

ALEXAN MOTO

RALEIGH, NORTH CAROLINA



ALEXAN MOTO

Jones Lang LaSalle, a North Carolina–licensed real estate broker (“JLL”), has been retained as the exclusive sales representative for Alexan Moto (“The Asset,” “The Property,” or “The Offering”), a Class A multifamily community in the heart of Downtown Raleigh. The Property pairs modern design and high-end finishes with a deep amenity package built for today’s renter.

Alexan Moto sits in a walkable location within Raleigh’s urban core, steps from the Central Business District, Glenwood South, and the Warehouse District. Residents are surrounded by a dense base of technology, life sciences, and professional services employers, along with an established mix of retail, dining, nightlife, and cultural options. That connectivity supports a genuine live-work-play setting and steady renter demand.

Downtown Raleigh continues to draw meaningful public and private investment that is reshaping the skyline and strengthening the city’s long-term position. Alexan Moto is positioned to benefit from this momentum, giving residents direct access to one of the Southeast’s fastest-growing employment centers. The pedestrian-oriented setting and nearby amenities support premium achievable rents and compete well against both existing and future supply.

Consistent in-place operations and leasing performance reinforce the Property’s profile as a stabilized core investment. As new development moderates and Downtown Raleigh continues to benefit from population growth, high educational attainment, and expanding technology and life sciences employment, the Property is well positioned for continued rent growth and long-term appreciation.

Alexan Moto offers the chance to acquire a top-tier Downtown Raleigh asset with durable cash flow, real income-growth potential, and long-term upside in one of the Southeast’s most active urban submarkets.

ADDRESS

222 N WEST ST, RALEIGH, NC 27603

COUNTY

WAKE COUNTY

TYPE

PODIUM

VINTAGE

2025

UNITS

186

AVERAGE SQUARE FOOTAGE

782

AVERAGE LEASED RENTS*

\$1,799 | \$2.30 PSF

OCCUPIED | LEASED*

92% OCCUPIED | 95% LEASED

**Per 8.11.26 Rent Roll*

INVESTMENT HIGHLIGHTS



Nº.1

PODIUM CONSTRUCTION AT A SIGNIFICANT DISCOUNT TO REPLACEMENT COST



Nº.2

THOUGHTFULLY DESIGNED SPACES AND AMENITIES TAILORED FOR TODAY'S RENTER



Nº.3

LIVE-WORK-PLAY: GLENWOOD SOUTH - DOWNTOWN RALEIGH'S PREMIER ENTERTAINMENT DISTRICT



Nº.4

DWINDLING SUPPLY PIPELINE WITH CLEAR PATH TO STABILIZATION



Nº.5

PREMIER DOWNTOWN LOCATION IN ONE OF THE NATION'S FASTEST-GROWING TRIANGLE MARKETS



Nº.6

SUPERIOR SUBMARKET DEMOGRAPHICS PROVIDE DURABLE RENTER DEMAND



PODIUM
ESTIMATED
REPLACEMENT
COST PER UNIT

HARD



SOFT



LAND



HARD: \$289,781 PER UNIT

SOFT: \$61,534 PER UNIT

LAND: \$51,115 PER UNIT

TOTAL: \$402,430 PER UNIT

DISCOUNT TO REPLACEMENT COST

Alexan Moto presents one of the few opportunities to acquire a podium multifamily asset in the highly coveted Downtown Raleigh submarket. This Offering gives investors the opportunity to purchase a premier multifamily property at an excellent cost basis, well below the estimated replacement cost of ~\$402k per unit. The basis, in the face of rapidly rising construction costs, allows for the owner to offer an epicenter location to renters with strong surrounding amenities and great access to major employers.

AMENITY SPACE TAILORED TO QUALIFIED RENTER BASE



EXPANSIVE FITNESS CENTER



RESORT-STYLE POOL



OUTDOOR PATIO



COVERED OUTDOOR ENTERTAINMENT AREA



PET SPA



RESIDENT GATHERING AREA



PRIVATE OFFICES

- WORK
- PLAY

150 FAYETTEVILLE
NOTABLE TENANTS
SMITH ANDERSON
HIGHWOODS PROPERTIES
GENERAL SERVICES ADMINISTRATION
US ATTORNEY'S OFFICE

PNC PLAZA
PNC BANK
POYNER SPRUILL LLP
WILLIAMS MULLEN
PARKER POE

**NC DEPARTMENT OF
TRANSPORTATION**

**NC LEGISLATIVE
BUILDING**

**NC STATE
CAPITOL**

**FIRST
CITIZENS
BANK**

**STATE EMPLOYEES'
CREDIT UNION**

**NC DEPARTMENT
OF THE SECRETARY
OF STATE**

**EAST CIVIC
TOWER**

ALEXAN
MOTO

**THE CRUNKLETON
MIDWOOD SMOKEHOUSE
LA CUCINA ITALIANA**

THE CARDINAL BAR

FLOUR AND BARREL

**MOJOES'S
BURGER JOINT**

**WHISKEY ROSE
RALEIGH**

**RALEIGH BEER
GARDEN**

**SULLIVANS
STEAKHOUSE**

PEARL & PERIL

**THE DOGWOOD
BAR & EATERY**

TEETS

TIN ROOF

WESTWOOD

**400H
NOTABLE TENANTS**
CUMMING GROUP
STV INC
SAVILLS

**RALEIGH CROSSING
NOTABLE TENANTS**
PENDO
K&L GATES
NELSON MULLINS
RAPIDSCALE

STARBUCKS

SMASH

**SUSHI
BLUES
CAFE**

THE PARLOR

**VIDRIO
MEDITERRANEAN**

**BOTANICAL
LOUNGE**

**HIBERIAN IRISH PUB &
RESTAURANT**

LA FARM BAKERY

**MELLOW
MUSHROOM**

**LUCKY B'S
GRILL**

VINO WINE BAR

ONE CITY PLAZA NOTABLE TENANTS

KIMLEY-HORN
S&P GLOBAL
GOLDBERG SEGALLA
NEWS & OBSERVER

RED HAT TOWER

CHARTER SQUARE NOTABLE TENANTS

ALSTON & BIRD
ACCENTURE
CBRE
HDR

WAKE COUNTY DISTRICT CENTER

WAKE COUNTY JUSTICE CENTER

TWO HANOVER SQUARE TOWER NOTABLE TENANTS

TRUIST BANK
WSP
STERLING CAPITAL FUNDS
KURTZ & BLUM

ONE PROGRESS PLAZA SUNTRUST BANK DUKE ENERGY BDO DOWNTOWN RALEIGH ALLIANCE

THE DILLON NOTABLE TENANTS

ARCH CAPITAL GROUP
FMI CORPORATION
STEWART ENGINEERING

LIVE-WORK-PLAY

SITUATED IN DOWNTOWN RALEIGH, WITH CONVENIENT ACCESS TO ALL OF THE RDU REGION'S CULINARY, CULTURAL, AND EMPLOYMENT NODES.

KEY ECONOMIC DRIVERS

Higher
Education

Fintech

Healthcare

Public Sector
Employment

Pharmaceutical
Research

WITHIN A ONE (1) MILE RADIUS OF ALEXAN MOTO

3,100+
Businesses

41,000+
Jobs

10
Entertainment &
Cultural Attractions

7
Parks and
Greenspace

CONNECTIVITY HUB



10 MIN
Drive to Lenovo
Center



12 MIN
Drive to NC State
University



5 MIN
Drive to Dorothea
Dix Park



5 MIN
Drive to Red Hat
Amphitheatre



PROLIFERATING
CULINARY SCENE

MOST JAMES BEARD NOMINATIONS OF ANY
NC CITY SINCE 2008
[Visit Raleigh]

BEST NEW RESTAURANT NOMINEE - PEREGRINE
[James Beard Awards, 2026]

3 JAMES BEARD AWARD SEMI-FINALISTS (2026)
[James Beard Foundation]



HIGH QUALITY
OF LIFE

#6 BEST PLACE TO LIVE IN THE US
[U.S News & World Report, 2025-26]

2 HOURS TO THE BEACH, 3 TO THE MOUNTAINS
[NC State]



GLENWOOD SOUTH DOWNTOWN RALEIGH'S PREMIER ENTERTAINMENT DISTRICT

Glenwood South is Raleigh's most active live-work-play district—a walkable stretch of Glenwood Avenue packed with rooftop bars, chef-driven restaurants, and breweries that draw a crowd from happy hour to past midnight. Residents step out their door to anchors like Vidrio, Flour and Barrel, and the Raleigh Beer Garden, with grocery and daily needs just blocks away. It all sits minutes from the state government complex and downtown's financial core, putting one of the region's largest employment bases within an easy walk.





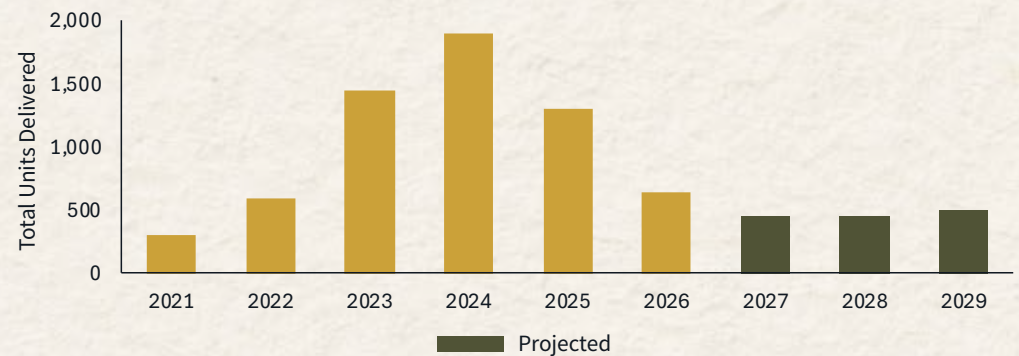
DWINDLING SUPPLY PIPELINE WITH CLEAR PATH TO STABILIZATION

PROJECTED UNITS TO BE ABSORBED PER MONTH: 20

Project	Address	Developer/Owner	Units	Occupancy	First Units Delivered	Status	Aug-26	Sep-26	Oct-26	Nov-26	Dec-26	Jan-27	Feb-27	Mar-27	Apr-27	May-27	Jun-27	Jul-27	Aug-27	Sep-27	Aug-27	Sep-27
Mira Raleigh	120 Kindley St	Spandrel Development Partners	288	86%	Nov-24	Lease Up	40	20	0	0	0	0	0	0	0	0	0	0	0	0	-	-
The Row	927 S Saunders St	Kane Realty, Rockwood	335	85%	Sep-24	Lease Up	50	30	10	0	0	0	0	0	0	0	0	0	0	0	-	-
Maeve	320 W South St	Capital Square	297	58%	Oct-25	Lease Up	125	105	85	65	45	25	5	0	0	0	0	0	0	0	-	-
The Holston at The Weld	1020 Hammell Dr	SLI Capital JV Mack RE	283	47%	Oct-25	Lease Up	150	130	110	90	70	50	30	10	0	0	0	0	0	0	-	-
The Ray at the Weld	1000 Hammell Dr	SLI Capital JV Mack RE	392	35%	Dec-25	Lease Up	256	236	216	196	176	156	136	116	96	76	56	36	16	0	-	-
Oldham & Worth	510 W Cabarrus St	Kane Realty	252	16%	Jun-26	Lease Up	211	191	171	151	131	111	91	71	51	31	11	0	0	0	57	37
Highline Glenwood	410 Glenwood Ave	Turnbridge Equities	306	0%	Oct-27	Under Construction	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-	-
Rosewood	611 West South Street	Blue Heron Asset Management	269	0%	Feb-28	Under Construction	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-	-
Total Units in Lease-Up			1,847				832	712	592	502	422	342	262	197	147	107	67	36	16	0	57	37
Total Units in Radius			8,487				8,487	8,487	8,487	8,487	8,487	8,487	8,487	8,487	8,487	8,487	8,487	8,487	8,487	8,487	8,487	8,487
Vacant Units as a % of Total Inventory							10%	8%	7%	6%	5%	4%	3%	2%	2%	1%	1%	0%	0%	0%	1%	0%



RALEIGH HISTORICAL AND PROJECTED SUPPLY



STRONG DOMESTIC IN-MIGRATION FUELS RALEIGH'S GROWTH



"Nearly half of North Carolina's 50 fastest-growing towns are in the Triangle"

(Carolina Demography, UNC, 2026)

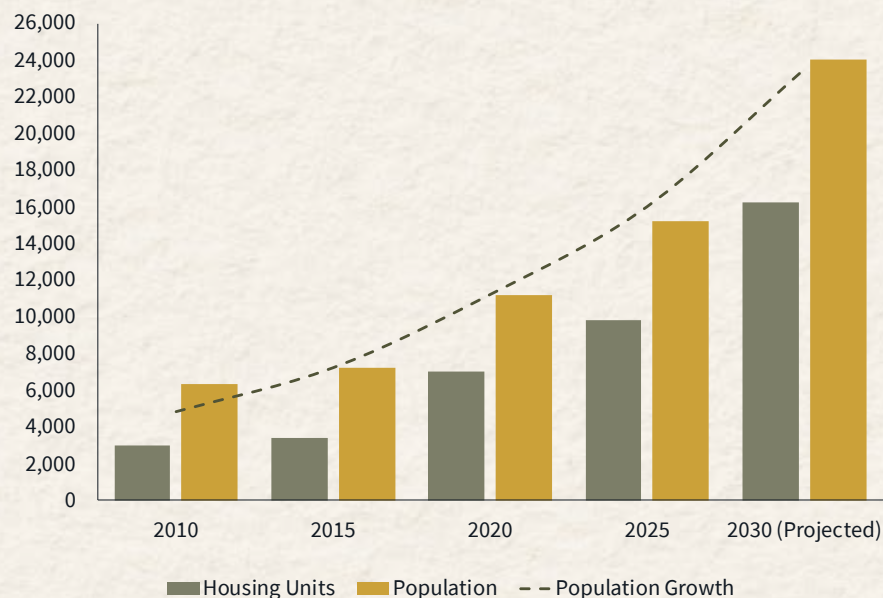


"Despite recent deliveries, stabilized downtown occupancy remains 92% - a tight market favoring landlords."

(Pods, 2025)



DOWNTOWN RALEIGH GROWTH THROUGH 2030



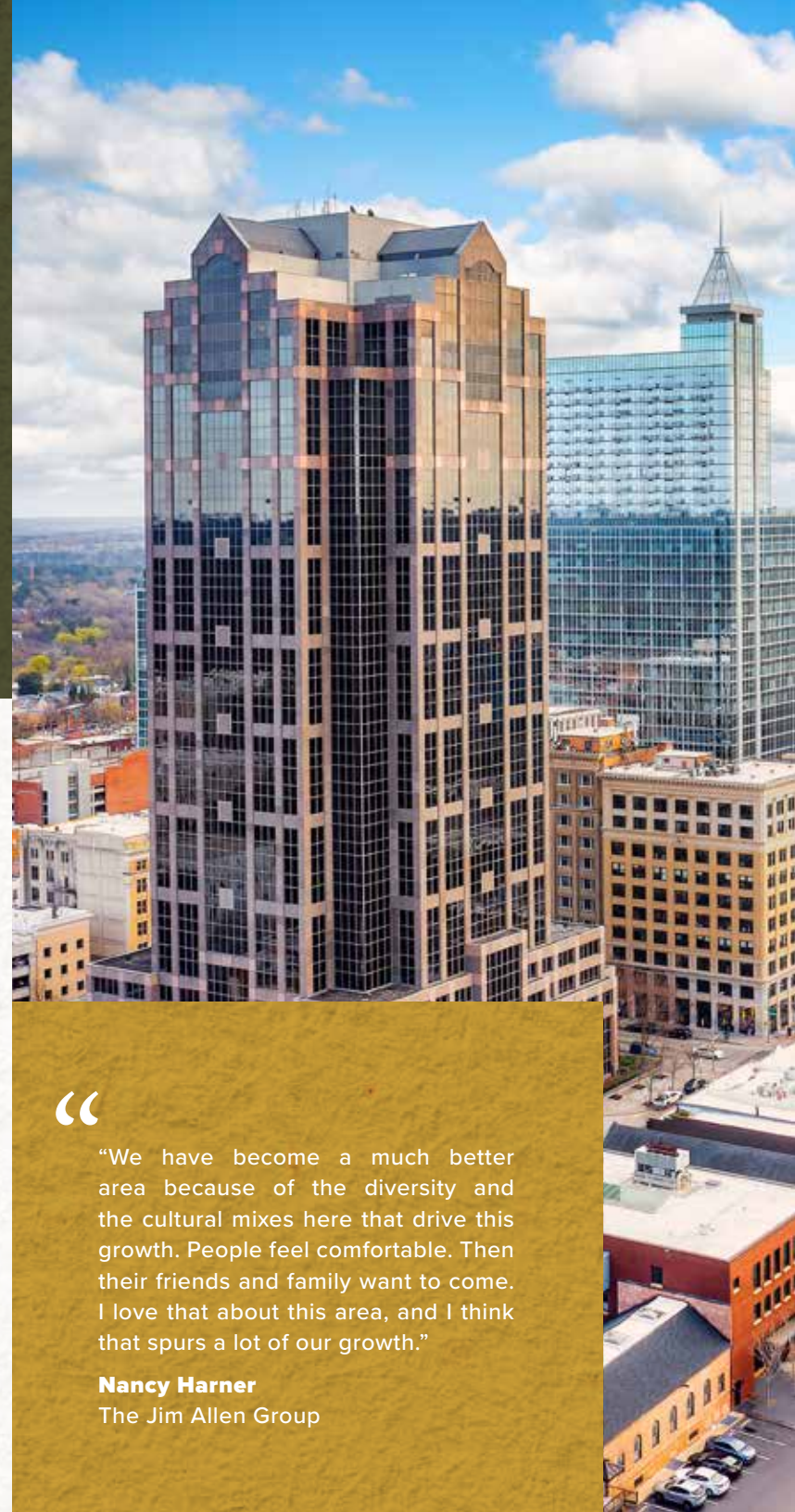
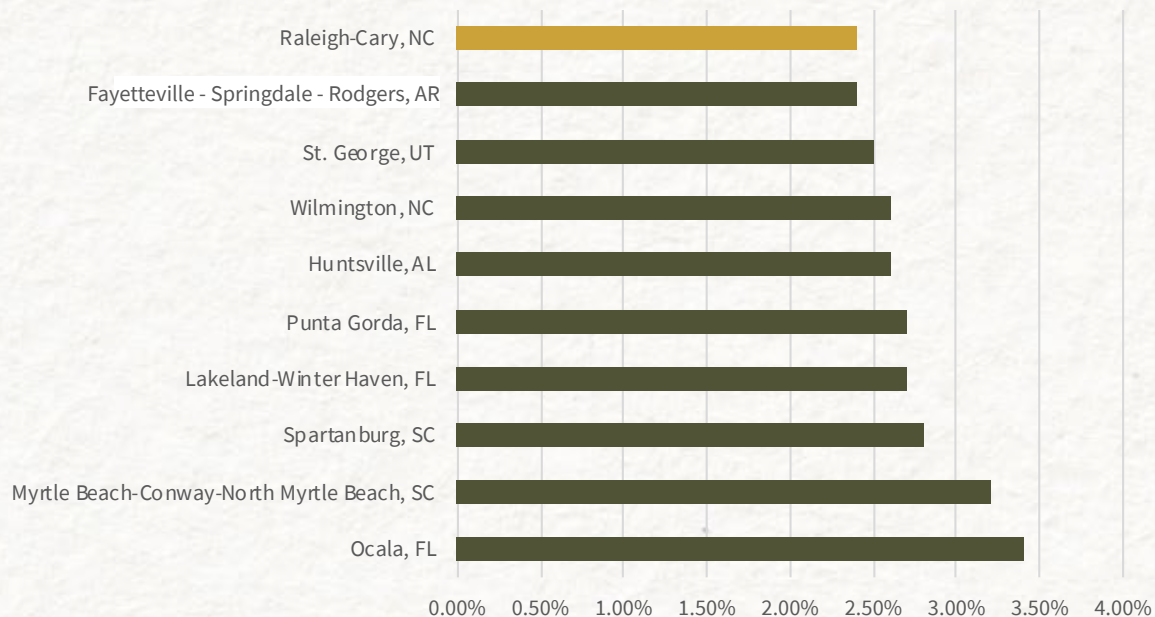
“

Wake County is seeing incredible population growth. We're gaining about 66 new residents every day across our community. They're drawn to our thriving economy, top-notch education and healthcare options, and a quality of life that is second to none.

David Ellis
County Manager, Wake County

PREMIER DOWNTOWN LOCATION IN ONE OF THE NATION'S FASTEST-GROWING TRIANGLE MARKETS

TOP 10 US METRO AREAS BY % GROWTH



“

“We have become a much better area because of the diversity and the cultural mixes here that drive this growth. People feel comfortable. Then their friends and family want to come. I love that about this area, and I think that spurs a lot of our growth.”

Nancy Harner
The Jim Allen Group



1.6 MILLION

RALEIGH POPULATION

6.5%

INCOME GROWTH IN 2025

10%+

POPULATION GROWTH
SINCE 2020

10,200+

NC STATE
UNIVERSITY EMPLOYEES

\$108K

AVERAGE SALARY IN RTP

22 MIN

FROM RTP

WAKE COUNTY

ONE OF THE NATIONS FASTEST GROWING COUNTIES

Alexan Moto sits in one of the fastest-growing metros in America. Since 2020, the Raleigh-Cary metro has grown over 10% to 1.6 million people—nearly four times the national growth rate over the same period. Fueling that growth is the booming job market—employment in the metro has risen 2-3.5% year over year, landing Raleigh among the top five cities for job growth nationally, led by high wage sectors like tech, finance, and professional services. Marquee employers such as Red Hat and First Citizens Bank are close by, and income growth in the metro was up 6.5% in 2025 alone. The convergence of rapid population growth, expanding employment, and rising incomes positions Alexan Moto within one of the most compelling residential markets in the nation.



NEARLY 70% OF APARTMENT SEARCHES IN
RALEIGH-CARY CAME FROM OUTSIDE THE
REGION IN Q1 2026, TBJ 2026



RALEIGH'S OUT-OF MARKET RENTAL
INTEREST GREW 59% IN Q1 2020 TO OVER
69% TODAY, TBJ, 2026



DOWNTOWN RALEIGH SUBMARKET

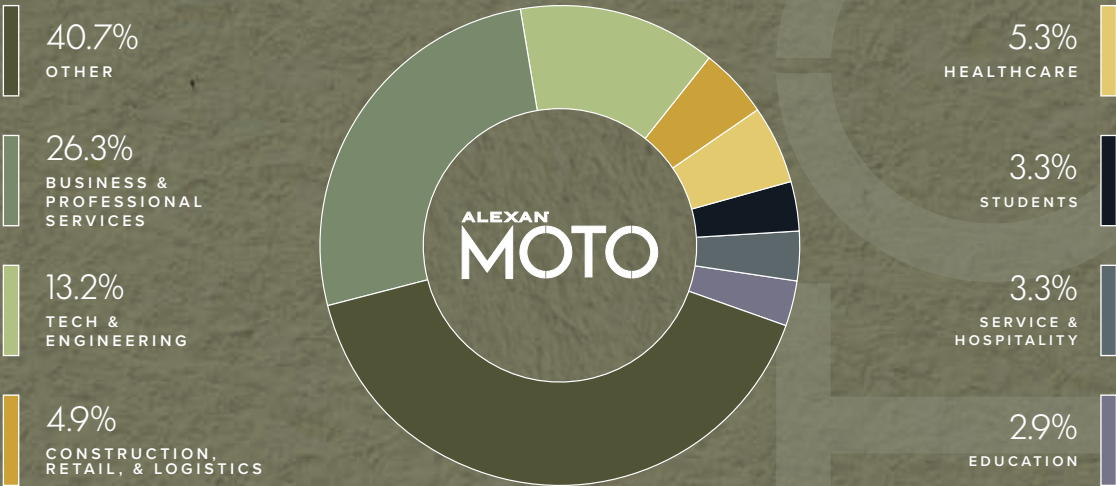
SUPERIOR SURROUNDING DEMOGRAPHICS

Downtown Raleigh is in the midst of a broad, sustained revitalization, driven by strong demographic growth, rising investor interest, and an expanding mix of residential, commercial, and cultural activity across the urban core. The district’s continued momentum and evolving identity position it as one of the Triangle’s most compelling urban investment environments.

\$115,962
ALEXAN MOTO AVERAGE
HOUSEHOLD INCOME



ON-SITE DEMOGRAPHICS | ALEXAN MOTO



	1 MILE	3 MILE	5 MILE	RALEIGH/CARY MSA
AVERAGE HOUSEHOLD INCOME				
2026 Estimate	\$156,988	\$147,268	\$136,617	\$147,906
Historical Annual Growth (2000-2025)	10.1%	7.3%	5.8%	5.0%
POPULATION				
2026 Estimate	22,416	110,063	236,771	1.57M
2020 Census	16,468	99,803	219,309	1.14M
Median Age	33	32	34	37
HOUSEHOLDS				
2026 Estimate	12,988	46,693	103,932	630,893
2020 Census	9,151	39,541	113,349	695,396
Historical Annual Growth (2010-2025)	7.1%	2.6%	2.4%	2.9%
HH Income \$200,000 or More	22.3%	21.6%	18.8%	21.0%

\$1,422

ALEXAN MOTO: RENTAL
HEADROOM TO 1/3 RENT-TO-
INCOME RATIO

\$115,962

AVERAGE ON-SITE
HOUSEHOLD INCOME

\$6,933

ALEXAN MOTO: RENTAL
HEADROOM TO MONTHLY
COST OF HOME OWNERSHIP

\$1,214,750

AVERAGE HOME SALES PRICE
(LAST 12 MONTHS, 2020 OR NEWER,
WITHIN 3 MILES)

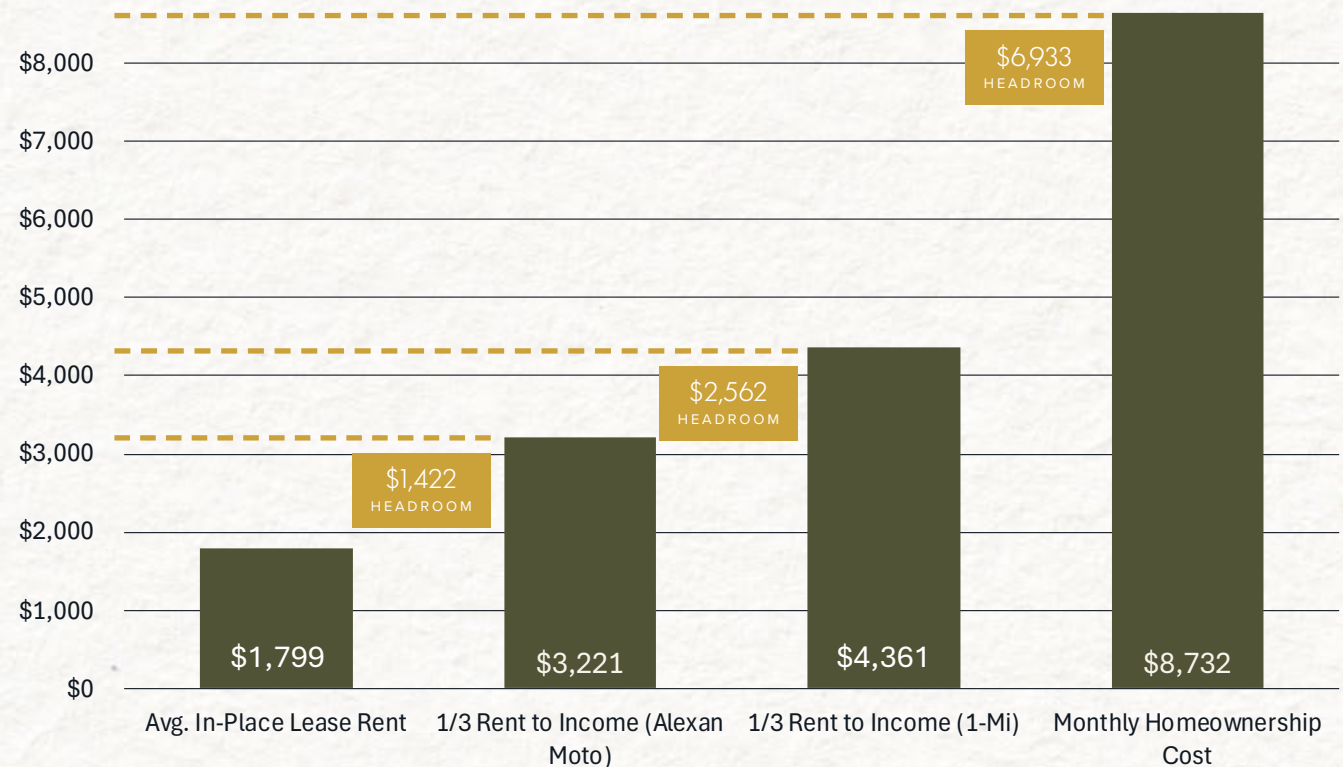
\$2,562

1-MILE RADIUS: RENTAL
HEADROOM TO 1/3
RENT-TO-INCOME RATIO

BOUNDLESS RENTAL UPSIDE AS HOMEOWNERSHIP COSTS RISE

Alexan Moto is strategically positioned to capture substantial rental growth over the next five years, driven by favorable local demographics and a compelling affordability advantage versus homeownership.

The average on-site household income is \$115,962, enabling residents to support monthly housing expenses of up to \$3,221 when applying the standard 1/3 rent-to-income threshold. This creates \$1,422 in rental upside above Alexan Moto's current in-place lease rents. Average home values within this same three mile radius are \$1,214,750, resulting in a monthly mortgage payment of \$6,492 (assuming 20% down). When combined with market assumptions for insurance, repairs, maintenance, and taxes, the total monthly cost of homeownership in the immediate area reaches \$8,732. This dynamic provides \$6,933 in monthly rental headroom, positioning the property to capture meaningful rent growth while maintaining a competitive advantage against the buy versus rent decision for area residents.





A BOOMING METROPOLITAN AREA

THE RESEARCH TRIANGLE REGION: RALEIGH, DURHAM, CHAPEL HILL

The Research Triangle Region, encompassing the cities of Raleigh, Durham, and Chapel Hill along with their surrounding communities, is home to more than two million residents and upholds the distinction of being one of the fastest growing metropolitan areas in the country. This thriving area is renowned for its strong presence in research, technology, innovation, and higher education. The region is home to prestigious universities such as Duke University and the University of North Carolina at Chapel Hill, which contribute to a highly skilled talent pool and drive innovation. It also houses Research Triangle Park (RTP), one of the largest research parks in the world, attracting high-tech companies,

research organizations, and federal agencies. In addition to its academic and research strengths, the Triangle offers a high quality of life, with excellent schools, diverse housing options, and a mix of urban and natural amenities. The business environment is favorable, fostering entrepreneurship and supporting industries like technology, biotechnology, pharmaceuticals, and advanced manufacturing. The Research Triangle Region is a dynamic area that balances its rich educational and research heritage with a vibrant economy, making it an attractive destination for professionals, businesses, and investors alike.



A WELL-BALANCED ECONOMY WITH DIVERSE ECONOMIC DRIVERS

THE RESEARCH TRIANGLE'S ECONOMIC DIVERSITY STRATEGICALLY POSITIONS THE REGION AS ONE OF THE FASTEST GROWING METROPOLITAN AREAS IN THE COUNTRY

The Research Triangle Region has a diverse and thriving economy driven by sectors such as research and technology, healthcare and life sciences, education, advanced manufacturing, and financial services. The region's crown jewel is Research Triangle Park (RTP), home to numerous high-tech companies and research organizations. Leading universities like Duke University and the University of North Carolina at Chapel Hill foster innovation and entrepreneurship, attracting technology companies and startups. Additionally, the region is home to renowned medical institutions, such as Duke University Medical Center and UNC Health Care, as well as a concentration of biotechnology and pharmaceutical companies. The Triangle's supportive business environment and commitment to entrepreneurship further fuel economic growth, making it an attractive destination for businesses, professionals, and investors looking for opportunities in a diverse range of industries.

No. 1

BEST U.S. CITY FOR JOB
OPPORTUNITIES AND EARNING
POTENTIAL

NEW YORK POST - 2025

No. 1

CITY FOR RECENT
COLLEGE GRADS

ADP RESEARCH - 2025

No. 1

BEST PLACE TO LIVE IN N.C

NICHE - 2026

No. 4

MOST ECONOMICALLY
RESILIENT METRO

CARDRATES - 2026

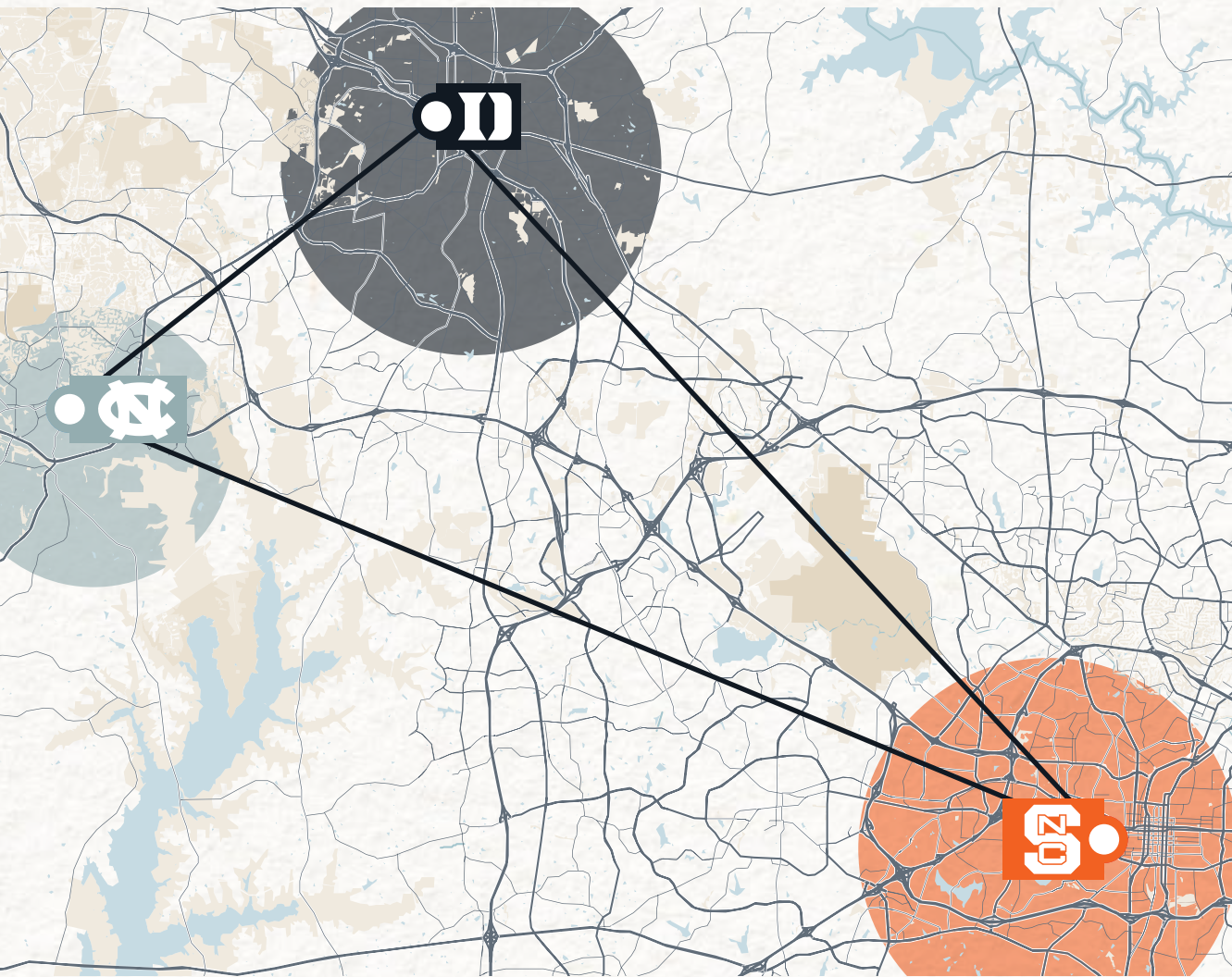
No. 2

BEST STATE CAPITAL

WALLETHUB - 2026

66

PEOPLE MOVE HERE DAILY



TIER-1 RESEARCH UNIVERSITIES

ECONOMIC DRIVERS PROPELLED BY LEADING ACADEMIC INSTITUTIONS

The Research Triangle area is home to twelve colleges and universities that enroll more than 100,000 students. Not only do these institutions provide the area with more than 25,000 graduates each year, they also are a fundamental reason why the Triangle region is home to the second most educated workforce in the country. Approximately half of the population holds a bachelor's degree and nearly one in five people hold a graduate degree.



DUKE UNIVERSITY

Durham

[ADMISSIONS.DUKE.EDU](https://admissions.duke.edu)

Nº 13

IN THE NATION IN
R&D SPENDING

FORBES FEB 2021 ARTICLE

85% of Duke graduates go on to pursue advanced degrees

1.58B billion in annual research expenditures (2025)

No. 7 Among Universities, Research Institutions, and Hospitals for NIH funding, \$551M (2024)

UNIVERSITY OF NORTH CAROLINA

Chapel Hill

[RESEARCH.UNC.EDU](https://research.unc.edu)

No 4

BEST PUBLIC
UNIVERSITY IN THE
UNITED STATES

U.S. NEWS & WORLD REPORT'S 2018
"BEST COLLEGES" GUIDEBOOK

\$1.55 billion in annual research expenditures

More than \$10 billion in annual revenue generated from Carolina-based startups

No. 11 University - in US for federal research, \$907M

NC STATE UNIVERSITY

Raleigh

[NCSU.EDU](https://ncsu.edu)

No 2

BEST VALUE
AMONG
UNIVERSITIES
NATIONWIDE
(2025)

100+ startups and spinoffs based on NC State research, attracting a total of **\$1.6 billion in venture capital**

No. 3 Graduate nuclear engineering program nationally

No. 9 Best value among public universities nationally

RECENT REGIONAL ECONOMIC + JOB ANNOUNCEMENTS



\$4.1 BILLION INVESTMENT
1,000 JOBS
BIO-MANUFACTURING



\$771 MILLION INVESTMENT | 700+ JOBS
PHARMACEUTICAL MANUFACTURING
(TABLETS, CAPSULES, BIOLOGICS)



\$1.4 BILLION INVESTMENT
734 JOBS
BIOPHARMACEUTICALS



Diosynth
biotechnologies

\$1.2 BILLION INVESTMENT
680 JOBS
BIOTECHNOLOGIES

LARGEST EMPLOYERS

STATE OF NORTH CAROLINA

70,000 employees

DUKE UNIVERSITY &
HEALTH SYSTEM

44,000 employees

UNC CHAPEL HILL &
HEALTH SYSTEM

40,000 employees

WAKE COUNTY PUBLIC
SCHOOL SYSTEM

20,260 employees

NC STATE UNIVERSITY

10,300 employees

WAKEMED HEALTH &
HOSPITALS

10,000 employees

IBM CORPORATION

8,000 employees

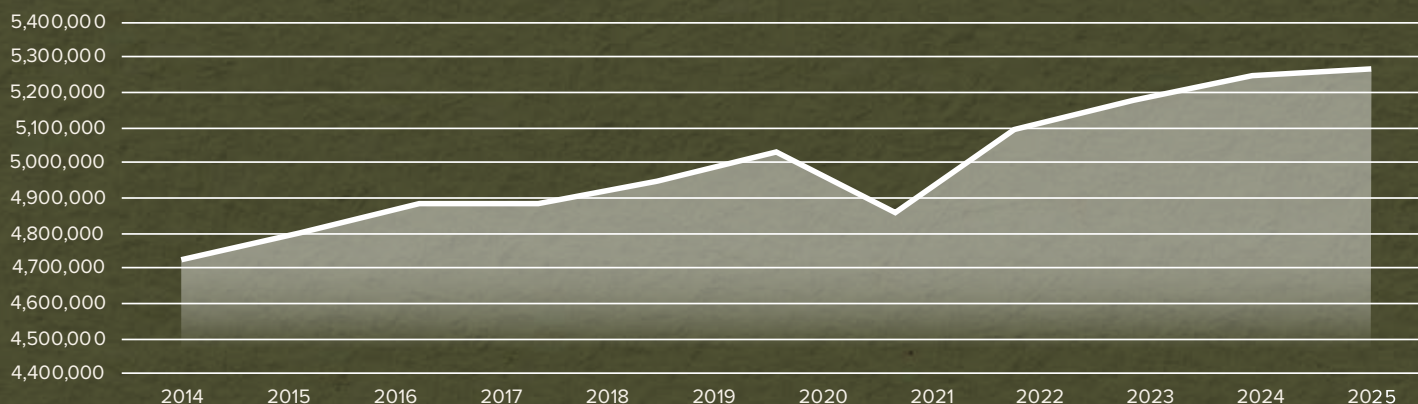
CISCO SYSTEMS, INC

4,950 employees

SAS INSTITUTE, INC.

4,024 employees

NORTH CAROLINA EMPLOYMENT GROWTH (2014-2025)





RALEIGH, NORTH CAROLINA

THE CITY OF OAKS

The Raleigh metropolitan area is comprised of ten counties across the state and is home to over 2.0 million residents. Affectionately referred to as the “City of Oaks” for its intentional integration of pocket parks, open space, and street scaping. Downtown Raleigh is in the midst of a historic boom, building upon a rich tapestry of southern culture. Since 2015, Downtown Raleigh boasts over \$7.4 billion in development pipeline of projects planned, under construction, or completed.



LOW TAX BURDEN

North Carolina’s 2.5% corporate income tax rate is one of the lowest in the United States, a clear competitive advantage when competing for relocating and expanding businesses. North Carolina consistently ranks high in affordability.



BUSINESS FRIENDLY

The state is consistently recognized as a “Best State for Business,” and Raleigh was recently recognized as a top three fastest growing cities in the US.



QUALITY OF LIFE

Raleigh's mild weather, reasonable cost of living, wealth of jobs and diversity of industry have established the region as a premier region for families and professionals to relocate. For these reasons, Raleigh was recently crowned the third fastest growing city in the country.

No. 1

BEST STATE FOR
BUSINESS

(CNBC, 2025)

TOP 10

BEST CITIES IN
THE SOUTH

(SOUTHERN LIVING, 2024)

No. 1

BEST PERFORMING LARGE
METRO AREA

(MILKEN INSTITUTE, 2025)

No. 1

MOST LIVABLE CITY

(FAR & WIDE, 2026)

No. 1

BEST US CITY FOR JOB
OPPORTUNITIES & EARNING
POTENTIAL

(NY POST, 2025)

No. 1

LARGEST RESEARCH
PARK IN THE COUNTRY

22.5M

SQUARE FEET OF
BUILT SPACE

375+

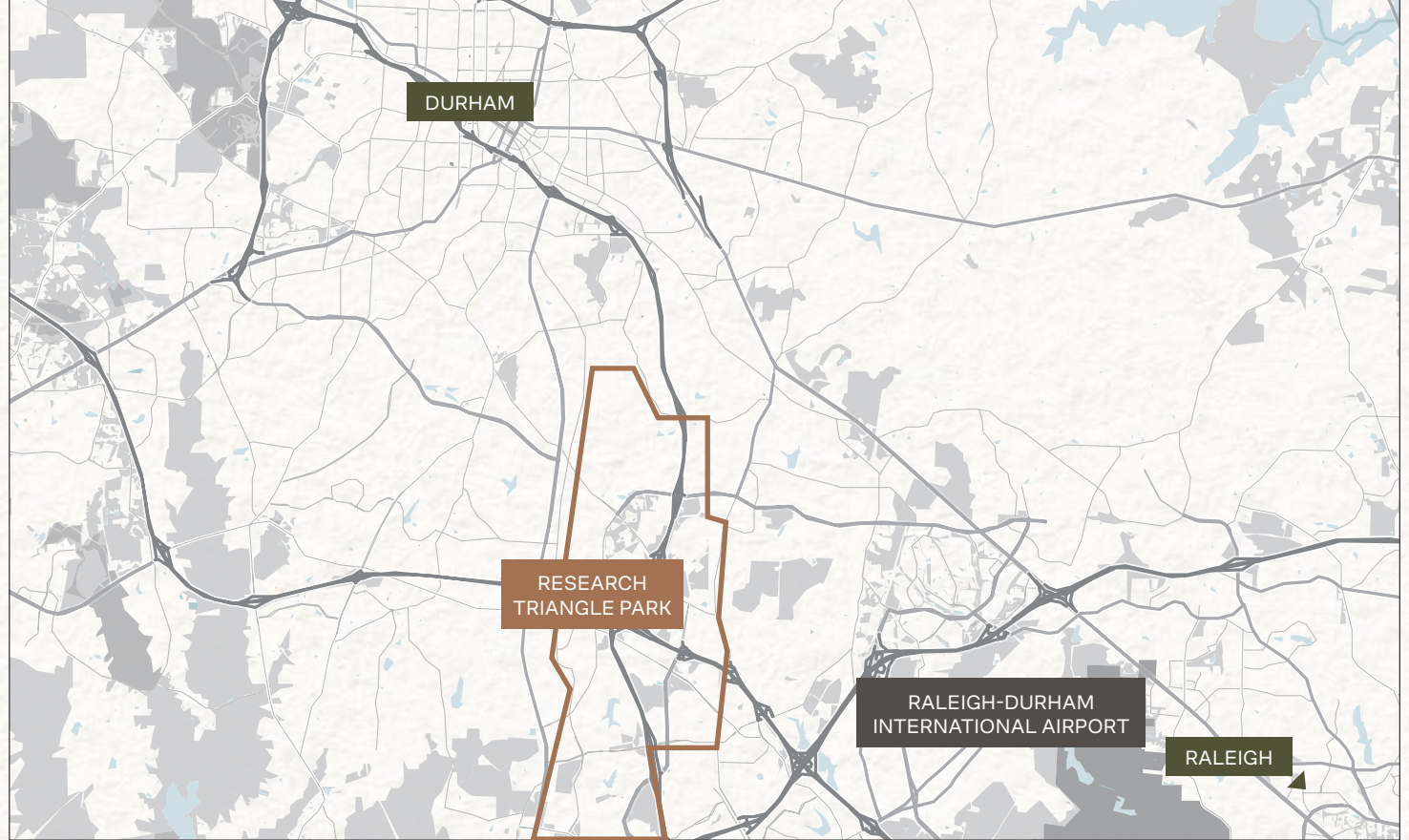
COMPANIES IN
RESEARCH TRIANGLE PARK

55,000+

TOTAL EMPLOYEES

\$2.7B

RTP EMPLOYEES'
COMBINED ANNUAL
SALARIES



NOTABLE INVENTIONS INCLUDE:

1965

AstroTurf by Chemstrand

1972

The barcode by IBM

1987

3D ultrasound by Duke University

1988

Periodic Table of Elements by
the International Union of Pure and
Applied Chemistry (IUPAC)

2013

Auditory brain stem implant
by UNC Hospital

RESEARCH TRIANGLE PARK

SUSTAINED INFLUENCE

Founded in 1959 and located at the center of three Tier-1 research universities, Research Triangle Park (RTP) is the largest high-technology research park in North America and North Carolina's premier global innovation center. Spanning 7,000 acres between Raleigh, Durham, and Chapel Hill, the park accommodates more than 375 companies in industries such as biotechnology, pharmaceuticals, telecommunications, and advanced manufacturing. RTP's close proximity to leading research universities, including Duke University, UNC – Chapel Hill, and NC State University, fosters collaboration and innovation, driving research and development in various fields. The park provides state-of-the-art facilities, networking opportunities, and a supportive environment for startups and established corporations alike. RTP's commitment to community engagement, sustainability, and educational initiatives further solidifies its position as a hub for innovation and a desirable destination for businesses, professionals, and researchers in the Research Triangle Region.



WAREHOUSE DISTRICT

The Warehouse District is a dynamically evolving urban node, and it has transformed from its roots as an industrial hub to today's hippest urban Raleigh neighborhood.

The District's story begins with an industrial past, determined by its proximity to rail lines several blocks west of Downtown. It became the perfect location for the Dillon brothers to expand their operations during the early 20th century.



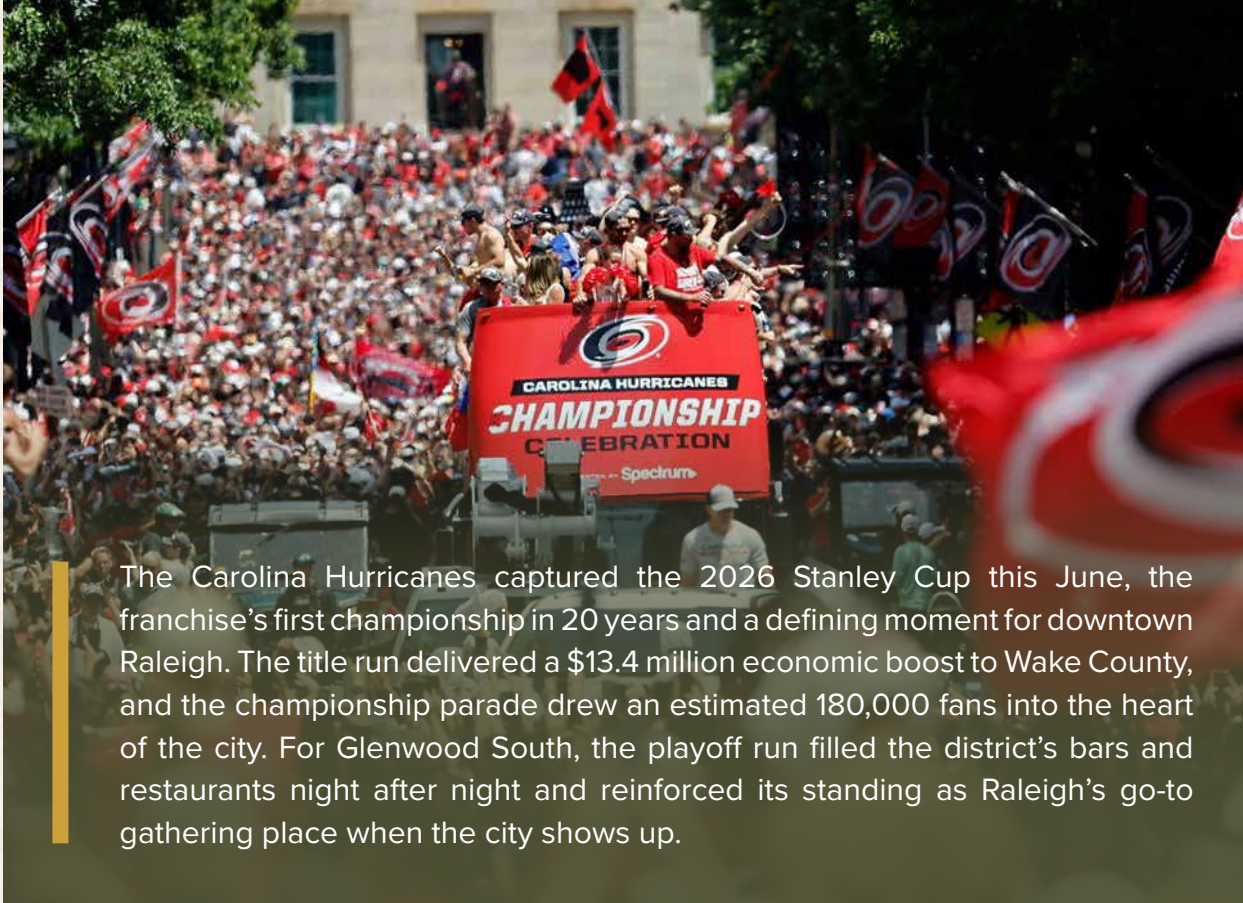
RALEIGH UNION STATION



RED HAT AMPHITHEATER

STATE OF BEER





The Carolina Hurricanes captured the 2026 Stanley Cup this June, the franchise's first championship in 20 years and a defining moment for downtown Raleigh. The title run delivered a \$13.4 million economic boost to Wake County, and the championship parade drew an estimated 180,000 fans into the heart of the city. For Glenwood South, the playoff run filled the district's bars and restaurants night after night and reinforced its standing as Raleigh's go-to gathering place when the city shows up.



RALEIGH BEER GARDEN



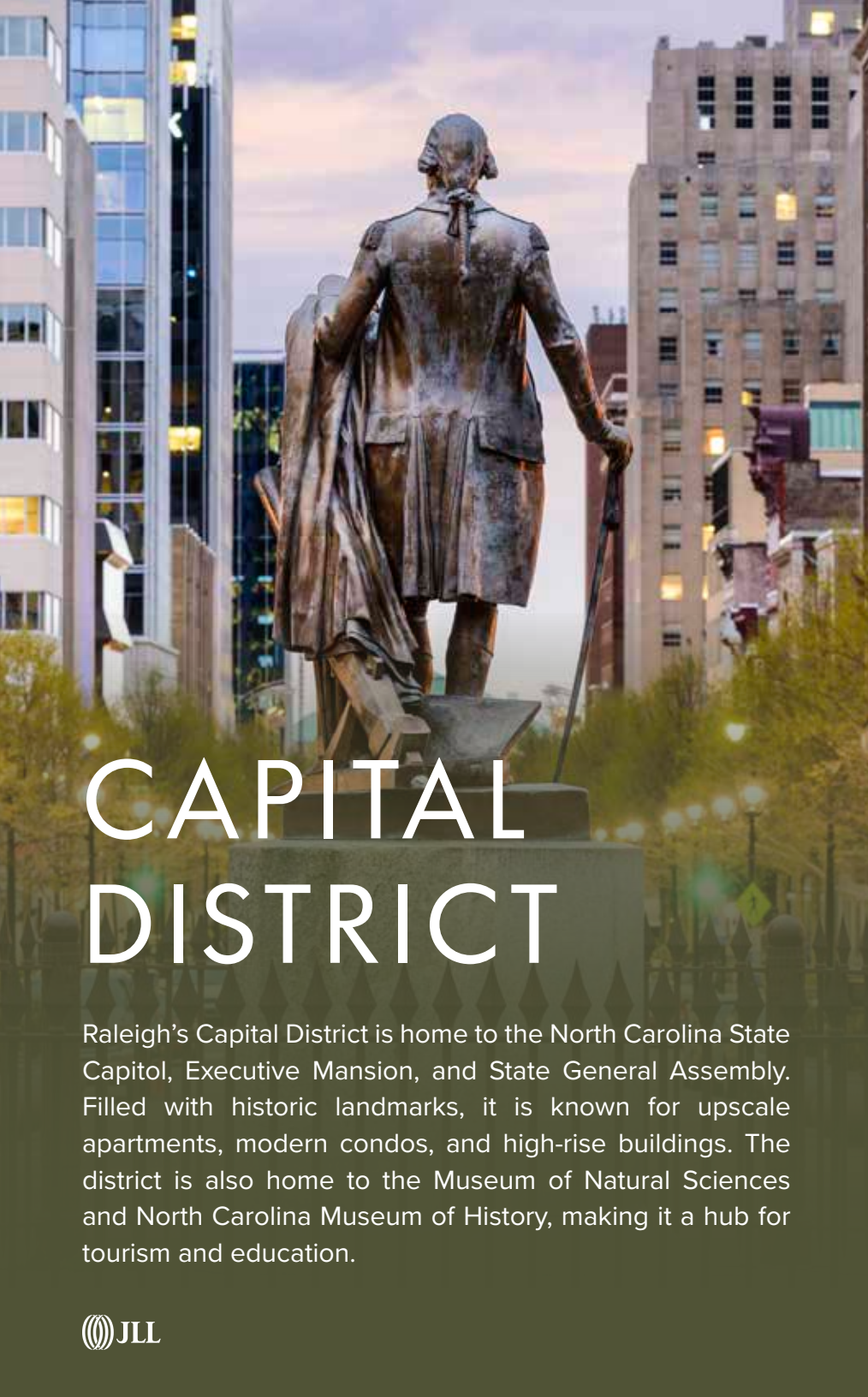
BOTANICAL LOUNGE

TEETS



GLENWOOD SOUTH DISTRICT

Known for its vibrant nightlife and an eclectic mix of restaurants, shops, and art galleries, Glenwood South is often referred to as Raleigh's premier entertainment district. This dynamic atmosphere attracts many young professionals to live in the area.



CAPITAL DISTRICT

Raleigh's Capital District is home to the North Carolina State Capitol, Executive Mansion, and State General Assembly. Filled with historic landmarks, it is known for upscale apartments, modern condos, and high-rise buildings. The district is also home to the Museum of Natural Sciences and North Carolina Museum of History, making it a hub for tourism and education.



STATE CAPITOL BUILDING



CAPITAL DISTRICT

NORTH CAROLINA MUSEUM OF NATURAL SCIENCES





MARTIN MARIETTA CENTER



CITY OF RALEIGH MUSEUM

FAYETTEVILLE STREET DISTRICT

Originally converted to a pedestrian mall, Fayetteville Street was restored in 2006 to a drivable main street which is now the city's central business corridor. The Fayetteville Street district has an abundance of restaurants, bars, and galleries inside the high-rises and restored historic buildings.



+10,917

PROJECTED DOWNTOWN
POPULATION INCREASE
2024-2029

289+

RESTAURANTS + BARS
DOWNTOWN

492

ACRES OF GREENSPACE
WITHIN 1 MILE OF
DOWNTOWN

300

BICYCLES + 30 PLANNED
STATIONS FOR RALEIGH'S
NEW BIKE SHARE

ALEXAN MOTO

0.5 MILE

1 MILE

- RESTAURANTS
- PARKS + GREENSPACE
- ENTERTAINMENT + ATTRACTIONS
- RETAIL + SERVICES
- ACCOMMODATIONS
- TRANSIT

No. 1

LARGEST RESEARCH
PARK IN THE COUNTRY

22.5M

SQUARE FEET OF
BUILT SPACE

260+

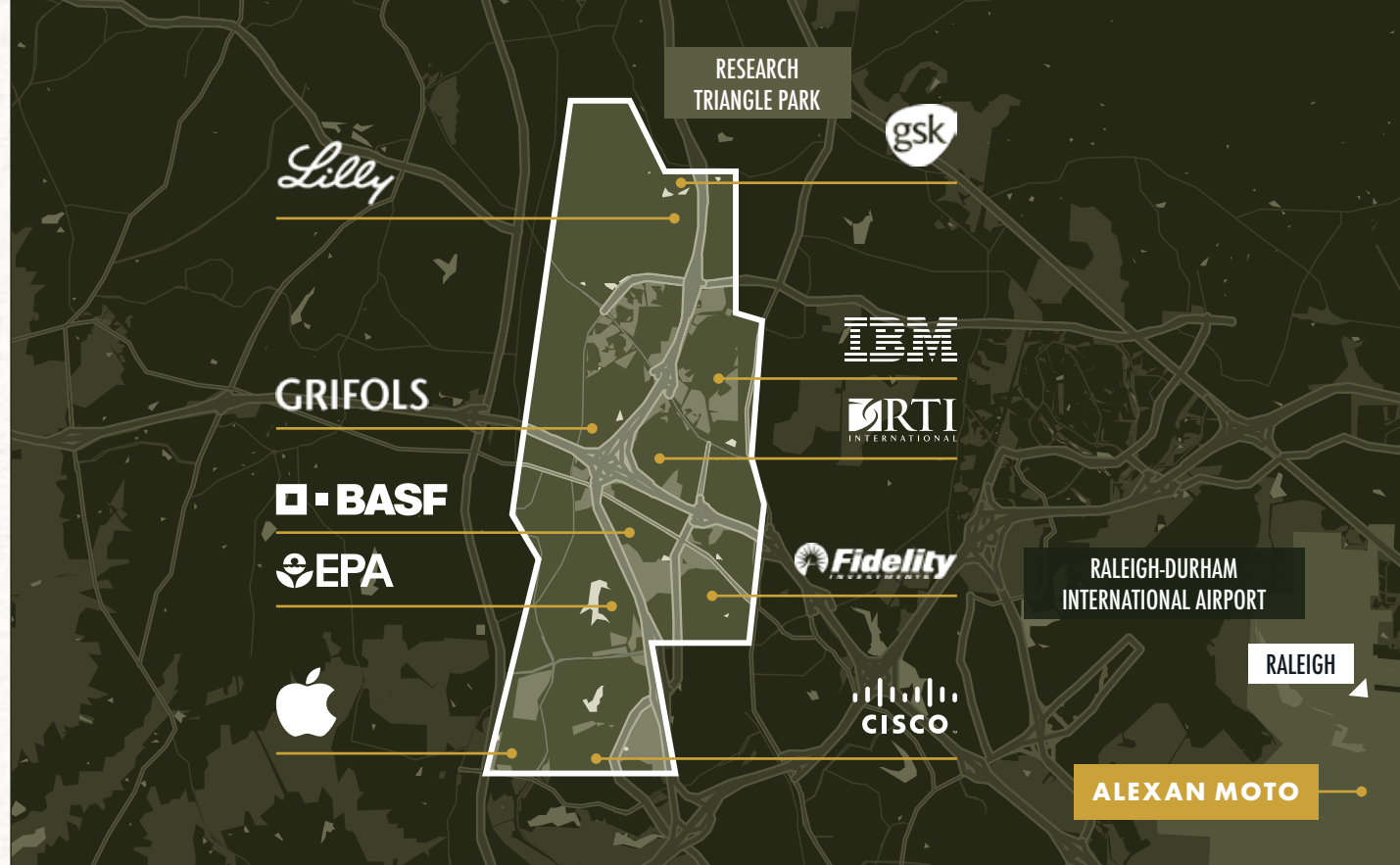
COMPANIES IN
RESEARCH TRIANGLE PARK

55,000+

TOTAL EMPLOYEES

\$2.7B

RTP EMPLOYEES'
COMBINED ANNUAL
SALARIES



NOTABLE INVENTIONS INCLUDE:

1965

AstroTurf by Chemstrand

1972

The barcode by IBM

1987

3D ultrasound by Duke University

1988

Periodic Table of Elements by
the International Union of Pure and
Applied Chemistry (IUPAC)

2013

Auditory brain stem implant
by UNC Hospital

RESEARCH TRIANGLE PARK SUSTAINED INFLUENCE

Lauded as a center of scientific innovation, Research Triangle Park (RTP) is the largest high-technology research and science park in North America. It was founded in 1959 with the hopes to inspire collaboration between businesses, government, and universities. RTP's founders have succeeded in their goal to transform post-war North Carolina from a poor tobacco-growing state into a thriving and innovative economy. The Park is supported by three surrounding universities; Duke University, UNC - Chapel Hill, and NC State University, which frequently partner with RTP companies on research initiatives.

RTP currently includes over 250 companies, 39,000 full-time employees, and 10,000 contract workers. Businesses in fields such as micro-electronics, telecommunications, biotechnology, chemicals, pharmaceuticals, and environmental sciences make up the bulk of the tenants. Industries invest more than \$296 million in research and development at the region's universities each year – double the average research and development investment for innovation clusters elsewhere in the nation.

Nearly 60 years after its founding, RTP has garnered international attention as a leading science and technology center.

INVESTMENT ADVISORS

JOHN MIKELS
Managing Director
919.971.8262
John.Mikels@jll.com

JOHN GAVIGAN
Managing Director
336.260.6617
John.Gavigan@jll.com

CHASE MONROE
Director
704.575.7748
Chase.Monroe1@jll.com

DEBT & STRUCTURED FINANCE

TRAVIS ANDERSON
Senior Managing Director
972.342.8119
Travis.Anderson@jll.com

BRAD WOOLARD
Director
740.814.7888
Brad.Woolard@jll.com

WARD SMITH
Director
919.818.8751
Ward.Smith@jll.com

ANALYTICAL SUPPORT

WILLIAM MARTIN
Associate
980.226.6466
William.Martin@jll.com

WESTON POPP
Associate
212.376.1237
Weston.Popp@jll.com

MCCULLOUGH CAMPBELL
Analyst
804.363.7912
McCullough.Campbell@jll.com

JESSE WASHBURN
Analyst
336.402.8080
Jesse.Washburn@jll.com



4509 CREEDMOOR RD | SUITE 300 | RALEIGH, NORTH CAROLINA | 27609
650 SOUTH TRYON STREET | SUITE 600 | CHARLOTTE, NORTH CAROLINA | 28202

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**The outbreak of the COVID-19 virus (novel coronavirus) since the end of January 2020 has resulted in market uncertainty and volatility. While the economic impact of a contagion disease generally arises from the uncertainty and loss of consumer confidence, its impact on real estate values is unknown at this stage.