150 FAYETTEVILLE

WELLS FARGO CAPITOL CENTER

PRIME FAYETTEVILLE STREET RESTAURANT OPPORTUNITY WITH PRIVATE OUTDOOR PLAZA

PREFERRED OFFICE PROPERTIES

KANE REALTY CORPORATION

REIMAGINED OUTDOOR PLAZA

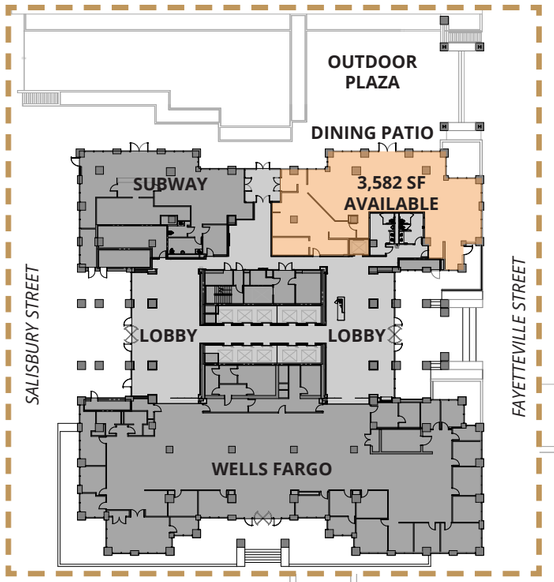
Inviting street-level restaurant space features expansive outdoor plaza that can be reimagined to reflect its prominent location. Upgrades underway include new outdoor seating, modern light posts, artful signage structure and refreshed landscaping.

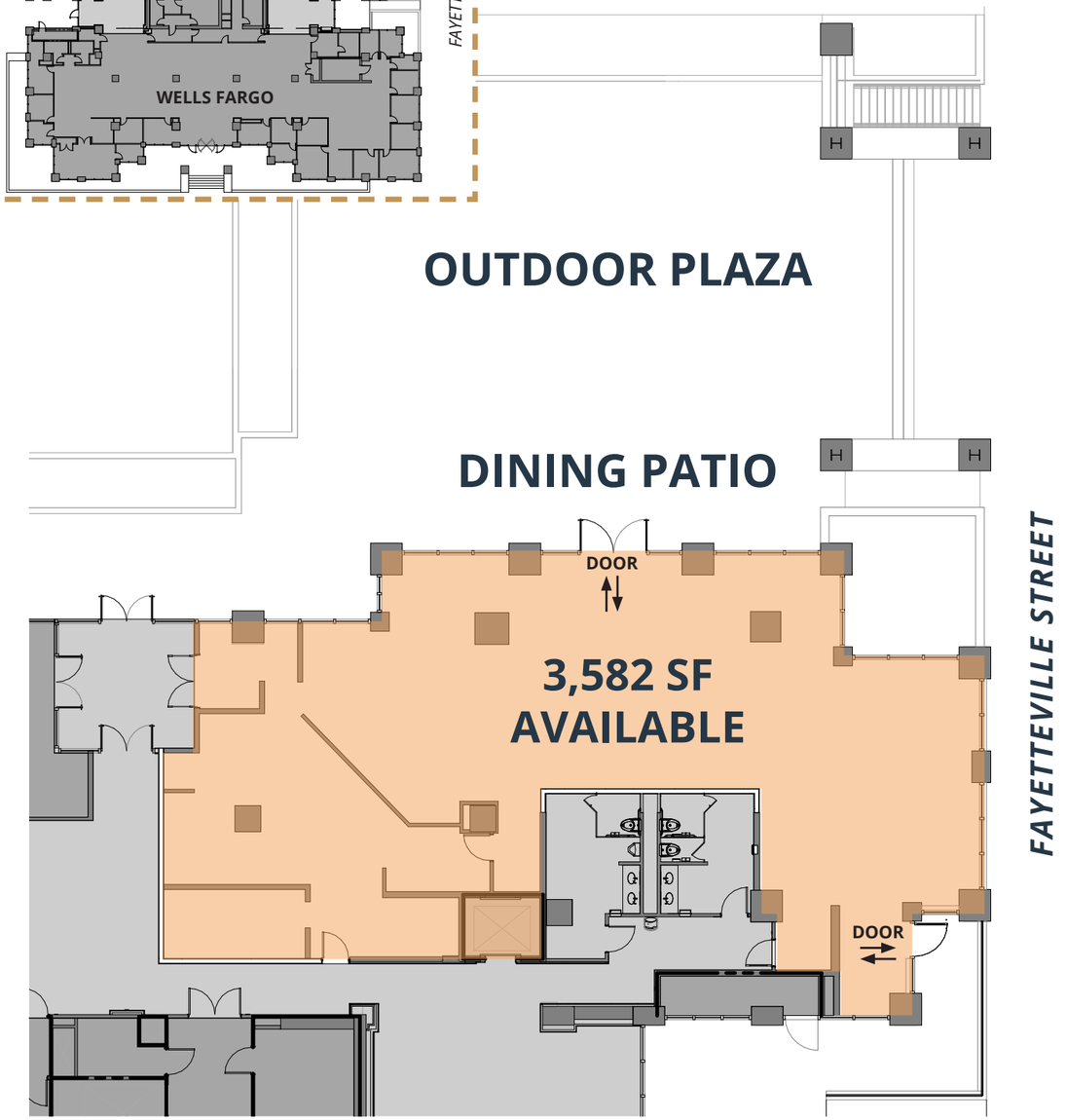
ENGAGING STREET-LEVEL PRESENCE

A downtown Raleigh landmark—150 Fayetteville is a 29-story, 550,000-square foot, Class A office tower with an **exceptional corner, street-level restaurant space available**. 150 Fayetteville features a thriving urban location within walking distance from many popular hotspots, events, attractions, services, offices, residences and hotels. An adjacent parking deck conveniently services the building which has a high-profile office tenant base.

Major renovations are underway that will bring an infusion of modern lifestyle to this building experience. A new entrance to the restaurant space is being added facing Fayetteville Street close to the main building entry—enhancing the pedestrian connectivity and visibility. Other upgrades include modern, more expansive double street-level lobbies and upgrades to finishes in all common spaces such as elevators, corridors and restrooms.

- **Unique outdoor dining & bar opportunity on private patio**
- **Existing restaurant infrastructure & expansive ceiling height**
- **Onsite, secure parking including valet service opportunity**
- **Direct access to Fayetteville Street in epicenter of downtown's vibrant food & beverage scene boasting numerous James Beard Award nominated chefs & restaurants**
- **47,000 employees in downtown with immediate access to high quality tenant base in building**
- **Over 18,500 residents within one mile of downtown with explosive residential growth projected**
- **Over 1,200 hotel rooms in downtown & 3.4 million visitors to top downtown attractions each year**
- **Pedestrian-friendly with high walk score of 96 & many nearby transit options including bike share stations, scooter services, bus stops, parking options & Raleigh Union Station train services**





WHAT'S NEARBY

DINING & DRINKS

- Beasley's Chicken + Honey
- Benny Capitale's Pizza
- B.Good
- Bida Manda
- Bittersweet
- Brewery Bhavana
- Caffé Luna
- Capital City Tavern
- Carroll's Kitchen
- Centro
- Chuck's Burgers
- City Club Raleigh
- City Market Sushi
- Crema
- Death & Taxes
- Garland
- Gravy
- Happy + Hale
- Jimmy John's
- Level Up Kitchen & Bar
- Linus & Pepper's
- Living Kitchen
- Lucette Grace
- Morning Times
- Pizza La Stella
- Poole's Diner
- Raleigh Raw
- Raleigh Times
- Rye Bar & Southern Kitchen
- Second Empire
- Sir Walter Coffee
- Sitti
- Sono
- Starbucks
- St. Roch Oyster Bar
- Subway
- The Big Easy
- Virgil's Original Taqueria
- Watts and Ward
- Whiskey Kitchen

HOTELS

- Raleigh Marriott City Center
- Residence Inn by Marriott Raleigh Downtown
- Sheraton Raleigh

LIVING

- HUE Apartments
- Park Devereux Condominiums
- SkyHouse Raleigh Apartments
- The Dawson Condos
- The Edison Lofts Apartments
- The Hudson Condos
- The L Apartments
- The Plaza Condominiums

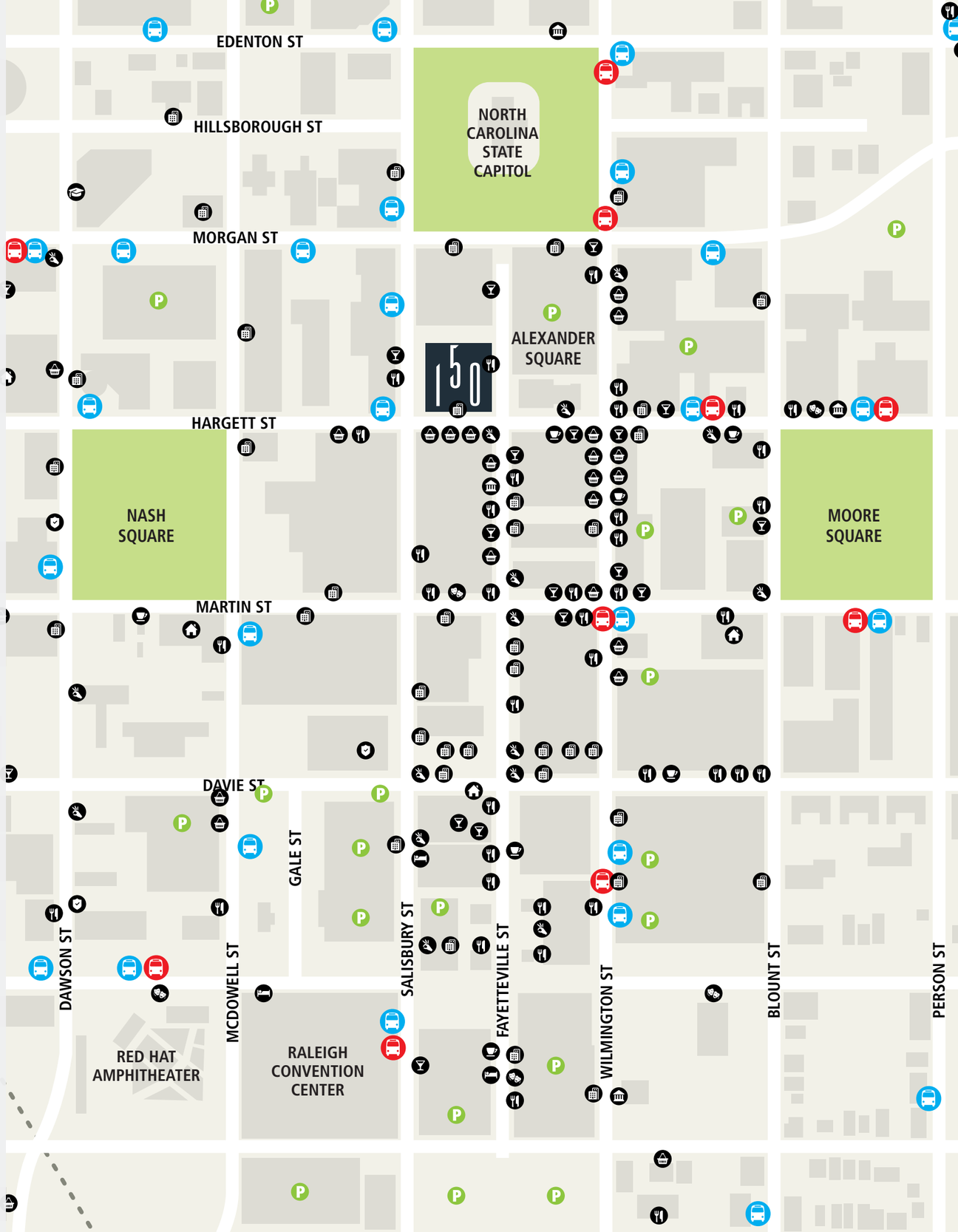
ARTS, ENTERTAINMENT, SHOPPING & SERVICES

- Banking Branches
- City Club Raleigh
- City of Raleigh Museum
- City Plaza
- CVS
- Deco Raleigh
- Downtown Dental
- Duke Energy Center for the Performing Arts
- Mahler Fine Art Gallery
- Marbles IMAX Theatre
- Marbles Kids Museum
- Petale
- Raleigh Convention Center
- Red Hat Amphitheater
- YMCA

OFFICE

- Red Hat Tower
- PNC Plaza
- Charter Square
- FNB Tower

RESTAURANT
CAFE
BAR
SHOPPING
MUSEUM
SERVICE
RESIDENTIAL
HOTEL
ENTERTAINMENT
OFFICE
PARKING
BUS
R-LINE



DOWNTOWN RALEIGH

Downtown Raleigh lies in the heart of the Triangle, the fastest growing metropolitan region in the state. For businesses, residents and visitors alike, downtown is the urban center of the region—an incredible place to live, work and play. Downtown is home to a thriving creative culture with artists, musicians, innovative tech companies, award-winning chefs, and cutting-edge makers. Top attractions, festivals, events and many art galleries, art institutions and museums are located here. Downtown Raleigh is attracting new companies, tech incubators, Class A office development, and is home to an increasingly talented workforce.

Downtown Raleigh has become a major food destination regionally and nationally—providing a broad range of cuisines and experiences with concepts by award-winning and celebrated chefs.

Downtown Raleigh continues to see major new investments as the region's hub for transportation, walkability and greenspace. Downtown is the most walkable part of the Triangle, becoming a leader nationally in downtown greenspace, adding new transit investments, and home to energy efficient buildings as well as a strong local food and urban farm movement.

New and expanding retail in downtown Raleigh includes

food halls, markets and grocery stores, wine bars and coveted restaurants, state-of-the-art fitness clubs, locally owned retailers as well as nationals like Urban Outfitters.

47,000

TOTAL NUMBER OF EMPLOYEES IN DOWNTOWN RALEIGH

1,257

HOTEL ROOMS IN DOWNTOWN RALEIGH

113

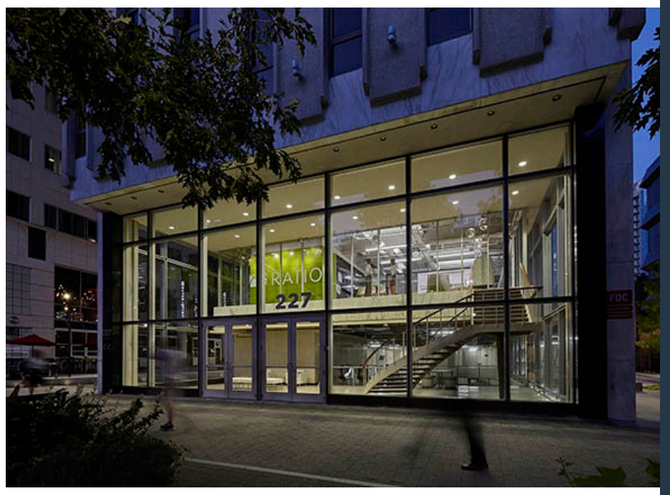
RETAILERS IN DOWNTOWN RALEIGH—BOTH LOCAL & NATIONAL

204

RESTAURANTS & BARS IN DOWNTOWN RALEIGH—INCLUDING NATIONALLY ACCLAIMED & AWARD-WINNING

42

ARTS & CULTURAL INSTITUTIONS IN DOWNTOWN RALEIGH



Home to the civic spine of the city and state with the iconic Fayetteville Street, this district has something for everyone. Skyscrapers of Class A office space and condos are mixed with award winning restaurants, a major performing arts center, large outdoor event space and amphitheater, independent retailers, galleries, the convention center and exciting nightlife. This district has also added unique boutiques and a wide array of restaurants over the past few years. 55 restaurants and bars plus 16 retailers can be found here. The district is the address of the four tallest buildings in Raleigh and six of the top 10 overall. Much new office and multi-use development is taking place along this lively corridor.

At the heart of the district, City Plaza is a popular location for outdoor events and festivals year round.

Nearby Moore Square, one of the city's oldest public spaces, is undergoing extensive renovations to turn the 4-acre site into a key downtown attraction that will drive pedestrians to nearby business, provide open green space, space for food vendors, a central water feature and larger lawns and spaces for events.

FAYETTEVILLE STREET DISTRICT

ABOUT PREFERRED OFFICE PROPERTIES

Preferred Office Properties, headquartered in Atlanta, Georgia, is a subsidiary of publicly-traded real estate investment trust Preferred Apartment Communities (NYSE: APTS), formed as a fully integrated platform to invest in, operate, and develop leading office properties across the U.S.

prefoffice.com

ABOUT KANE REALTY CORPORATION

Kane Realty Corporation successfully employs smart growth principles to build places that improve the quality of life of residents, neighbors, businesses and visitors. National, regional and local industry groups as well as press publications have recognized Kane Realty as a leader in integrated mixed-use development and in-fill redevelopment. The company's signature mixed-use property at North Hills (Raleigh, NC), the first true mixed-use property in the region, resulted in the emergence of Raleigh's Midtown district. Through the meticulous attention to detail in every aspect of the property ranging from the initial design to the landscaping, Kane Realty properties offer components that create irresistible places where people want to live, work, shop, dine, play and stay.

kanerealtycorp.com

150 FAYETTEVILLE

WELLS FARGO CAPITOL CENTER

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