

One Renaissance

AT THE EXCHANGE

3301 BENSON DRIVE · MIDTOWN RALEIGH · NC · 27609

BE A PART OF RALEIGH'S FUTURE

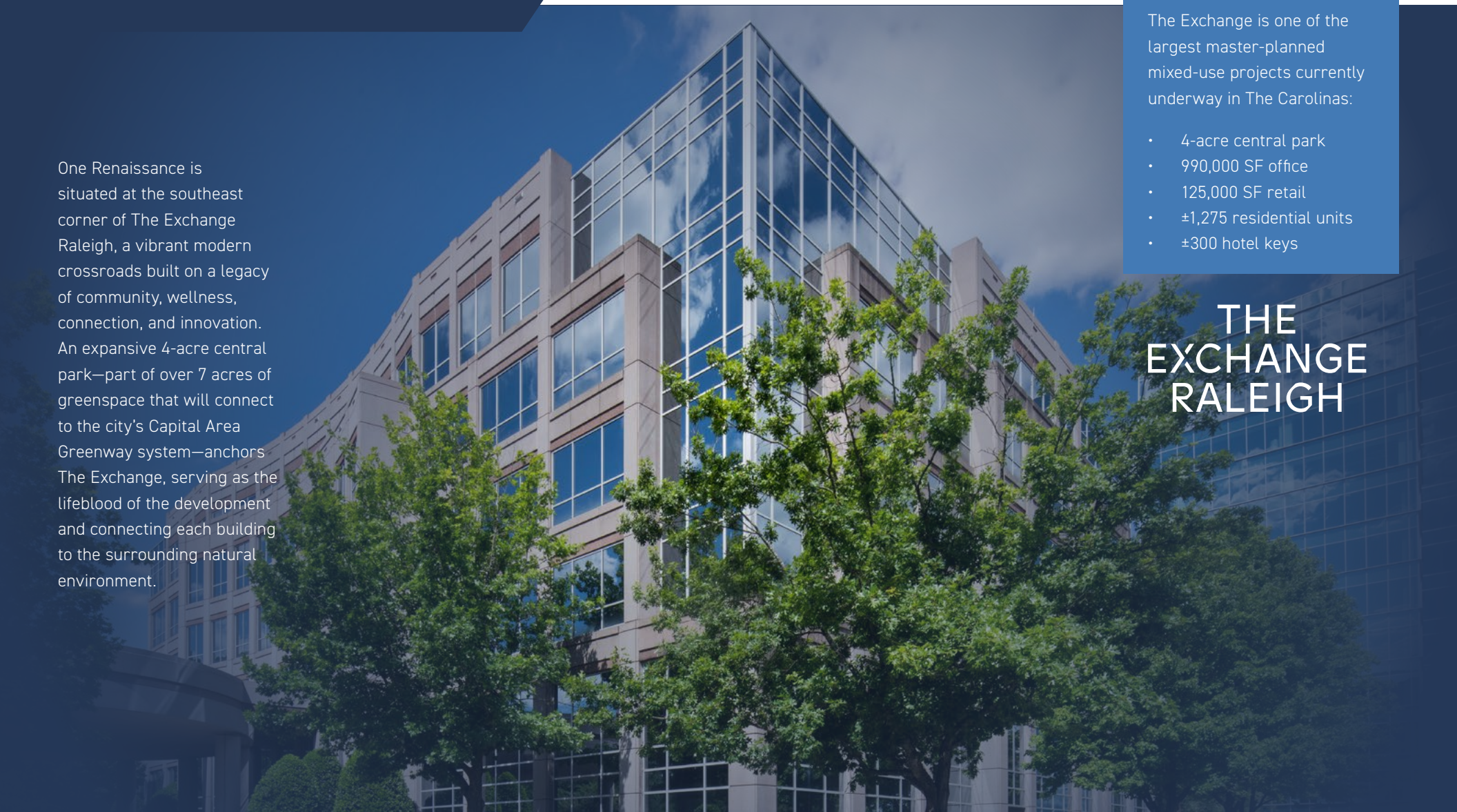
One Renaissance • 3301 Benson Drive

- Class A office developed, owned and managed by Dewitt Carolinas
- Recent common area renovations
- Small suites up to full floors available to accommodate all user types
- On-site property management
- Access to The Exchange Raleigh, anchored by 1000 SOCIAL + ground floor retailers
- Prime Midtown Raleigh location off of I-440 and Wake Forest Road and across from Duke Raleigh Hospital

One Renaissance is situated at the southeast corner of The Exchange Raleigh, a vibrant modern crossroads built on a legacy of community, wellness, connection, and innovation. An expansive 4-acre central park—part of over 7 acres of greenspace that will connect to the city's Capital Area Greenway system—anchors The Exchange, serving as the lifeblood of the development and connecting each building to the surrounding natural environment.

The Exchange is one of the largest master-planned mixed-use projects currently underway in The Carolinas:

- 4-acre central park
- 990,000 SF office
- 125,000 SF retail
- ±1,275 residential units
- ±300 hotel keys

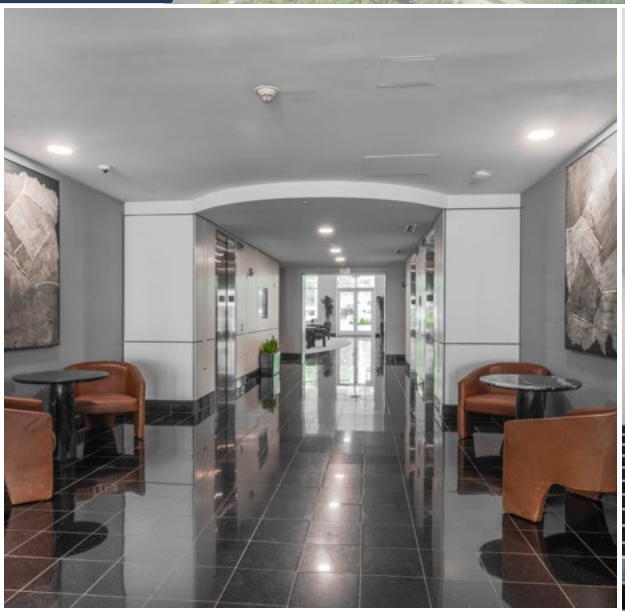


LOBBY RENOVATIONS COMPLETED!

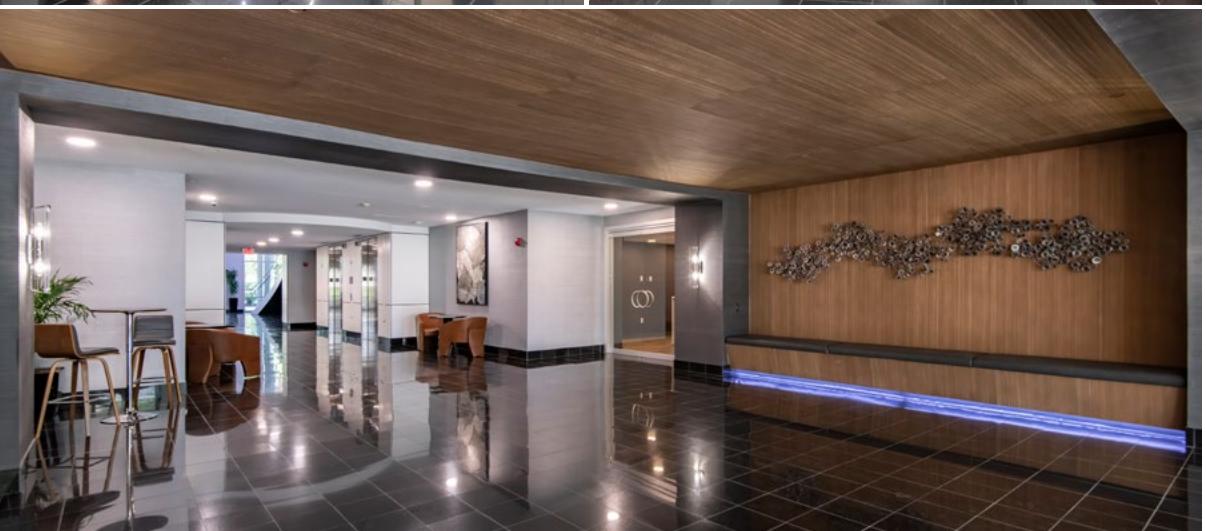
With Flexible Suite Sizes Available to Accommodate All Users







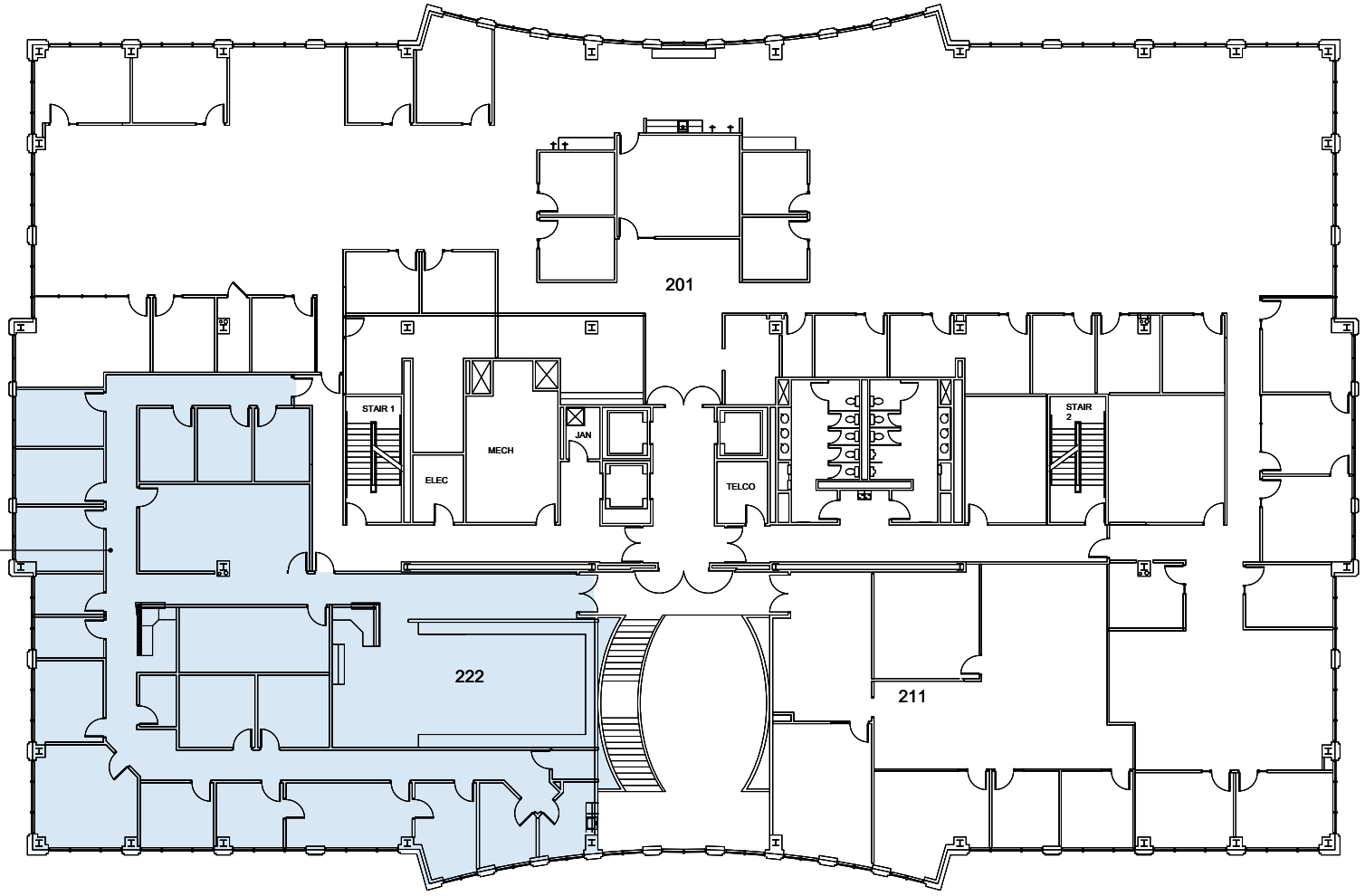






CURRENT AVAILABILITIES

2nd Floor



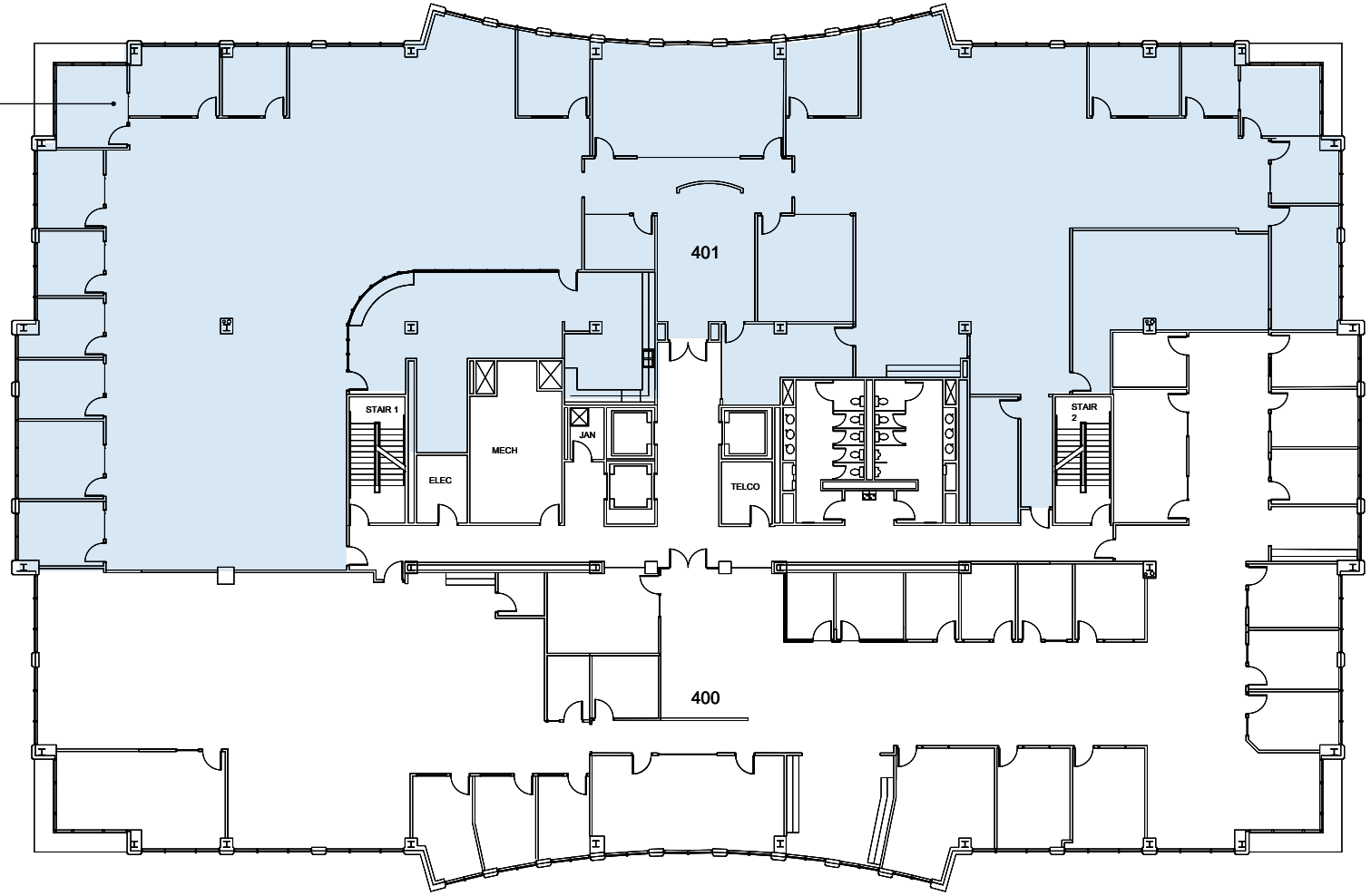
6,594 SF
Suite 222
Available Now



CURRENT AVAILABLITIES

4th Floor

16,089 SF
Suite 401
Available Now
- Perimeter offices
- Open cubicle office space



CURRENT AVAILABLITIES

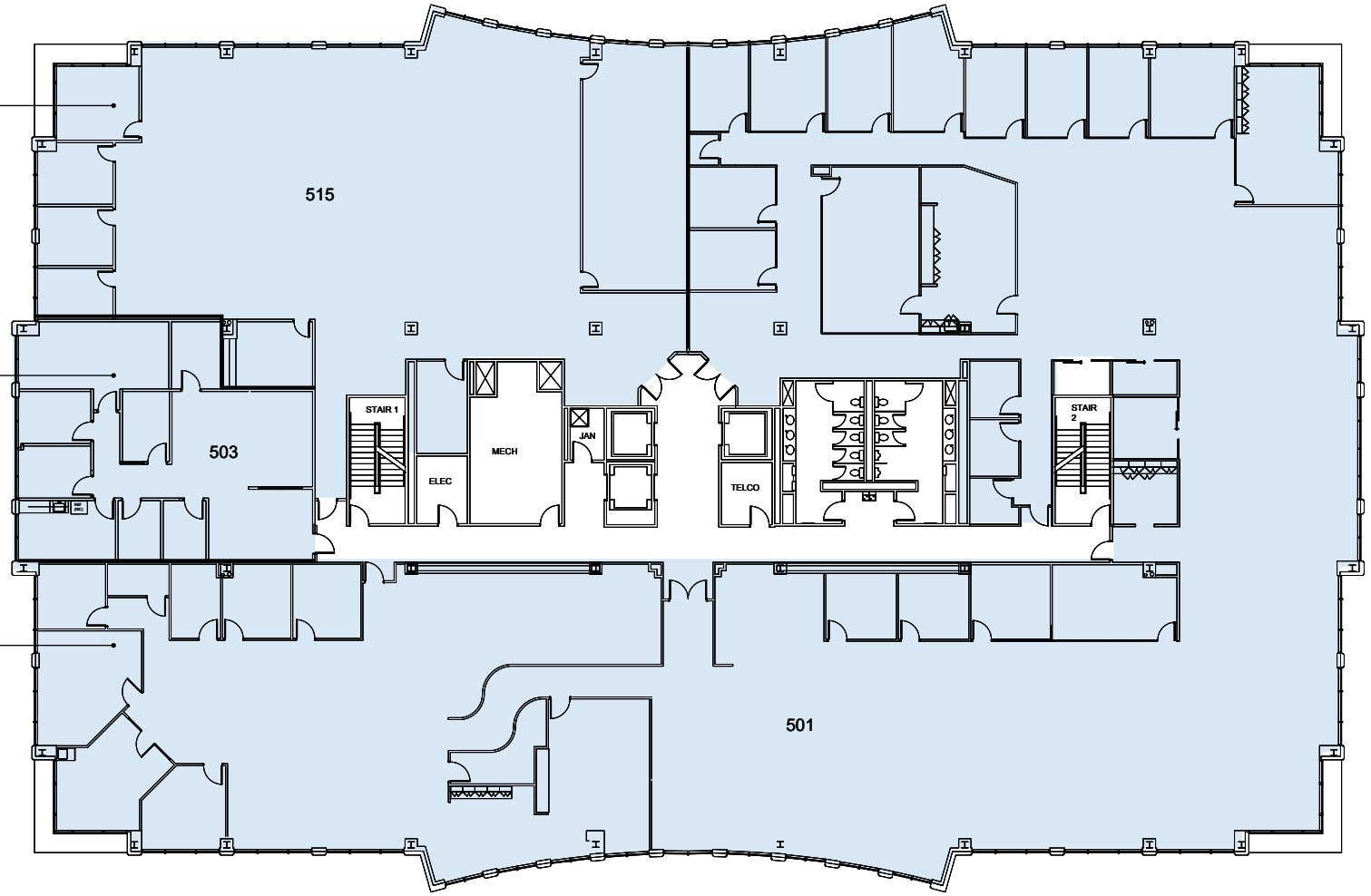


5th Floor; Available suites can be combined for 29,517 SF (full floor)

6,927 SF
Suite 515
Available Now

2,099 SF
Suite 503
Available Now

20,492 SF
Suite 501
Available Now

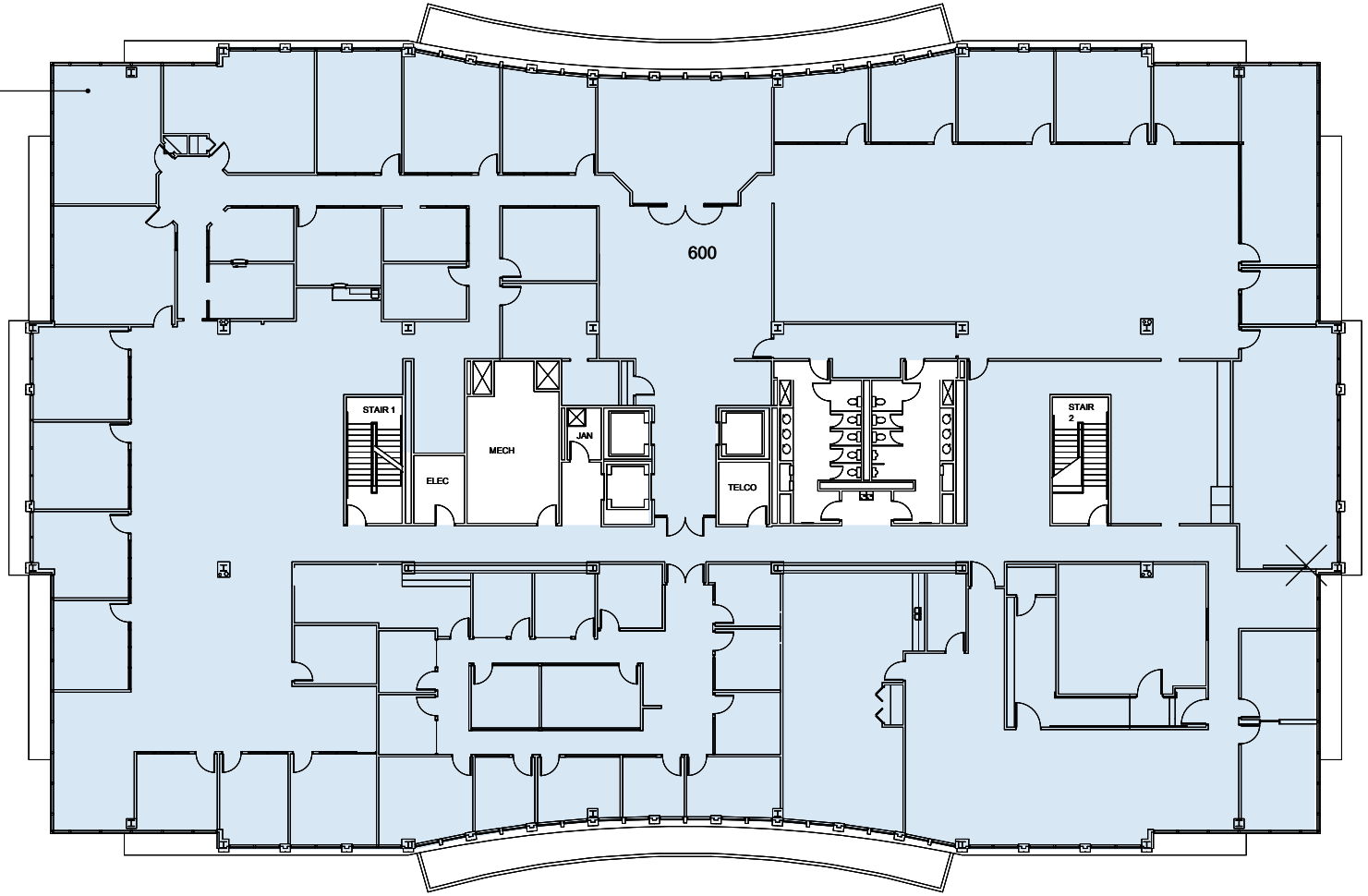




CURRENT AVAILABLITIES

6th Floor; Full floor opportunity

27.202 SF
Suite 600
Available Now
- Signature top floor opportunity



PARKING FOR THE NEW CENTURY

Designed to make your day effortless and your commute stress-free.

DOUBLE HELIX RAMP

1. MAIN ENTRANCE
2. SECONDARY ENTRANCE
3. PEDESTRIAN ACCESS TO 1000 SOCIAL

WITH SECURITY IN MIND

- Security cameras and emergency communication system on every parking deck floor.
- All four parking deck elevator cabs have glass on rear elevation for visual security.

DOUBLE HELIX
PARKING DECK ADVANTAGES



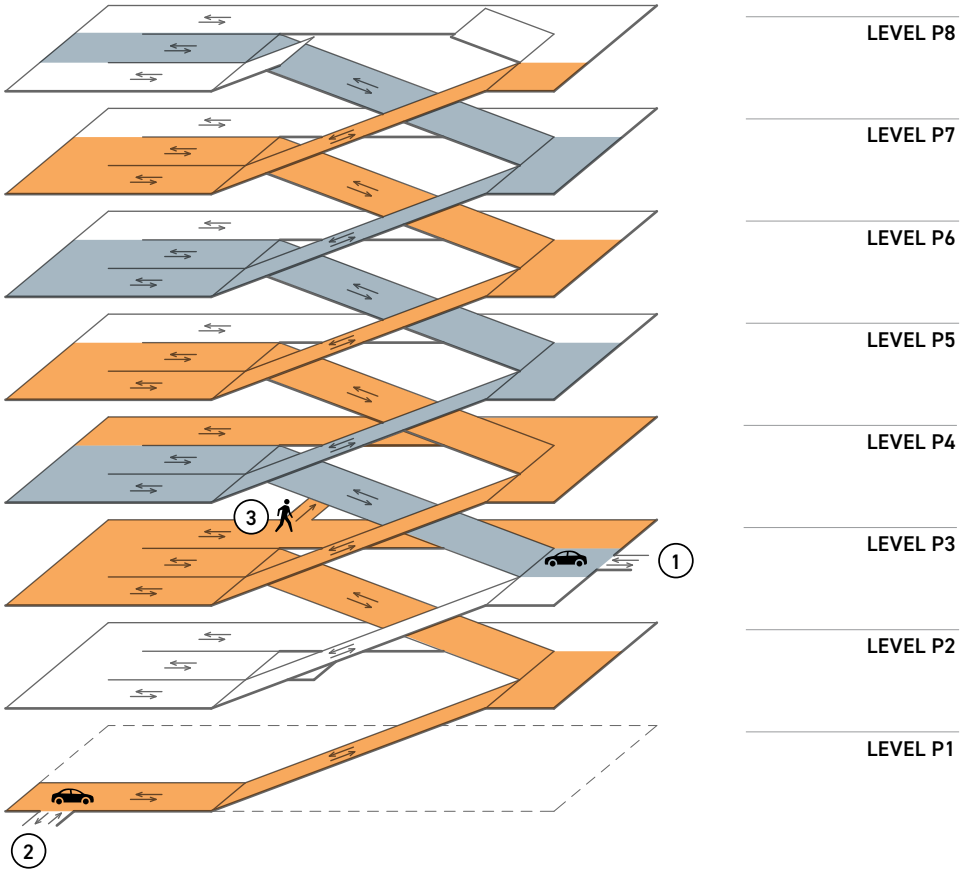
The double helix parking deck (with two ramps) supports tenants in ways a common single ramp cannot.

- Tenants can get to and from the roof level in half the time, compared to an average parking garage.
- Two separate ramps create alternative routes and alleviate congestion while entering and exiting.
- Increased vehicle capacity on ramps reduces time spent circulating the garage.

ISOMETRIC VIEW

CIRCULATION PATH 1

CIRCULATION PATH 2



ROBUST ON-SITE RETAILERS

To satisfy every appetite at any time of the day!



GROUND FLOOR RETAIL

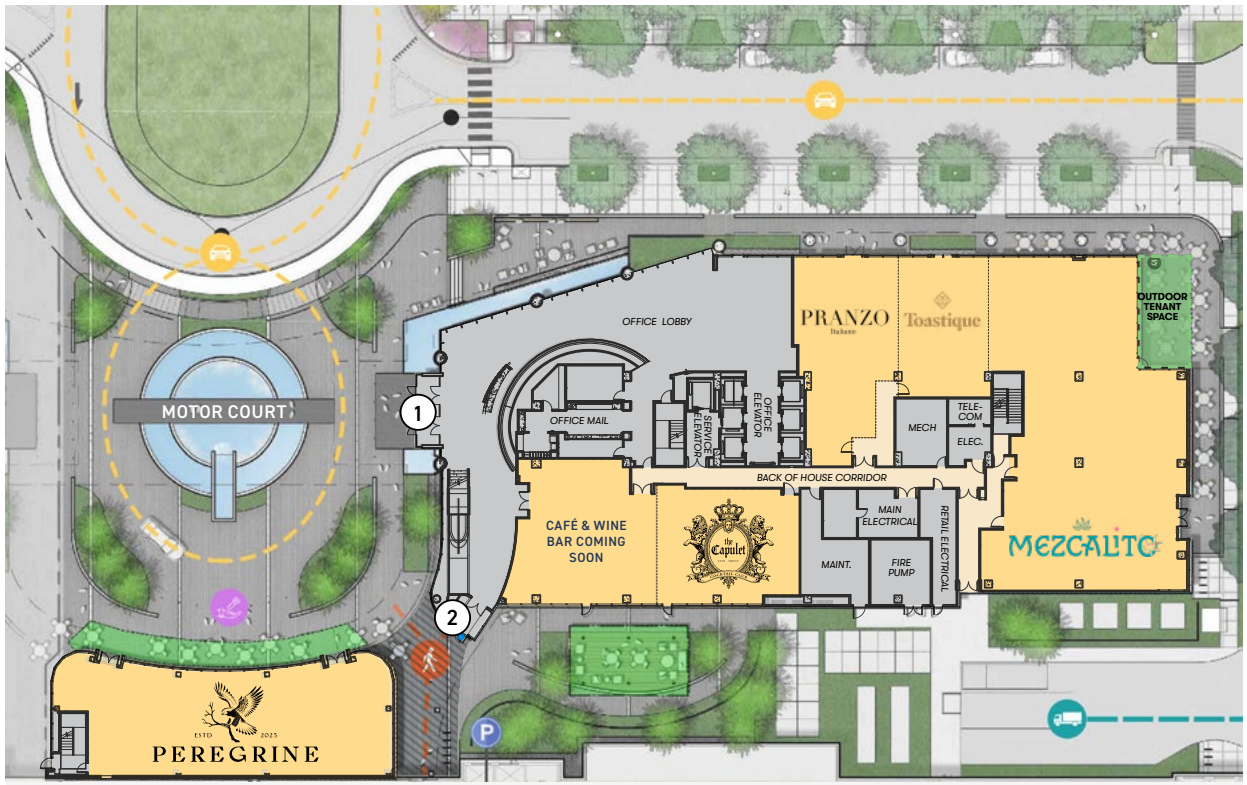
the Capulet COCKTAIL CLUB

Toastique

PRANZO Italiano

ESTD 2025 PEREGRINE

MEZCALITO



THE EXCHANGE

The site of Isaac Hunter's Tavern, where modern-day Raleigh was born, this dynamic mixed-use destination captures the spirit of the site as a crossroads – a place where family concerts converge with office happy hours, where energizing conventions spark ideas, and sprawling green space offers peaceful moments of respite.

UP TO 990,000 GSF
Fully entitled office spaces

UP TO 1,275
Residential units offering work-life balance

300
Hotel rooms for convenient short or long on-campus stays

4-acre
Natural park with water and recreational features

125,000 SF
Curated Retail & dining

Well-regarded brands and local talent provide a mix of food, beverage, entertainment and professional services to enhance the office and residential experience.



LEGEND

01. 1000 SOCIAL
02. 2000 SOCIAL
03. 4-acre Natural Park
04. Office, Multi-Family for Rent, Retail
05. Hotel, Condo for Sale, Retail
06. Multi-Family for Rent, Retail
07. Hotel & Retail
08. Condo for Sale
09. Retail
10. Greenway Trail
11. One Renaissance Centre

A MEETING OF OPPORTUNITIES

The City of Raleigh is investing in public streets and utilities to support the campus and its growth.

The immediate area around The Exchange and One Renaissance features a multitude of retail options and phenomenal accessibility to the broader market by way of I-440 (the “Beltline”) and Six Forks Road.





One Renaissance

AT THE EXCHANGE

dewitt carolinas

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CBRE

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