

WORKPLACE

STUDIOS

KANE
REALTY CORPORATION

Workplace Studios at 4114 Center at North Hills

Located in the heart of the newly expanded Main District of North Hills in Midtown Raleigh, Workplace Studios at 4114 Center at North Hills offers a collection of expertly pre-built suites for discerning office users. These lifestyle-forward, people-centric spaces feature thoughtful layouts, exclusive amenities, and flexible options designed to inspire productivity, collaboration, wellness, community, and innovation. With move-in-ready concepts that transform traditional office environments into sought-after work destinations, Workplace Studios provides an invigorating place where people want to work.



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.

Workplace Studios at 4114 Center at North Hills

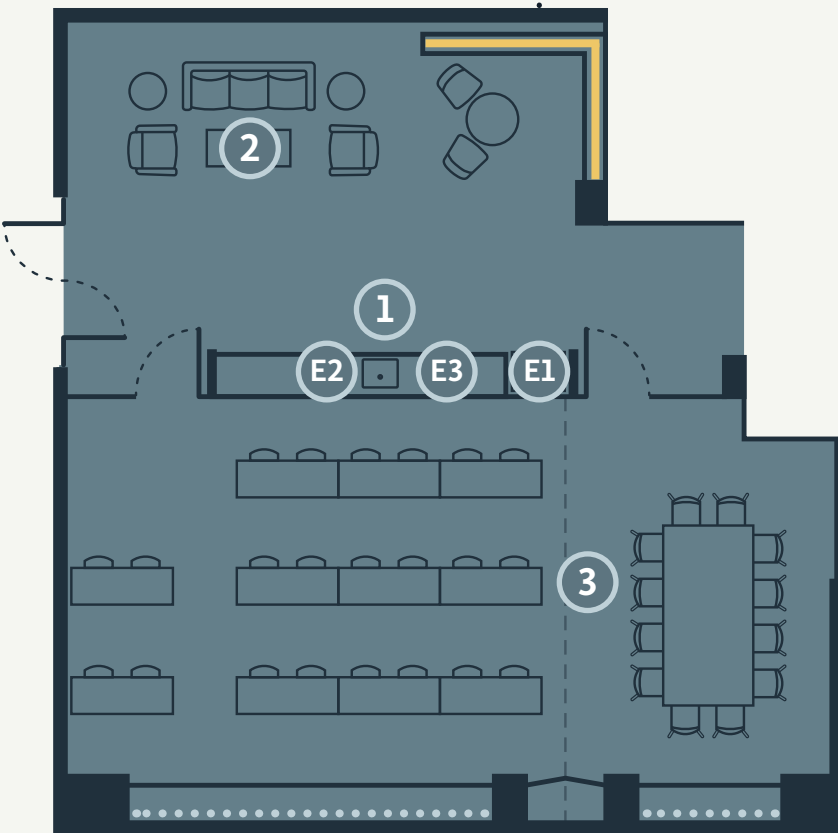
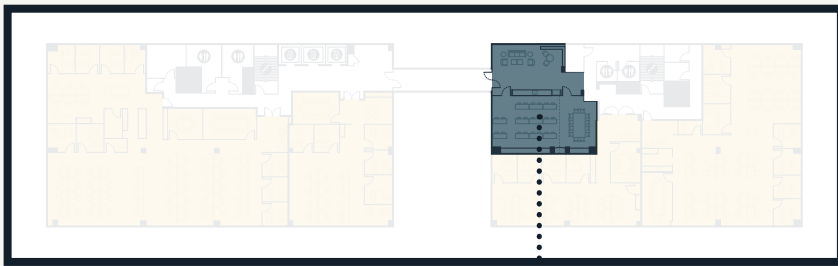
Level 2 | Tenant Amenities

Office tenants part of Workplace Studios at 4114 Center at North Hills have exclusive access to conference and collaboration space on the 2nd level. The amenity space is a fully designed, furnished and tailored environment ready to be enjoyed.

In addition to flexible conference space, lounge space at 4114 Center at North Hills features inviting areas to collaborate and work with a curated collection of seating and finishes.



Level 2 | Conference, Lounge & Work Space Amenity



LEGEND

- 1 Hospitality Bar w/Trash & Recycling
- 2 Lounge Space
- 3 Training & Conference Space
- 4 Bookcase Wall —
- 5 Media Wall ••••

EQUIPMENT

- E1 Full Height Refrigerator
- E2 Dishwasher
- E3 Warming Drawer





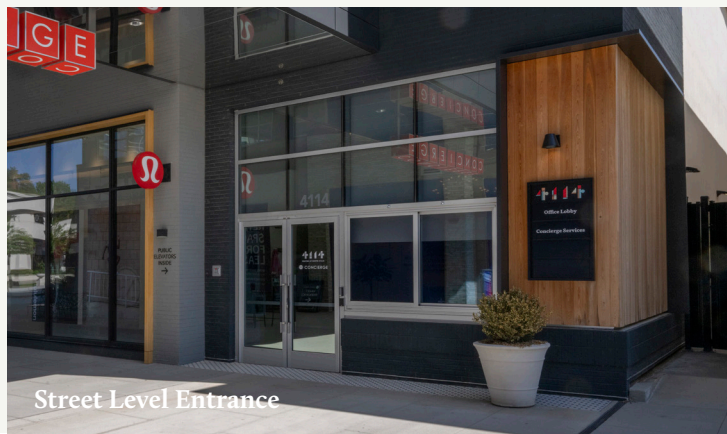
4114 Center at North Hills

Workplace Studios are located in 4114 Center at North Hills, a 86,500 SF, 5-story, Class A office building perfectly positioned in North Hills dynamic Main District.

- Underground parking with direct elevator access
- Easily accessible lobby and conference space available to all office tenants
- Lounge/collaboration space adjacent to Workplace Studios
- 20,000 SF street-level retail directly underneath including True Food Kitchen and Jubala Coffee
- Immediate interior 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



2nd Floor Lobby



Street Level Entrance



North Hills

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 3,700 luxurious apartments, 500 hotel rooms, and 200 social and wellness events annually across 155 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

Office Leasing

Hooker Manning
919.719.5424
hmanning@kanerealtycorp.com

Alex Mikels
919.719.5415
amikels@kanerealtycorp.com

4321 Lassiter at North Hills Ave., Suite 250
Raleigh, NC 27609

visitnorthhills.com | kanerealtycorp.com

KANE
REALTY CORPORATION