



150

FAYETTEVILLE

WELLS FARGO CAPITOL CENTER



PREFERRED
OFFICE PROPERTIES

KANE
REALTY CORPORATION

A downtown Raleigh landmark—150 Fayetteville is a 29-story, 550,000-square foot, Class A office tower actively under transformation providing:

- **thriving urban location**
- **popular restaurants a short walk away**
- **downtown attractions & convenient services in close proximity**
- **adjacent parking deck**
- **in-building amenities like a fitness center, private dining/entertaining at City Club Raleigh on the top floor, full service banking, building management and security**
- **high-profile tenant base**

Building Amenities

Amenities include complimentary fitness facility with recent upgrades, conference center with multiple rooms and kitchen access, on-site management and security and full service banking on site. City Club Raleigh is located

on the top floor of the building offering sweeping views and a retreat from the office for newspaper and morning coffee to a casual lunch or evening drinks. Work zones allow members to drop in and plug in, for seamless flexibility and productivity for a quick catch-up or planned meeting.

Parking

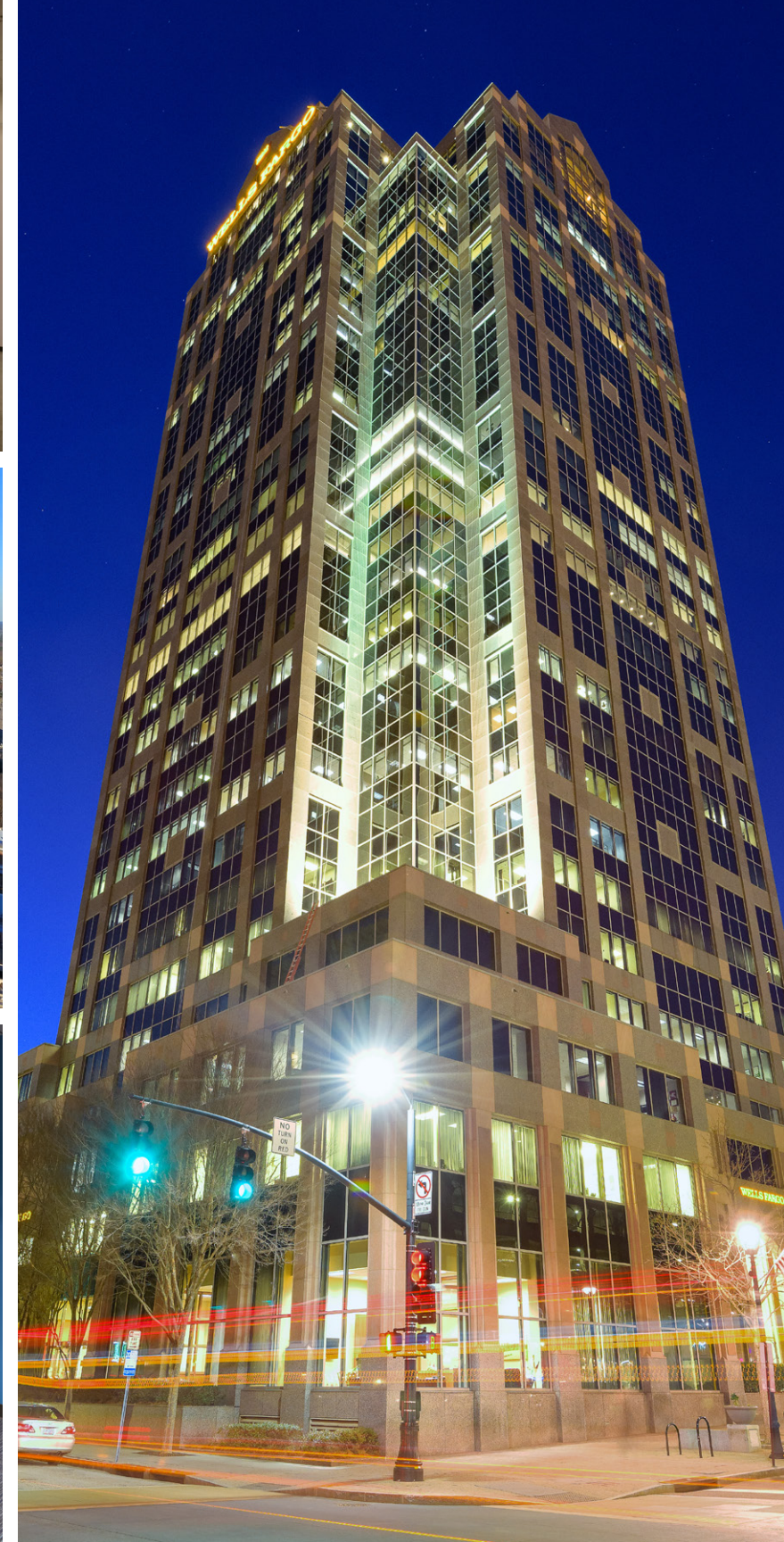
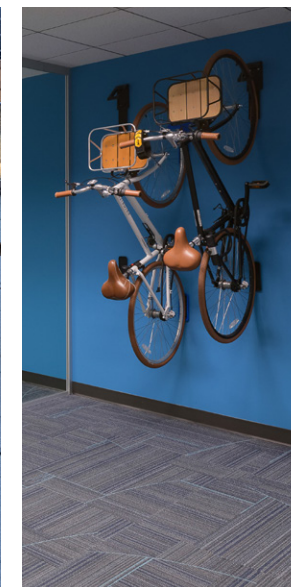
The building is located directly across Fayetteville Street from Alexander Square parking deck, providing quick and easy access.

Building Updates

The building is under active transformation, with lobby renovations, conference room updates and improvements to common areas and outdoor gathering areas in progress.

Location

150 Fayetteville offers a central downtown Raleigh location with walkable amenities at every turn from dining and nightlife to events, arts and hotels. The iconic tower is a visible part of Raleigh's skyline, easily located near high-profile downtown tenants and endless services and activities.



DINING & DRINKS

- Beasley's Chicken + Honey
- Benny Capitale's Pizza
- B.Good
- Bida Manda
- Bittersweet
- Brewery Bhavana
- Caffé Luna
- Capital City Tavern
- Carroll's Kitchen
- Centro
- Chick-fil-A
- Chuck's Burgers
- City Market Sushi
- Crema
- Death & Taxes
- Garland
- Gravy
- Happy + Hale
- Jimmy John's
- Level Up Kitchen & Bar
- Linus & Pepper's
- Living Kitchen
- Lucette Grace
- Morning Times
- Pizza La Stella
- Poole's Diner
- Raleigh Raw
- Raleigh Times
- Second Empire
- Sir Walter Coffee
- Sitti
- Sono
- Starbucks
- St. Roch Oyster Bar
- Subway
- The Big Easy
- Virgil's Original Taqueria
- Wahlburgers
- Watts and Ward
- Whiskey Kitchen

HOTELS

- Raleigh Marriott City Center
- Residence Inn by Marriott Raleigh Downtown
- Sheraton Raleigh

LIVING

- HUE Apartments
- Park Devereux Condominiums
- SkyHouse Raleigh Apartments
- The Dawson Condos
- The Edison Lofts Apartments
- The Hudson Condos
- The L Apartments
- The Plaza Condominiums

ARTS, ENTERTAINMENT, SHOPPING & SERVICES

- Banking Branches
- City Club Raleigh
- City of Raleigh Museum
- City Plaza
- CVS
- Deco Raleigh
- Downtown Dental
- Duke Energy Center for the Performing Arts
- Mahler Fine Art Gallery
- Marbles IMAX Theatre
- Marbles Kids Museum
- Petale
- Raleigh Convention Center
- Red Hat Amphitheater
- YMCA

OFFICE

- Red Hat Tower
- PNC Plaza
- Charter Square
- FNB Tower



RESTAURANT



CAFE



BAR



SHOPPING



MUSEUM



SERVICE



RESIDENTIAL



HOTEL



ENTERTAINMENT



OFFICE



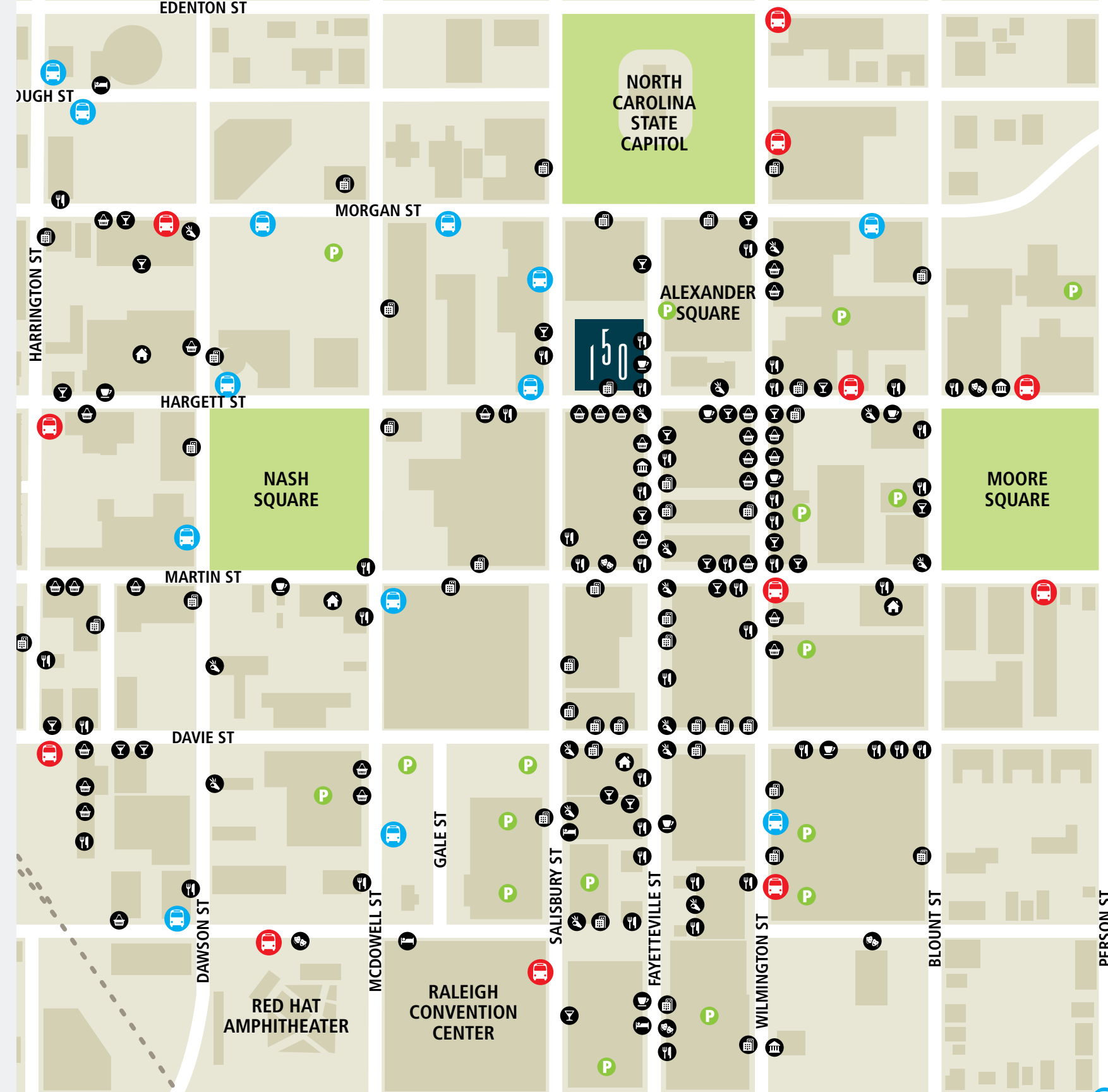
PARKING



BUS



R-LINE



WALKABLE AMENITIES

DOWNTOWN RALEIGH

Downtown Raleigh lies in the heart of the Triangle, the fastest growing metropolitan region in the state. For businesses, residents and visitors alike, downtown is the urban center of the region — an incredible place to live, work and play. Downtown is home to a thriving creative culture with artists, musicians, innovative tech companies, award-winning chefs, and cutting-edge makers all sharing and creating in downtown Raleigh. 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 with over 150 dining establishments providing a broad range of cuisines and experiences providing concepts by multiple James Beard nominated chefs.

Downtown Raleigh continues to see major new investments as the region's hub for transportation, walkability and greenspace. Downtown is the most walkable part of the Triangle, becoming a leader nationally in downtown greenspace, adding new transit investments, and home to energy efficient buildings as well as strong local food and urban farm movement.

New and expanding retail in downtown Raleigh includes

food halls, markets and grocery stores, wine bars and coveted restaurants, state-of-the-art fitness clubs, locally owned retailers as well as nationals like Urban Outfitters.

47,000

TOTAL NUMBER OF EMPLOYEES IN DOWNTOWN RALEIGH

1,257

HOTEL ROOMS IN DOWNTOWN RALEIGH

113

RETAILERS IN DOWNTOWN RALEIGH—BOTH LOCAL & NATIONAL

152

RESTAURANTS IN DOWNTOWN RALEIGH—INCLUDING NATIONALLY ACCLAIMED & AWARD-WINNING

42

ARTS & CULTURAL INSTITUTIONS IN DOWNTOWN RALEIGH

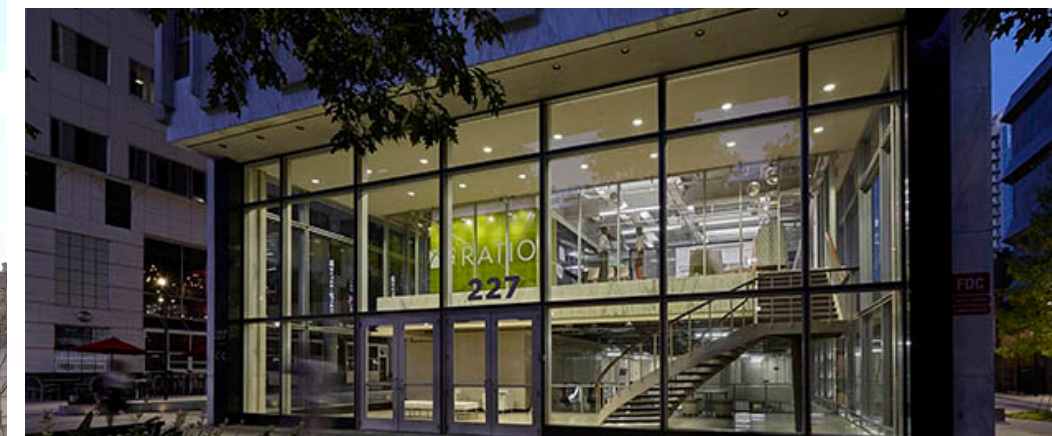


Home to the civic spine of the city and state with the iconic Fayetteville Street, this district has something for everyone. Skyscrapers of Class A office space and condos are mixed with award winning restaurants, a major performing arts center, large outdoor event space and amphitheater, independent retailers, galleries, the convention center and exciting nightlife. This district has also added unique boutiques and a wide array of restaurants over the past few years. 55 restaurants and bars plus 16 retailers can be found here. The district is the address of the four tallest buildings in Raleigh and six of the top 10 overall. Much new office and multi-use development is taking place along this lively corridor.

At the heart of the district, City Plaza is a popular location for outdoor events and festivals year round.

Nearby Moore Square, one of the city's oldest public spaces, is undergoing extensive renovations to turn the 4-acre site into a key downtown attraction that will drive pedestrians to nearby business, provide open green space, space for food vendors, a central water feature and larger lawns and spaces for events.

FAYETTEVILLE STREET DISTRICT



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.



#1
Best State for Business
North Carolina
Forbes
2017

#1
Best Big City to Live
in the Southeast
Money Magazine
2016

#9
Best Large Real Estate
Market
WalletHub
2016

#6
Best Place for Business
& Career
Forbes
2017

#7
Fastest Growing Large
Metro Economy
Headlight Data
2017

#9
Top 10 Cities Americans
are Moving to Right Now
Forbes
2016

#2
Best City for Young
Entrepreneurs
MoneyRates
2017

#3
Best City for Job
Seekers
Indeed
2017

#4
Next Top
Tech Town
Realtor.com
2017

#8
South's
Best Cities
Southern Living
2017

#9
Fastest Growing
City
Forbes
2016

#4
Best Place to Live in U.S.
U.S. News & World
Report
2017

#10
Boomtown
of 2016
SmartAsset
2016

#8
Best Cities for
Young Families
MoveBuddha
2017

#1
Mid-Sized American
Cities of the Future
Financial Times
2017

#8
Top 2017 Housing
Market
Realtor.com
2016

ABOUT PREFERRED OFFICE PROPERTIES

Preferred Office Properties, headquartered in Atlanta, Georgia, is a subsidiary of publicly-traded real estate investment trust Preferred Apartment Communities (NYSE: APTS), formed as a fully integrated platform to invest in, operate, and develop leading office properties across the U.S.

■ preffoffice.com

ABOUT KANE REALTY CORPORATION

Kane Realty Corporation 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.

■ kanerealtycorp.com

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