

// CREATIVE OFFICE SPACE



W a l n u t

2333 WALNUT STREET CARY, NORTH CAROLINA 27518



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CREATIVE OFFICE

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CARY, NORTH CAROLINA

// TWENTY THREE 33

PROPERTY DESCRIPTION ┘

- // Highly sought-after creative office space situated in a dynamic mixed-use district
- // Amenity-rich, urban office experience thoughtfully tailored for unmatched talent recruitment
- // Unique HQ opportunity for creative users seeking visionary space
- // Centrally located along Walnut Street in the vibrant, walkable Crossroads Plaza (70+ retailers/restaurants, breweries, cultural venues, and fitness centers)
- // Immediate access to I-40/I-440/US 1-64; central Triangle location
- // Close proximity to affluent Cary neighborhoods (MacGregor Downs, Lochmere, and Prestonwood)

KEY FEATURES ┘

- // Innovative, upbeat space characterized by ultimate efficiency, polished concrete floors, loft ceilings, exposed spiral ductwork, and abundant natural light with expansive glass line
- // Exceptional visibility on Walnut Street (30,000 VPD) with prominent signage opportunity
- // LEED Certified (pending)
- // Responsive, well-capitalized ownership prepared to execute

15.3 ACRES

SITE AREA

**DOMINION REALTY
PARTNERS**

OWNER

CLASS A

OFFICE SPACE

133,628 RSF

BUILDING SIZE

**JULY 2020
(NOW PRELEASING)**

DELIVERY

**\$28.00
(FULL SERVICE)**

RENTAL RATE

BUILDING
PHOTOS ┘

BUILDING



// View from Walnut Street



PHOTOS

AREA AMENITIES

AREA OVERVIEW

Ideally positioned in the rapidly evolving Crossroads district, one of the region's top mixed-use areas, Twenty Three 33 benefits from direct access to the area's top entertainment, retail, and lifestyle destinations. Twenty Three 33 is highly-walkable to a long list of local and national retailers, creating an ideal urban environment and promoting a sense of place.

1 THE CENTRUM AT CROSSROADS

- // 20+ shops
- // 0.3 miles walking distance

2 CROSSROADS PLAZA

- // 60+ shops
- // 0.7 miles walking distance

3 DEVONSHIRE PLACE

- // 5 shops
- // 0.8 miles walking distance

4 TRYON VILLAGE SHOPPING CENTER

- // 17+ shops
- // 1.6 miles walking distance

70+

WALKABLE
RETAILERS

22

RESTAURANTS

10

SPECIALTY
SHOPS

4

HOTELS

// PREMIER OFFICE LOCATION

40

DURHAM

RALEIGH

1

440

3

DOLLAR TREE
Burlington
REI
www.rei.com

2

Starbucks
DICK'S Sporting Goods
Olive Garden
five BELOW
BEST BUY
ULTA
Marshalls
Chick-fil-A
BED BATH & BEYOND
Michaels
OLD NAVY
Ruby Tuesday
Red Lobster
noodles & company
Steak 'n Shake
petco
MEN'S WEARHOUSE
Bath & Body Works

1

RED ROBIN
KOHLS
MATTRESS FIRM
Tanera
WORLD MARKET
The UPS Store
BJS TIRE CENTER
FIREHOUSE SUBS
PETS MARY
ETHAN ALLEN
BJ'S RESTAURANT & BREWERY
JO-ANN fabric and craft stores
LifeWay Biblical Solutions for Life

TARGET
Office DEPOT
TACO BELL
the Vitamin Shoppe

TWENTY THREE
3
Walnut

4

Rita's
Starbucks
CRAFT
J.J. JONES
BRUGGER'S BAGELS
Brigs restaurant
WALGREENS
Harris Teeter
sweetFrog premium frozen yogurt
SUPERCUTS

BUCK JONES ROAD

DILLARD DRIVE

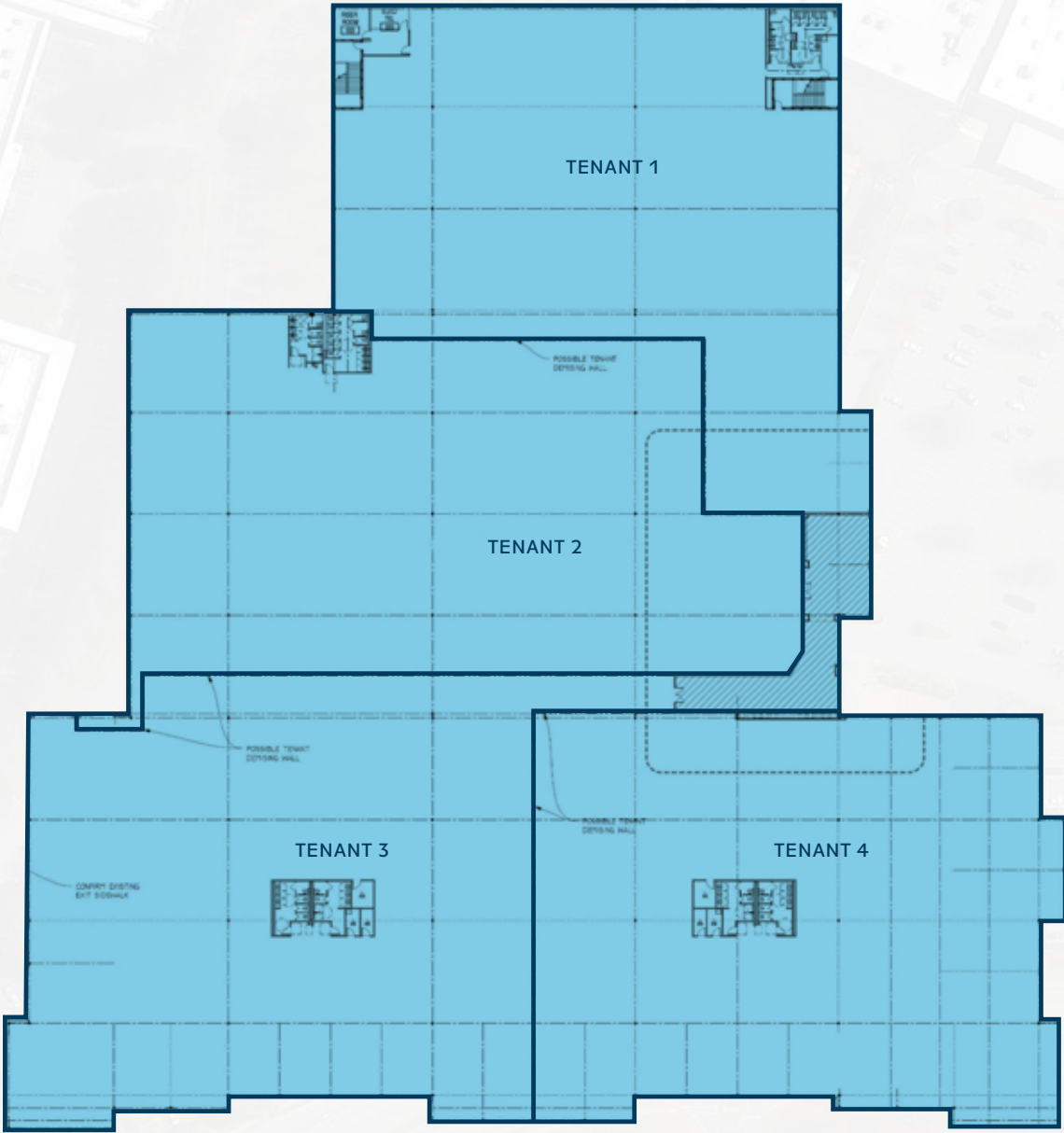
WALNUT STREET // 30,000 VPD

TRYON ROAD

JONES FRANKLIN ROAD



CONCEPTUAL FLOOR PLAN



RALEIGH

DURHAM

DILLARD DRIVE

TWENTY THREE
33
Walnut



2333 WALNUT STREET // 30,000 VPD



DEVELOPING H ENVIRONMENT FRIENDLY COM RESIDENTIAL P

DRP

DRP-LLC.COM

50+

YEARS OF
EXPERIENCE

\$2.5B+

REAL ESTATE
TRANSACTIONS

\$500M

IN CURRENT
REAL ESTATE
TRANSACTIONS

4,000+

RESIDENTIAL
UNITS
DEVELOPED

4M SF

OFFICE
DEVELOPED

HIGH QUALITY, TOTALLY COMMERCIAL AND PROPERTIES

DOMINION REALTY PARTNERS

Dominion Realty Partners is a full-service real estate organization providing development, management, leasing, acquisition and investment services throughout the Southeast and the Mid-Atlantic. With more than 50 years of collective experience developing high quality, environmentally friendly commercial and residential properties, DRP has completed over \$2.5 billion in real estate transactions – over \$500 million in current projects – and developed over 4 million square feet in office projects and over 4,000 residential units.

DRP has significant experience shaping southeastern skylines including the development of three of Raleigh's newest buildings, most notably Charter Square which delivered in 2015, 501 Fayetteville Street which is currently under construction, and Wade Park. DRP has also developed multiple high-rise office, apartment, and mixed-use buildings in the downtown Richmond, Atlanta, and Charlotte markets, and 23 green certified developments across various markets in the Southeast and Mid-Atlantic.



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