

434 Fayetteville Street, Raleigh, NC 27601

Office Space For Sublease

Located in the heart of Downtown Raleigh's Fayetteville Street corridor, this sublease opportunity sits within Two Hannover Square, a 29-story Class A office tower and one of the city's premier business addresses. Tenants enjoy sweeping skyline views and direct connectivity to the Sheraton Raleigh Hotel, with a well-established corporate tenant roster reinforcing the building's prestige.

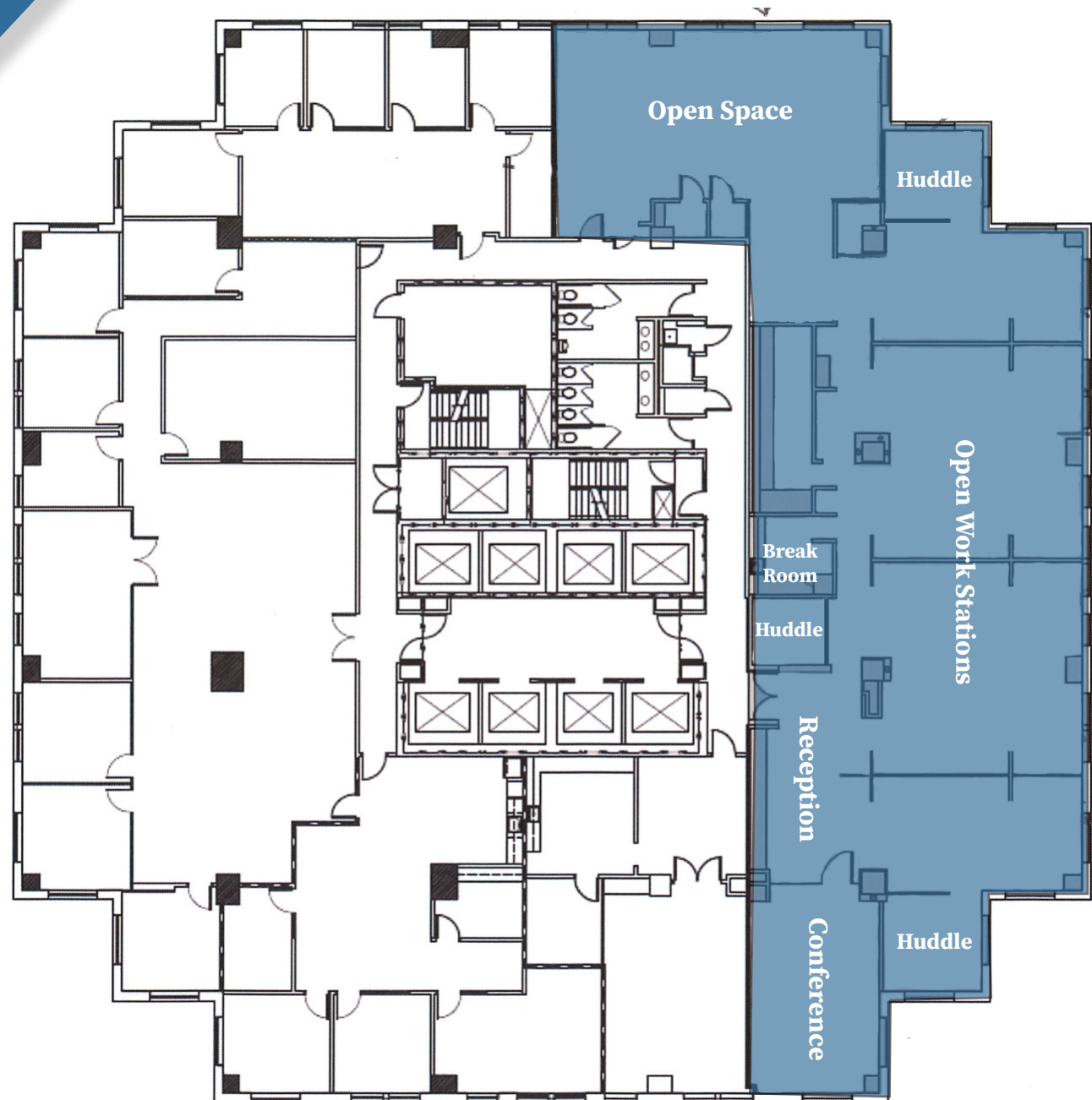
Two Hannover Square offers a full suite of amenities, including an on-site fitness center, two conference facilities, a restaurant with building-wide catering, a sundries shop, and on-site management and security. Convenient parking is available via the adjacent deck and nearby surface lots — a rare opportunity to secure space in one of Raleigh's most recognizable high-rises.





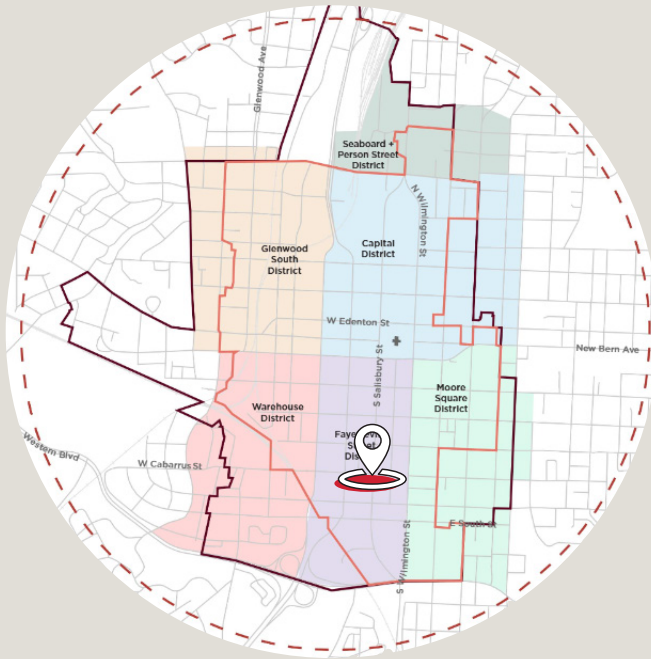
Address	434 Fayetteville Street Raleigh, NC, 27601
Availability	Suite 1120
Lease Expiration	March 31, 2029
Building SF	441,000 SF
Availability	6,563 SF
Lease Rate	Negotiable
Year Built	1991/ Renovated 1996
Parking	Truist/Two Hannover Square Deck
Signage	Suite Signage
Amenities	» Fitness center » Two tenant conference rooms » On-site management » Sundry shop

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Downtown Districts



--- 1-Mile Radius — Downtown — Municipal Service District Boundary

Glenwood South

One of downtown's signature streets anchors this eclectic neighborhood of restaurants blend in with established favorites, while the growing population of young workers find plenty to do in the active bar scene.

- 75+** Dining & nightlife establishments
- 40+** Retailers
- 14ac** Smoky Hollow Park planned

Seaboard + Person Street

Containing the commercial center of Seaboard Station and Person Street, the northern end of downtown has a neighborhood feel with locally-owned businesses such as bakeries, clothing boutiques, hardware and garden stores, and some of downtown's best restaurants.

- 575+** New residential units coming
- 80K** SF of new retail space
- 25+** Retail stores & services

Warehouse District

Characterized by its red brick warehouses, the Warehouse District has transformed into a vibrant mix of art museums, restaurants, destination retail, technology firms, and a multi-modal hub with Raleigh Union Station.

- 35+** Dining establishments
- 560** New residential units (Phase 2)
- 31** Story high-rise under construction

Capital District

The Capital District is the government center of North Carolina and home to some of the state's biggest tourist attractions. Whit the State Capitol, Legislative Building, Governor's Mansion, and 3.5 million square feet of government office space, many of the most important decisions in the state are made in this district.

- 35M** SF of government office space
- \$180M** UNC System education
- ★ Longleaf Hotel recently renovated complex

Fayetteville Street

Fayetteville Street is the civic spine of the city and North Carolina's main street. Anchored by the North Carolina Capital to the north and Raleigh's performing arts center to the south, skyscrapers of Class A office space and condos are mixed with award-winning restaurants, large outdoor event space and amphitheater.

- 45+** Restaurants and bars
- 15+** Restaurants
- \$350M** Convention center expansion planned

Moore Square

Anchored by Moore Square Park which underwent a \$12.6 million renovation and reopened in fall 2019 and has since become a popular downtown attraction with events like farmers markets, festivals, concerts, and outdoor movies.

- 50+** Dining & nightlife establishments
- 30+** Retailers
- \$12.6M** Park renovation completed 2019



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