

WORKPLACE

STUDIOS

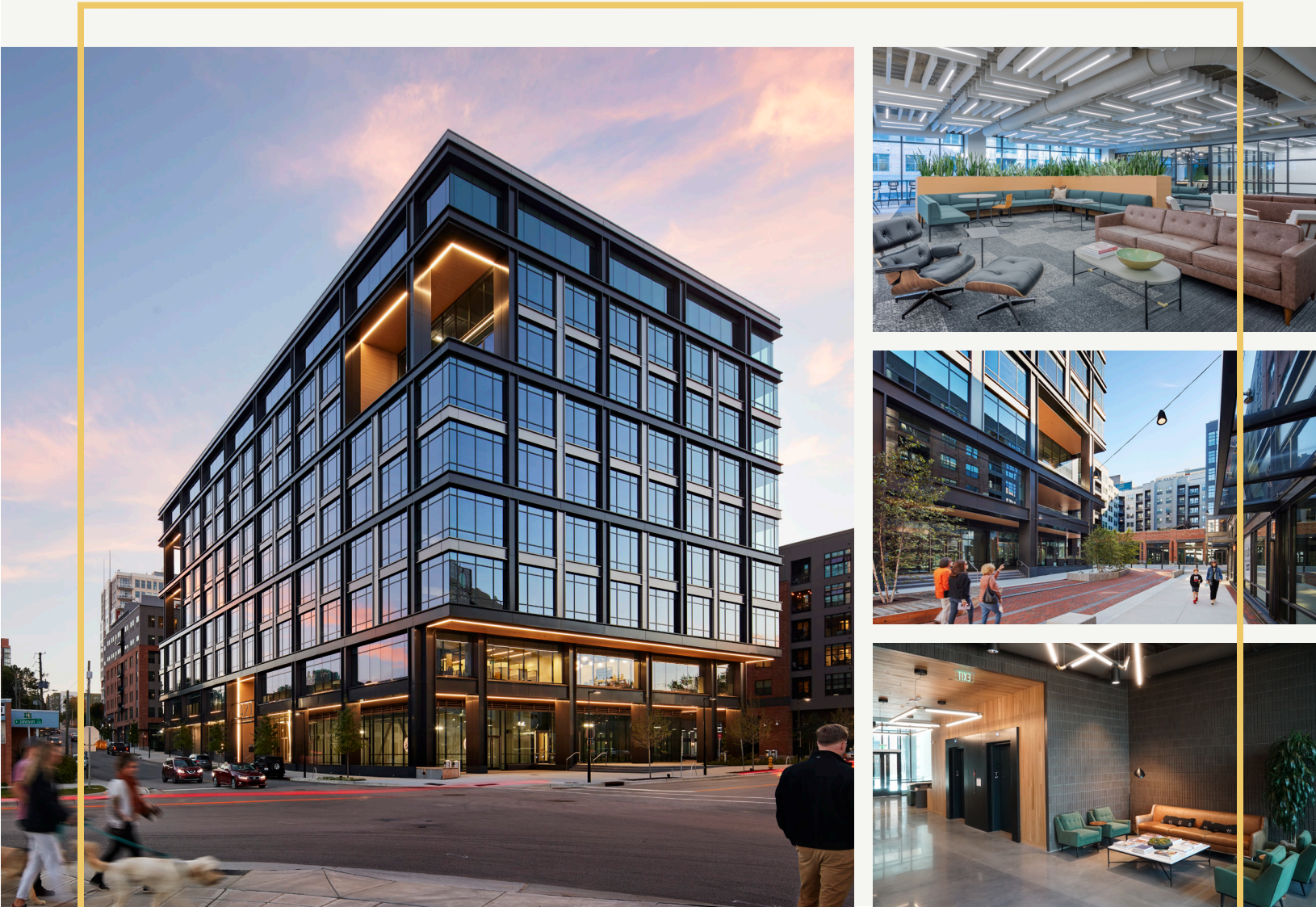
KANE
REALTY CORPORATION

Workplace Studios at 421 N. Harrington at Smoky Hollow

Discover a workplace to be well, a workplace for community, a workplace to innovate, a workplace to enjoy.

Workplace Studios are located in 421 N. Harrington, a 225,000 SF, 9-story, Class A office building conveniently located in Downtown Raleigh.

- Workplace Studios offers pre-built space concepts that enable rapid transformation of traditional office environments into sought-after work destinations
- The available spec suites provide lifestyle-forward spaces and thoughtful layouts
- 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 including Madre, Midwood Smokehouse, Dose Yoga & Smoothie Bar plus a full-service Publix grocery store



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.

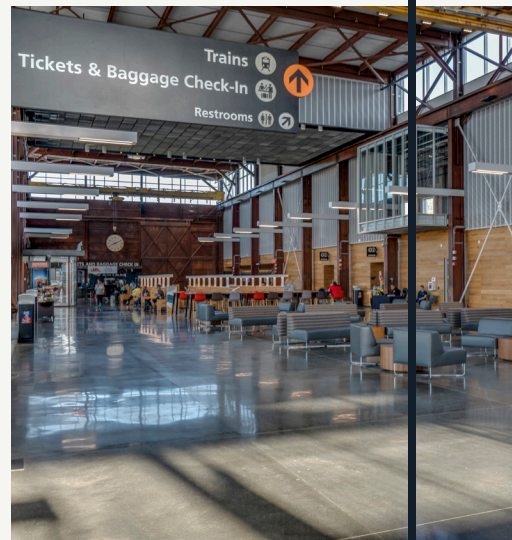
Whether experiencing our diverse office spaces, innovative studio portfolio of pre-built suites, or engaging in our special events, our partners can always expect the highest level of service.



Concierge Level Services

Workplace Studios by Kane Realty provides elevated services to office clients including exclusive access to curated partners. Integrated property management solutions include full-service building maintenance, custodial, public safety and security services. Smoky Hollow offers a convenient Downtown Raleigh location with structured parking, retail and dining options within steps.

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.



Downtown Raleigh

Downtown Raleigh 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 investments in transit, walkability and greenspace.

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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