

# REXWOODS CENTER IV

4325 LAKE BOONE TRAIL



**GINNY HAGER**

LEASING REPRESENTATIVE

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**#BETTERTOGETHER**



# REXWOODS IV

41,775 RSF

13,925 RSF TYPICAL FLOORPLATE

3 FLOORS

4 / 1,000 PARKING RATIO

MIX OF OFFICE AND MEDICAL

GREAT AMENITIES WITHIN  
WALKING DISTANCE

ON-SITE PROPERTY  
MANAGEMENT AND  
MAINTENANCE

IDEALLY SITUATED BETWEEN I-40  
AND I-440 WITH EASY ACCESS TO  
DOWNTOWN RALEIGH,  
CARY, AND RTP

ACROSS THE STREET FROM ONE  
OF THE NATION'S TOP RANKING  
HOSPITALS, UNC REX HOSPITAL





# *a bustling* COMMUNITY

## RECREATION

Segment of the East Coast Greenway System  
(Key West to Canada)

North Carolina Museum of Art (NCMA)

- 308,300 SF
- 164-acre park
- 500 outdoor seating theater

PNC Arena

- 1.5M guests annually
- Home to the Carolina Hurricanes

NC State Fairgrounds

- 500+ events annually

## RETAIL

983,200 SF across 4 major shopping centers:

- Lake Boone Shopping Center
- The Marketplace at Lake Boone
- Bentley Ridge Shopping Center
- Plaza West

## RESIDENTIAL

4,218 multi-family units

## SCHOOLS

8 public schools and 3 private schools

2 Institutions of Higher Education:

- NC State University
- Meredith College

## MEDICAL

UNC Rex Healthcare

NORTH CAROLINA MUSEUM OF ART



NCSU VETERINARY SCHOOL



THE MARKETPLACE AT LAKE BOONE





# REXWOODS OFFICE CENTER

*neighborhood map*



CARTER FINLEY  
STADIUM

PNC ARENA

WADE AVENUE

BLUE RIDGE ROAD

NORTH CAROLINA  
MUSEUM OF ART

REXWOODS CENTER IV

UNC / REX  
HOSPITAL CAMPUS

MARKETPLACE AT LAKE BOONE

blissbody  
YOGA



the oak  
Michigan | downtown bar

FIRST  
WATCH

VIC'S ITALIAN  
RESTAURANT & PIZZERIA

TWO  
ROOSTERS  
STEAK & BREW

THE  
TUMBLE  
GYM



just  
salad



City BARBECUE



LAKE BOONE SHOPPING CENTER





# 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.

## 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



## 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 Rexwoods Center IV means more than a prime West Raleigh 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 Properties at Rexwoods Center IV.



**THOMAS "SKIP" HILL**  
Vice President / Division Lead



**GINNY HAGER**  
Leasing Representative



**MIKE PRATHER**  
Senior Property Manager

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.*

