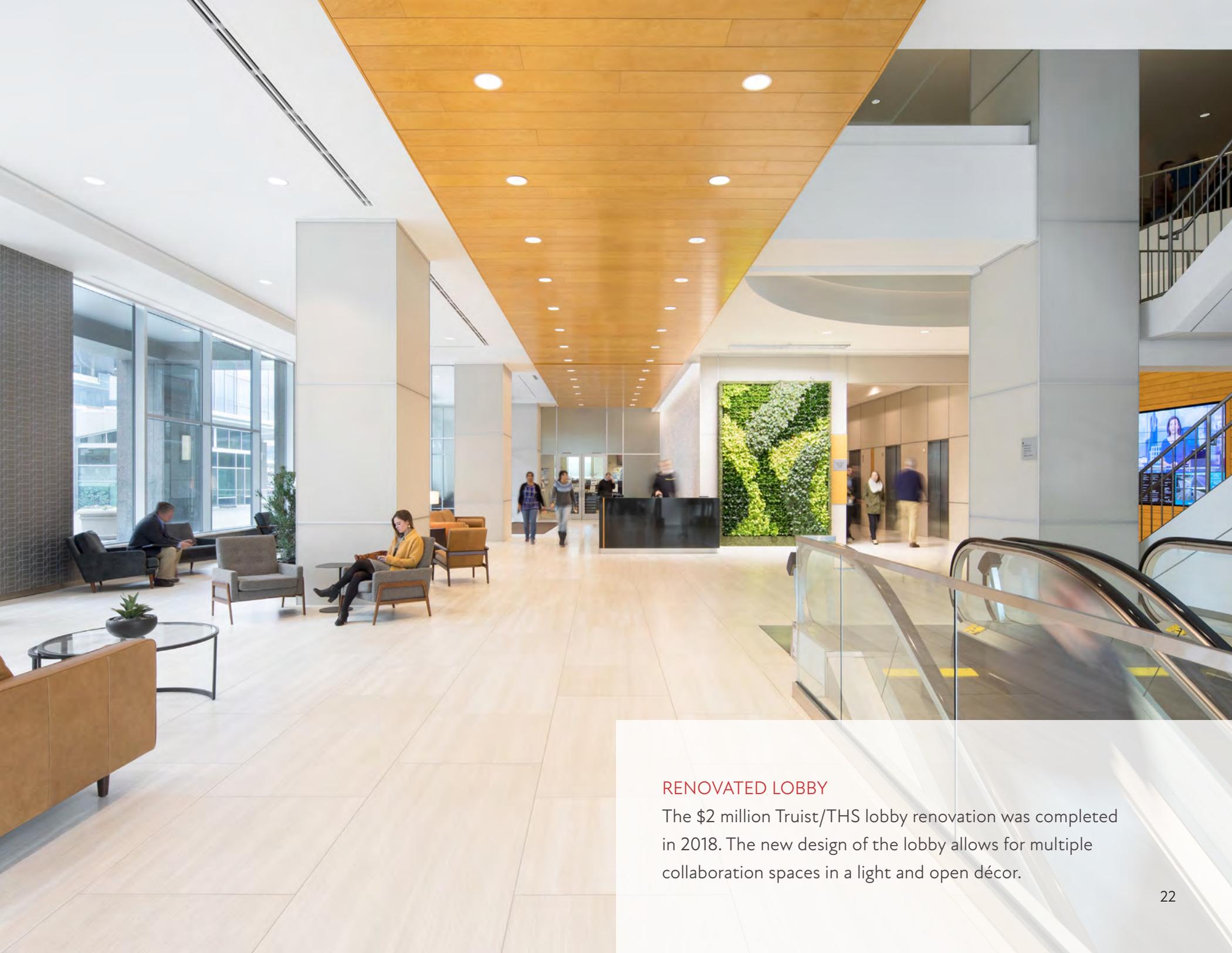
- UPS
- USPS

### ARTS & ENTERTAINMENT

- Red Hat Amphitheater
- Raleigh Convention Center
- CAM Contemporary Art

### HOTELS

- Sheraton
- Marriott
- Residence Inn



### RENOVATED LOBBY

The \$2 million Truist/THS lobby renovation was completed in 2018. The new design of the lobby allows for multiple collaboration spaces in a light and open décor.



### ATTENTION TO DETAIL

The attention to detail is an important feature in the Truist/ THS Tower. From the architectural marble walls to the painted glass columns, the lobby gives the tenant and guest a very high level of comfort and quality presentation.





## FEATURES THAT GRAB YOUR ATTENTION

New lobby features include multiple green walls, an elevator lobby water feature and a video wall that includes a tenant directory, news and weathers feeds and local traffic.