

# WORKPLACE

STUDIOS

**KANE**  
REALTY CORPORATION



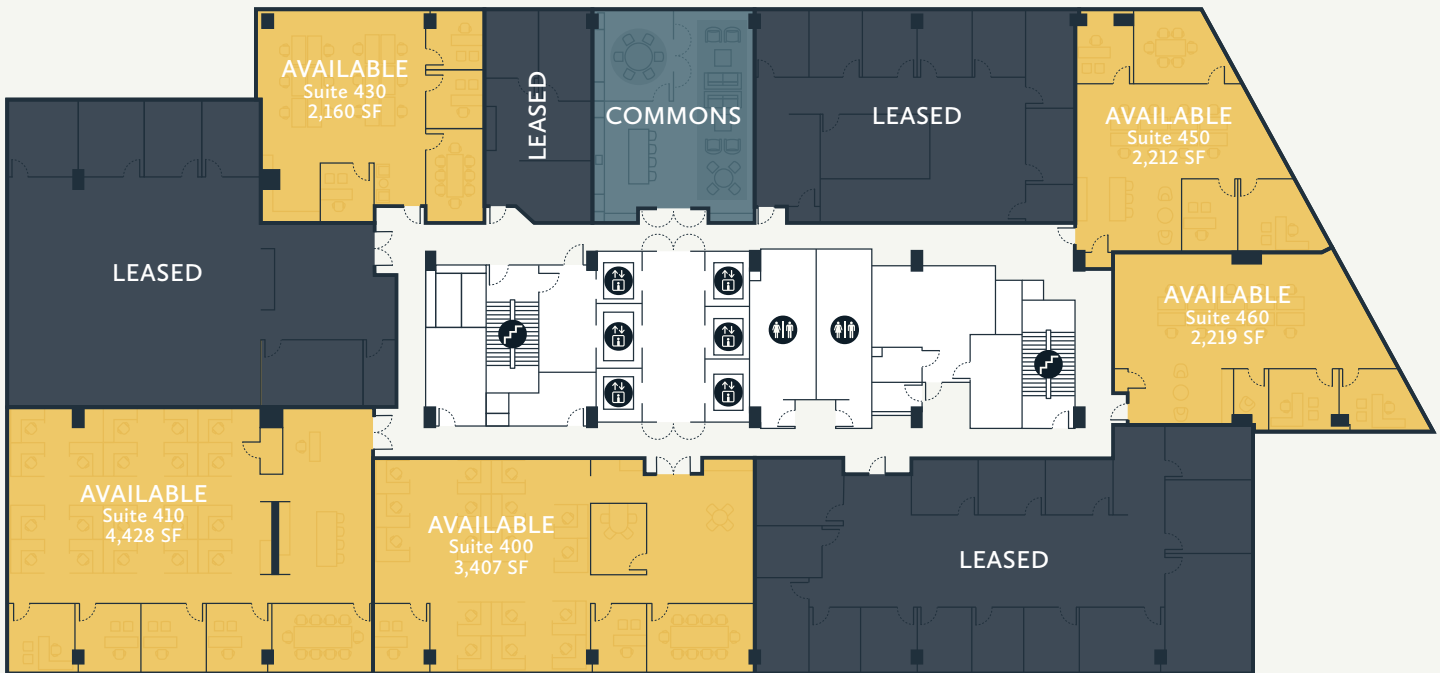
# Workplace Studios at One North Hills Tower

Located in the heart of the newly expanded Main District of North Hills in Midtown Raleigh, find Workplace Studios in One North Hills Tower. A collection of suites ready for the most discerning office users. The lifestyle-designed, people-centric spaces offer an abundance of options to be productive and be inspired. Workplace Studios options at One North Hills Tower offer the ultimate choice in location and amenities—an invigorating place where people want to work and collaborate.

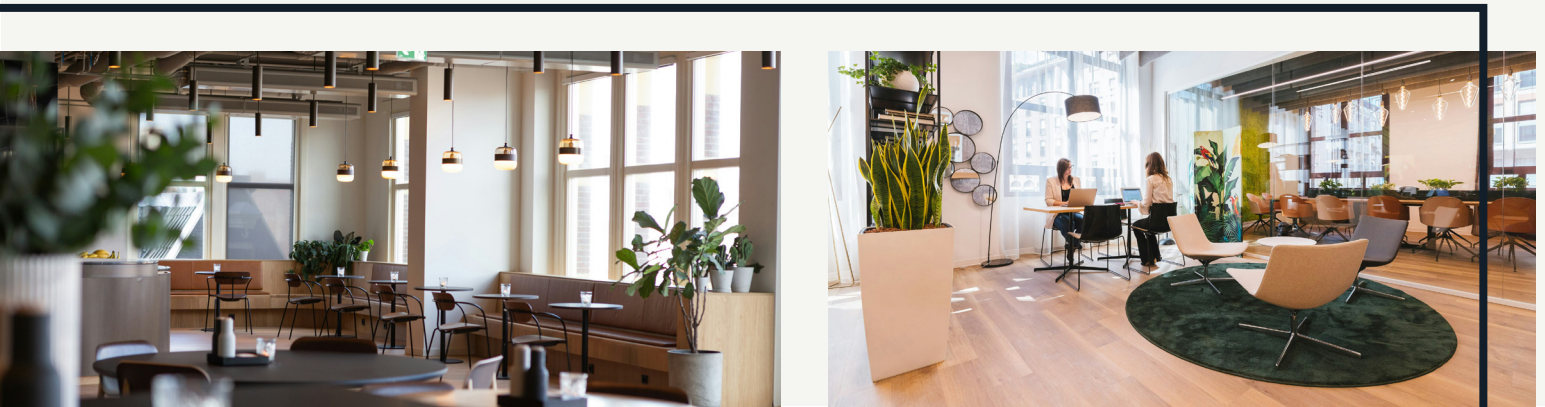
Discover a workplace to be well, a workplace for community, a workplace to innovate, a workplace to enjoy. Workplace Studios offer expertly pre-designed suites with exclusive amenities.

Workplace Studios at One North Hills Tower offers pre-built space concepts that enable rapid transformation of traditional office environments into sought-after work destinations. The available suites provide lifestyle-forward spaces and thoughtful layouts.

## Level 4 | Suites Available



*Available suites not furnished, for illustration purposes only.*



# Workplace by Kane Realty

Workplace by Kane Realty offers more than just office spaces; we provide an ideal environment where people can meet, collaborate, innovate, and be productive. Kane Realty already delivers this experience to our office clients every day—and Workplace defines and exemplifies what makes our spaces and amenities truly special.

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.



## Concierge Level Services

Workplace Studios by Kane Realty provides elevated services to office clients including exclusive access to curated partners and private amenity space. Integrated property management solutions include full-service building maintenance, custodial, public safety and security services. North Hills offers an urban Midtown Raleigh location with an array of sustainability and transportation services including Tesla and EV charging stations, complimentary inter-development shuttle service, recycling, implementation and monitoring of energy consumption practices, composting, a beehive initiative and on-site concierge.

Kane Realty's property management team represents the Triangle's premier office towers, retail destinations and multi-use developments. With an established presence in the market and relationship-first reputation, the team has an unwavering focus on creating engaging workplace experiences, active districts and being a trusted partner in our tenants success.

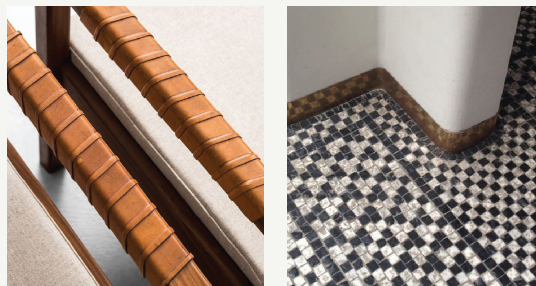
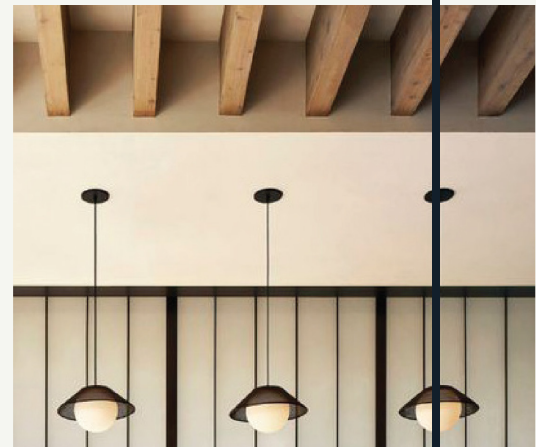
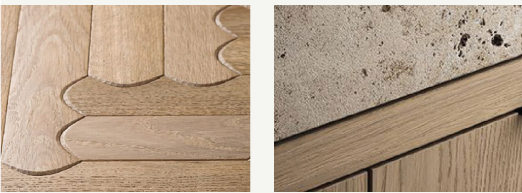


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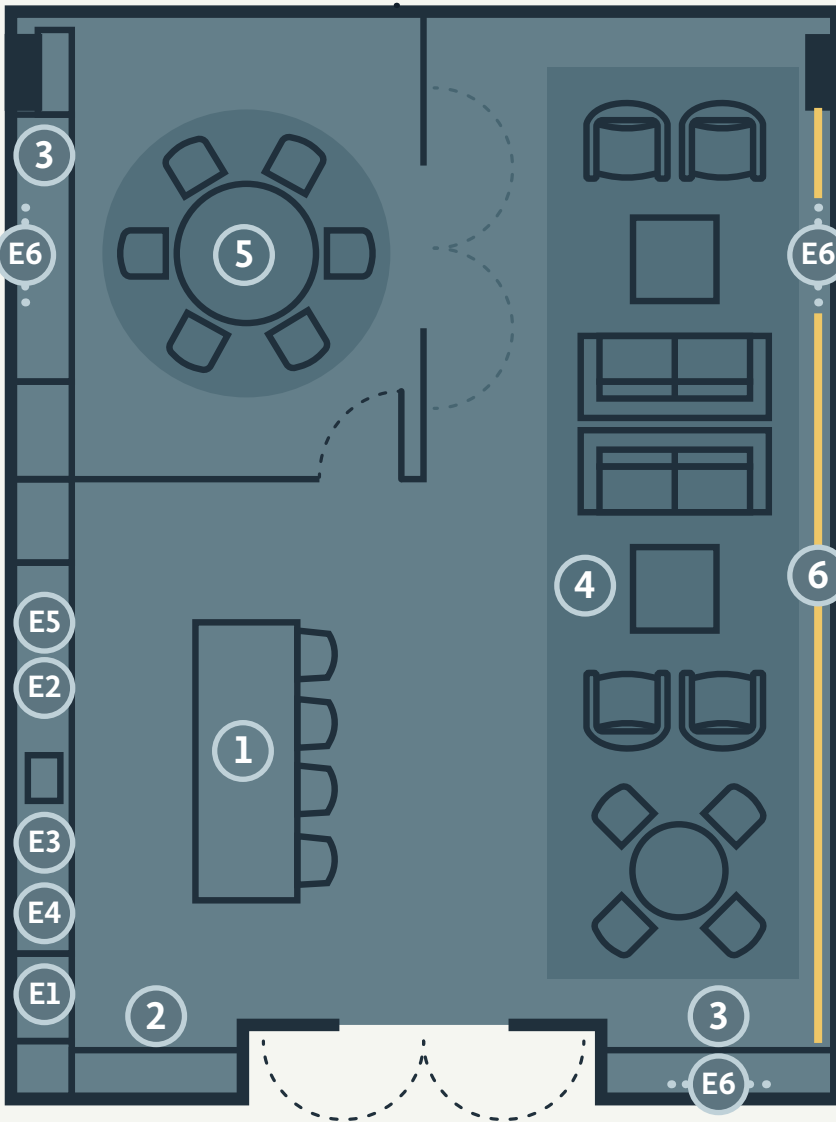
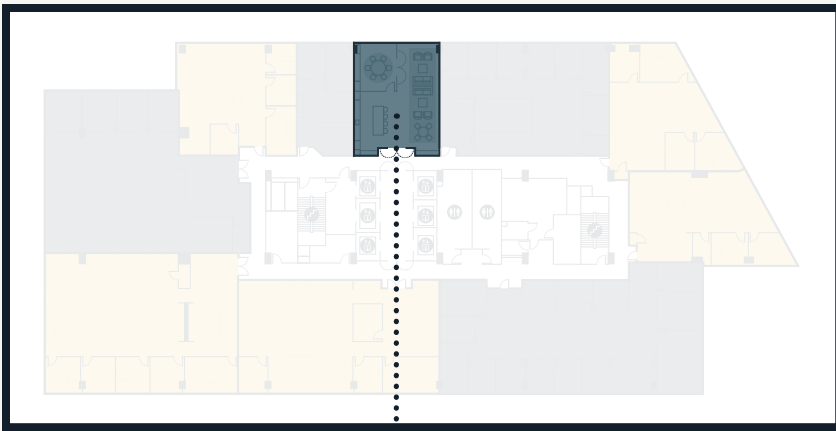
## Level 4 | Exclusive Amenity Space | Commons

Office tenants part of Workplace Studios at One North Hills Tower have exclusive access to a private amenity lounge and collaboration area on the fourth level of the building called the Commons. The Commons is a fully designed, furnished and tailored environment ready to be enjoyed. The Commons features refined meeting and event space, hospitality bar, wine lockers, food preparation and serving space.

The Commons is a private and exclusive amenity in addition to the other in-building amenities such as the lobby lounge and conference space on the first level and the lounge and terrace on the second level.







**LEGEND**

- 1 Hospitality Bar w/Trash & Recycling
- 2 Wine Lockers
- 3 Shelving Display
- 4 Lounge Space
- 5 Meeting Room
- 6 Art Gallery Wall

**EQUIPMENT**

- E1 Full Height Refrigerator
- E2 Dishwasher
- E3 Under Counter Wine Refrigerator
- E4 Cool Drawer (x1)
- E5 Warming Drawer (x2)
- E6 TV Location



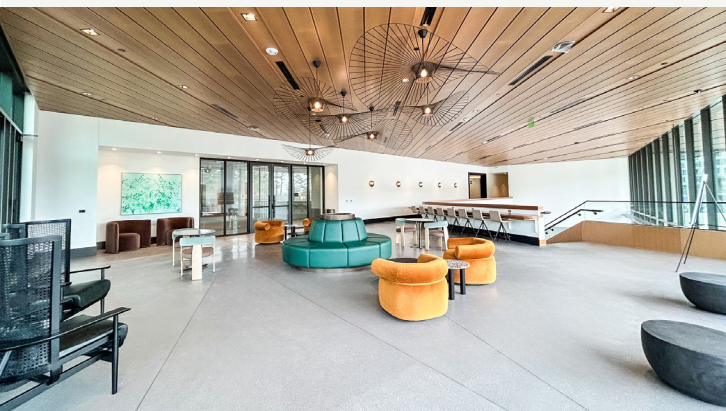




# One North Hills Tower

Workplace Studios are located in One North Hills Tower, a 264,000 SF, 10-story, Class A office tower with prominent I-440 Beltline visibility and perfectly positioned in North Hills dynamic Main District.

- Underground parking with direct elevator access plus convenient vehicle drop-off area
- Hospitality-driven lobby and generously appointed first-level conference space
- 6,000 SF outdoor amenity terrace completed by lounge space functions for seamless transition between work and entertaining
- Limani Grille upscale Mediterranean seafood restaurant on first level with second level outdoor dining and full-service bar plus Mia's Brooklyn Bakery on first level offering lobby access to a vibrant coffee bar with savory items and signature desserts
- Floor-to-ceiling glass and striking views offer perpetual connection to the 6 million SF hub of places to live, work, shop, dine, play and stay at North Hills below
- WiredScore Platinum Certified & LEED Silver Certified







# North Hills



In the middle of it all in Midtown Raleigh. North Hills is a 24/7, vibrant, urban environment that brings together a balanced variety of complementary uses creating a true destination. Thoughtful design, an emphasis on open space such as event and outdoor fitness areas, and community engagement such as public art—all within the context of an urban environment—results in a place where people want to live, work, play and visit.

North Hills is home to 2 million SF of Class A office space, 1.2 million SF of curated ground-level retail space, over 3,000 luxurious apartments, 500 hotel rooms, and 200 social and wellness events annually across 130 walkable acres.

North Hills offers a premier midtown Raleigh location with its own exit off I-440 and is easily accessible from Downtown Raleigh, Research Triangle Park, RDU International Airport, Chapel Hill, Durham, Cary and other central North Carolina cities.



# 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***

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