



FOUNDRY
COMMERCIAL

NEXUS

215 SOUTH MCDOWELL STREET
RALEIGH, NORTH CAROLINA 27601

CLASS A OFFICE SPACE FOR PRELEASE
±320,000 SF

NEXUS

OFFICE SPACE FOR PRELEASE



STRONG OWNER & DEVELOPER REPUTATION

Acquisition Group is a very well-respected and established owner (Two Hannover Square – 437,000 SF) in Downtown Raleigh. It is a highly capitalized organization and purchased the 3.3-acre Nexus site in 2018 in an all-cash transaction. Acquisition Group plans to construct Nexus without bank financing and therefore delivery of the project is not contingent upon lender approval. East West Partners is the developer based in Chapel Hill, NC, and brings an impressive depth of experience and strong execution that will deliver excellence at Nexus.

PROPERTY OVERVIEW

Visionary Development & Luxury Experience

Nexus will be the preeminent, modern, mixed-use high-rise development in downtown Raleigh, encompassing an entire city block. The office tower's exceptional location marks the epicenter of phenomenal growth in Raleigh. The office tower totals 320,000+ square feet of office space that will be located within the 1.0 million+ square feet of total space encompassing residential, retail and hotel properties. The project plans to integrate SMART technology throughout each of the phases, offering tenants, residents and users an unrivaled experience in convenience and luxury.

Unparalleled Location & Building Design

Nexus is situated at the epicenter of Downtown Raleigh at the intersection of Salisbury and Martin Street. This highly coveted downtown location, along with its captivating building design, gives Nexus a building orientation providing inspiring views over Nash Square and into Raleigh's burgeoning Warehouse District.

PROPERTY FEATURES

ADDRESS	215 South McDowell Street
BUILDING SIZE	±320,000 SF
DELIVERY	Q1 2022
LEASE RATE	\$42.00/RSF Full Service
PARKING	Parking on levels 2 – 8 (separate parking for office tenants)
ROOFTOP TERRACE	Floors 9, 11 and 19

DEVELOPMENT FEATURES

APARTMENTS	±300
CONDOMINIUMS	±100
HOTEL	±250 Keys
RETAIL	±48,000 SF Includes 28,000 SF large format space
PARKING	1,525 parking spaces both below and above ground with accesses off Hargett and Martin Streets

For more information, please contact:

JORDAN BETZ

Senior Vice President
(919) 830 5060
jordan.betz@foundrycommercial.com

JOHN KELLY, SIOR

Market Leader
(919) 987 1005
john.kelly@foundrycommercial.com

PATRICK BLACKLEY

Senior Associate
(919) 987 2912
patrick.blackley@foundrycommercial.com

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2301 Sugar Bush Road, Suite 220
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*Renderings not final. Subject to change.

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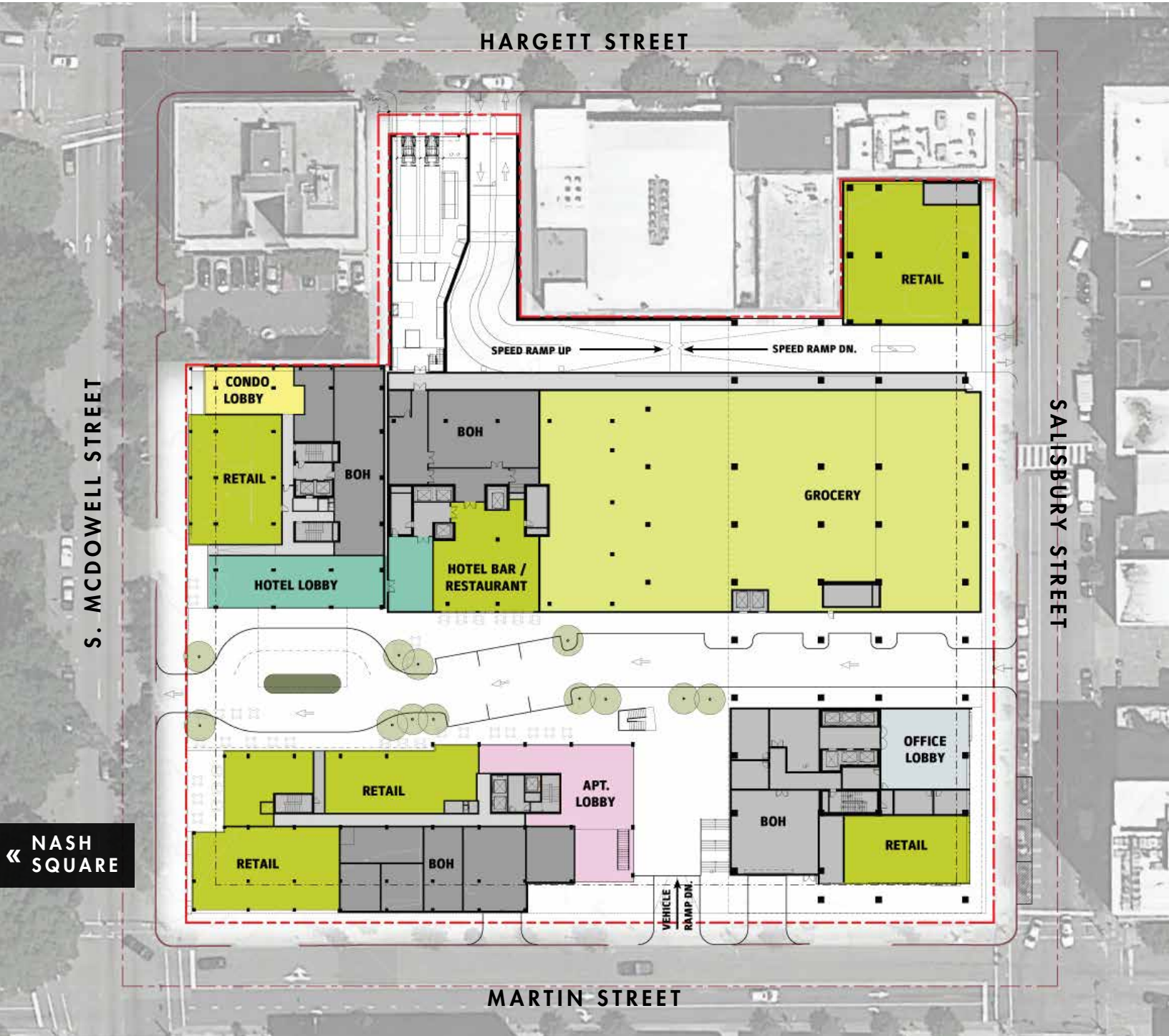
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OFFICE SPACE FOR PRELEASE

FLOOR PLANS

LEVEL 01



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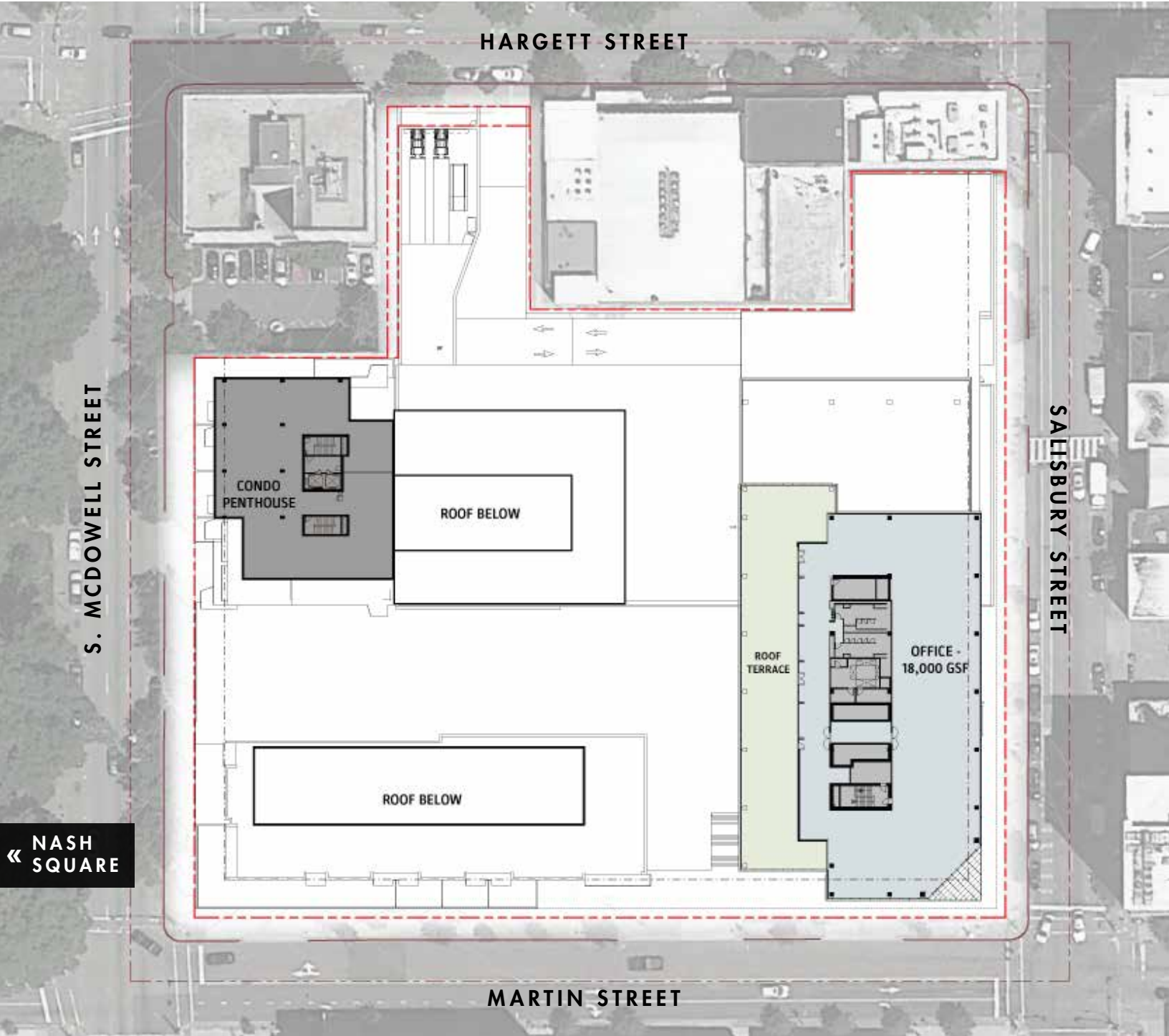
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OFFICE SPACE FOR PRELEASE

FLOOR PLANS

LEVEL 19



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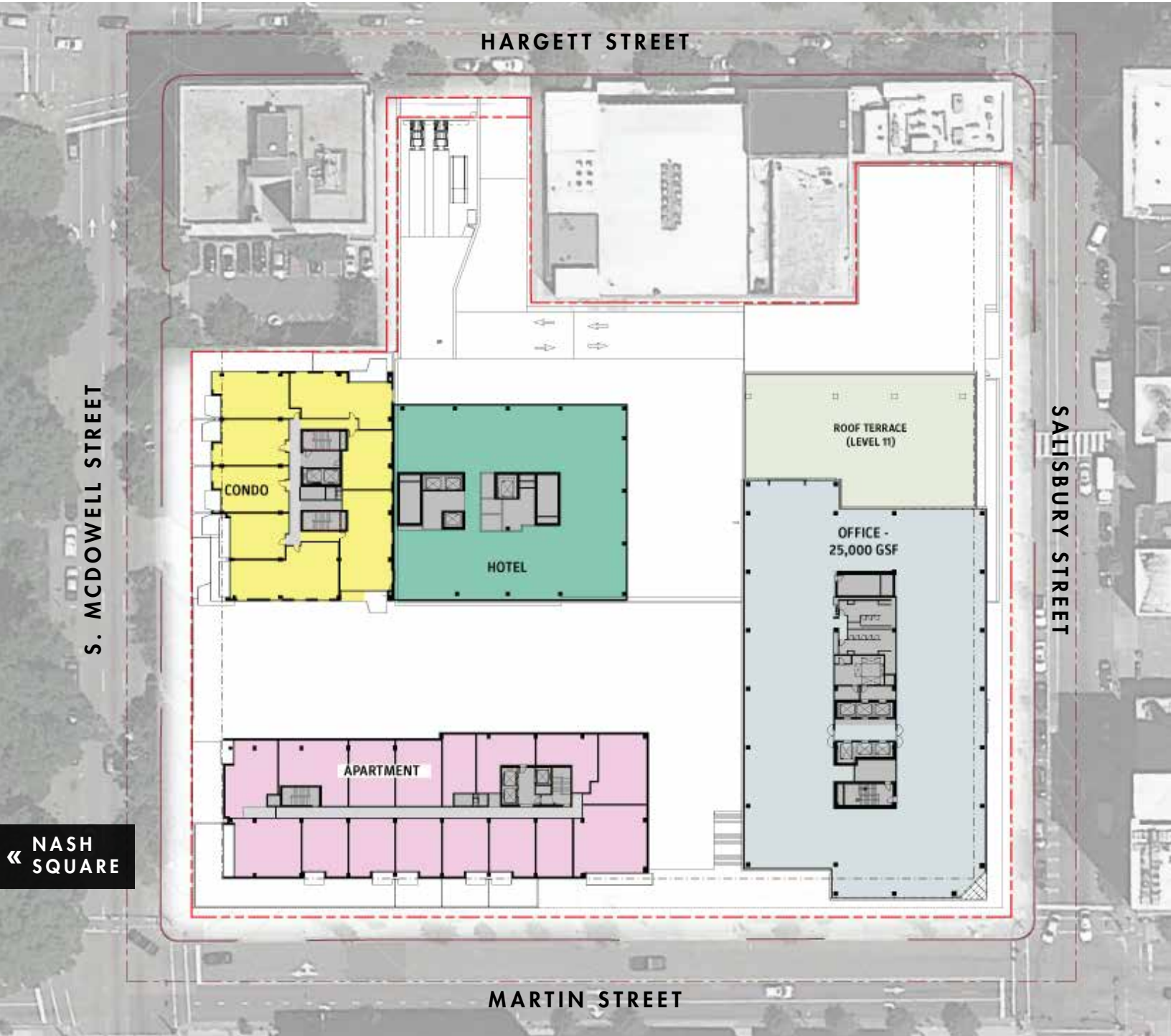
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OFFICE SPACE FOR PRELEASE

FLOOR PLANS

LEVEL 11-18 (TYPICAL OFFICE PLATE)



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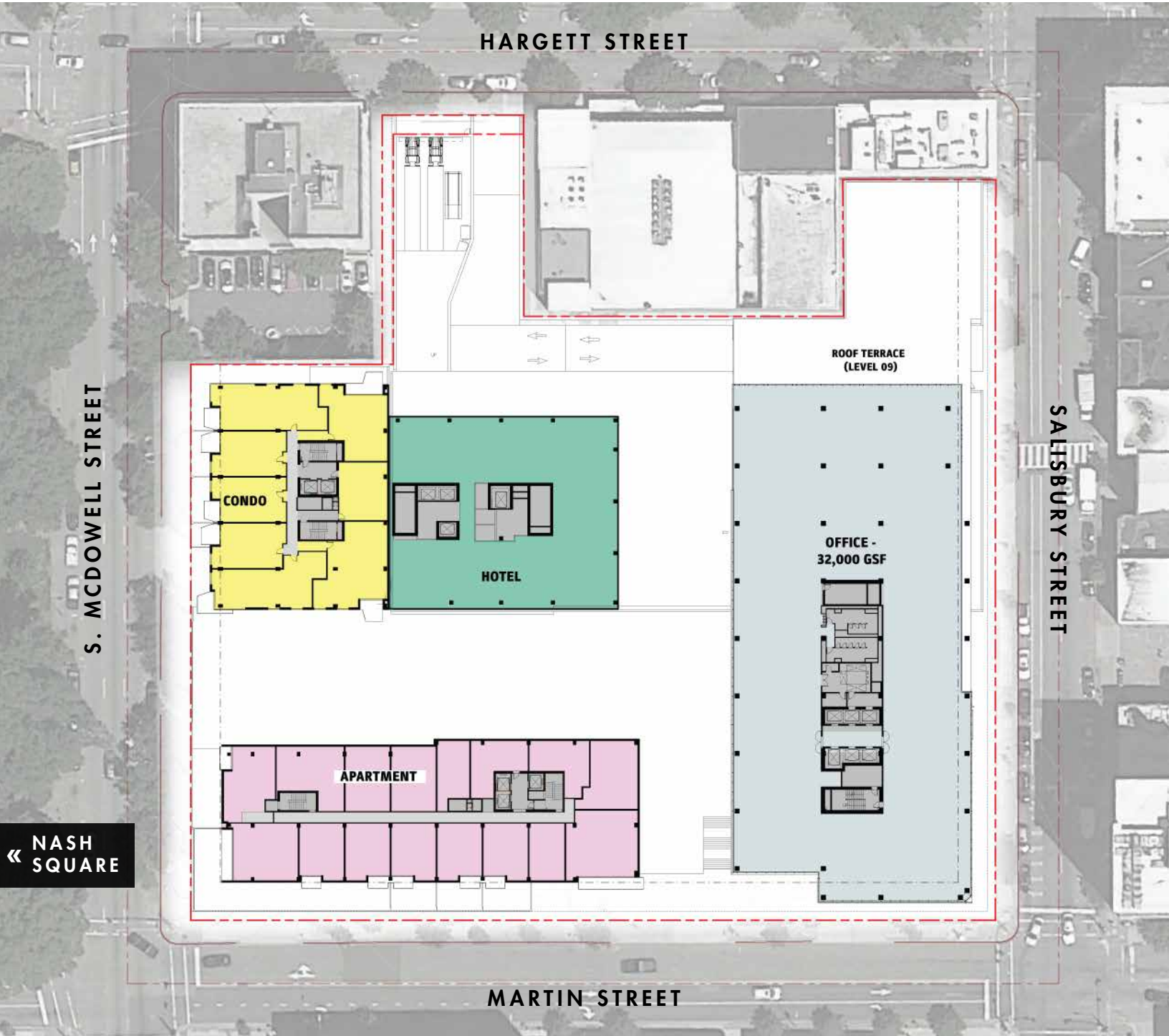
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OFFICE SPACE FOR PRELEASE

FLOOR PLANS

LEVEL 09-10 (LARGE OFFICE PLATE)



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