

A tall, modern glass skyscraper at night, illuminated from within, with the word 'CAPTRUST' visible on its upper facade. The building is set against a clear blue twilight sky. A blue geometric overlay box is centered on the building.

*welcome to*  
**CAPTRUST  
TOWER**

 **Highwoods**<sup>®</sup>

HIGHWOODS.COM | NYSE: HIW | #BETTER TOGETHER





## PREMIER NORTH HILLS DISTRICT

LOCATED IN THE HEART OF NORTH CAROLINA, AND THE DEFINING PRESENCE OF MIDTOWN RALEIGH. THE NORTH HILLS DISTRICT IS THE ULTIMATE PLACE TO LIVE, WORK, PLAY, AND REST. IT BOASTS OVER 70+ RETAIL SHOPS, 45+ RESTAURANTS, 10+ FITNESS AND HEALTH SERVICES, 14, BEAUTY AND SPA SERVICES, AND 3 HOTELS ALL WITHIN WALKING DISTANCE FROM CAPTRUST TOWER.





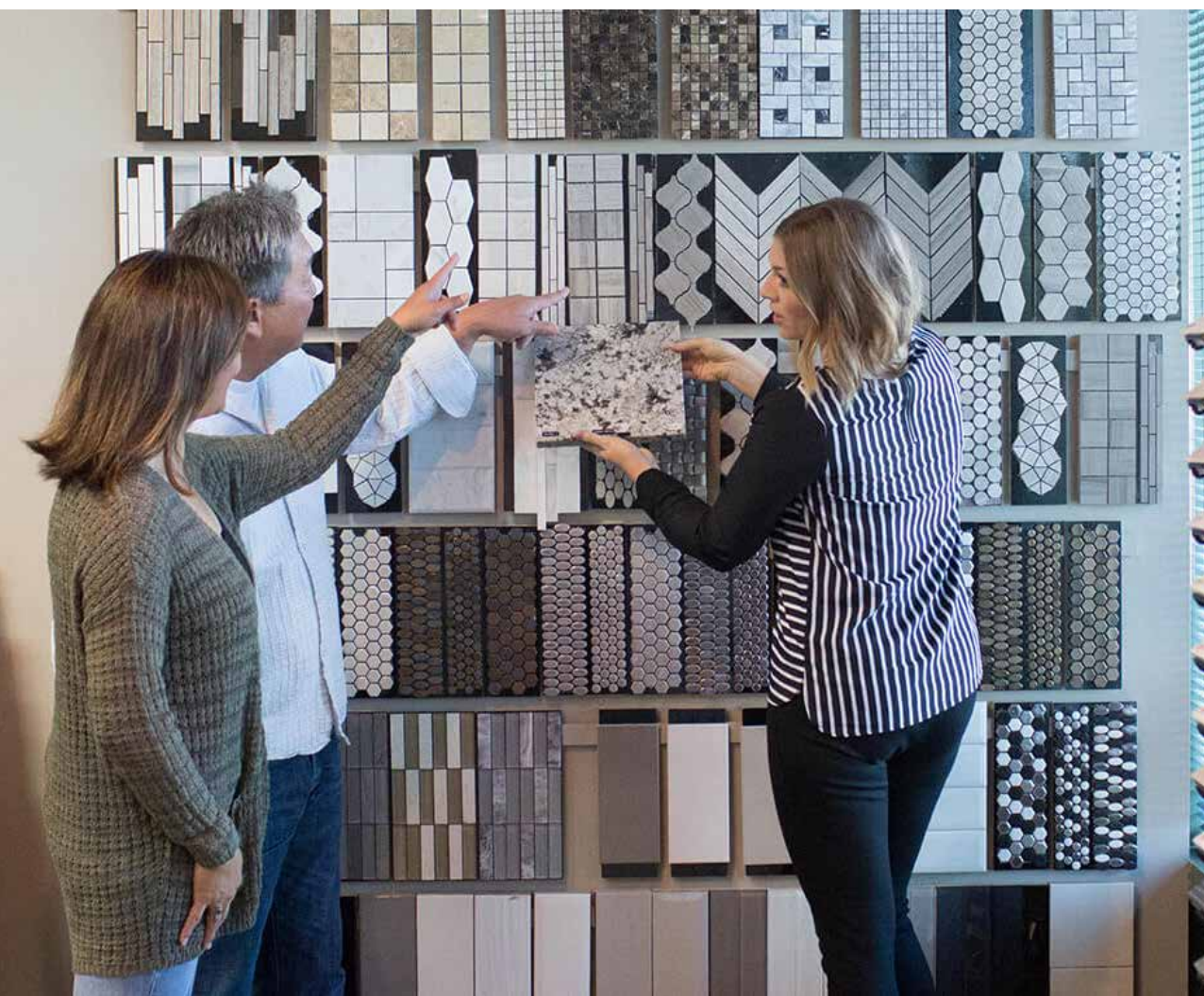
## BUILDING INFORMATION

THIS CLASS A OFFICE TOWER, LOCATED WITHIN NORTH HILLS SHOPPING MALL, OFFERS AN IMPRESSIVE RANGE OF AMENITIES SUCH AS:

-  24/7 SECURITY
-  ONSITE PROPERTY MANAGEMENT
-  EV CHARGING STATIONS
-  CONCIERGE SERVICES, INCLUDING NOTARY SERVICES

|                         |              |
|-------------------------|--------------|
| BUILDING SQUARE FOOTAGE | 300,389      |
| TYPICAL FLOOR SIZE      | 31,000       |
| NUMBER OF FLOORS        | 16           |
| STRUCTURED PARKING      | SEVEN LEVELS |





SEAMLESS TRANSITION FROM WORK TO PLAY



THE COWFISH  
SUSHI • BURGER • BAR







## SPARK TRAINING ROOM

THE IDEAL SPACE FOR COLLABORATION IN A PRIVATE SETTING. THIS 40-PERSON SPARK TRAINING ROOM IS EQUIPPED WITH THE LATEST AUDIO / VISUAL TECHNOLOGY, THAT PROMOTES YOUR ABILITY TO ACHIEVE GREAT THINGS TOGETHER. A VERSATILE GATHERING SPACE WITH MANY OPTIONS TO FIT YOUR NEEDS.





MAIN DISTRICT

LASSIPER MILL DISTRICT

CAPTRUST TOWER

PARK DISTRICT

PARK DISTRICT

MAIN DISTRICT

LASSIPER MILL DISTRICT

|                 |               |           |               |             |                  |
|-----------------|---------------|-----------|---------------|-------------|------------------|
| AC HOTELS       | ALABAMA ZONE  | lask      | Arrow         | Blown Away  | THE COWFISH      |
| BROKEN EGG CAFE | happy+ hale   | GO BAR    | CUCCIOLLO     | CO          | CYCLERBAR        |
| CHURCH          | Harris Teeter | KITWINS   | THE CAPITAL   | flour power | MIDTOWN YOGA     |
| JUBALA          | HYATT house   | LEVEL     | KING'S        | ME          | Midtown Nail Spa |
| STIR            | one medical   | SALON BLU | PRIMO HOAGIES | Yard House  | ROSEWATER        |

|               |                  |                      |          |              |                 |
|---------------|------------------|----------------------|----------|--------------|-----------------|
| anthropologie | BEN & JERRY'S    | Chick-fil-A          | bartaco  | Ethan Allen  | BANK OF AMERICA |
| FIREBIRDS     | CAMERON CLOTHING | beyondblue           | COQUETTE | Fink's       | FITNESS         |
| PETER MILLAR  | Brighton         | Charlotte's          | LILES    | RENAISSANCE  | PIEOLGY         |
| BONOBOS       | bluemercury      | vineyard vines       | MASONS   | WARBY PARKER | PELTON          |
| FIVE GUYS     | RUTH'S CHRIS     | SMOOTHIE KING        | REI      | SPORTCLIPS   |                 |
| VOW'D         | KENDRA SCOTT     | EVERYTHING BUT WATER | MONKEE'S | REGAL        | PII             |

|                  |                |               |               |                |                   |
|------------------|----------------|---------------|---------------|----------------|-------------------|
| Aladdin's        | BONEFISH GRILL | PAPER SOURCE  | GNC           | J. McLaughlin  | trellis           |
| BROTHERS         | CLEAN JUICE    | gina chandler | CARLOHA       | Midtown Grille | ups               |
| Learning Express | MADISON        | MARTY'S       | MATTRESS FIRM | QUINTESSENTIAL | Starbucks         |
| Sus la table     | STYLEFINDER    | paperbuzz     | Tanera        | verizon        | vivace            |
| LEE SPA NAILS    | Von Kekel      | Walgreens     | Kitchen       | LENSCRAFTERS   | QUAIL RIDGE BOOKS |







## SUSTAINABLE STRATEGIES

- BUILDING SYSTEM COMMISSIONING
- CONSTRUCTION WASTE MANAGEMENT
- ENERGY EFFICIENT MECHANICAL AND ELECTRICAL SYSTEMS
- LOW-EMITTING (VOLATILE ORGANIC COMPOUND) MATERIALS (ADHESIVES, SEALANTS, PAINTS, CARPET SYSTEMS)
- SUSTAINABLE CONSTRUCTION MATERIALS



MSCI  
ESG RATINGS





# EVERYTHING UNDER ONE ROOF

Highwoods is not a merchant builder but rather an all-under-one-roof collection of professionals committed to building, operating and maintaining the most talent-supportive and resilient workplaces for the long term. We develop and own high-performance, energy-efficient and wellness-focused office buildings with 24-hour customer service, on-site maintenance personnel and a commitment to making your workplace a compelling and competitive advantage in retaining and recruiting the very best talent.

## LIVEMETER

Our award-winning LiveMeter program tracks, monitors and controls electrical service.

- Advanced energy monitoring systems send real-time data to our Energy Command Center
- Standard in all new construction
- Includes over 95% of all Highwoods-managed energy consumption
- Since 2013, our carbon footprint reduction equates to taking over 5,600 cars off the road

## CUSTOMER COMMAND CENTER

Our personalized approach extends beyond the phone call, email or live chat.

- Customer service reps available 24/7
- 4.8 seconds average hold time
- 98.9% customer satisfaction rating

## versapay

Pay bills entirely online with VersaPay, a fast and secure way to go green.

- View open invoices in real-time
- Pay by secure ACH
- Schedule future payments
- Review payment history

## SERVICELINK

Request maintenance service online.

- Accessible online or by phone 24/7
- Wireless notification to your service technician
- Average resolution time 41.3 minutes
- View service history anytime, anywhere

# WE'RE HERE *for you!*

Officing at Captrust Tower means more than a prime Midtown location, exceptional access and superior amenities. It also means a local partner is waiting to serve you.

With a keen focus on customer service and experience, our team is committed to addressing your needs and exceeding expectations at every turn. And because we're able to accommodate your changing needs, we're intentional about developing long-term relationships that extend long beyond the first lease.

Experience a new kind of working dynamic with Highwoods at Captrust Tower.

## YOUR HIGHWOODS TEAM



**DEREK KEEFER**  
Property Manager



**GINNY HAGER**  
Leasing Representative

We're in the *work-placemaking* business. We are committed to developing, owning and operating the most talent-supportive workplaces so the world's talent can realize its best self and achieve *together* what it cannot apart.

*You've come to the right place.*



**GINNY HAGER**

Leasing Representative  
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