



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 1-40
AND 1-440 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**

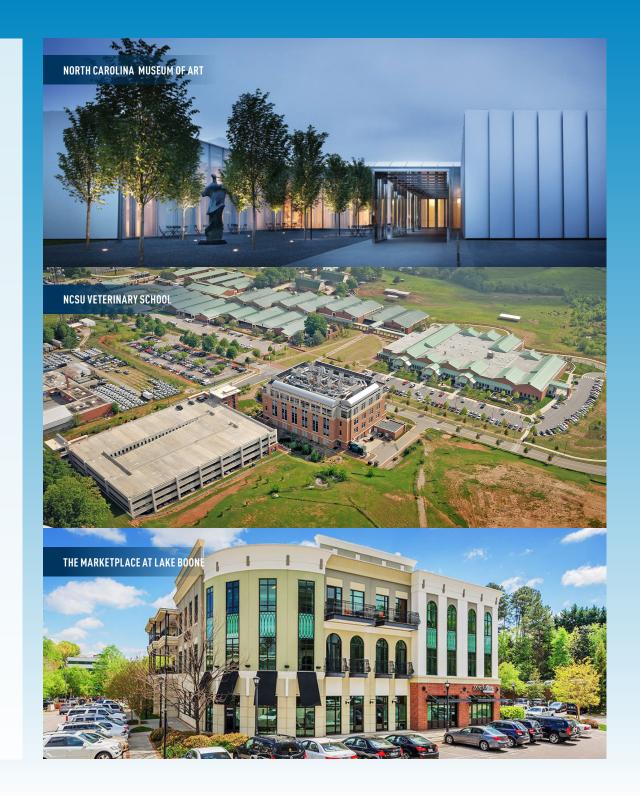
8 public schools and 3 private schools

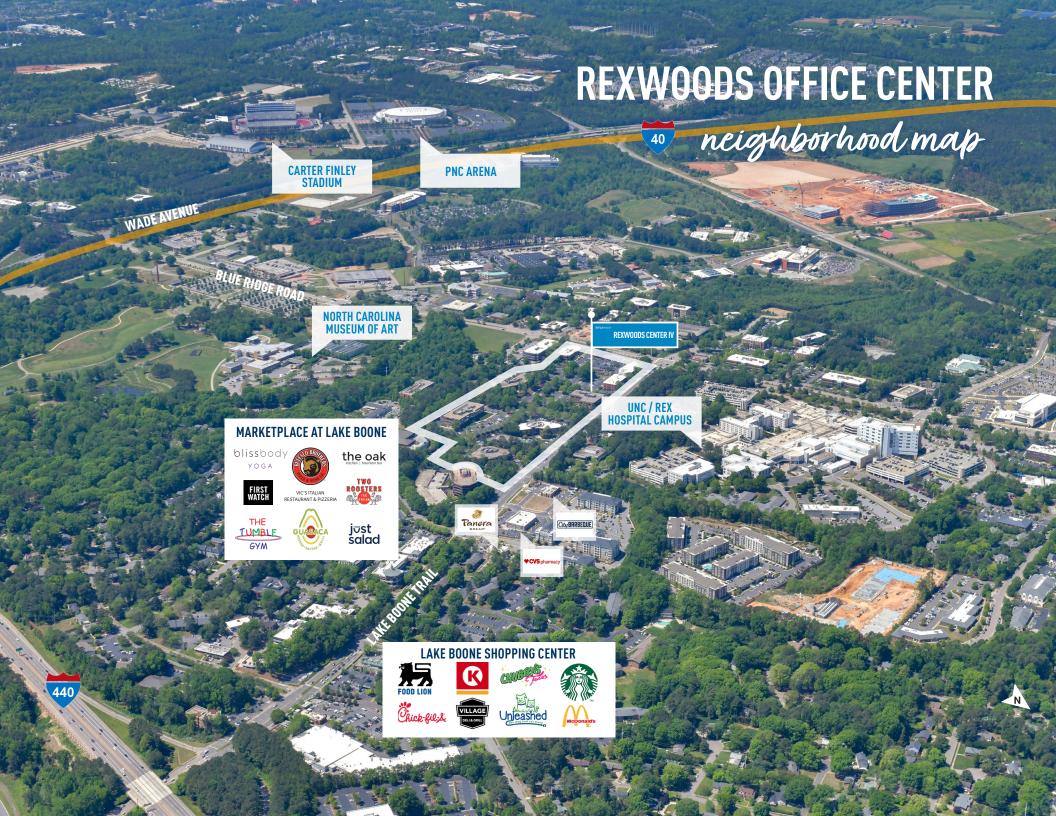
2 Institutions of Higher Education:

- NC State University
- Meredith College

## **MEDICAL**

**UNC Rex Healthcare** 





## **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 maintainance personnel and a committment 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

















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

# 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.



Vice President / Division Lead



GINNY HAGER Leasing Representative



MIKE PRATHER Senior Property Manager

## **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 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 *tagether* what it cannot apart.

## Gouve come to the right place.

