



# PARK CENTRAL

## ONE-OF-A-KIND OFFICE SPACE IN BOOMING PARK DISTRICT

Park Central is an exciting new mixed-use project in Midtown Raleigh. Located in the heart of North Hills' vibrant Park District, the building features a unique opportunity for a 6,843-rentable-square-foot office space and street-level retail and restaurant space below 285 ultra luxurious residential apartment homes. North Hills is a flourishing development in midtown Raleigh that offers a unique combination of places to live, work, shop, play and stay. Within walking distance from the building, you'll find a multitude of retail and restaurant options at North Hills.

- 6,843 RSF space available on mezzanine level
- Private outdoor balcony
- Prime office opportunity overlooking Midtown Park, the ultimate outdoor gathering and events venue at North Hills
- Covered parking in building & additional parking across entirety of project
- High speed elevator and stairwells with direct office access
- On-site property management by Kane Realty
- Newest retail and restaurants at North Hills located on first floor



NORTH  
HILLS

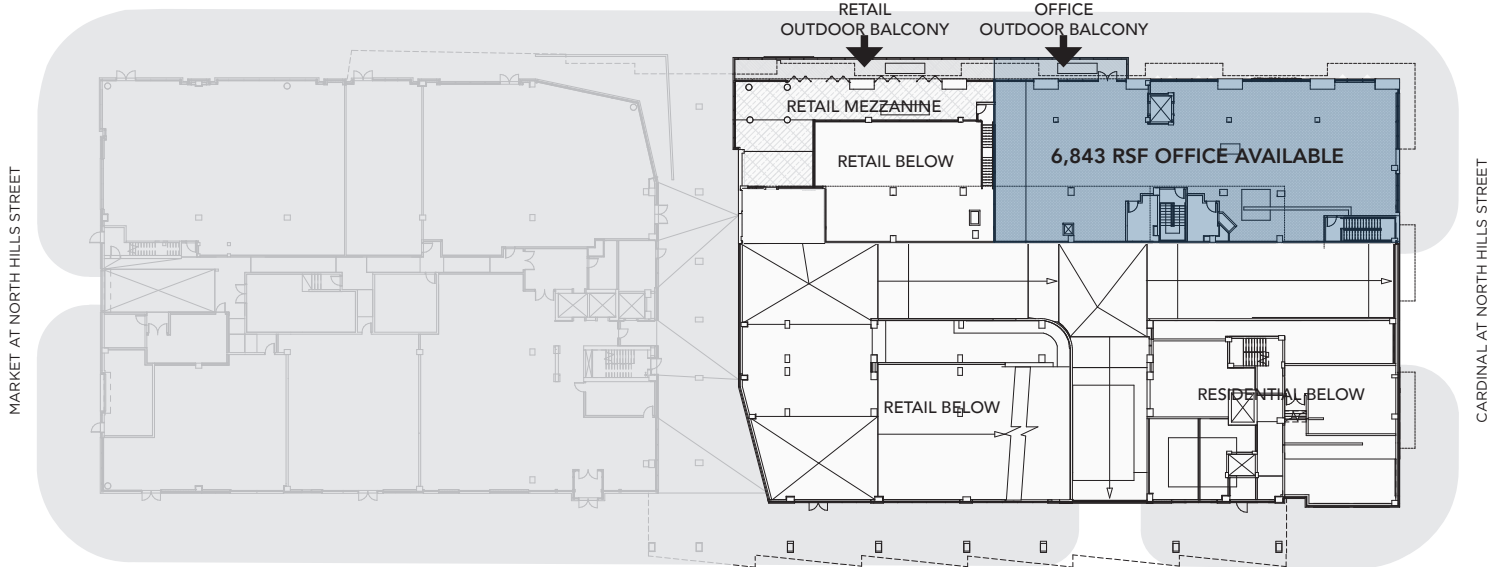
KANE  
REALTY CORPORATION

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PARK AT NORTH HILLS STREET



PLAZA AT NORTH HILLS STREET



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# NORTH HILLS



North Hills



Main District



Park District



Lassiter District

North Hills has millions of square feet of retail, dining, offices, residences, hotels, entertainment, parks and gathering spaces — offering an urban quality of life. Here, strong national retailers stand hand-in-hand with a variety of unique, local boutiques, and offices neighbor the most prestigious homes in town. Dining options include award-winning family-friendly eateries, cafés, and restaurants hosting the most innovative chefs in the country—each offering exceptional experiences. Entertainment options include live music, outdoor concert events, a farmers’ market, a 14-screen cinema, an upscale bowling lounge, and bars with superior beer and wine selections. Curl up with a paper and a latte in one of many parks and gathering spaces, or if you’d rather, hop on your bike and travel down the adjacent 63 miles of greenway trails. Rejuvenate at award-winning day spas and salons, or have an invigorating workout in the state-of-the-art, 50,000 square foot gym. At the end of the day, you can retreat to a luxurious four-star hotel room or walk home and enjoy a southern night on your terrace. There are so many places to find, so many nuances to discover at every corner you turn at North Hills—this is an environment that continuously engages the senses, time and time again. It’s a great place to shop, dine, live, work, play and stay for as long as you’d like.

North Hills is located in the heart of North Carolina, and is the defining presence of Midtown Raleigh. Located just off exit 8 on Interstate 440, North Hills is easily accessible from Downtown Raleigh, Research Triangle Park, Chapel Hill, Durham, Cary and other central North Carolina cities.



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- 18-story and 17-story office towers with a 12-story office tower under construction and prospective 32-story mixed-use tower with 12 floors of office.
- More than 80 retailers including lululemon athletica, REI, Sur la table, Anthropologie, vineyard vines, Peter Millar, Ethan Allen, J.McLaughlin, and Target.
- Three Starbucks as well as Bruegger's Bagels and Panera Bread.
- Close to 40 restaurants which include Ruth's Chris Steak House, Chuy's, The Capital Grille, Yard House, Chick-fil-A, Bonefish Grill, Mia Francesca, Zoës Kitchen, Fox & Hound, and Firebirds.
- Two-level Harris Teeter grocery store.
- Two hotels with a total of almost 400 rooms within the Renaissance and Hyatt House. AC Hotel Raleigh under construction.
- Over 1,300 rental residences with the latest in design and amenities in low and mid-rise locations.
- 50,000 square foot health club.
- 14-screen stadium seating cinema.
- Nightlife entertainment complex with 14 bowling lanes.
- Numerous gathering places and parks.
- 450+ events each year including the Midtown Farmers' Market, Midtown Beach Music Series, North Hills Kids, Kickin' It Country, and a five-week Christmas celebration.
- Practical needs such as pharmacies, banks, gas station, fitness studios, electric vehicle charging stations, and free WiFi to guests in all common areas of North Hills.



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# MEETING & EVENT RENTAL SPACE



## MAIN DISTRICT

- 1 Spring Rolls
- 2 Ruth's Chris Steak House
- 3 Moe's Southwest Grill
- 4 Firebirds Wood Fired Grill
- 5 Coquette Brasserie
- 6 Fox & Hound Sports Tavern
- 7 Regal Cinemas North Hills Stadium 14
- 8 Renaissance Raleigh North Hills Hotel
- 9 Mia Francesca Trattoria Italian Restaurant
- 10 Mura

## PARK DISTRICT

- 1 Chuy's
- 2 Piola
- 3 Kings North Hills
- 4 Hyatt House Raleigh
- 5 Another Broken Egg
- 6 The Capital Grille

## LASSITER DISTRICT

- 1 Midtown Grille
- 2 Total Wine & More
- 3 ArtSource Fine Art Gallery & Framing
- 4 Vivace



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# WHY RALEIGH

The winner of countless accolades, Raleigh is continually recognized for its favorable economic environment, excellent job opportunities, highly educated workforce, strong housing market, population growth, affordable and high quality of life, among other merits.

**Men'sHealth**

**#1**

Best Cities for Men to Be Fit and Happy

2016

**Money**

**#1**

Best Big Cities in the Southeast

2016

**glassdoor**

**#1**

Top 25 Best Cities for Jobs

2015

**Forbes**

**#2**

Eastiest City to Find a Job

2016

**W** **WalletHub**

**#2**

Best Metro Area in the United States

2015

**AIER**  
American Institute for Economic Research

**#3**

Best Midsize Metros for Job Seekers

2016

**ValuePenguin**

**#3**

Best Cities for Young Families

2016

**SUCCESSFUL MEETINGS**

**#5**

10 Most Hospitable U.S. Cities

2016

**U.S. News & World Report**

**#4**

Best Place to Live

2016

**indeed**

**#2**

City With the Most Job Openings Per Person

2015

**DataFox**

**#3**

City Secretly Great for Tech Grads

2016

**FT FINANCIAL TIMES**

**#1**

Mid-Sized American Cities of the Future

2015

# ABOUT KANE REALTY

Kane Realty Corporation, one of the most experienced and respected developers in North Carolina, is led by John Kane and Mike Smith. The company was founded in 1978 by John Kane. Kane Realty successfully employs smart growth principles to build places that improve the quality of life of residents, neighbors, businesses and visitors. National, regional and local industry groups as well as press publications have recognized Kane Realty as a leader in integrated mixed-use development and in-fill redevelopment. The company's signature mixed-use property at North Hills (Raleigh, NC), the first true mixed-use property in the region, resulted in the emergence of Raleigh's Midtown district.

Through the meticulous attention to detail in every aspect of the property ranging from the initial design to the landscaping, Kane Realty properties offer components that create irresistible places where people want to live, work, shop, dine, play and stay. Kane Realty's mission is to be a recognized leader in creating places that improve quality of life with a team of people of strong character, values and the desire to deliver excellence.

# ABOUT KBS

Founded by Peter Bren and Charles J. Schreiber Jr. in 1992, KBS is one of the nation's preeminent buyers of commercial real estate and structured debt investments. In August 2014, KBS was ranked by Institutional Real Estate, Inc. and Property Funds Research as among the top real estate investment managers globally, and in September 2014, National Real Estate Investor ranked KBS the fifth-largest office owner globally. KBS has a strong reputation in the industry for efficient and timely closing on large and complex transactions in the office, industrial, multifamily and retail sectors. KBS also originates and acquires debt positions collateralized by stabilized and value-added properties.

KBS Realty Advisors has created six institutional commingled funds, 14 separate accounts with public and corporate pension funds and five sovereign wealth funds. KBS Capital Advisors was formed in 2006 as the exclusive advisor for KBS' publicly registered non-traded REITs, which are designed to give individual investors the ability to invest in a similar type of real estate as KBS pension fund and institutional partners.



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