

# WORKPLACE

BY KANE REALTY





# Discover Your New Workplace

Workplace by Kane Realty offers more than just office spaces; we provide an ideal environment where people can meet, collaborate, innovate, and be productive.

Designed to cater to a diverse range of users, Workplace embodies best-in-market, service-rich environments, and premium quality spaces in acclaimed projects within highly desirable urban districts.

Whether experiencing our diverse office spaces, innovative studio portfolio of pre-built suites, or engaging in our special events, our partners can always expect the highest level of service.



## Meet Workplace Studios

Kane Realty's portfolio of suites ready for the most discerning office users. Amenity-rich workplaces always located in highly desirable urban districts. The lifestyle-designed, people-centric spaces offer an abundance of options to be productive and be inspired. Discover a workplace to be well, a workplace for community and collaboration, a workplace to innovate, a workplace to enjoy.

Workplace Studios offer expertly designed and built-out suites that enable rapid transformation of traditional office environments into sought-after work destinations. The available suites provide lifestyle-forward spaces, thoughtful layouts and access to exclusive amenities.

### Elevated Services

Workplace Studios by Kane Realty provides superior services to office clients including exclusive access to curated partners and often private amenity space. Integrated property management solutions include full-service building maintenance, custodial, public safety and security services.

Kane Realty's property management team has an unwavering focus on creating engaging workplace experiences, active districts and being a trusted partner in our tenant's success.

**WORKPLACE**  
STUDIOS



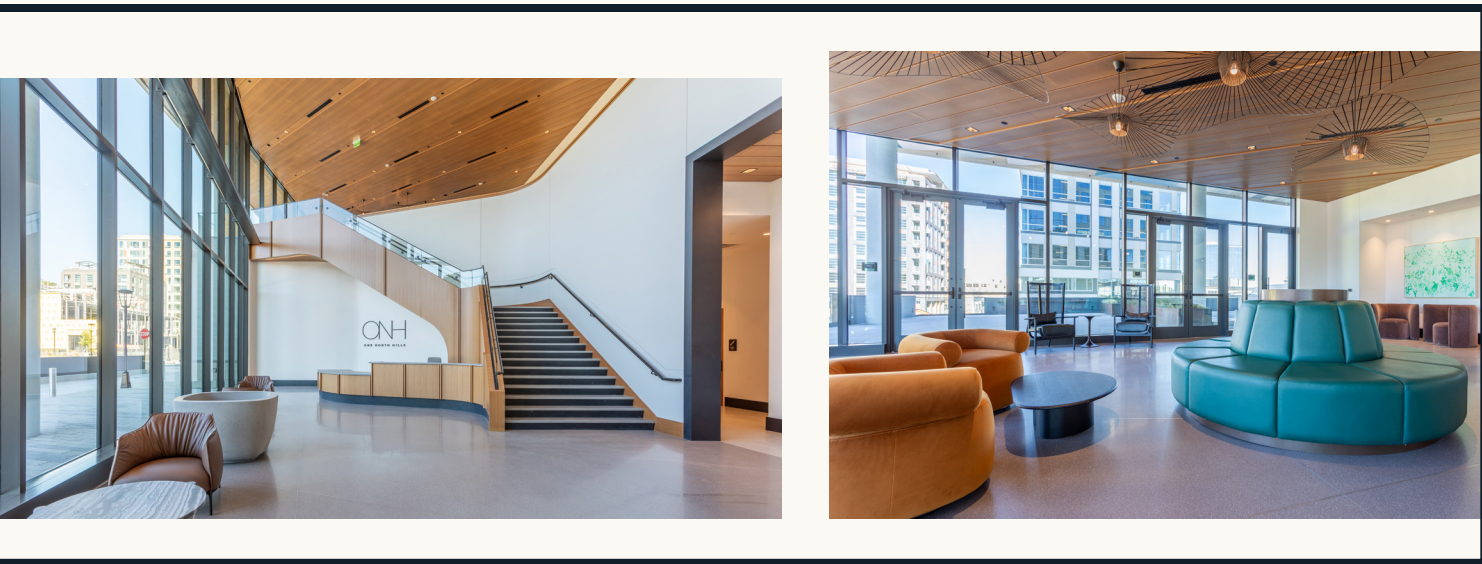
# Kane Realty Office Projects

Amenity-rich buildings located within premier urban districts with every convenience considered, our office spaces are designed to meet the ever-evolving needs and expectations of the modern workforce.

Offices located within our mixed-use properties have the advantage in recruiting and retaining talented employees in today's competitive labor market. We create office spaces integrated with retail, residential, hotel and entertainment uses where employees, customers and clients want to work together.







# One North Hills Tower

NORTH HILLS | MIDTOWN RALEIGH, NC

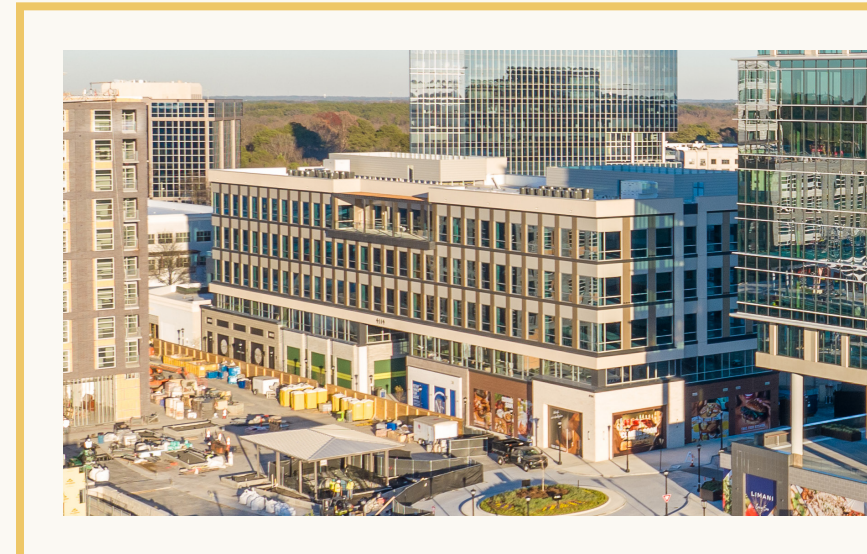
Destination-worthy office experience in urban Midtown. Exceptional office space and an exciting work lifestyle in a 264,000 SF, 10-story, Class A office tower with prominent interstate visibility. Thoughtful amenities encompass an unforgettable second level terrace completed by original local art plus a comfortable lounge. Pre-function and conference space conveniently located on the first level. Modern, hospitality-driven lobby featuring inviting work and lounge areas. Integrated tech and wellness with WiredScore and LEED Certifications. Surrounded by carefully curated retail, vibrant dining, luxurious apartments and hotels and top companies in premium office space.



# 4114 Creative Offices

NORTH HILLS | MIDTOWN RALEIGH, NC

A creative outlet in urban Midtown, the 5-story, 85,000 SF Class A building features collaborative office space atop street-level retail. Quickly step into the welcoming lobby directly from the sidewalks of North Hills, home to the North Hills concierge service. Health-friendly features are integrated into the building design, the floors offer flexible office layout options, and there is underground parking with direct elevator access. Integrated tech and wellness with WiredScore and LEED Certifications. Surrounded by carefully curated retail, vibrant dining, luxurious apartments and hotels and top companies in premium office space.







# Tower 5

NORTH HILLS | MIDTOWN RALEIGH, NC

Part of North Hills Innovation District (NHID) and strategically positioned 17 stories high on Raleigh's Interstate 440. Tower 5 includes 322,000 SF of office space, thoughtfully amenitized common areas, integrated parking and dynamic ground level experiences. Connection points to the outdoors are abundant, creating new workplace opportunities for collaboration, working and gathering. NHID is thoughtfully planned to facilitate collaboration among office users, entrepreneurs, retail tenants, creatives and makers. Ideally located among the existing options and conveniences within North Hills, the new 33-acre district features Trophy Class office, 1,500 apartments, and 60,000 SF of active ground level retail highlighted by distinctive indoor/outdoor experiences.



# Bank of America Tower

NORTH HILLS | MIDTOWN RALEIGH, NC

Bank of America Tower is an 18-story, 300,000 SF Class A office tower with street-level retail space home to two dynamic restaurants, The Capital Grille and STIR. The tower features 10 levels of office space above 7 levels of structured parking and modern conference space. The building offers a prominent location along Six Forks Road and Interstate 440. North Hills is a 24/7, vibrant, urban environment that offers a unique combination of places to live, work, shop, dine, play and stay.





# Midtown Plaza

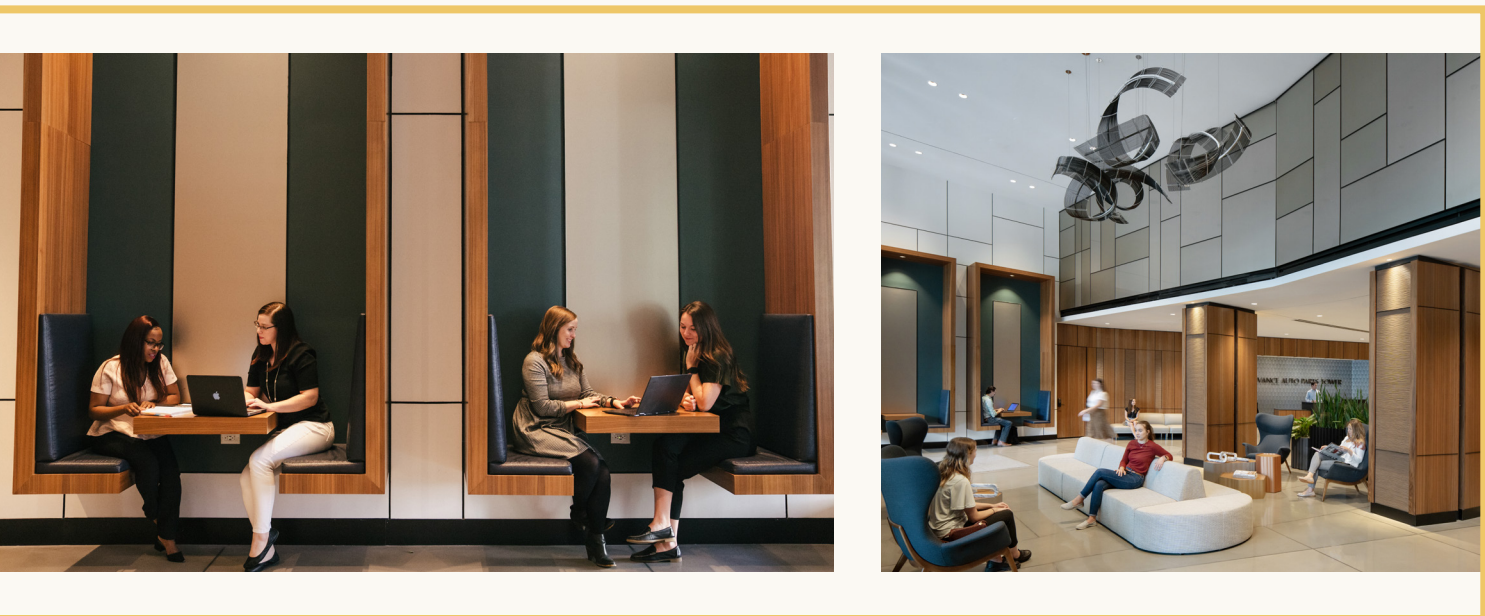
NORTH HILLS | MIDTOWN RALEIGH, NC

Midtown Plaza is a 12-story, 330,000 SF, mixed-use Class A office building with breathtaking views and high visibility from Interstate 440, in an easily accessible Midtown location. Building amenities include two adjacent parking decks, an outdoor courtyard, and outdoor fitness areas. North Hills offers a premier Raleigh location across 130 acres with 2 Million SF of Class A office, 1.2 Million SF of curated retail, 3,000+ modern apartments, 500 hotel rooms, and 200 events per year.

# Advance Auto Parts Tower

NORTH HILLS | MIDTOWN RALEIGH, NC

The 20-story, 330,000 SF office tower features 11 floors of Class A office space on top of 8 levels of integrated parking and a ground-level office lobby functioning as an extension of the workplace with common space encompassing collaborative and private work areas. Street-level retail is highlighted by Cucciolo Terrazza locally owned modern Italian restaurant and Tamasha locally owned upscale Indian kitchen. A tenth level amenity space includes a conference center, common areas and an outdoor terrace. The tower offers a prominent location along Six Forks Road and Interstate 440 along with spectacular views. North Hills is a 24/7, vibrant, urban environment that brings together a balanced variety of complementary uses creating a true destination.







## The Offices at North Hills

NORTH HILLS | MIDTOWN RALEIGH, NC

The Offices at North Hills is comprised of three mixed-use Class A office buildings with ground level retail. Ranging from two to three stories each, these buildings contain a combined 100,000 SF of office space located in the Main District of North Hills. Amenities include convenient below-ground parking and elevator access. Right outside the door awaits a multitude of street-level retail, restaurants and services part of North Hills.



## CAPTRUST Tower

NORTH HILLS | MIDTOWN RALEIGH, NC

Soaring 17 stories tall, CAPTRUST Tower is a 300,000 SF, mixed-use Class A office building in North Hills. The building features 9 stories of premier office space atop a 6-level parking deck and exciting street-level restaurants. The building offers a prominent location along Six Forks Road and Interstate 440. North Hills is a 24/7, vibrant, urban environment that offers a unique combination of places to live, work, shop, dine, play and stay.





## 421 N. Harrington

SMOKY HOLLOW | DOWNTOWN RALEIGH, NC

421 N. Harrington is a 9-story, 225,000 SF Class A building located in Smoky Hollow downtown Raleigh. The building features industrial influenced design, user-friendly floors with extensive glassline, a bicycle storage center, and multiple private outdoor terraces. Lifestyle-oriented office amenity level provides collaborative work areas, style-forward conference room, flexible meeting accommodations, and a comfortable outdoor terrace. An inviting and modern lobby spills out onto a large pedestrian promenade encompassed by street-level retail with engaging outdoor dining and gathering places. The district features structured parking on site, two best-in-class apartment buildings, and an accessible downtown Raleigh location.



## The Dillon

WAREHOUSE DISTRICT | DOWNTOWN RALEIGH, NC

A landmark of downtown Raleigh, the 18-story tower includes 220,000 SF of Class A office, two six-story apartment buildings with an adjoining parking deck, and dynamic street- and sky-level retail space totaling 50,000 SF. Street-level glass elevators provide access to iconic sky lobby featuring La Terrazza rooftop restaurant, plus building amenities such as a state-of-the-art fitness center, conference and lounge areas. Public art featuring original commissions from local and regional artists can be found throughout the project.





# Kane Realty Corporation: Who We Are

Kane Realty is a full-service real estate development and management company focused on office, retail, multi-family and mixed-use properties of the highest quality. Based in Raleigh, NC since 1978, Kane Realty is dedicated to the goal of creating irresistible places where people naturally want to gather. Through meticulous attention to detail in every aspect of the property, from design and construction management to leasing and property management, Kane Realty's mission is to build places that improve the quality of life of businesses, their employees, residents and visitors.

*National pioneers in mixed-use development.*

## By the Numbers

**46+**

Years in the Industry

**\$3.5B**

Commercial Assets Developed

**2.5M**

Office SF Developed

**5,500**

Multi-Family Units Developed

**1.5M**

Commercial Assets Developed

**250+**

Industry Professionals





# Office Leasing

**Hooker Manning**

919.719.5424

[hmannings@kanerealtycorp.com](mailto:hmannings@kanerealtycorp.com)

**Alex Mikels**

919.719.5415

[amikels@kanerealtycorp.com](mailto:amikels@kanerealtycorp.com)

4321 Lassiter at North Hills Ave, Suite 250, Raleigh, NC 27609 | [kanerealtycorp.com](http://kanerealtycorp.com)