

# WHERE RALEIGH CONNECTS

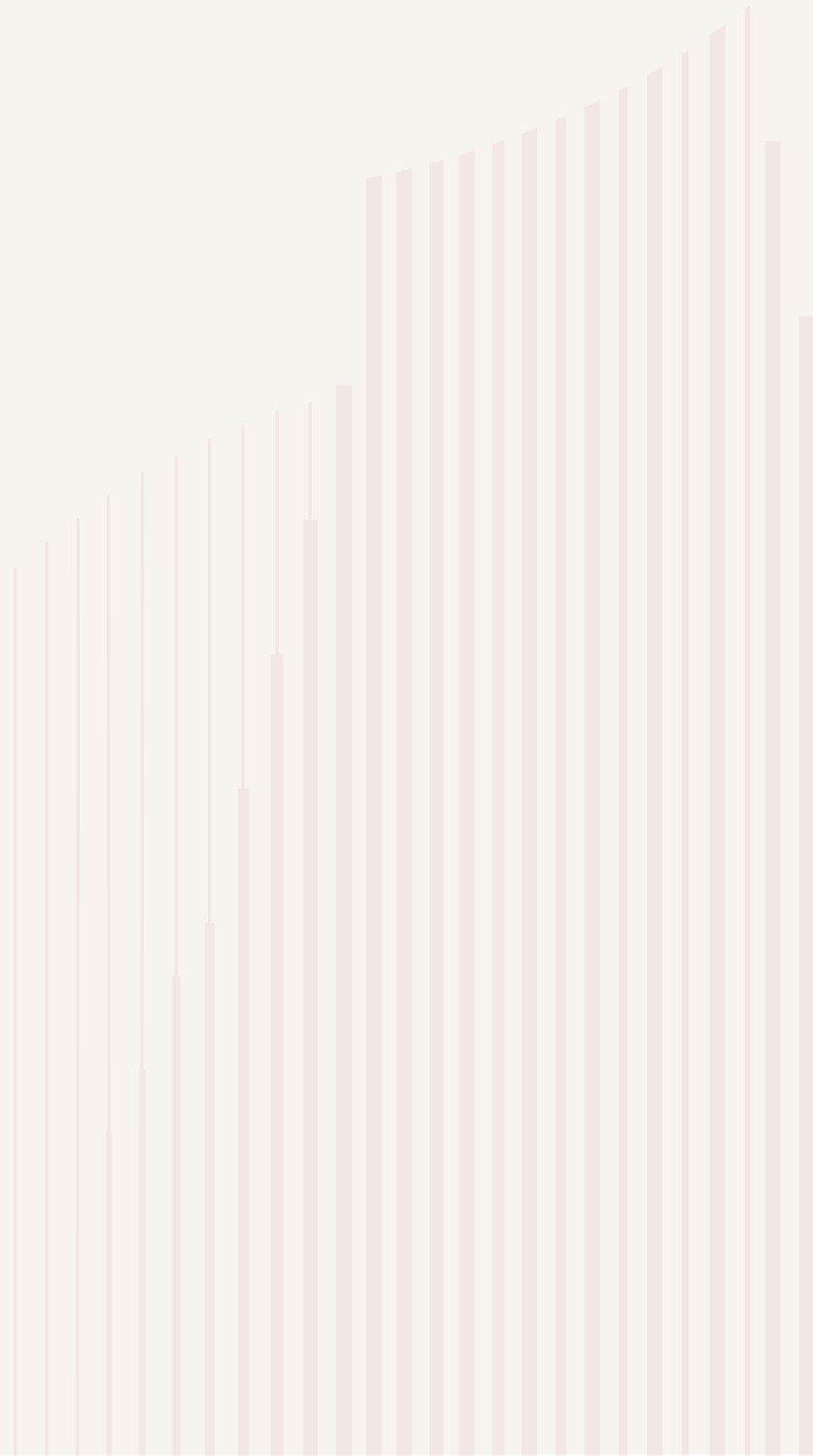


301  
HILLSBOROUGH

RALEIGH  CROSSING



# TABLE OF CONTENTS





# WHERE RALEIGH CONNECTS

301 Hillsborough is what's new and exciting for Raleigh, designed for the discerning needs of an urban workforce. As part of the mixed-use Raleigh Crossing project, this Class A+ tower connects all the dots — between location and lifestyle, wellness and walkability, neighborhood and next-level design. 301 Hillsborough's unprecedented attention to detail and commitment to building a connected community sets the new standard for a modern, urban workplace in the heart of downtown Raleigh.





# DELIVERING WINTER 2021

301 Hillsborough serves as a contemporary, urban work environment redefining the idea of a connected community hub. With ample on-site parking, a double-height main lobby, and an expansive amenity terrace, 301 Hillsborough is thoughtfully designed to meet a tenant's every need. Discover where Raleigh connects at 301 Hillsborough.



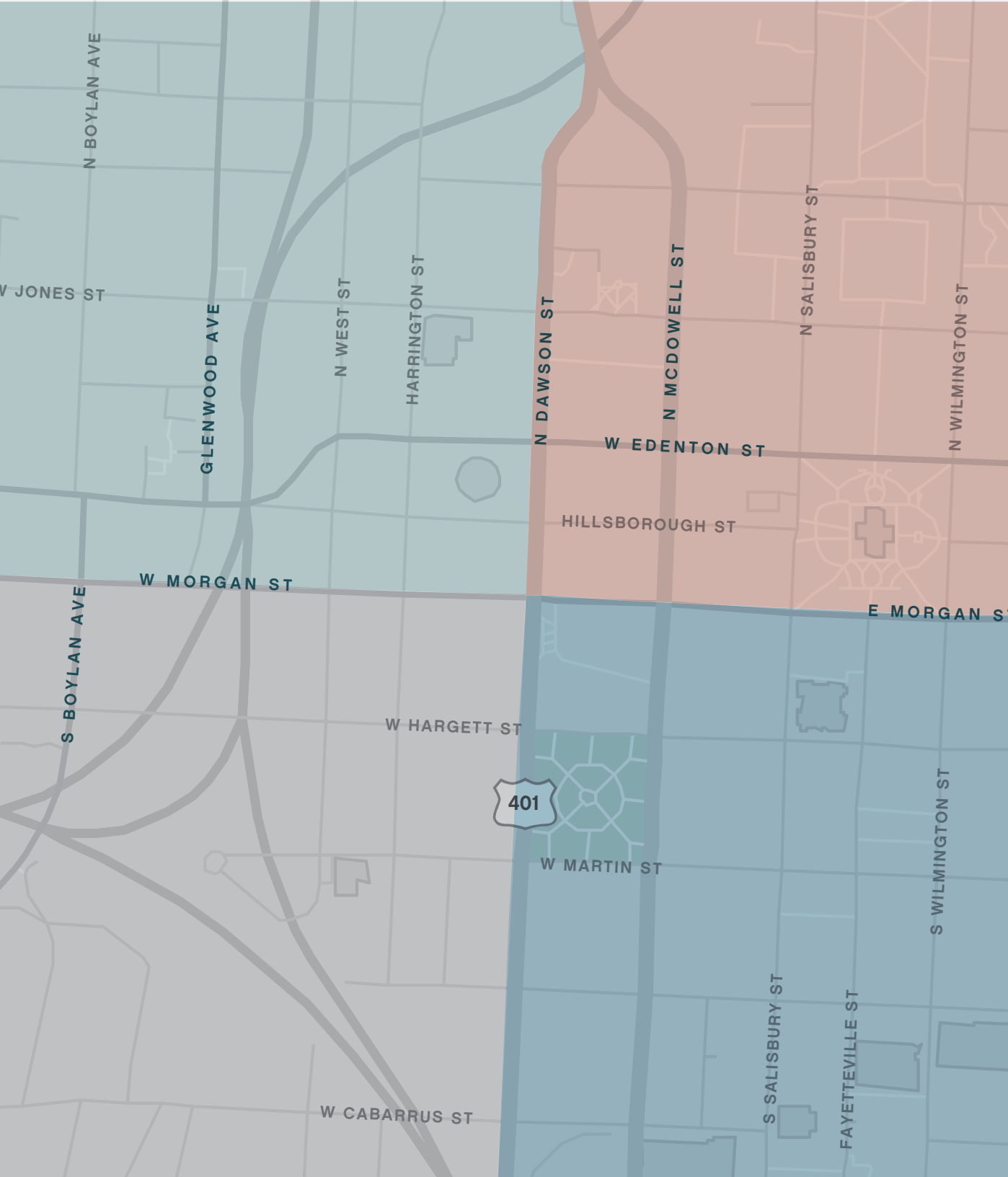
**ONE OF RALEIGH'S  
LARGEST AMENITY  
TERRACES**

**292,500 SF**

**PRIME  
DOWNTOWN  
LOCATION**



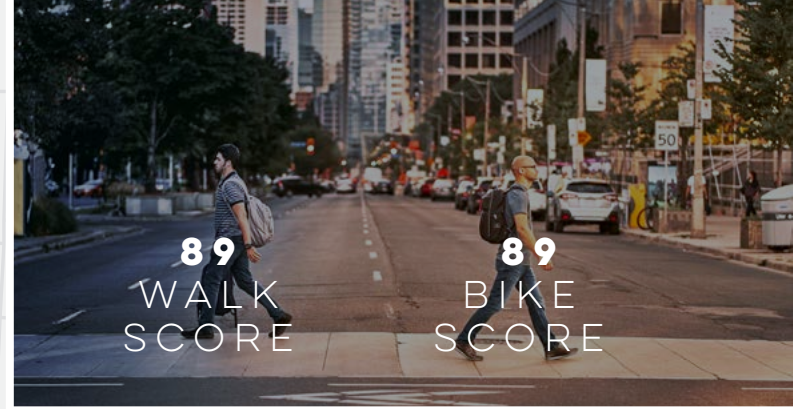
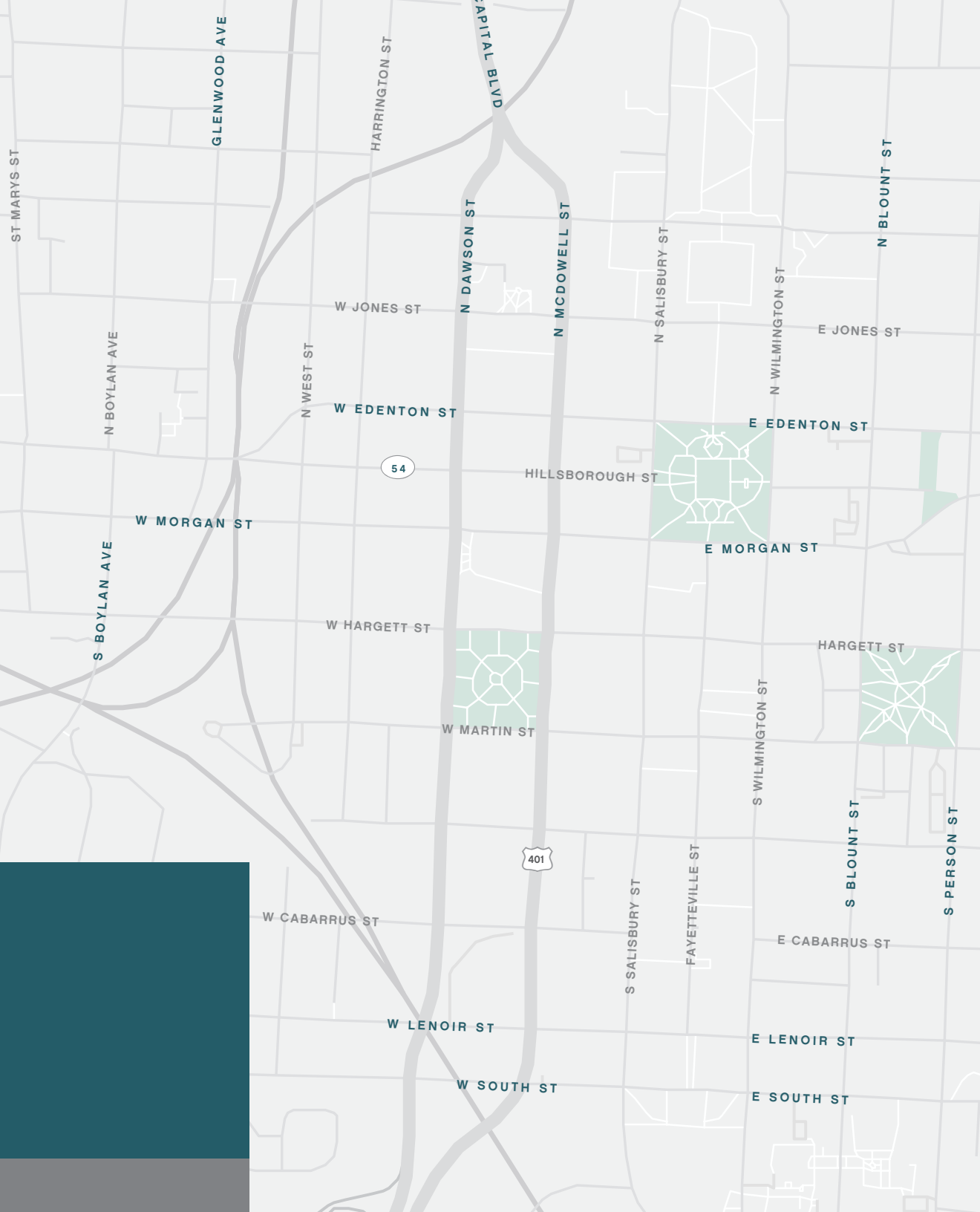
**HIGHLY  
CONNECTED  
THROUGHOUT**



## AT THE CENTER OF RALEIGH'S THRIVING DOWNTOWN DISTRICTS









# AWE-INSPIRING ARCHITECTURE

Designed by award-winning Duda Paine Architects, 301 Hillsborough offers a fresh perspective to downtown. With its striking design, angular form, and distinct glass façade, 301 Hillsborough will be a future fixture on Raleigh's growing skyline, while an abundance of natural light, landscaped sidewalks, and 360-degree views bring the best of the city to the building.





# FEATURES & AMENITIES



## MODERN FITNESS STUDIO

Full-service, exclusive fitness center with space for outdoor activities, group classes, and locker rooms

## AMENITY TERRACE & TENANT LOUNGE

Expansive amenity level that spans indoor and outdoor spaces, designed for collaboration, social gathering, and events

## INTUITIVE NEIGHBORHOOD APP

Interconnected smartphone app designed to update and inform tenants on everything happening at and around 301 Hillsborough

## TENANT BIKE STORAGE AND BIKE SHARE

## NEIGHBORHOOD RETAIL

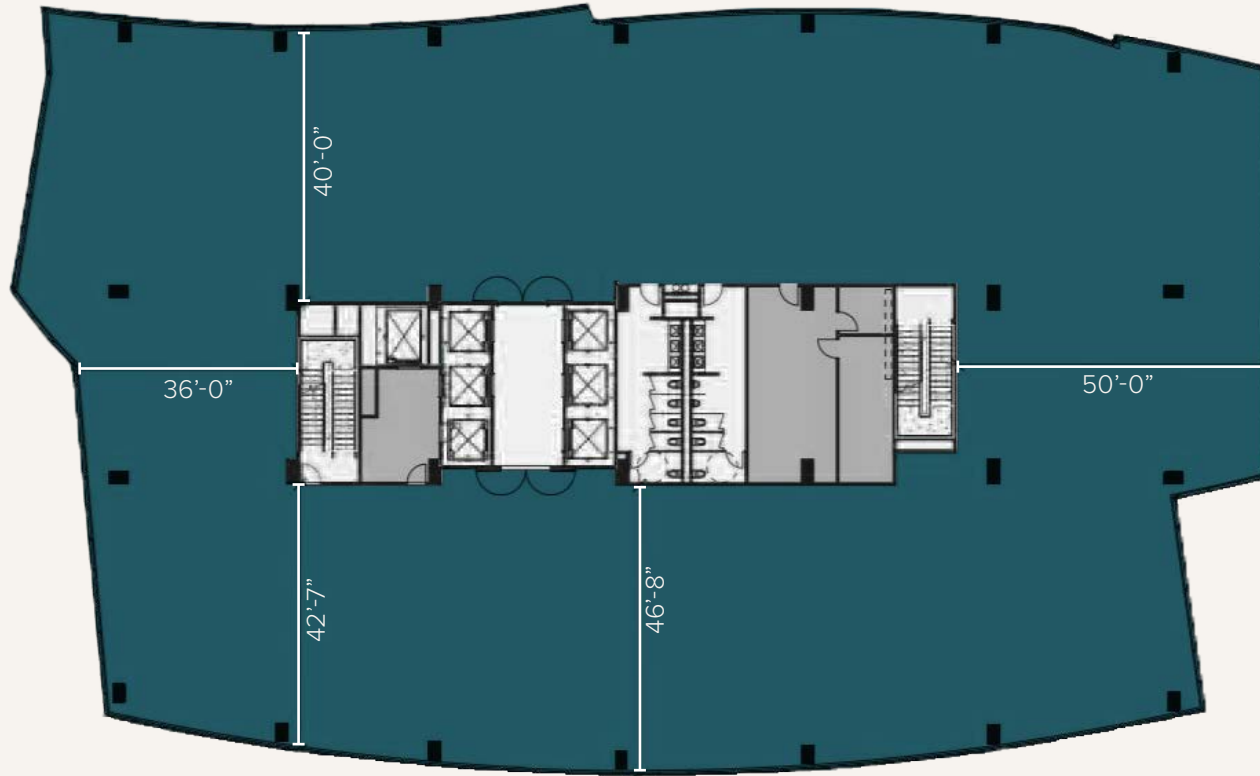
On-site dining and inspired retail offerings will energize and engage the street-level experience

## EXPANSIVE LOBBY, CONCIERGE DESK, AND CONNECTED PARKING





# FLOORPLANS



## SAMPLE FLOOR

With an array of efficient floor plan options, 301 Hillsborough is designed to optimize flexibility and increase productivity.

360° VIEWS

+/-26,500 RSF  
FLOORPLATES

FLOOR-TO-CEILING  
GLASS



## A LANDMARK LOCALE

Raleigh Crossing is an elevated urban experience that inspires true connections — for tenants, residents, visitors, and locals to interact with each other and the city itself. A mixed-use landmark at the crux of downtown's most vibrant districts, Raleigh Crossing celebrates the history and character of the City of Oaks while moving forward as a modern, cohesive community positioned for the future.

- Designed to cultivate community and draw in Raleighites from every corner of the city
- Walkable, active neighborhood with a pedestrian-friendly streetscape
- Envious address with unparalleled connections and access

**165-Room  
HOTEL**

**135  
APARTMENTS**

**18,000 SF  
TOTAL RETAIL**

**280,000 RSF  
OFFICE**





# SITE PLAN





**BOSTON | RALEIGH | CHARLOTTE**

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