

THE EXCHANGE RALEIGH

Built on a legacy of community,
wellness, connection, and innovation





Collaborative design marries a reverence for the land with iconic modern architecture in this \$1 billion, 40-acre mixed-use development.

The Exchange is an intentional community centered around highly curated walk-up retail opportunities that embrace the 4-acre park as the heartbeat of The Exchange.

Emphasizing human health first, The Exchange will deliver ***Raleigh's first LEED and WELL certified buildings.***

The Exchange is at the crossroads of a well-established super-regional node of Raleigh. Adjacent centers draw more than **12 million visitors annually** and daily traffic along I-440 tops **134,000 vehicles**.

A blend of locals and regional visitors:

Around **40%** of visitors are locals from **within 5 miles**.

Around **36%** of visitors live between **5 and 30 miles** away.

HOME LOCATION	% OF AREA VISITORS	POPULATION	MEDIAN HHI	MEDIAN AGE
0-5 MI	39.7 %	254,963	\$75,270	36
5-10 MI	17.7 %	394,007	\$83,058	35
10-30 MI	18.1 %	1,376,512	\$85,827	37
0-30 MI	75.5 %	2,025,483	\$83,655	37

* Based on visitors/trade area of North Hills, 2022. Source: Placer.ai



NORTH HILLS
8.1 M VISITORS / YEAR
444K SF RETAIL

THE EXCHANGE RALEIGH

- EASY TO ACCESS**
- 1 FROM NORTH HILLS: SIX FORKS ROAD, ST. ALBANS DRIVE
 - 2 FROM NORTH RALEIGH: WAKE FOREST ROAD, ST. ALBANS DRIVE
 - 3 FROM INTERSTATE 440 : WAKE FOREST ROAD EXIT, NAVAHO DRIVE, BENSON DRIVE

DUKE RALEIGH HOSPITAL
1M VISITORS/YEAR

HOLLY PARK
2 M VISITORS/YEAR
160K SF RETAIL

MIDTOWN EAST-WEGMANS
2.6 M VISITORS/YEAR
159K SF RETAIL

CITY OF RALEIGH GREENWAY TRAIL

440

INTERSTATE 440 ADT: 134K

WAKE FOREST ROAD ADT: 41K

NEIGHBORING TENANTS

MASTER PLAN

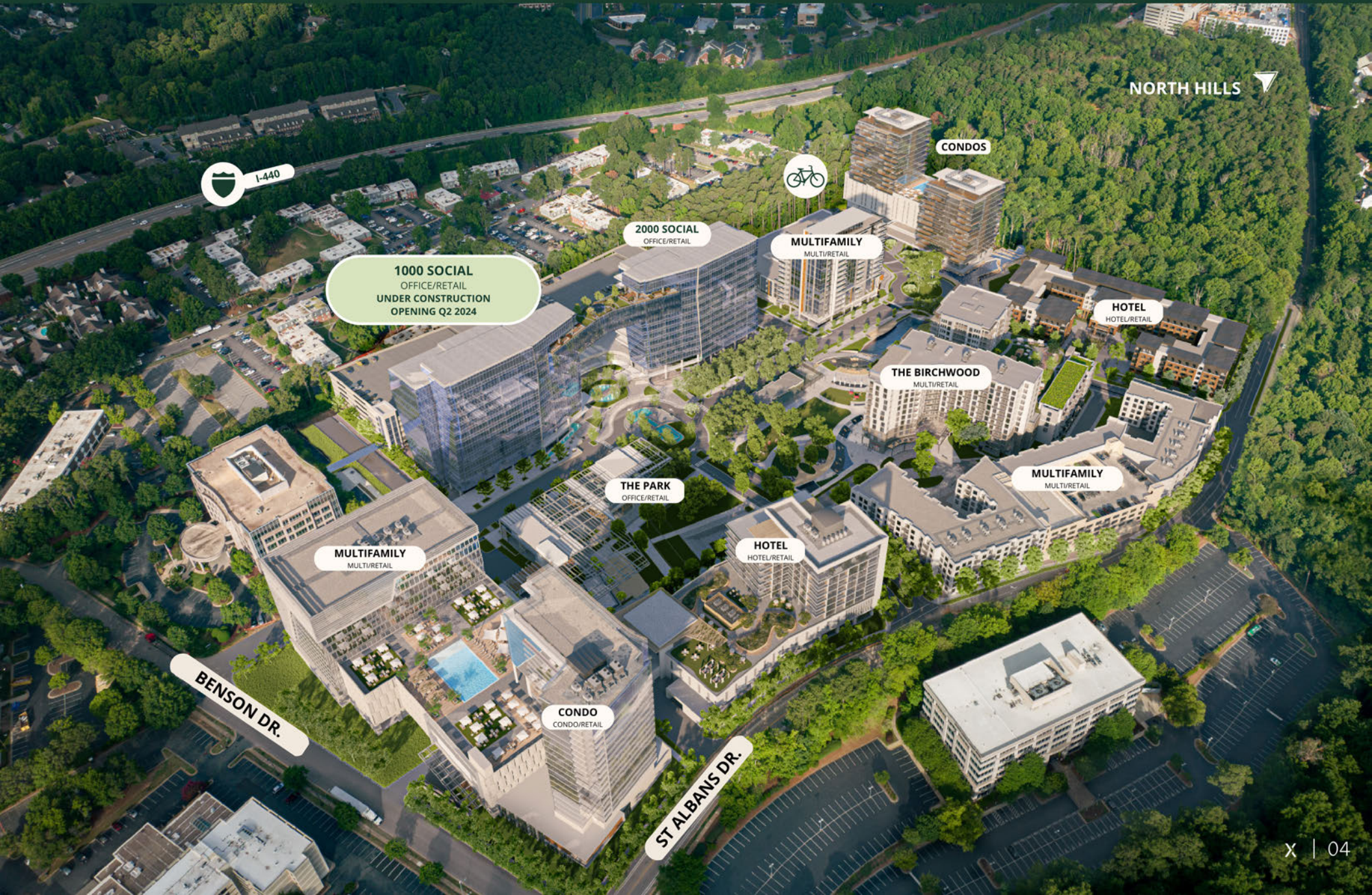
4-Acre
Green Space

990,000
GSF Office Space

1,275
Residential Units

125,000
SF Retail

300
Hotel Keys



I-440

NORTH HILLS

CONDOS



2000 SOCIAL
OFFICE/RETAIL

MULTIFAMILY
MULTI/RETAIL

1000 SOCIAL
OFFICE/RETAIL
UNDER CONSTRUCTION
OPENING Q2 2024

HOTEL
HOTEL/RETAIL

THE BIRCHWOOD
MULTI/RETAIL

MULTIFAMILY
MULTI/RETAIL

THE PARK
OFFICE/RETAIL

HOTEL
HOTEL/RETAIL

MULTIFAMILY
MULTI/RETAIL

BENSON DR.

CONDO
CONDO/RETAIL

ST ALBANS DR.

THE PARK

Opportunities stem in every direction, inviting you to explore four acres of activated park— part of seven acres of natural greenspace at The Exchange. Here, a budding neighborhood of beautiful gardens, local flavors, unique shops, and winding trails draws the community in and invites them to stay a while.

1000 SOCIAL - OFFICE
UNDER CONSTRUCTION



KEY MAP



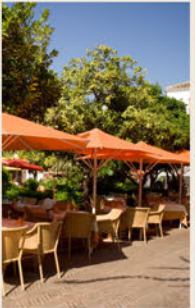


RETAIL

At The Exchange, we have mindfully created a community centered around highly curated walk-up retail opportunities that defy the norm for Midtown Raleigh. Instead of fronting busy roads and congested parking lots, each retail space opens onto the central greenspace.

THE PARK

Unique to the region, The Exchange will activate its abundant four acres of outdoor space - through thoughtful design and retail that consistently reflects its core values.





COMMUNITY

Bringing Raleigh's future to life in a modern crossroads that balances the city's energy and urban conveniences with a deep appreciation for community, wellness, and connection to the natural world.

LIVING

A growing community welcomes you to a neighborhood where the central park is your backyard.



KEY MAP





WORKPLACES

Timeless vision and modern design support your boldest ambitions.

1000 SOCIAL
353,891 SF



1000 SOCIAL

AT THE EXCHANGE

Modern design and state of the art facilities are balanced by abundant outdoor workspaces, a seamless flow from indoors to out, and stunning views of the surrounding park.

1000 SOCIAL HIGHLIGHTS:

- 353,891 SF mixed-use 12-story tower
- Efficient 28,500 SF floor plates
- 1,585-space secure parking deck
- 20,014 SF ground-floor retail
- Connects to 2000 SOCIAL for contiguous 700,000 SF offering

2000 SOCIAL
PHASE 2



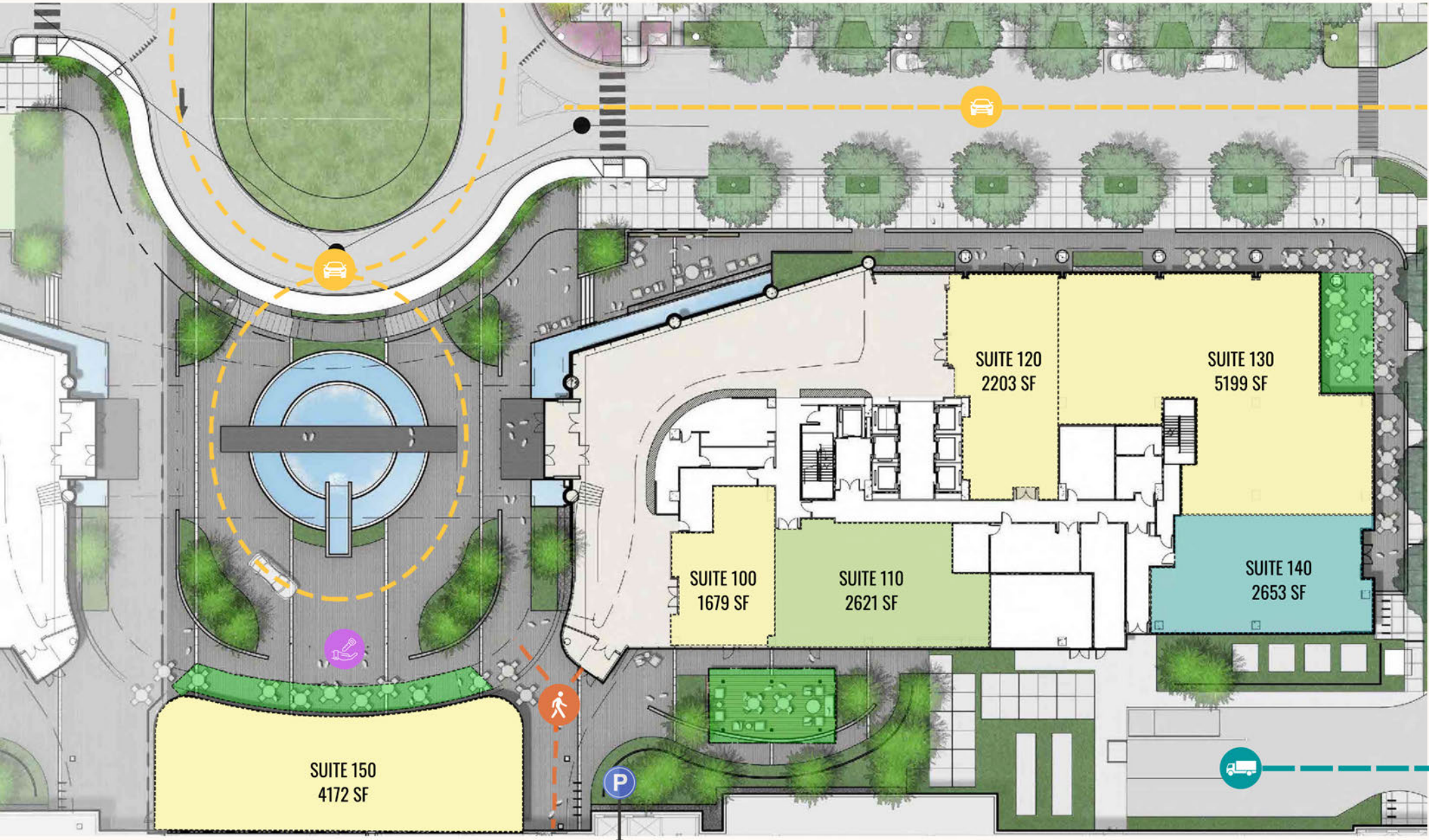
1000 SOCIAL

Numerous entry points provide convenient access from all directions. Dedicated parking and a central motor court ensure efficient arrivals and departures for tenants, visitors and taxi services.

1500 EMPLOYEES

WORK IN THE BUILDING EVERY DAY CREATING A BUILT-IN CUSTOMER BASE

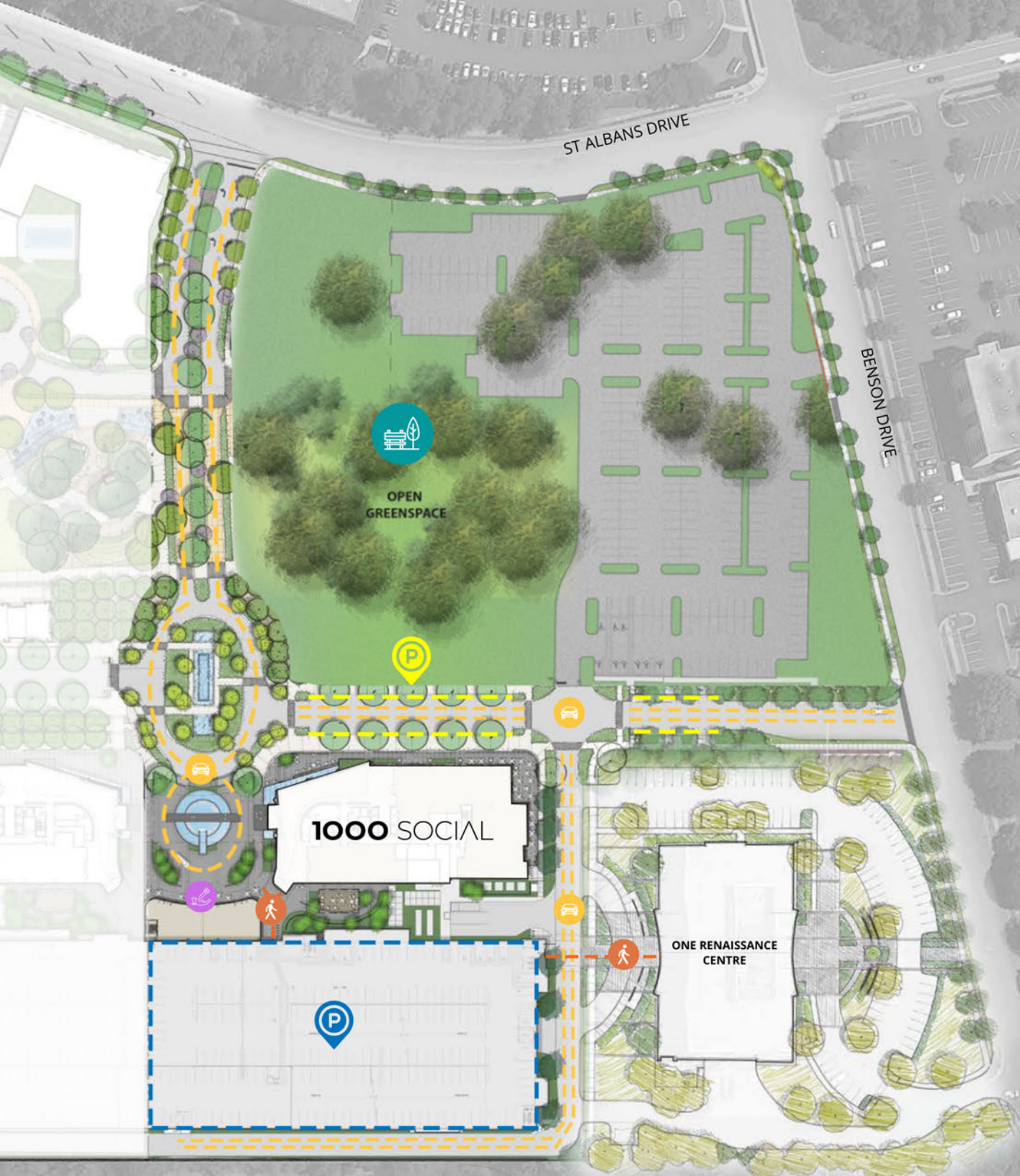
- FOOD & BEVERAGE
- SERVICE
- RETAIL
- OUTDOOR DINING



CIRCULATION PLAN

Phase One

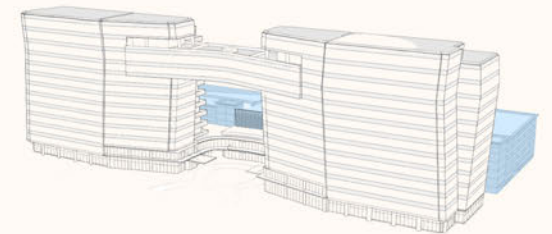
1000 Social will deliver with dedicated parking and fully developed pedestrian and vehicular gateways extending to St. Albans Drive and Benson Drive. Prior to future phase development, adjacent parcels will feature ample green space, regular activations, and additional surface parking.



Parallel Parking



Dedicated 1st Floor Parking
Covered Path to Retail



Valet - Drop Off



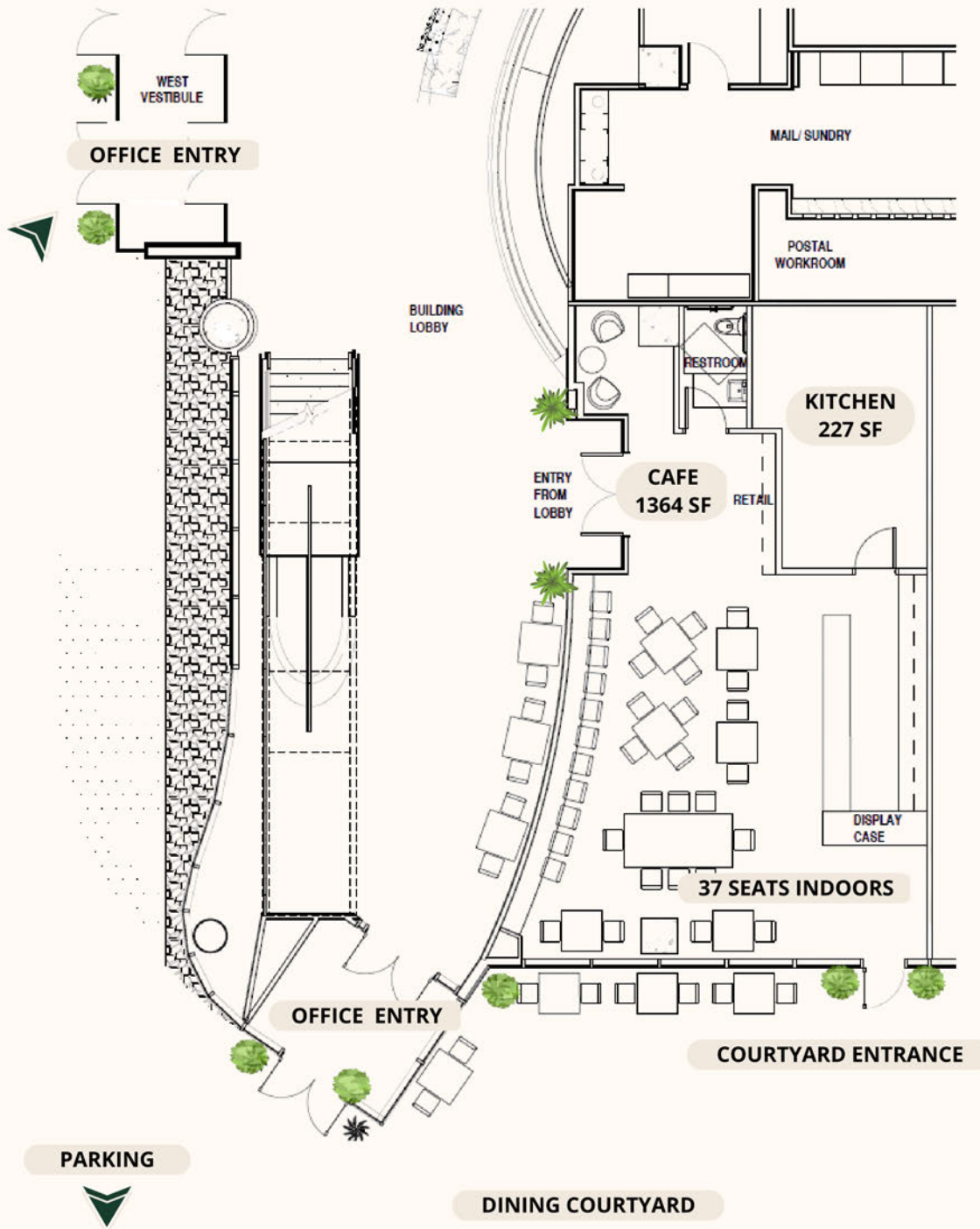
Vehicular Circulation



Pedestrian Circulation

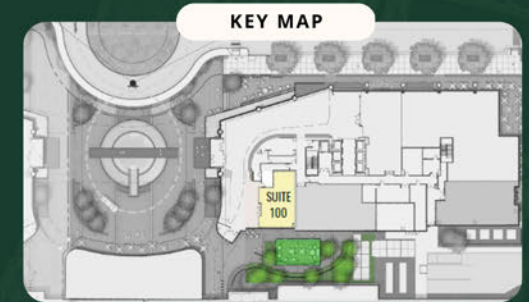


Activated Park Space



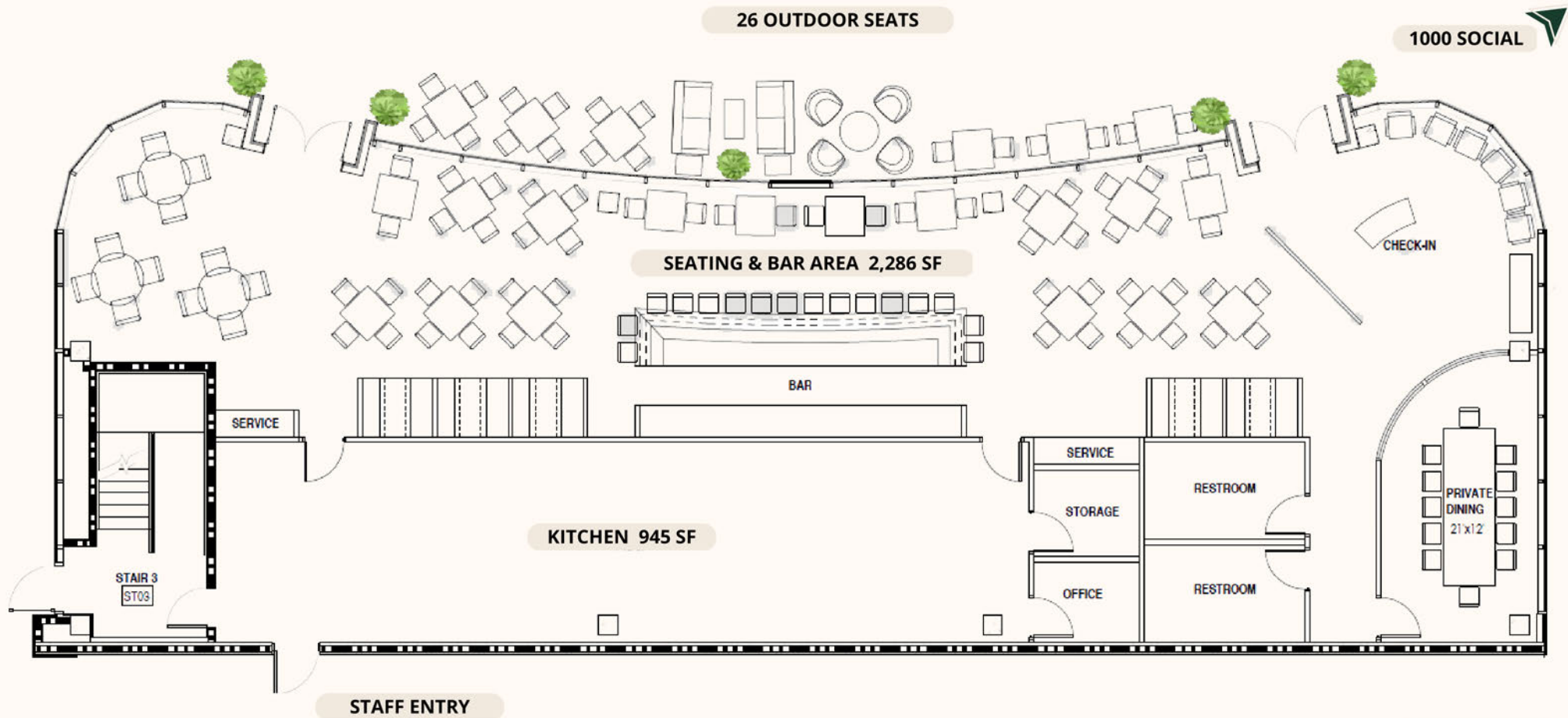
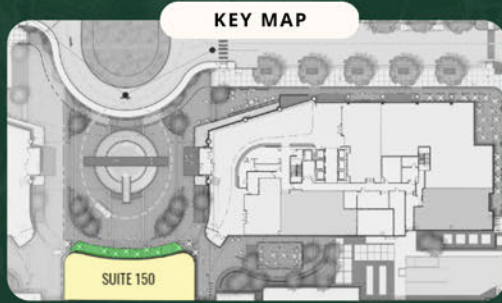
SUITE 100

1,679 SF



SUITE 150

4,172 SF





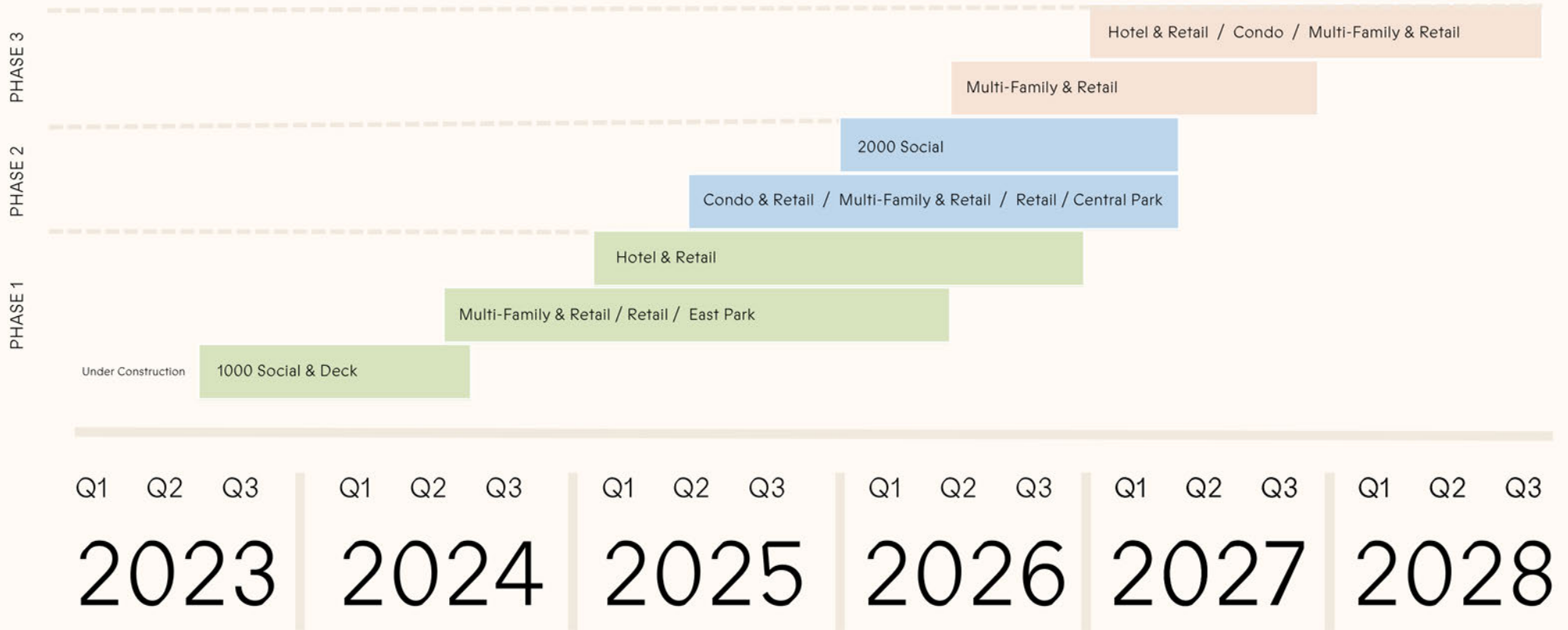
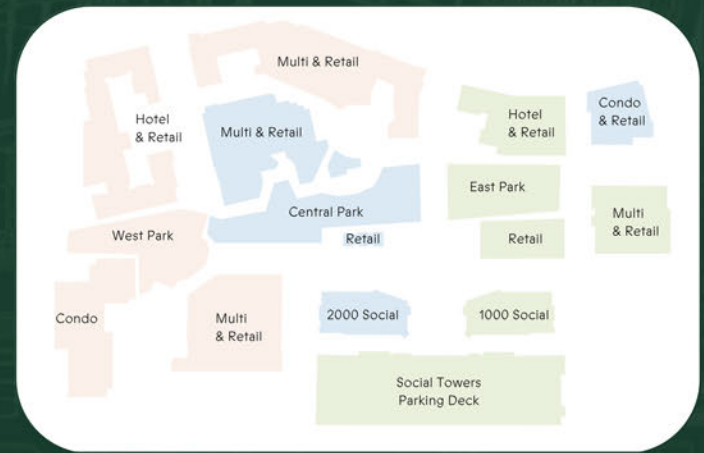
WATCH RALEIGH COME ALIVE



DEVELOPMENT TIMELINE

“ The Raleigh market is on fire, with an incredibly talented labor pool, fast-paced yet sustainable growth, and close proximity to major technology and innovation hubs. Just a short drive from the mountains and the coast, Raleigh’s reasonable cost of living and enviable lifestyle make it a natural short list candidate for any growing firm looking to establish a major presence in the Southeast. ”

EVERETT DANIELS
President & COO, Dewitt Carolinas



THE DEVELOPER

Founded in 1997 and based in Raleigh, NC, Dewitt Carolinas engages in acquisition, ownership, development, and management of properties and land throughout the Carolinas. Dewitt has developed an unmatched reputation for excellence that continues to shine through our diverse portfolio and high quality service.



200+

TOTAL NUMBER OF DEVELOPMENT PROJECTS MANAGED



\$2B+

OF CONSTRUCTION MANAGED



175+

COMBINED YEARS OF EXPERIENCE



TODD SAIEED
CHIEF EXECUTIVE OFFICER

A native North Carolinian, raised in the construction industry, Todd Saieed, CEO of Dewitt Carolinas, has built a real estate development company and personal reputation founded on strategic vision, skilled management and a purpose-fueled drive to successfully navigate the challenges intrinsic to 21st Century development.

Having founded the company in 1992, Todd, together with his partner since 1997, Ven Poole, now holds a diversified portfolio of commercial, multi family, industrial, and mixed use projects valued at over \$200 million. Today, Dewitt Carolinas is one of the fastest growing privately held companies in North Carolina.



VEN POOLE
SENIOR PARTNER

Ven has served as a member of GFL Environmental, Inc. board of directors since 2018. Mr. Poole joined Waste Industries in 1990 and served as its Chairman and Chief Executive Officer immediately prior to the Waste Industries Merger. Ven has more than 30 years of experience in the solid waste industry and was recently inducted into the National Waste & Recycling Hall of Fame. Ven currently serves on the boards of directors of the Environmental Research and Education Foundation (Vice Chairman), Detachable Container Association (Treasurer), St. David's School (Treasurer) and is a member of the board of trustees of North Carolina State University.

Ven joined Todd in 1997, together they have led a company that has become a leader in the real estate development world, with a continued focus on projects throughout the Carolinas.



ED SOCCORSO
CHIEF FINANCIAL OFFICER

With over 25 years of corporate finance and investment banking experience, Ed oversees the accounting and finance activities for Dewitt. Over the course of his career, Ed has raised over \$7 billion of capital through corporate debt issuance and asset securitization, and managed over \$1 billion of fixed income portfolios. In addition to his capital markets experience, Ed has deep knowledge in the retail banking sector, having served as both Chief Credit Officer and Chief Strategy Officer for a large community bank and advisor to the U.S. Treasury on bank investments made under the Troubled Asset Relief Program.



EVERETT DANIELS
PRESIDENT

As President of Dewitt Carolinas, Everett Daniels is responsible for sourcing, structuring, constructing and managing Dewitt's diverse portfolio of real estate transactions throughout the Carolinas. With an extensive construction management background, Daniels is recognized for offering comprehensive analysis and execution of developments from inception to stabilization.

Daniels graduated from East Carolina University's Construction Management School. He began his career with Bovis Lend Lease in the field as a Superintendent and quickly climbed the ranks into leadership roles. With Daniels' leadership, dedication and implementation he was recruited to step into the commercial property development industry with Dewitt Carolinas in 2014.



STEVEN BEATTIE
EXECUTIVE VICE PRESIDENT

Steven joined Dewitt in 2017 as Director of Pre-Development. He is responsible for the supervision and coordination of pre-development, and prepares valuations and information needed for strategic planning, fiscal planning, and risk management. These duties include production of high-level budgets, selecting the design team, negotiating agreements, and managing the design process including building programming, entitlements, permitting, drafting and executing contracts. Steven is a civil engineer, and prior to joining the Dewitt team he worked as a team leader at a regional civil engineering firm.



SU-HOU CHEN
SR. PROJECT MANAGER

Su-Hou is involved in all phases of pre-construction and construction activities for Dewitt's commercial, residential, industrial, and mixed-used development projects in the Carolinas. As Sr. Project Manager, he is responsible for overseeing budgeting and on-schedule project delivery, coordinating with the design team and managing construction efforts including scheduling, permitting, and day-to-day project execution. Su-Hou's prior experience includes a background in architecture experience on the west coast, and project management for Skanska USA managing construction projects for Duke University.



CASEY GLOVER
CREATIVE DIRECTOR

Casey is responsible for advancing development and market trend analysis for Dewitt. She joined the team in 2015 and in her current role of Creative Director she leads in the fields of market research, design inspiration and implementation. Casey assists with pre-development to source new development opportunities, due diligence, legal, marketing, and project strategy as well as post-construction development activities, assisting with leasing, and branding aspects of Dewitt Carolinas development projects.



TOMMY SAIEED
ASSET MANAGER

Tommy is responsible for overseeing property level operations and performance, conducting financial feasibility studies on new developments, and providing comprehensive reports to the executive team. Prior to joining Dewitt, Tommy was a valued member on the multifamily investment sales team for Newmark, as a Financial Analyst. During his tenure, the Carolinas team average ~\$2 billion in sales volume per year. Before his time at Newmark, he was an active commercial real estate broker in the Triangle.



CONNOR SAIEED
PROPERTY DEVELOPMENT MANAGER

As Property Development Manager, Connor helps lead our leasing efforts in the office and retail sectors and manages broker partnerships, tenant coordination, and building operations and uplifts for several of our assets. Connor joined Dewitt Carolinas in 2017, and has amassed a wealth of experience all asset types and all aspects of the business, including construction management, marketing, and sales.

ONE OFFICE. ONE MISSION. EXCEED EXPECTATIONS.

We care deeply about our community
and this project represents that.

It becomes an important part
of the legacy we leave behind.

TOMMY SAIIED

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