



400 HILLSBOROUGH ST. RALEIGH, NC

The Ideal Place to Be

Today's workers and residents prefer closer proximity to everything a city has to offer. With over 100 food, beverage and entertainment options for every hour of the day, Hillsborough Street has become the new center of cultural gravity in downtown Raleigh.

Conceived to raise the bar on live, work, and thrive for residents and occupants who want it all, 400H rises above the intersection of Raleigh's most vibrant neighborhoods, offering 20 stories of inspiring workspaces, generous amenities, thoughtful residential designs, and retail experiences. Perfectly poised at the crossroads of the Warehouse, Glenwood South, and Capital districts, there is no better location to live, work, or enjoy an outdoor dining experience in Raleigh's downtown market.



Apartments

242 LUXURY APARTMENT UNITS

Signage Opportunity

Skyhub

10,000 SQ FT OF INDOOR & OUTDOOR OFFICE AMENITIES ON THE 9TH FLOOR

Retail

15,000 SQ FT OF GROUND LEVEL RETAIL

Offices

150,000 SQ FT OF CLASS A OFFICE SPACE ACROSS 5 FLOORS DESIGNED BY GENSLER

Above-Market Parking Ratios

3 TOWER LEVELS AND 3 ADJACENT PARKING GARAGE LEVELS

Q1

Office Core + Shell Complete

2024

Q4

Topping Out

2022

Ground Breaking

2021

Ground Floor



*Distinct entrances and lobbies for our residents and office occupants.

Level 9 - 20
RESIDENTIAL

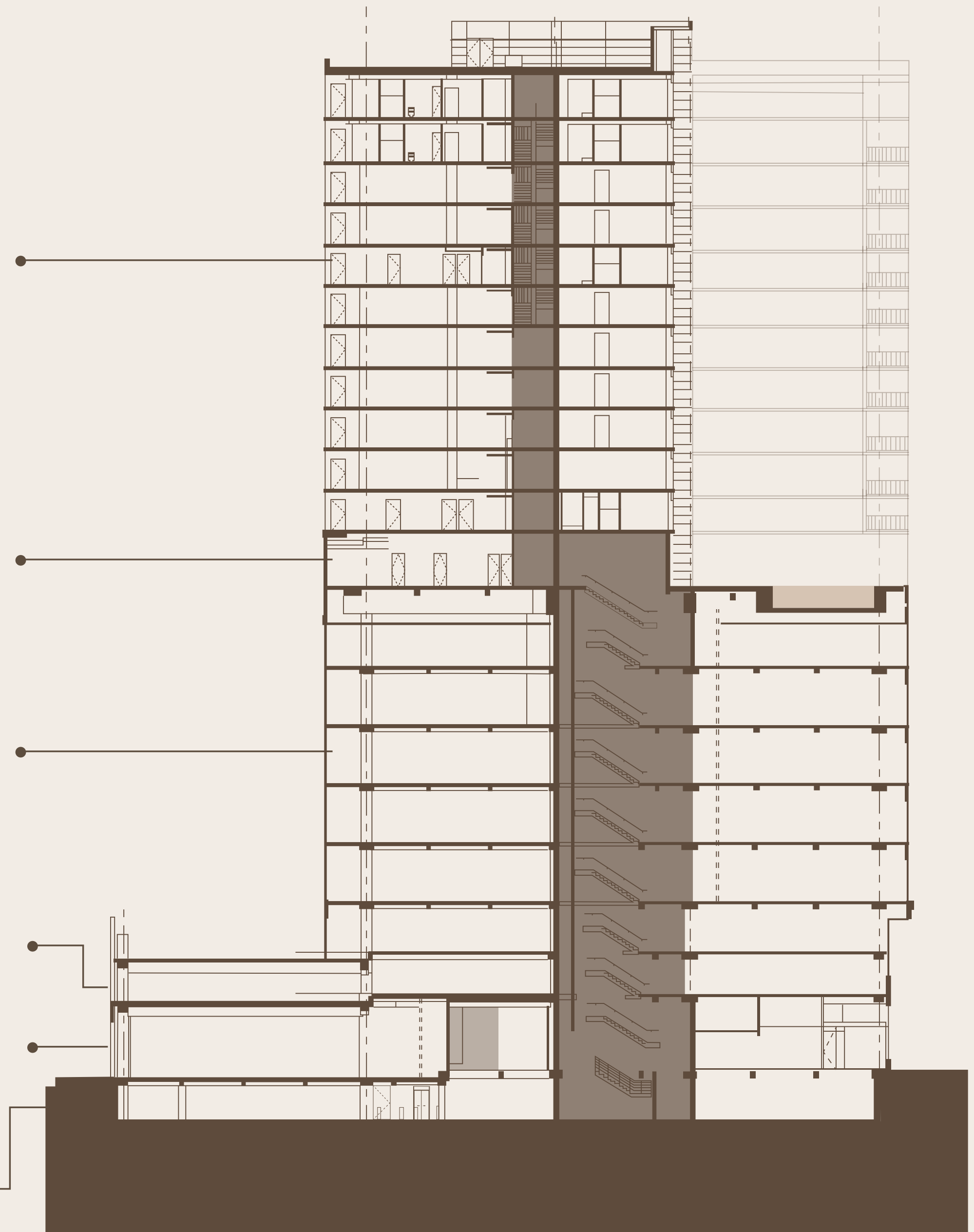
Level 9
AMENITY/SKYHUB

Level 4 - 8
OFFICES

Level 2 - 3
PARKING

Level 1
OFFICE/RESIDENTIAL
LOBBY + RETAIL

Level 0
PARKING



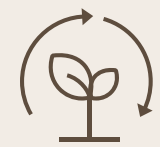
Back to Work Made Better

400H provides today's employers with the infrastructure to not just encourage workers to return to the workplace, but to recruit the best talent in the market. Our Class A office space was designed by Gensler, an award-winning architecture firm, with form and function in mind. It's all here when you arrive... a quick cup of coffee, glistening offices on five floors, an exclusive outdoor entertaining area, and over 10,000 square feet of collaboration and event space on the 9th floor SkyHub. Surrounded by Raleigh's epic energy, 400H raises the standard for work.



Where Form Meets Function

Expertly imagined to inspire productivity, lofted 14-18' ceilings create a comfortable, airy atmosphere that supports both open floor and private office interior designs alike. Sustainability initiatives, including a LEED® certification, state-of-the-art digital energy management systems, and efficient floor plates all combine to prioritize the health of your environment. Everywhere you look, floor-to-ceiling windows frame striking downtown views, reminding you that you're at the center of it all.



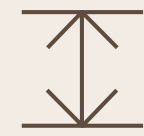
LEED® certified design



Column-free space



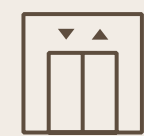
Floor-to-ceiling glass



14-18' interior clear height



24,413 - 25,548 net usable SQ FT on floors 4-8

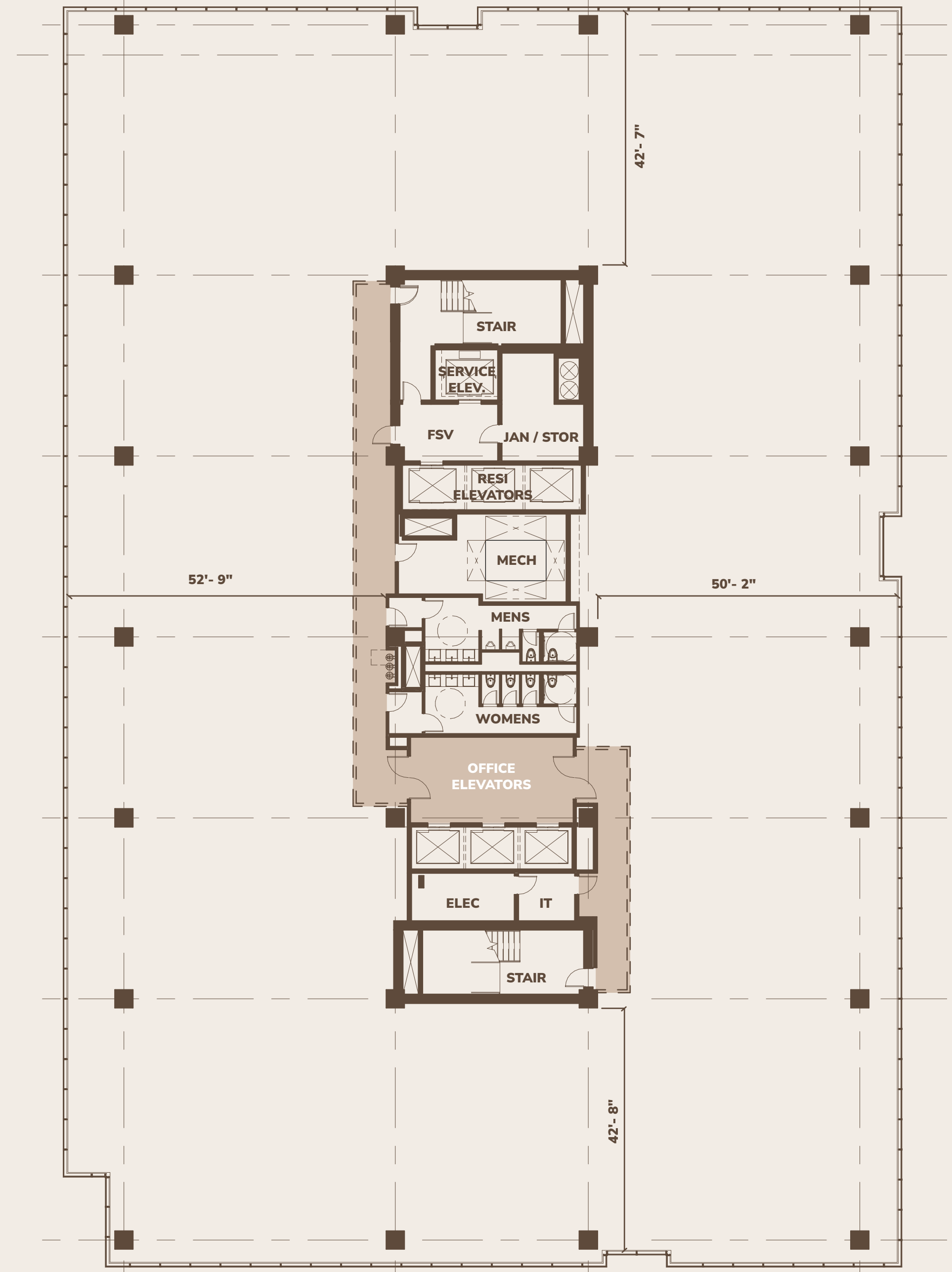


3 high-speed elevators,
1 freight elevator



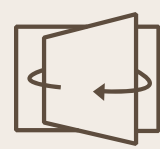
Air circulation and filtration improvements

View 8th Floor in 360°



Refined Amenities, Uncommon Flexibility

With design inspired by feedback from numerous corporate tenants, 400H's amenity spaces were built to set the stage for experiences and conversations that accelerate creativity and relationships. Start the day with a team white-boarding session in our expandable conference room, break out for a buffet lunch in the spacious kitchen and dining area, and end the day by raising a glass to your future on the outdoor terrace.



Pivoting Eurowalls that accommodate up to 125 guests



State-of-the-art fitness center and yoga room



Complimentary locker rooms with on-site showers



Outdoor entertainment and seating area

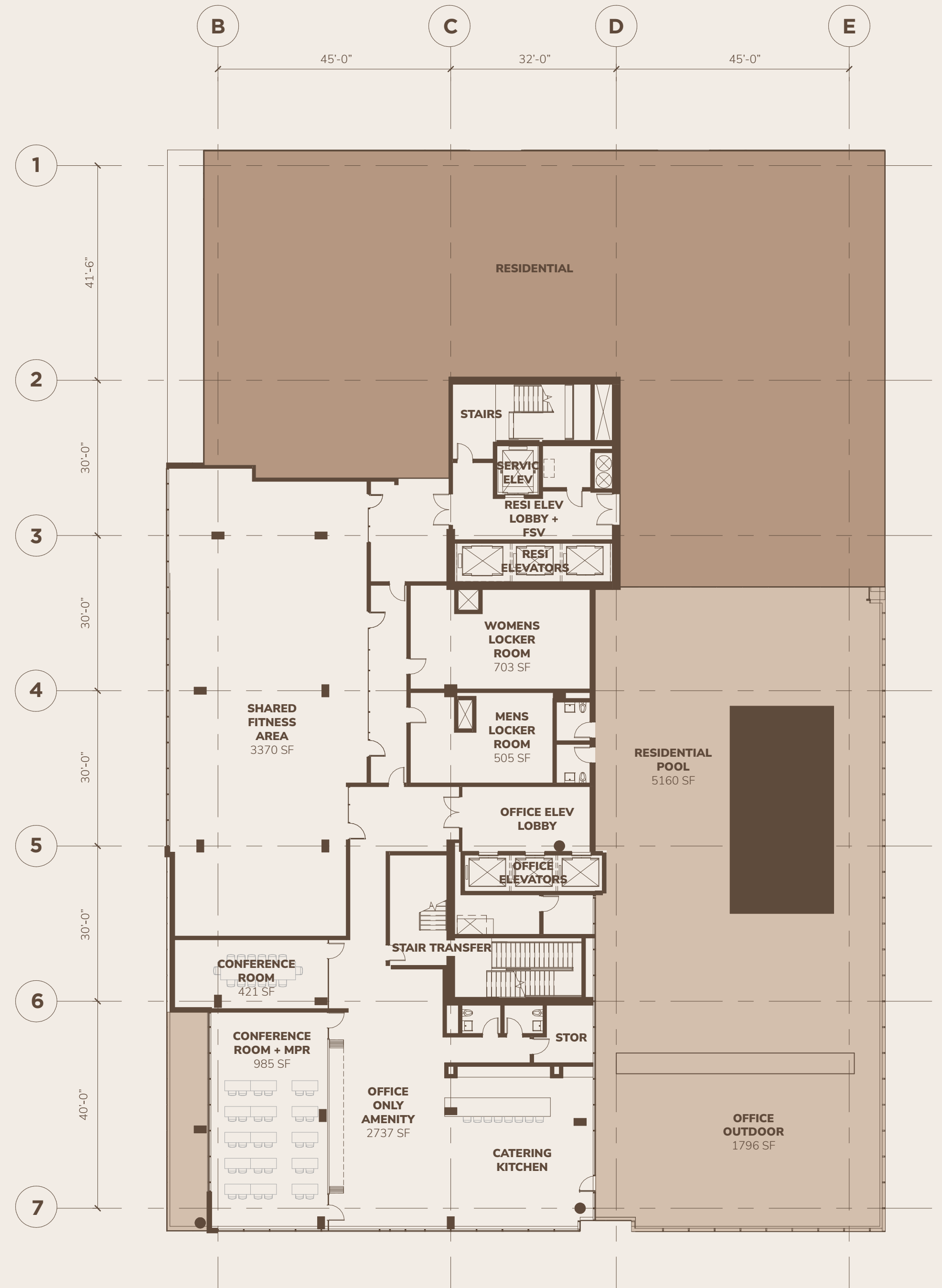


Bookable conference room for up to 60 guests



Furnished social and lounge areas

View Skyhub in 360°



Skyhub Fitness Center

[View in 360°](#)



Skyhub Office Terrace

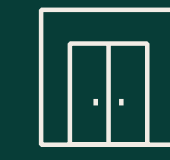


Mixed Use at Its Best

Today's occupants demand more, and 400H meets that challenge. By carefully curating retail options on the ground floor, we offer everything you need to provide a lively, engaging work environment.



30' wide outdoor dining area on N West St.



Separate office and apartment entrances



Wide sidewalks on all sides of the property



200' of Hillsborough St. frontage



Office Lobby

Hillsborough St. Entrance

[View in 360°](#)



Artwork that Inspires

Hillsborough St. Entrance



Downtown, at Your Doorstep

Looking for something nearby? You're in luck. With a 95% Walker's Paradise score, everything you could want is just a short stroll away.

Restaurants

1. Armadillo Grill
2. Cortez Seafood and Cocktail
3. Carolina Ale House
4. Sullivan's Steakhouse
5. Sushi Blues Cafe
6. Hibernian Pub
7. Plates Kitchen
8. Thaiphoon Cafe
9. La Santa Modern Mexican
10. DeMos Pizzeria and Deli
11. Anise Pho
12. Sushi O Bistro and Bar
13. 42nd Street Oyster Bar
14. Tobacco Road Sports Cafe
15. Char Grill
16. Second Empire
17. Taverna Agora
18. Wye Hill Kitchen and Brewing
19. Morgan Street Food Hall
20. Flying Saucer
21. O-ku Sushi
22. Barcelona Wine Bar
23. Humble Pie
24. The Pit Authentic BBQ
25. Parkside
26. Whiskey Kitchen

Cafes

1. 321 Coffee
2. Heirloom Coffee, Tea and Sake
3. Boba Brew
4. Bad Cat Coffee and Crepes
5. A Place at the Table
6. Berkeley Cafe
7. Raleigh Raw Juice Cafe
8. Morning Times

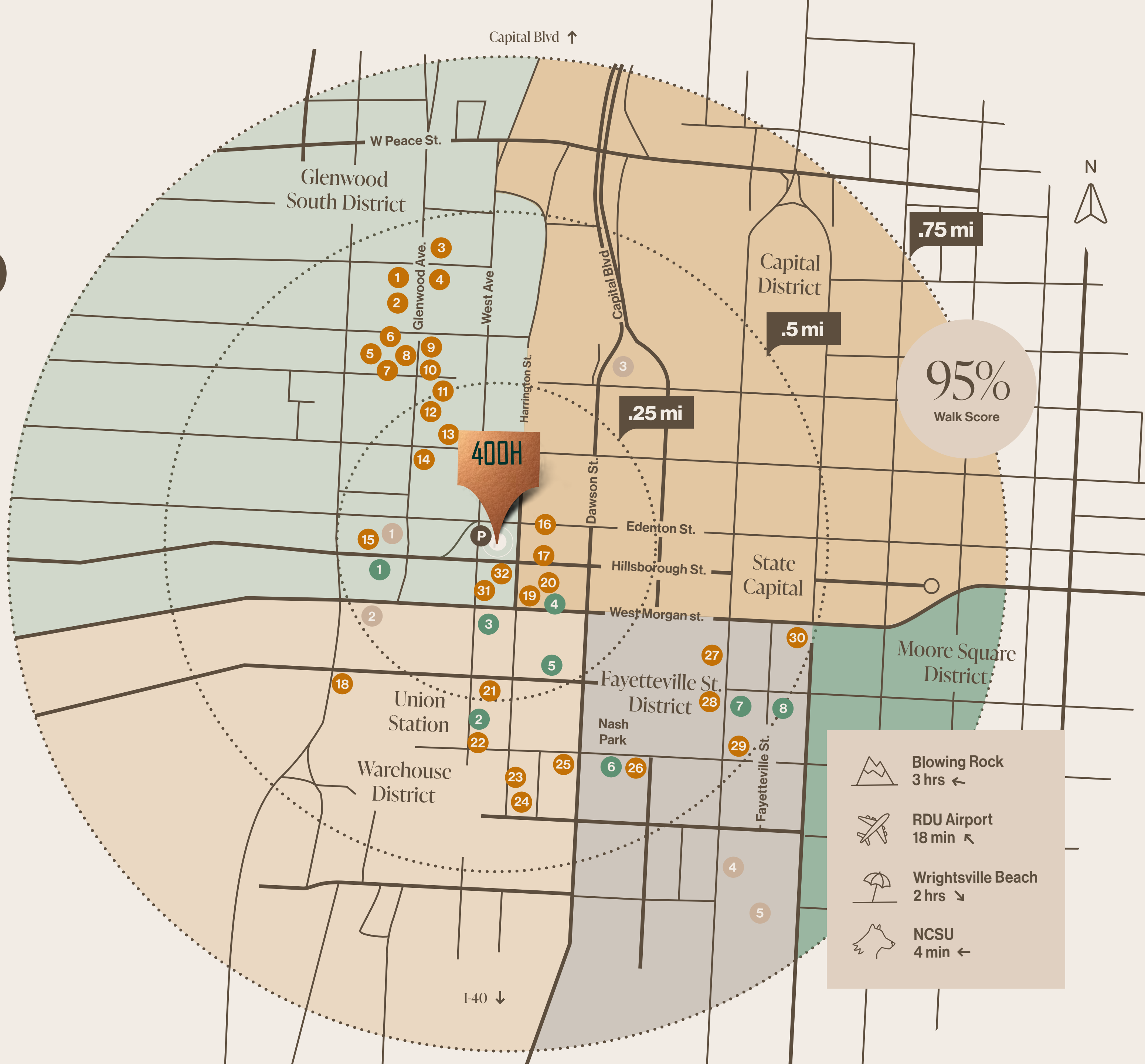
Hotels

1. AC Hotel
2. The Casso
3. Longleaf Hotel
4. Sheraton
5. Marriott

Powerhouse Parking

Conveniently located parking deck adjacent to 400H

27. Virgil's Original Taqueria
28. Death and Taxes
29. Capital Club 16
30. Centro
31. The Roast Grill
32. State of Beer



Rise Above the Rest

Reach out to our office and retail leasing teams for more information, or schedule a tour today.

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