

Portfolio Overview

we work

Raleigh-Durham, North Carolina





WeWork locations Raleigh-Durham

First date WeWork entered the market **10/15/2018**

Today

Market locations **2**

Market desk capacity **2,576**

Market conference rooms **46**

Market RSF **142,625**

Number of accounts served **206**

Locations

One City Center
110 Corcoran Street, Durham

One Glenwood
1 Glenwood Avenue, Raleigh



Building Exterior



Common area

One Glenwood

1 Glenwood Ave
Raleigh, NC

Opened June 2019

3, 4, 5

Typical Floor Plate: 26842 RSF
80525 Total RSF

One Glenwood is a modern Class A 27,500 square foot highrise in Raleigh-Durham.

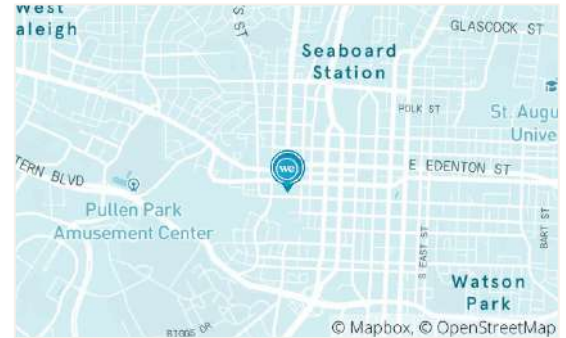
- Brand new 10-story glass tower with floor-to-ceiling windows and spectacular views
- Dog-friendly office with mother's room, wellness room, fitness center shower, bike storage, espresso bar, High-speed Wi-Fi, cleaning services
- Straddles hip Glenwood South and the vibrant Warehouse District
- Nearby parking, three blocks from Route 401, on the same block as 6, 13 and R lines; 4, 8, 16, 105, 100, 13 two blocks away

TRANSPORTATION SCORE:

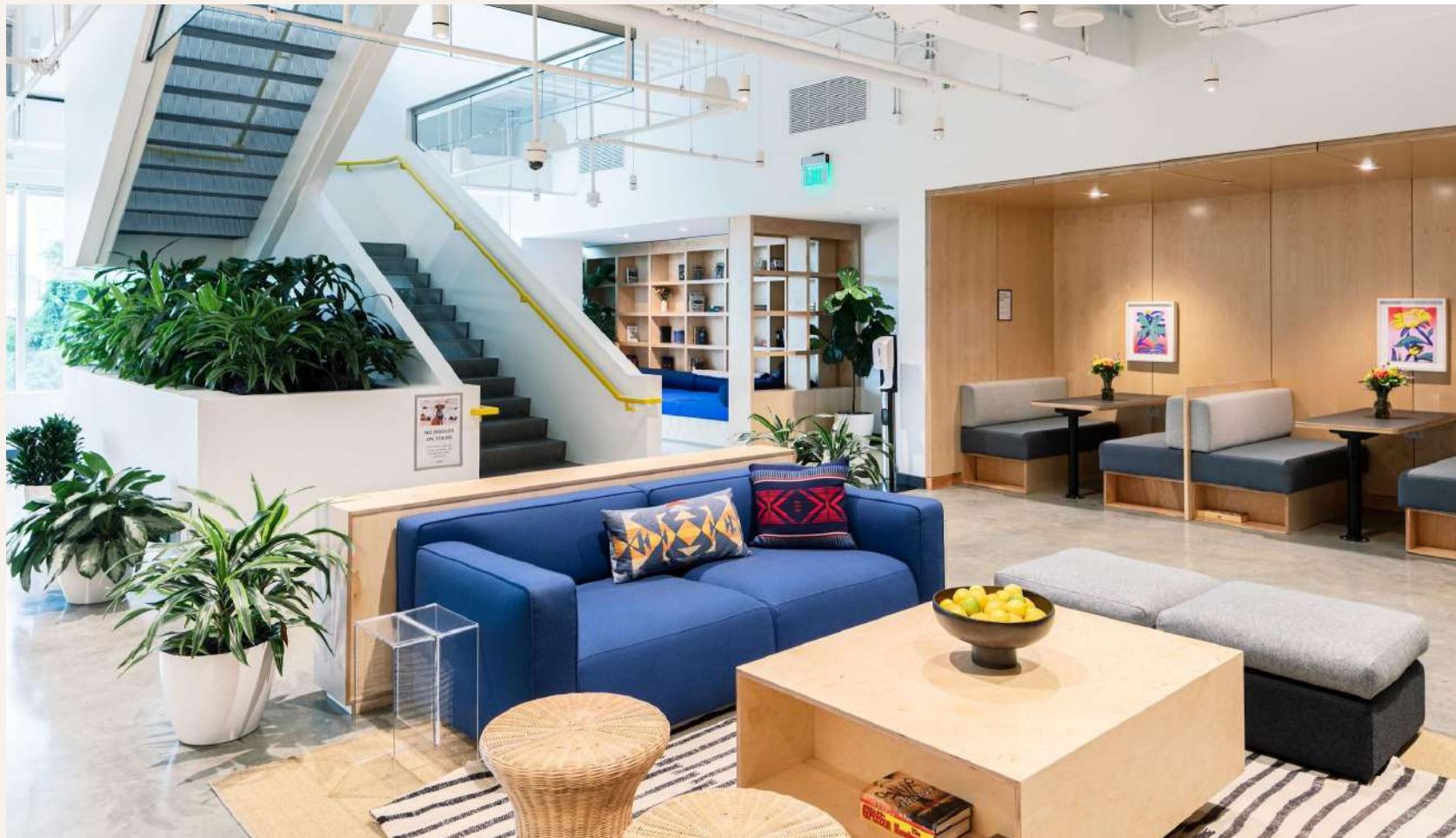
83

85

72







Raleigh

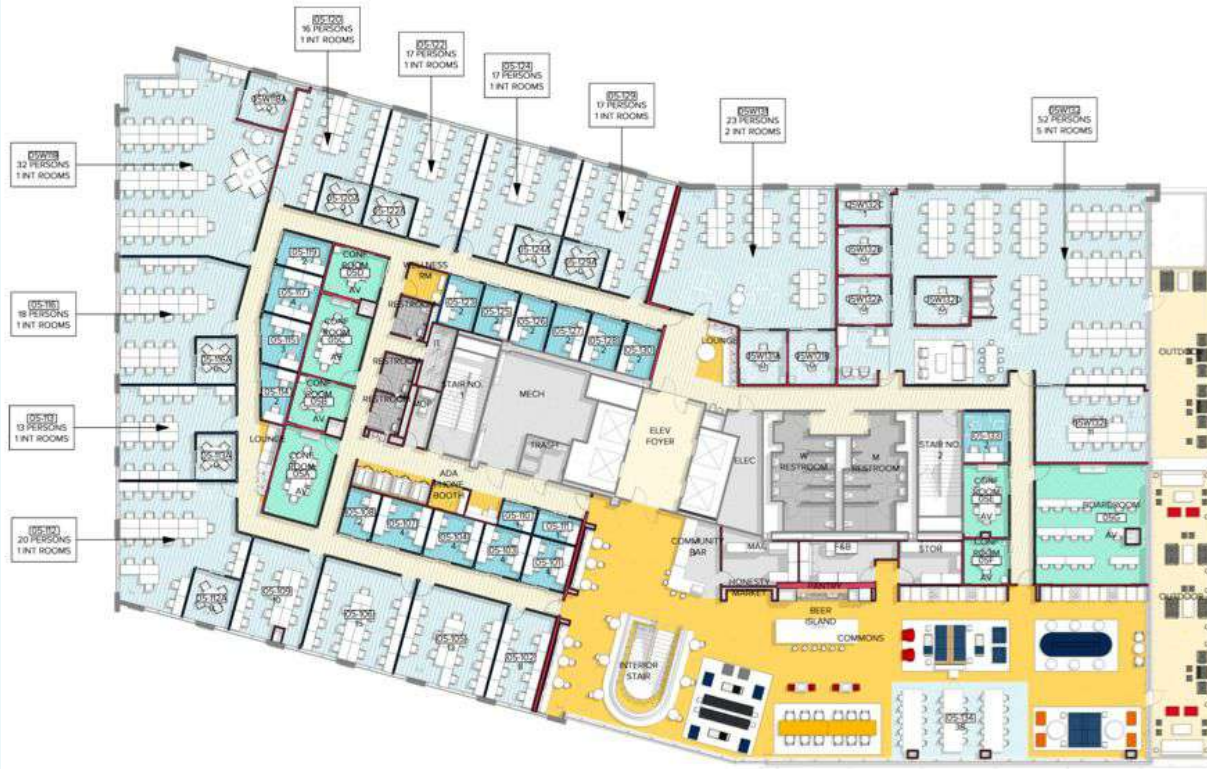
Building: One Glenwood

Address: 1 Glenwood Avenue

5th Floor

23,510 USF

25,222 RSF



SPACE TYPES

- Conference Rooms
- Executive Offices
- Workstations
- Full Pantry
- Printing Stations
- Phone Booths

¹ The layouts presented are for illustrative purposes only; the maximum occupancy assumes WeWork's standards and density.

² Layouts can be configured to fit client's desired needs, preferred density and programming.

Raleigh

Building: One Glenwood
Address: 1 Glenwood Avenue
4th Floor
25,170 USF
27,651 RSF



SPACE TYPES

- Conference Rooms
- Executive Offices
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Raleigh

Building: One Glenwood
Address: 1 Glenwood Avenue
3rd Floor
25,170 USF
27,652 RSF



SPACE TYPES

- Conference Rooms
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Building Exterior



Common Area

One City Center

110 Corcoran St
Durham, NC

Opened October 2018

Floors 4, 5

Typical Floor Plate: 31,050 RSF
62,098 Total RSF

One City Center is a 130,195 square foot Class A office space in the heart of Durham's thriving downtown district.

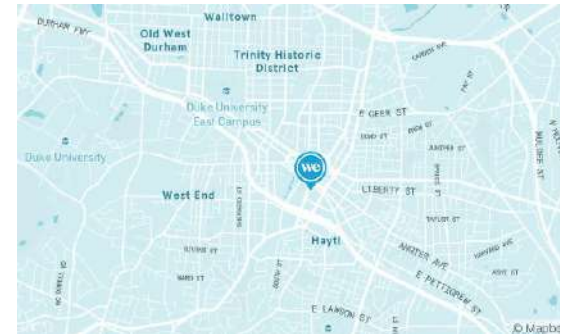
- High rise filled with upscale touches, including private elevators
- Dog-friendly office with mother's room, wellness room, shower, espresso bar, onsite staff
- Short walk to Durham Performing Arts Center and the Durham Bulls Athletic Park
- Durham Freeway 1.2 miles away, parking garage across the street, 2 and BCC lines at E Main St at Magnum St right outside

TRANSPORTATION SCORE:

90

73

61



Durham

Building: One City Center
Address: 110 Corcoran Street
5th Floor
29,240 USF
30,867 RSF



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Durham

Building: One City Center
Address: 110 Corcoran Street
4th Floor
28,871 USF
31,232 RSF



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Membership inclusions

WeWork is more than productive workspace and fast WiFi

Selection of different space types



Inspiring dedicated desk space



Bookable meeting rooms



Phone booths and nooks



Outdoor spaces (select locations)



Access to business amenities



Business-class printers



Onsite community team



Unlimited coffee & tea



Conferencing A/V



Mail and package*



Professional services: HR, benefits, payroll, and more



Personalized mentorship and networking*



Educational content and programming*



*Excluding WeWork All Access and WeWork On Demand memberships

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WeWork is more than inspiring workspace

Security



Global Security Operations Center*



Enterprise access control system*



Networked CCTV cameras



Global security team focused on members' physical safety



Suite of security add-ons

IT solutions



Shared internet connection



Keycard encrypted printing



Technology bundles to enhance your security, performance, and connectivity**

*Office suite and full floor only.

**Additional costs apply.



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Professional Services

WeWork has partnered with VensureHR to give you access to discounted professional services—including payroll, benefits, PEO solutions, remote staffing, and more—that make running your business easier and more efficient.

Payroll

Get comprehensive payroll processing and tax services from secure cloud-based technology and support.

Human Resources

Save time and reduce compliance concerns by working with dedicated HR professionals who assist with compensation ranges, unemployment claims, and more.

Employee Benefits

Attract top talent with competitive employee benefits, including group health, retirement, flexible spending, and supplemental insurance plans.

Remote Staffing

Grow your team with workforce solutions that reduce payroll costs and HR obligations—with no long-term commitments.

Recruiting & Staffing

Recruit, screen, track, and hire new members of your team with VensureHR as your hiring consultant.

Accounting

Receive comprehensive financial information, from balance sheet reconciliations to complete business reviews.

+ Marketing, Tax Planning, Safety & Risk Management, and more



A single invoice and a single point of contact

WeWork provides a comprehensive real estate solution, enabling capital savings at move in, flexible membership terms, which can help mitigate financial risk, and a vast network of locations

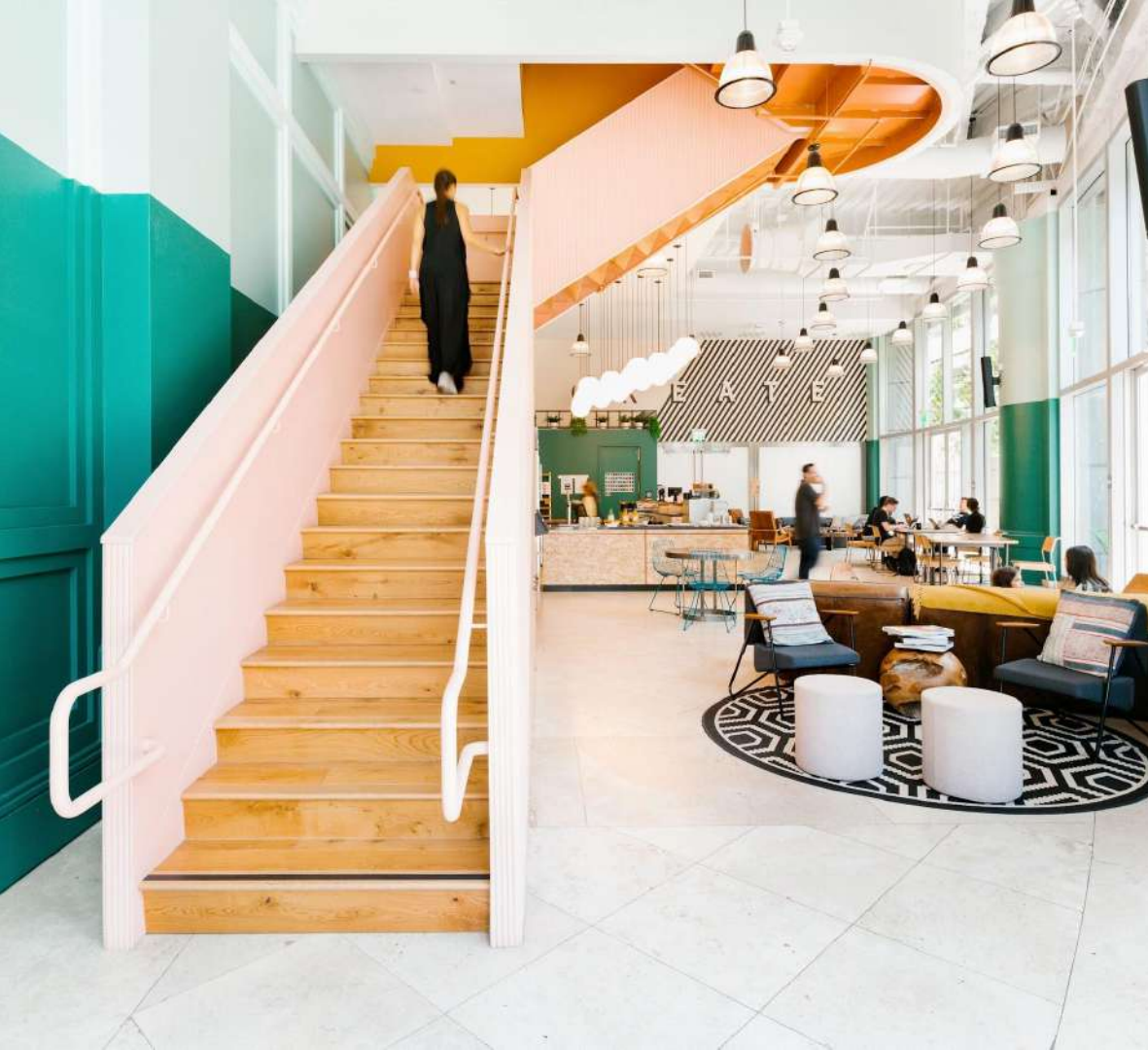
Traditional office lease costs

- \$ Property
- \$ Utilities
- \$ Design & construction
- \$ FF&E
- \$ Enhanced health & safety measures
- \$ Internet
- \$ Cleaning
- \$ Maintenance
- \$ Security
- \$ Office supplies
- \$ Pantry provisions

All included

wework
Membership fee





Space enhancements

SPACE ENHANCEMENTS

Enterprise-focused IT solutions

Our full-stack technology bundles—designed for your space type to enhance network security, performance, and connectivity—include hardware, installation, and product support. Bundle components include: (additional costs apply)

Dedicated Internet Bandwidth

High-performance internet, exclusively for your employees, featuring enhanced security and speeds.

Public IP

Unique address reserved for your company to connect a device to the Internet.

Private Wi-Fi (SSID)

Branded, password protected network exclusively for your employees.

Enterprise Direct Connect VPN

An always-on connection to your company's network, supported by primary and backup circuits.

Private VLAN

A private and security enhanced network connection on our wired network.

On-site Colocation

Space in a shared telco rack within a secured, climate-controlled IT room.

Firewall-as-a-Service (FWaaS)

Lease firewalls dedicated to your space, configured and managed by WeWork.

Private Video Conferencing Rooms

Upgrade one or more of your private meeting rooms to be video conferencing-ready.



SPACE ENHANCEMENTS

Security

All WeWork spaces employ a standard suite of security offerings and measures designed to protect your company, assets, and employees. Security add-ons for your private spaces include:
(additional costs apply)

Physical Security Controls

Additional card readers and CCTV cameras to increase access control points and video surveillance

Data Security Analytics

Obtain access history and visitor reports

Additional Security Personnel

Security officers to monitor special events, manage access and ensure member and guest safety

Integrated Door Protections

Specialized electrified locking hardware to further protect against unauthorized access

Guest Key Cards

Provide a seamless, ease-of-access experience for authorized frequent or large groups of visitors



SPACE ENHANCEMENTS

Office Add-ons

From office to A/V accessories, these products are curated by WeWork design experts and specifically sized and formatted to fit your WeWork office. (additional costs apply)

Accessories

- Cable tray organizer
- Desk acoustical screens
- Desk acrylic screens
- Desk power unit
- Desk monitor arms
- Mobile whiteboards
- Sit/stand converter
- Wall-mounted whiteboards

Audio/Visual

- TV floor stand
- TV wall-mounted adjustable arm bracket
- TV wall-mounted flush bracket

Finishes

- SynSisal carpet tile
- High traffic carpet tile
- Paint
- Dry erase
- Privacy vinyl - \$1,000 per glass pane
- Acoustic panels

Branding

- Custom logo wall signage
- Branded privacy vinyl





We'll see you at work

Get in touch with a WeWork
team member to help move
your business forward.



Bennett Younts

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