



Alive with Opportunity. Charged with Creativity.

DOWNTOWN RALEIGH'S UNPARALLELED HEADQUARTERS HUB.

120 SOUTH WEST STREET | RALEIGH, NC 27603



CBRE | Raleigh
A JOINT VENTURE

Modern workspace with a rich history



120 West

Welcome to 120 South West Street – the ultimate destination for any company seeking a dynamic and inspiring workspace in downtown Raleigh’s vibrant Warehouse District.

Formerly a block of warehouses owned by Dillion Supply Company, this 173,731 SF LEED Gold-certified creative office space boasts a rich history and an unbeatable location. From the moment you step inside, you’ll be struck by the perfect blend of historic charm and modern and abundant amenities. With four stories of beautiful, exposed brick walls and high ceilings, this adaptive reuse project offers the perfect atmosphere for fostering creativity and collaboration.



THE BUILDING

Designed for the perfect fit

With LEED Gold designation achieved, sustainable design elements used, and natural light maximized, 120 West's environmentally-forward workplace design embodies and underscores a workplace with a vision of a mobility-transformed business that allows people to work better and live better.



AMENITIES



- Impressive four-story atrium
- Stacked intermodal shipping containers serving as 8 high-tech conference rooms
- Executive conference room with adjacent catering kitchen
- Stadium seating for town hall meetings
- Modern, full scale 7,000 SF fitness center
- 800 SF yoga studio with heated floors
- Indoor basketball and racquet ball courts



AMENITIES (CONT.)



- State of the art locker rooms and showers
- Bike storage
- 12,000 SF green roof and patio
- Stunning views of Downtown Raleigh
- Juice bar and full-service 7,000 SF restaurant with indoor and outdoor seating
- Robust break rooms on each floor
- Ample parking in the adjacent 521-space deck with covered access to 120 West

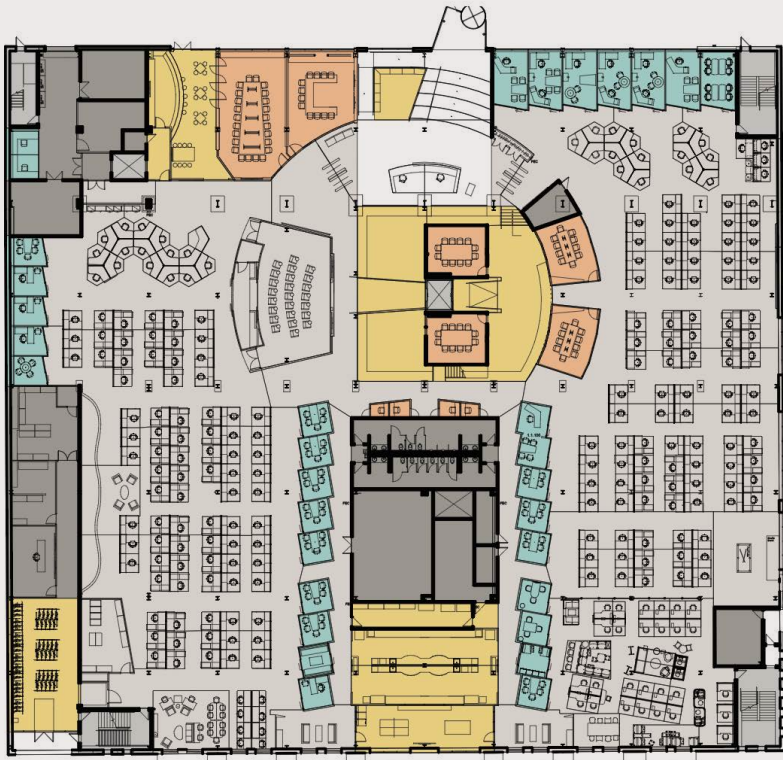


Hit the ground running

Expansive floor plans allow you to maximize every square foot, providing space for collaboration and innovation, as well as areas for quiet focus. 120 West is plug-and-play ready with FF&E available.

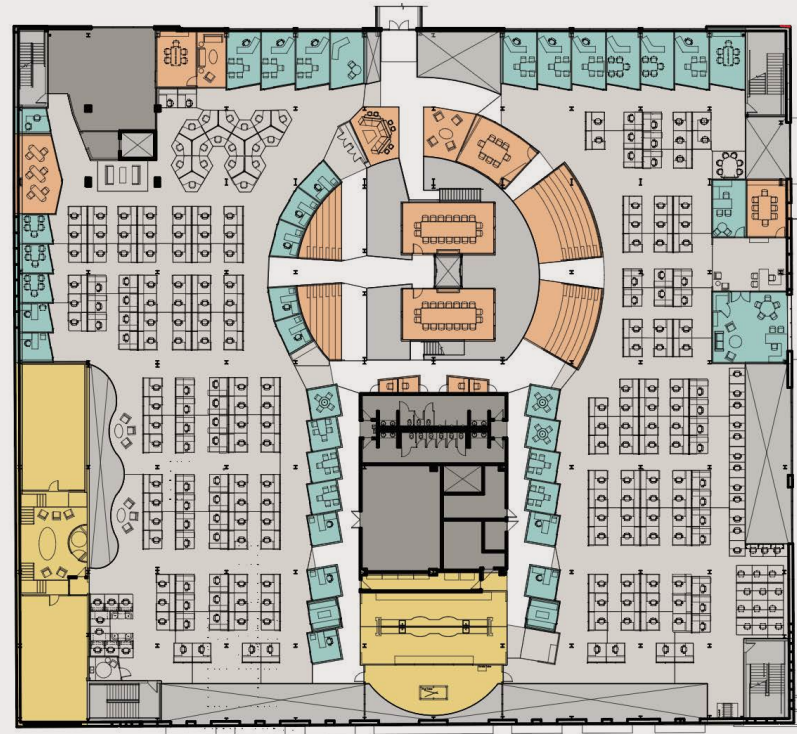
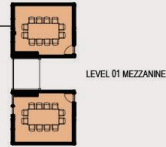


Stacked intermodal shipping containers serving as 8 high-tech conference rooms



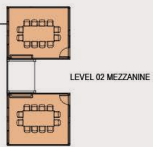
LEVEL 1

54,217 SF

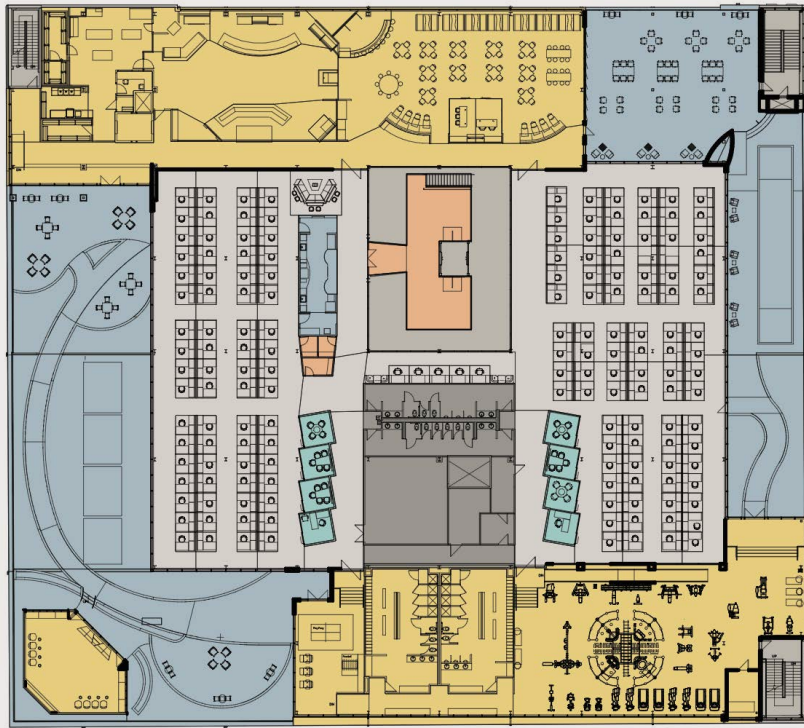


LEVEL 2

45,450 SF

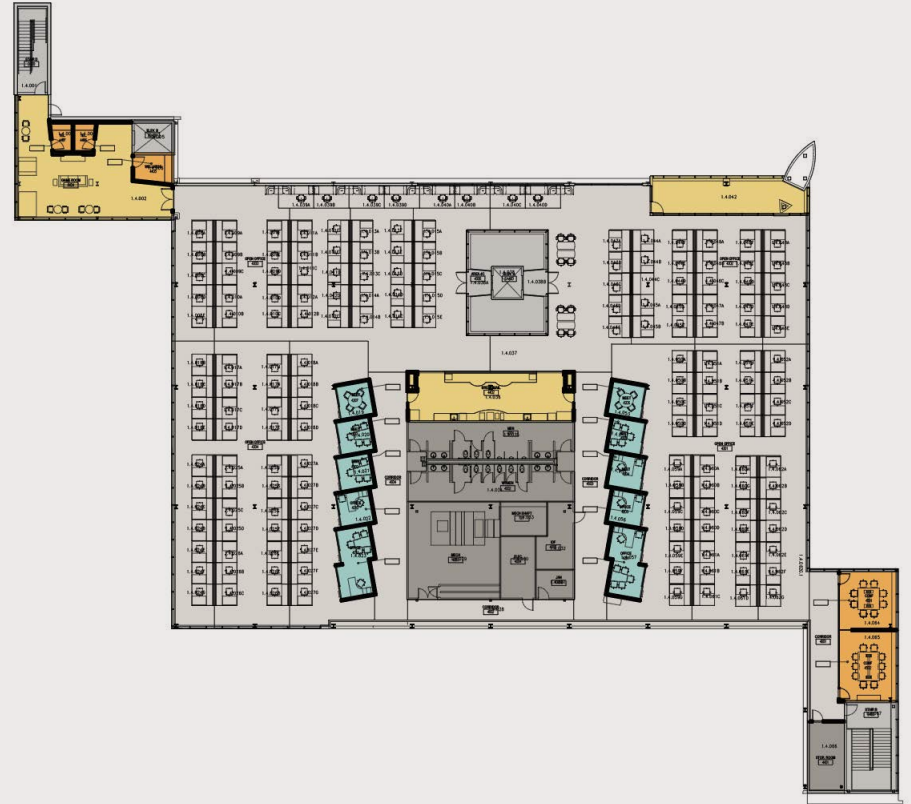


- OPEN OFFICE
- PRIVATE OFFICE
- MEETING / COLLABORATION
- INTERIOR AMENITY
- BUILDING SUPPORT
- VERTICAL PENETRATION
- EXTERIOR AMENITY



LEVEL 3

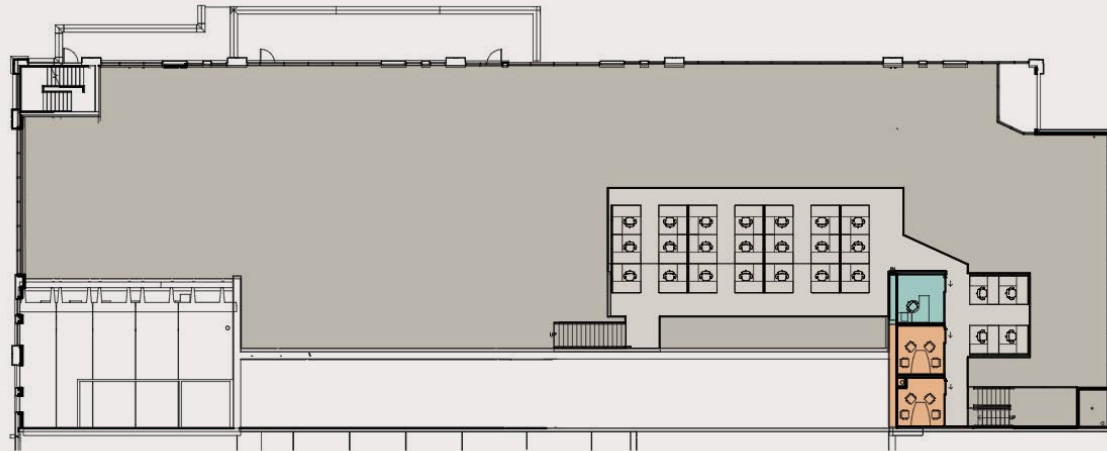
50,187 SF



LEVEL 4

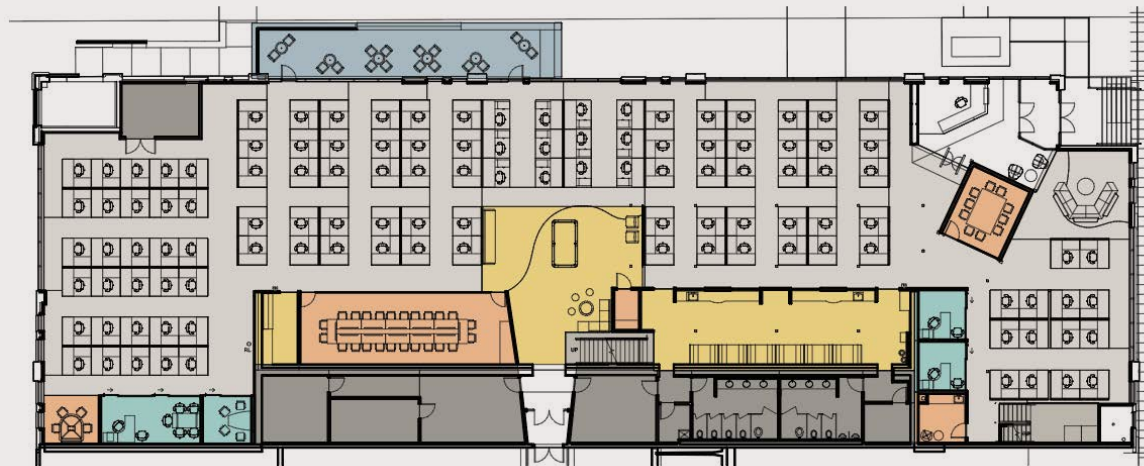
23,877 SF

- OPEN OFFICE
- PRIVATE OFFICE
- MEETING / COLLABORATION
- INTERIOR AMENITY
- BUILDING SUPPORT
- VERTICAL PENETRATION
- EXTERIOR AMENITY



ANNEX LEVEL 2
2,413 SF

ANNEX



ANNEX LEVEL 1
16,219 SF

The Annex is an 18,632 SF future expansion opportunity for prospective tenants

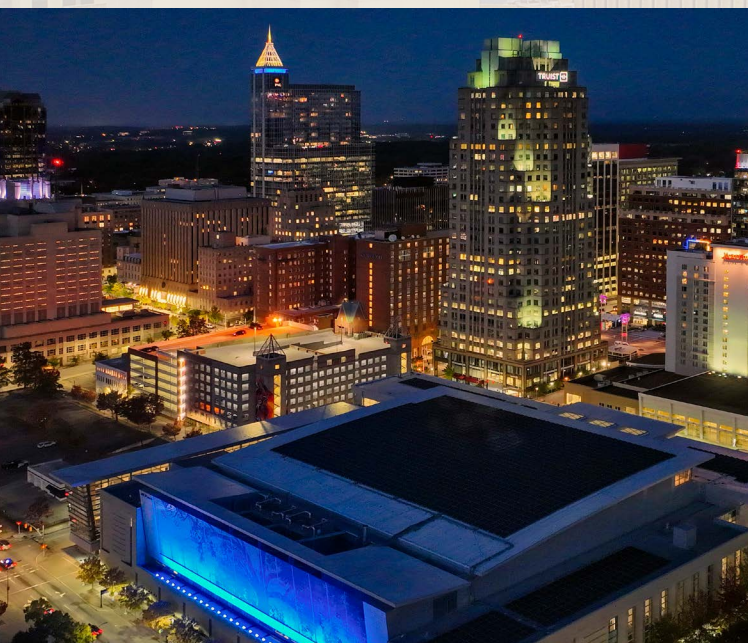
-  OPEN OFFICE
-  PRIVATE OFFICE
-  MEETING / COLLABORATION
-  INTERIOR AMENITY
-  BUILDING SUPPORT
-  VERTICAL PENETRATION
-  EXTERIOR AMENITY



LOCATION

A city on the rise

The Raleigh-Durham region continues to attract large new-to-market companies that have made recent major hiring announcements, such as Apple, who plans to develop their largest east coast campus – 1 million SF – and invest more than \$1 billion in North Carolina. In March 2021, Google announced plans for an engineering hub in the region with 1,000 jobs.



Raleigh in the national spotlight



#1 Most Livable City
in the U.S.
- Far & Wide | 2023



#2 Top Innovative
City in the U.S.
- Nexcess | 2022



#1 Best City to Start
a Tech Career
- GoBankingRates | 2022



#1 State of the Year for
Economic Development
- Business Facilities | 2023



#2 Fastest-Growing
Metro in the U.S.
- U.S. Census Bureau | 2022

Raleigh's outpacing growth

2.35%

2020-2022 Annual
Population Growth Rate

(NC: 0.98% | US: 0.57%)

1.36%

2022-2027 Annual
Population Growth Rate

(NC: 0.57% | US: 0.25%)

49.4%

Bachelor's Degree
or Higher

(NC: 34.1% | US: 35.1%)

\$117,896

Average Household
Income

(NC: \$91,574 | US: \$105,029)

Enjoy ultimate convenience

At 120 West, you are in the heart of Downtown Raleigh's Warehouse District. With a Walk Score of 97, you are steps away from Raleigh hotspots, premier restaurants, luxury retailers and next to Raleigh Union Station.



The options are endless

Within a 10-minute walk you'll find:

- 2,722 residential units under construction
- 6,432 existing residential units
- 100+ restaurants

EATERIES

- | | |
|----------------------------------|--|
| 1 Oak Steakhouse | 43 Char Grill |
| 2 Boba Brew | 44 Taverna Agora Greek |
| 3 Morgan Street Food Hall | 45 The Cupcake Shoppe |
| 4 Flying Saucer Draught Emporium | 46 Tobacco Road Sports Café |
| 5 A Place at the Table | 47 42nd Street Oyster Bar |
| 6 Side Quest Lounge and Bar | 48 Clouds Brewing |
| 7 Heirloom Coffee Tea Kitchen | 49 Killjoy |
| 8 Barcelona Wine Bar | 50 La Santa Modern Mexican |
| 9 Parkside American | 51 Tin Roof |
| 10 Humble Pile | 52 Clockwork |
| 11 The Pit Authentic BBQ | 53 Five Star |
| 12 Crank Arm Brewing Company | 54 Mulino Italian Kitchen |
| 13 The Fiction Kitchen | 55 Little City Brewing + Provisions Co |
| 14 Whiskey Kitchen | 56 Dase Yoga and Smoothie Bar |
| 15 Poole's American | 57 MilkLab Boba |
| 16 Bolted Bread | 58 Midwood Smokehouse |
| 17 Sam Jones BBQ | 59 Sullivan's Steakhouse |
| 18 Vault Craft Beer | 60 Carolina Ale House |
| 19 The Night Rider | 61 Cortez Seafood and Cocktail |
| 20 The Haymaker | 62 Lucky B's Grill |
| 21 Elomart Gastropub | 63 Iris Coffee Lab |
| 22 Sono Sushi | 64 My Way Tavern |
| 23 Bittersweet | 65 TLC Marcos Pizza |
| 24 The Raleigh Times | 66 Johnson Street Yacht Club |
| 25 Raleigh Raw Juice Bar | 67 McDonald's |
| 26 Death and Taxes | 68 Sahara Café |
| 27 The Merchant NC | 69 Cornerstone Tavern |
| 28 Centro Mexican | 70 Mellow Mushroom |
| 29 Sitti Lebanese | 71 Raleigh Beer Garden |
| 30 Tonbo Ramen | 72 Mo-Joe's Burger Joint |
| 31 St. Roch Fine Oysters + Bar | 73 The Cardinal Bar |
| 32 Beasley's Chicken + Honey | 74 Layered Croissanterie |
| 33 Watts & Ward | 75 The Daily Planet Café |
| 34 Brewery Bhavana | 76 Gringo A Go Go |
| 35 Amorino Raleigh | 77 Side Street American |
| 36 The Daddy's Burger Bar | 78 The Daily Planet Café |
| 37 Big Ed's City Market | 79 Krispy Kreme |
| 38 Vic's Italian | 80 Oakwood Pizza Box |
| 39 House of Art | 81 State of Beer |
| 40 Transfer Co Food Hall | 82 Irregardless Cafe |
| 41 Dram & Draught | 83 Trophy Brewing & Pizza |
| 42 321 Coffee | 84 Wye Hill Kitchen & Brewing |

GROCERIES

- | | |
|------------------------|-----------------------|
| 1 Weaver Street Market | 2 Publix Super Market |
|------------------------|-----------------------|

ATTRACTIONS

- | | |
|-----------------------------|----------------------------------|
| 1 Wine & Design | 9 Marbles Kids Museum |
| 2 CAM Raleigh | 10 Marbles IMAX |
| 3 Red Hat Amphitheater | 11 John Montgomery Violins |
| 4 Raleigh Convention Center | 12 NC Museum of Natural Sciences |
| 5 Kennedy Theatre | 13 NC Museum of History |
| 6 North Carolina Theatre | 14 NC Executive Mansion |
| 7 Lincoln Theatre | 15 Burning Coal Theatre Company |
| 8 Artspace | |

LODGING

- | | |
|-----------------------------|-----------------------------|
| 1 The Casso Portfolio Hotel | 6 Residence Inn by Marriott |
| 2 AC Hotel by Marriott | 7 Marriott City Center |
| 3 Holiday Inn | 8 Sheraton Hotel |
| 4 The Longleaf Hotel | 9 Guest House Raleigh |
| 5 Hampton Inn & Suites | |

FITNESS

- | | |
|---------------------|--------------------------|
| 1 MADabolic | 7 Heat Studios |
| 2 F45 Training | 8 Jawbreaker Boxing |
| 3 9Round Kickboxing | 9 Hotworx |
| 4 CrossFit SERVE | 10 Knuckle Up Boxing Gym |
| 5 Poyner YMCA | 11 Spider Strength Gym |
| 6 Chisel Studio | 12 O2 Fitness |

MULTIFAMILY

- | | |
|----------------------------------|---------------------------------|
| 1 The Dillon | 10 The Raleigh Apartments |
| 2 The Metropolitan Apartments | 11 Elan City Center Apartments |
| 3 Link Apartments Glenwood South | 12 Sumerlyn Apartments |
| 4 400 W North St Apartments | 13 Capital Apartments |
| 5 The Line | 14 The Edison Lofts Apartments |
| 6 Peace Raleigh Apartments | 15 Cameron Court |
| 7 The Gramercy Apartments | 16 Grosvenor Gardens Apartments |
| 8 712 Tucker Apartments | 17 927 West Morgan |
| 9 St. Mary's Square Apartments | 18 The L Apartments |



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CBRE | Raleigh

A JOINT VENTURE



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