

FOR LEASE

FOR LEASE

BB&T/TWO HANNOVER SQUARE

434 Fayetteville St.
Raleigh, NC 27601



CAPITAL
ASSOCIATES®

ABOUT

BB&T/Two Hannover Square is a 435,000 SF 29-story, Class A office tower located in the center of Downtown Raleigh on Fayetteville Street at Civic Center Plaza. The building's prestigious tenant roster includes the Triangle headquarters for BB&T Bank as well as offices for some of the Southeast's largest law firms. Amenities include a fitness center, two tenant conference rooms, on-site management, and a sundry shop. Connected to the Sheraton Hotel and next door to the Raleigh Marriott City Center and Raleigh Convention Center, BB&T/Two Hannover offers unparalleled food and hospitality amenities within walking distance. Parking options are plentiful in all directions with convenient visitor parking located under the building, the BB&T/Two Hannover Square Deck located across Salisbury Street from the building, and four additional City of Raleigh public decks within a block's walk.

Walk Score®



94

WALKER'S PARADISE

Daily errands do not require a car.



77

EXCELLENT TRANSIT

Transit is convenient for most trips.



89

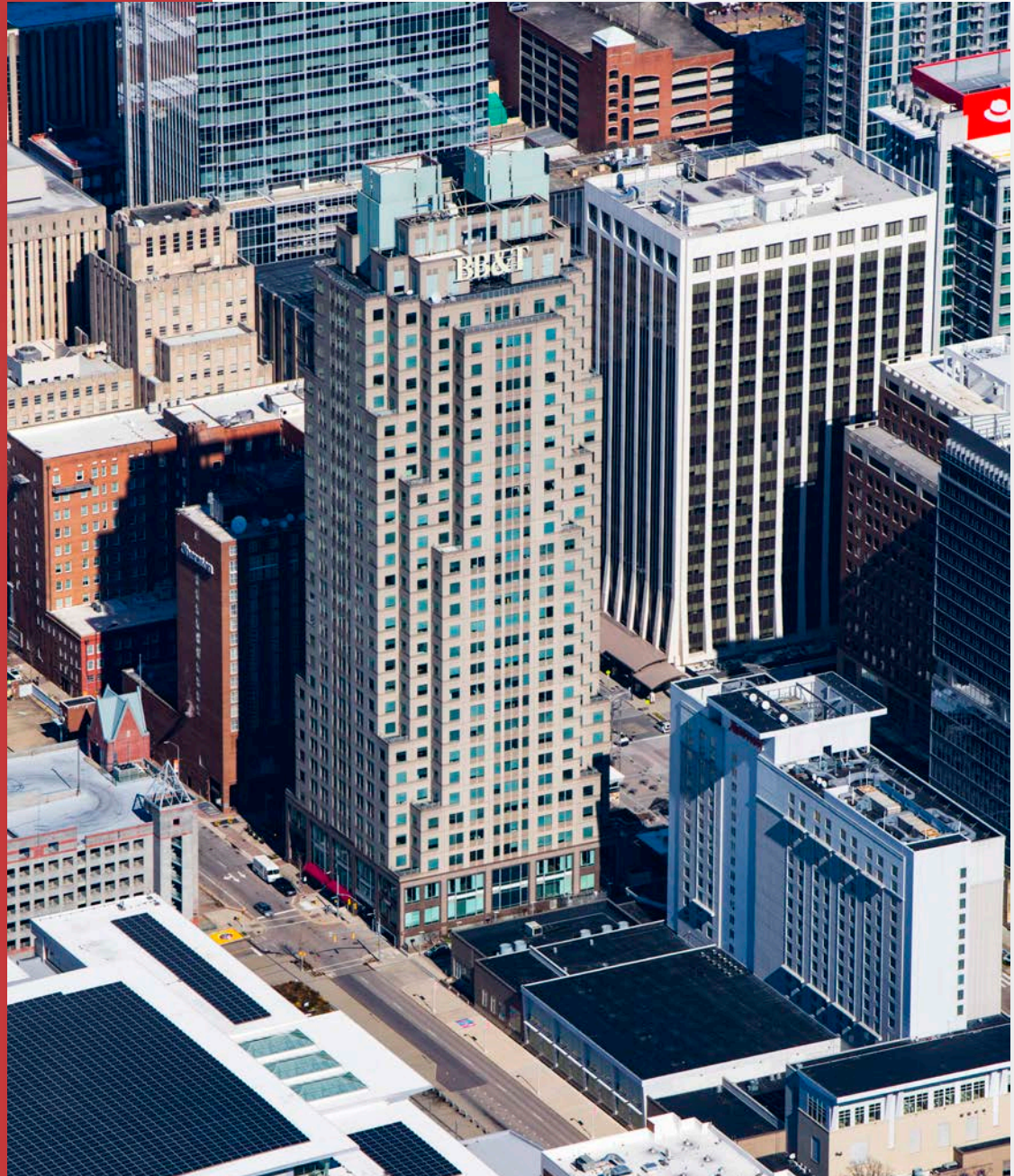
VERY BIKEABLE

Biking is convenient for most trips.

BB&T/TWO HANNOVER SQUARE

434 Fayetteville St, Raleigh, NC 27601

PROPERTY TYPE	Office
BUILDING SIZE	435,259 SF
LEASING RATE	\$29.50/SF
YEAR BUILT	1991
COUNTY	Wake
LOCATION	Raleigh, NC
FLOORS	29
LEASE TYPE	Full Service



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BB&T/TWO HANNOVER SQUARE

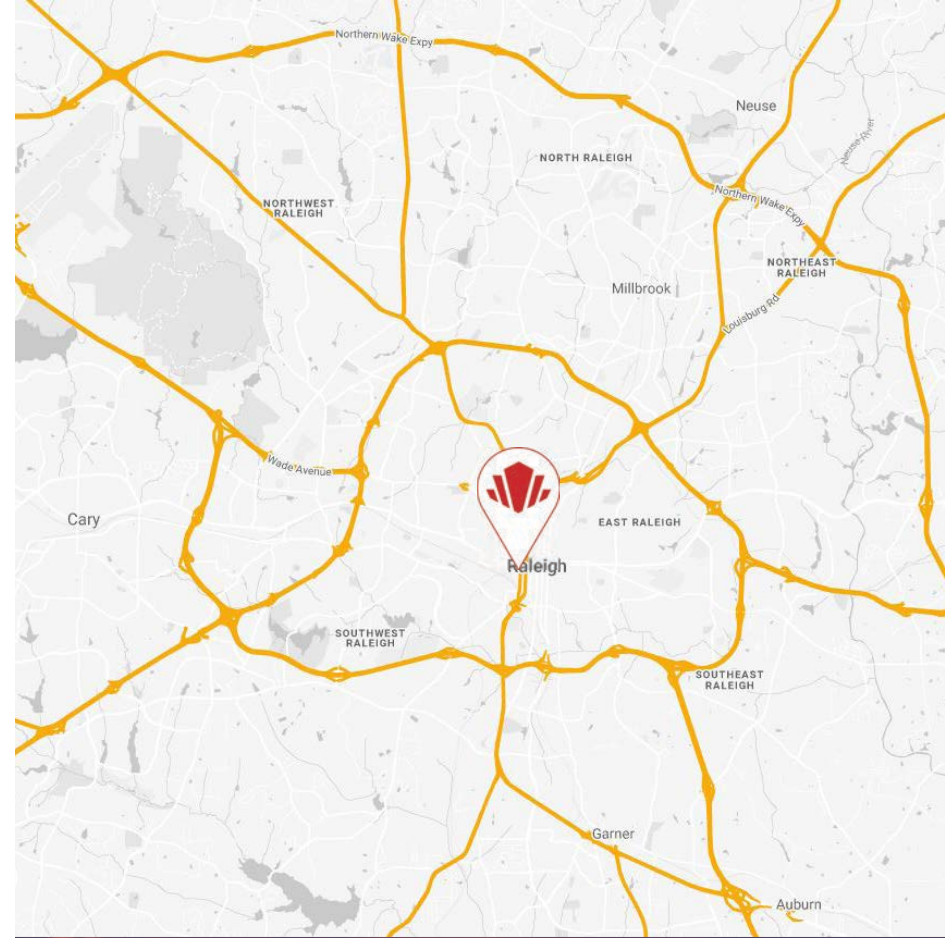
434 Fayetteville St, Raleigh, NC 27601

LOCATION

Connected to the Sheraton Hotel and next door to the Raleigh Marriott City Center and Raleigh Convention Center, BB&T/Two Hannover offers unparalleled food and hospitality amenities within walking distance. Parking options are plentiful in all directions, with convenient visitor parking located under the building, the BB&T/Two Hannover Square Deck located across Salisbury Street from the building, and four additional city of Raleigh owned public decks within a one-block walk.



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AN AWARD WINNING BUILDING

BOMA Raleigh-Durham awarded the 2016-2017 Outstanding Building of the Year (TOBY) to the BB&T/Two Hannover Square building in the 250,000-499,999 SF category. TOBYs recognize buildings, owners, and managers for their excellence in operation, sustainability, best practices, appearance and overall performance.

ENERGY STAR CERTIFIED

2016 ENERGY STAR QUALIFIED BUILDING



This building meets strict energy performance levels set by the U.S. EPA.
www.energystar.gov



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POINTS OF INTEREST

DINING & DRINKS

- Crank Arm Brewing
- The Pit Authentic BBQ
- Parkside Restaurant
- Barcelona Wine Bar
- Whiskey Kitchen
- Poole's Diner
- Raleigh Raw
- Jimmy V's Osteria
- Sitti
- Tonbo Ramen
- Trophy Brewing
- Beasley's Chicken & Honey

CONVENIENCE

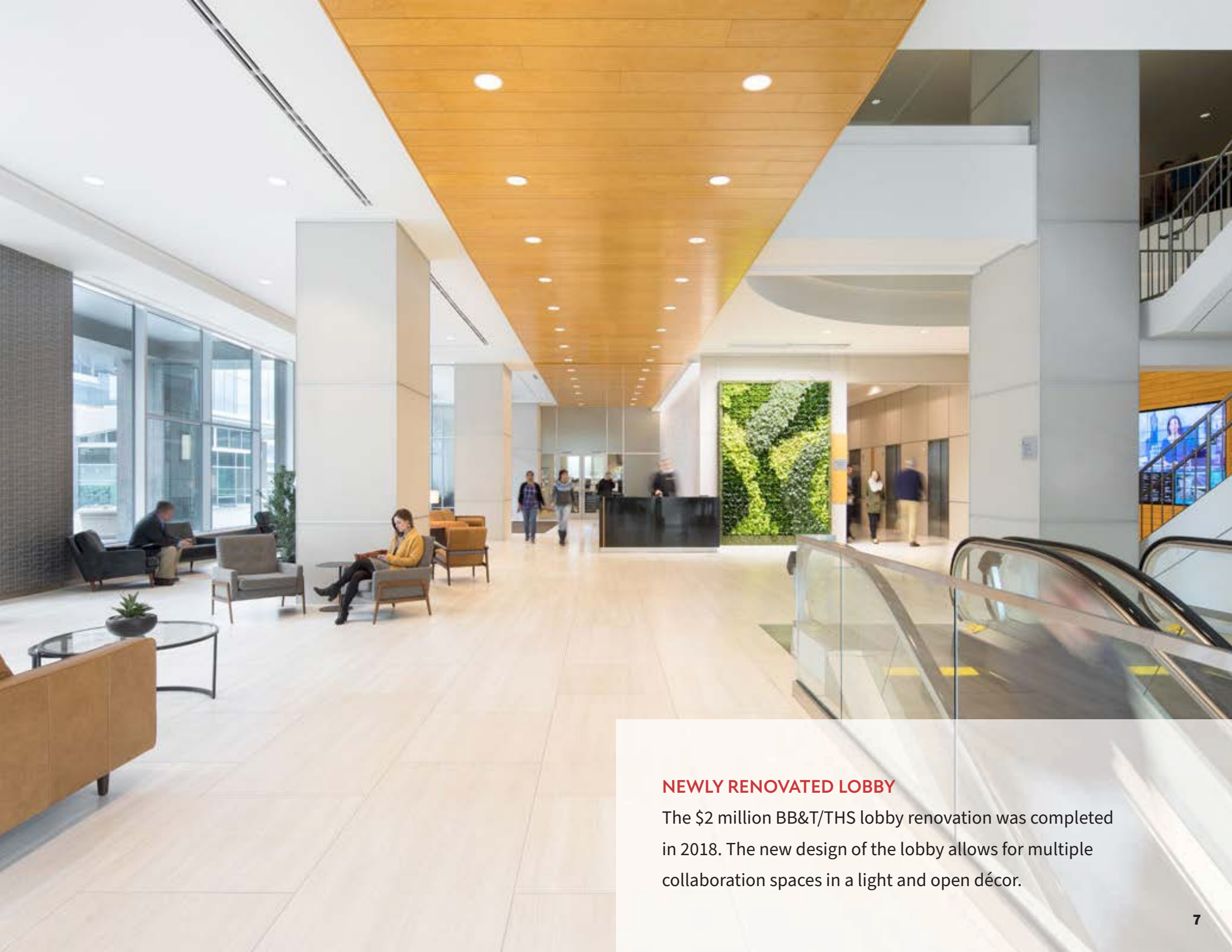
- Bida Manda
- Brewery Bhavana
- Videri Chocolate
- Humble Pie
- Jimmy John's
- Happy and Hale

ARTS & ENTERTAINMENT

- Red Hat Amphitheater
- Raleigh Convention Center
- CAM Contemporary Art

HOTELS

- Sheraton
- Marriott
- Residence Inn



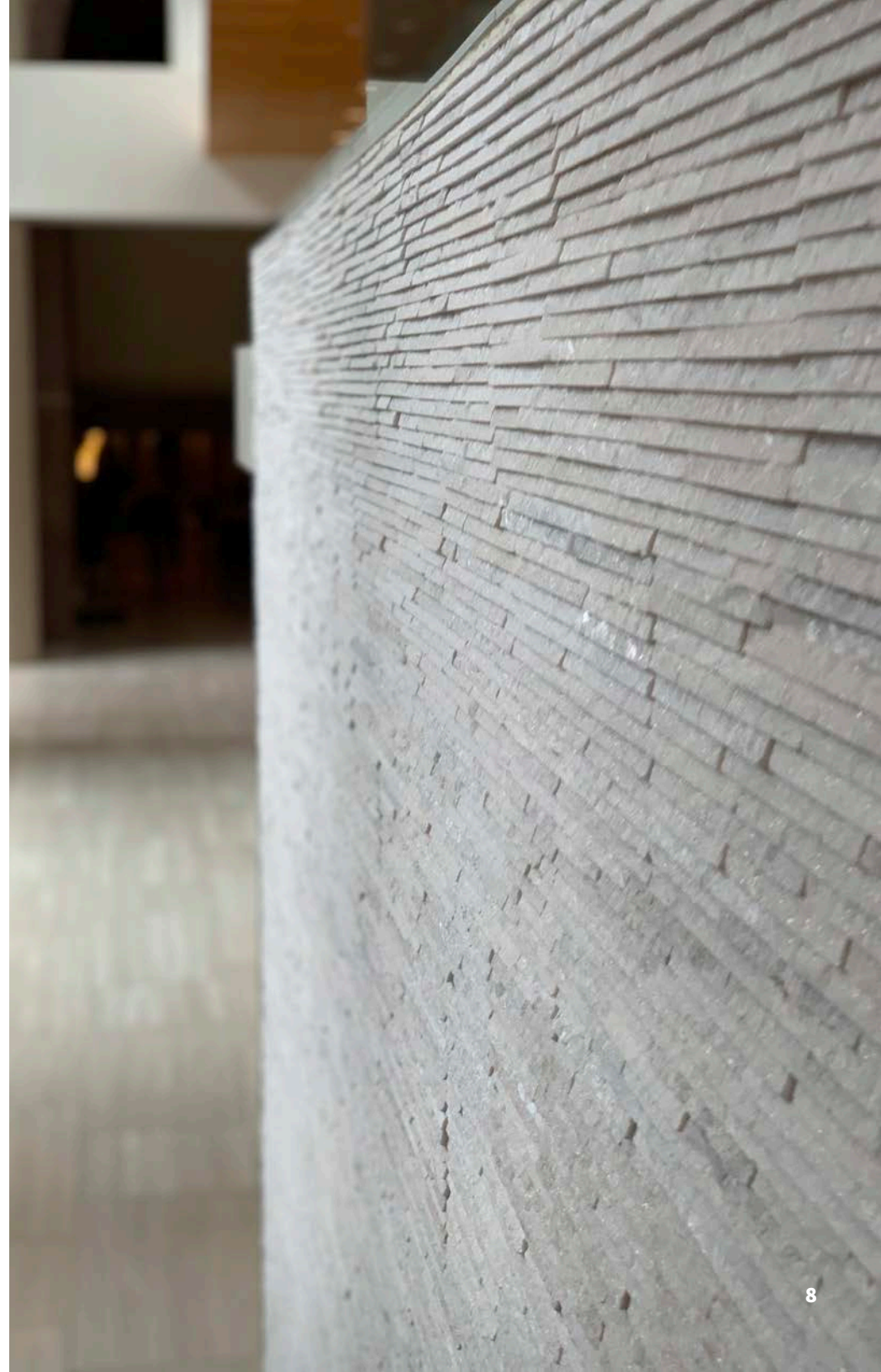
NEWLY RENOVATED LOBBY

The \$2 million BB&T/THS lobby renovation was completed in 2018. The new design of the lobby allows for multiple collaboration spaces in a light and open décor.



ATTENTION TO DETAIL

The attention to detail is an important feature in the BB&T/THS Tower. From the architectural marble walls to the painted glass columns, the lobby gives the tenant and guest a very high level of comfort and quality presentation.





FEATURES THAT GRAB YOUR ATTENTION

New lobby features include multiple green walls, an elevator lobby water feature and a video wall that includes a tenant directory, news and weathers feeds and local traffic.



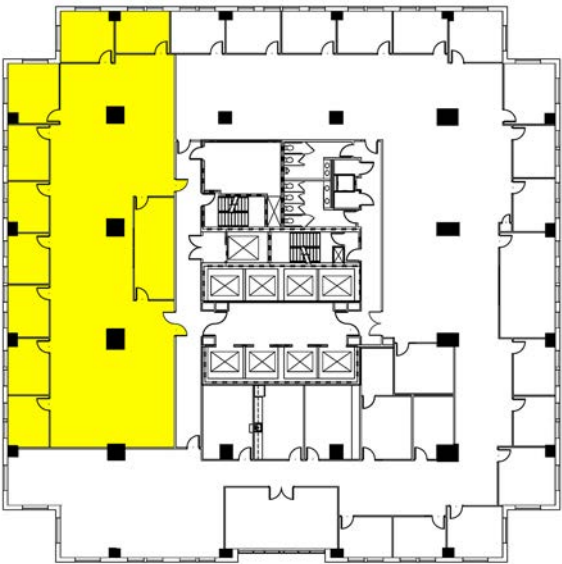
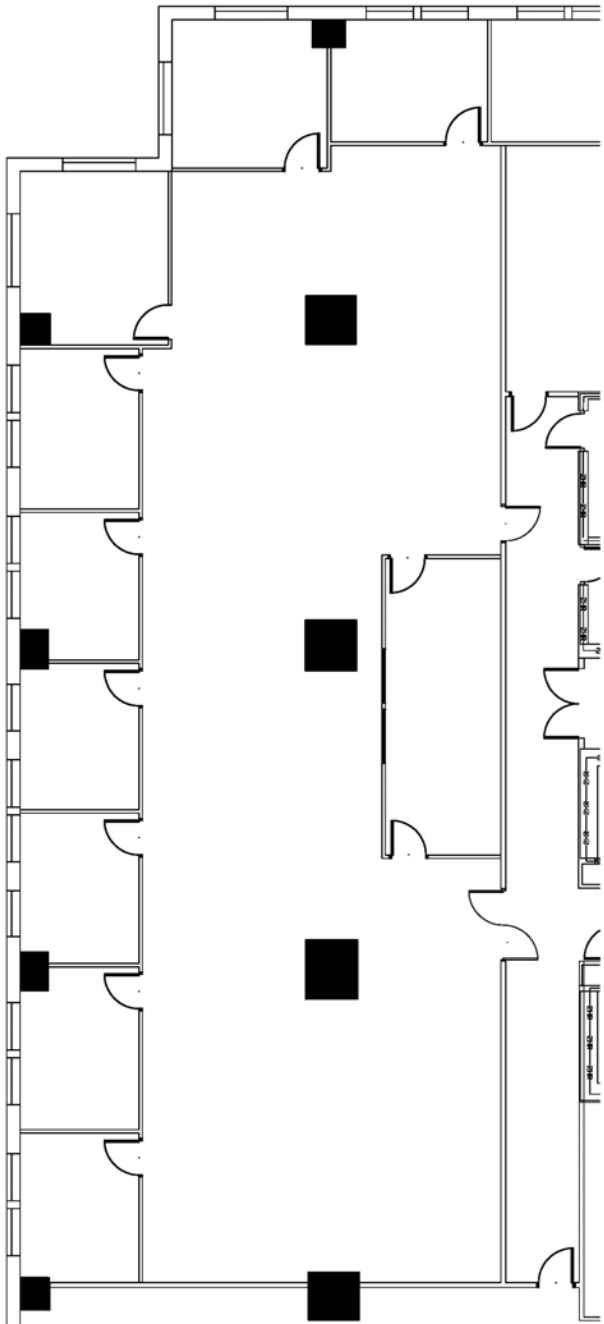
BB&T/TWO HANNOVER SQUARE

434 Fayetteville St, Raleigh, NC 27601

AVAILABLE

**Sixth Floor
Suite 560**

5,152



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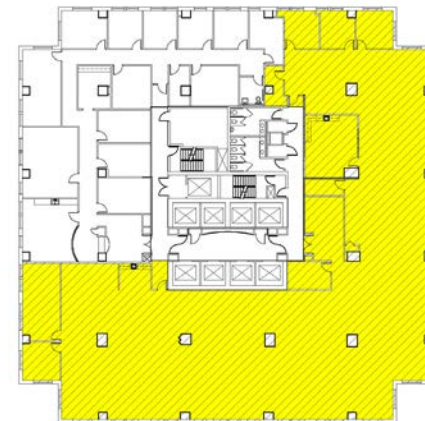
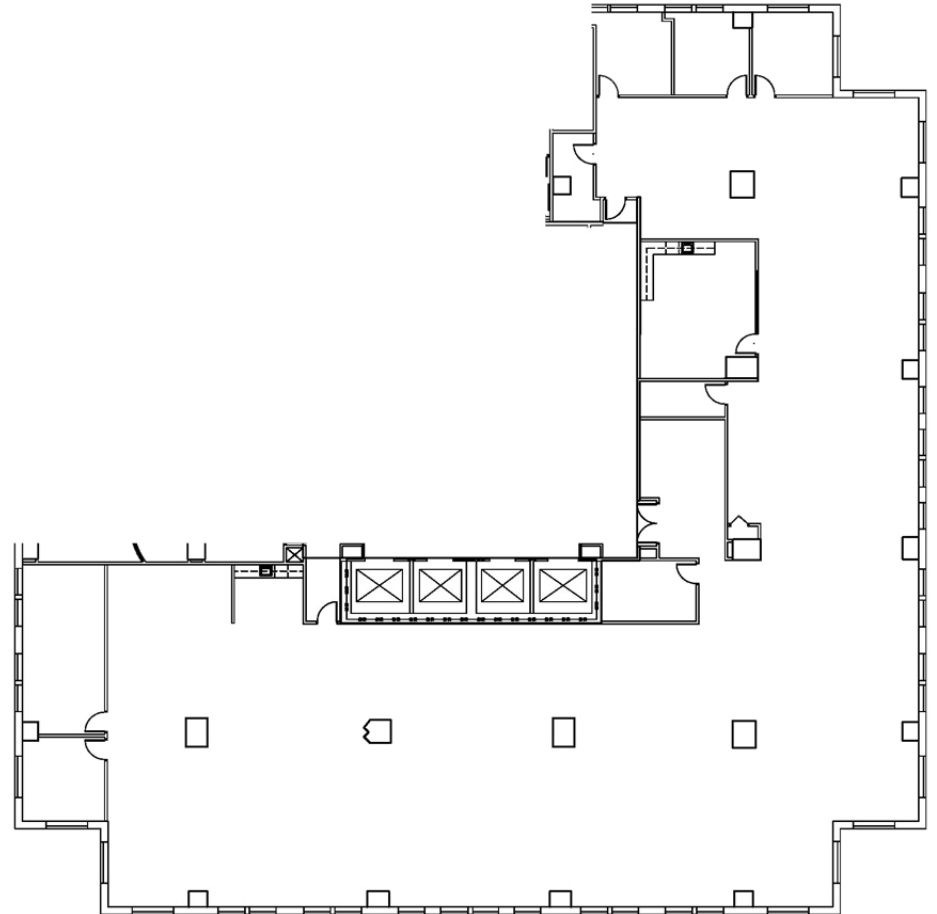
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434 Fayetteville St, Raleigh, NC 27601

AVAILABLE

**Sixth Floor
Suite 600**

12,054 SF



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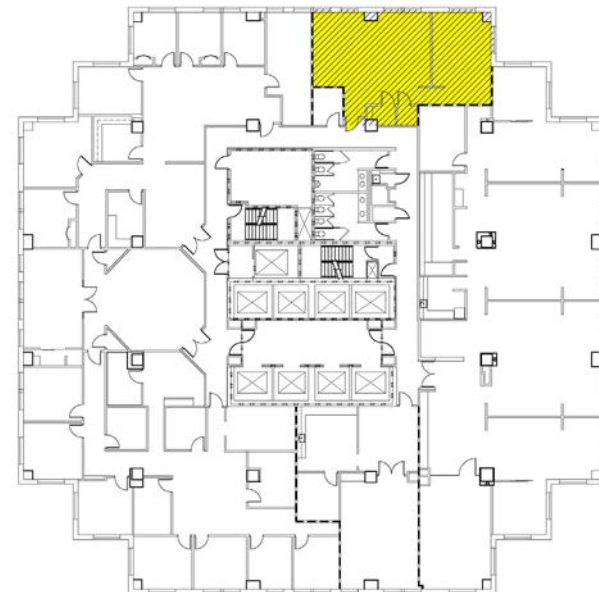
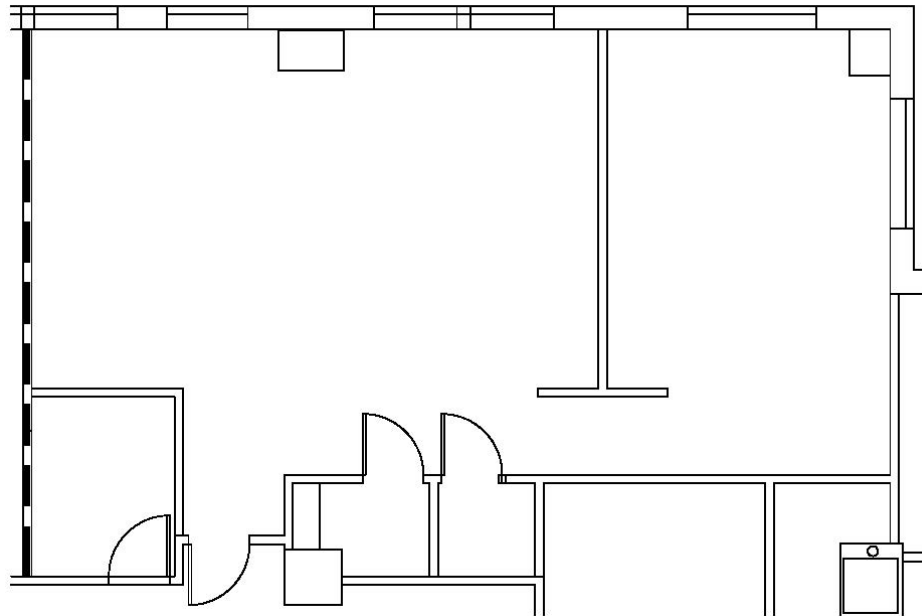
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434 Fayetteville St, Raleigh, NC 27601

**SUBLEASE
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**Eleventh Floor
Suite 1140**

1,177 SF



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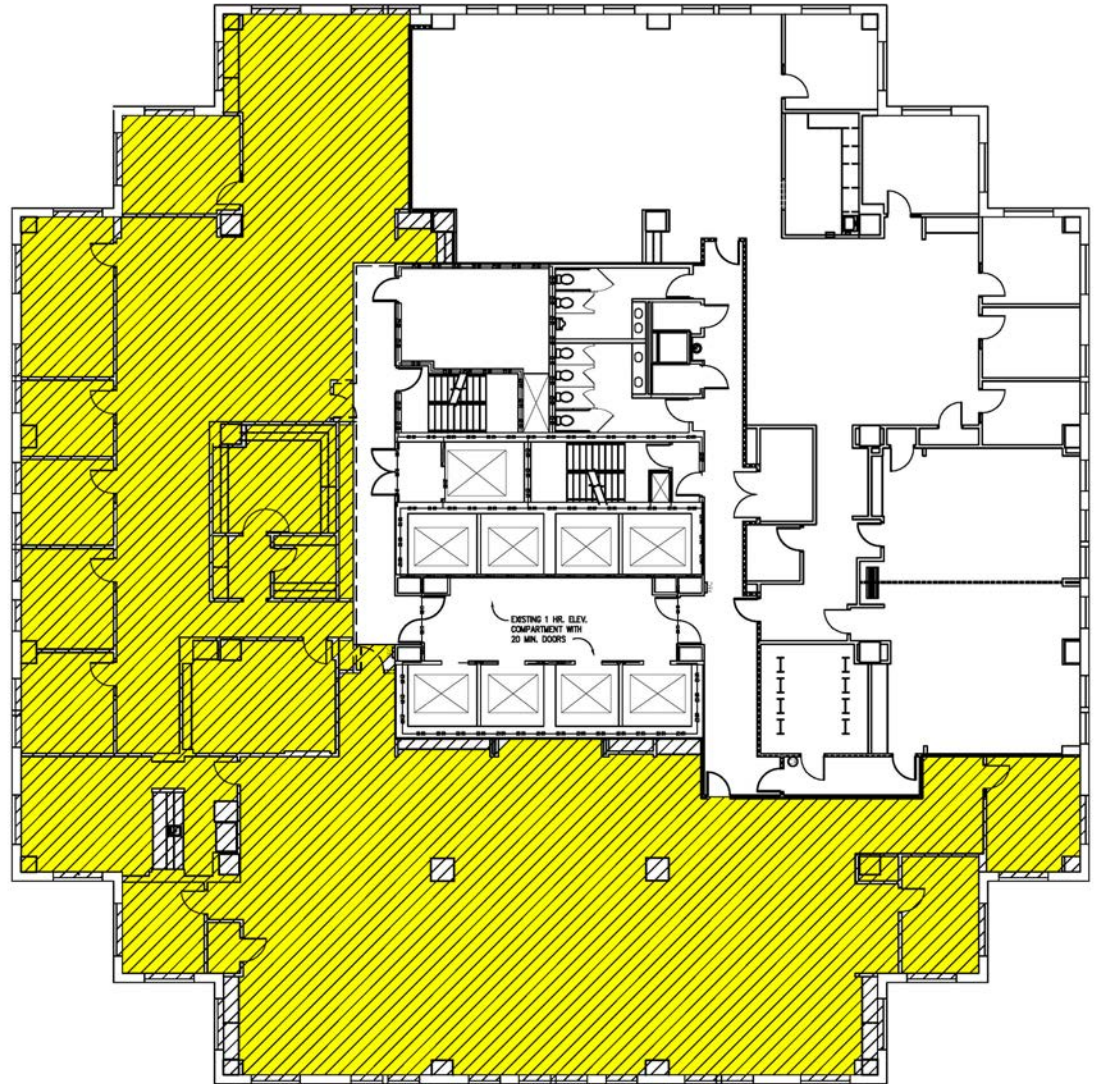
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AVAILABLE

Thirteenth Floor Suite 1350

10,120 SF



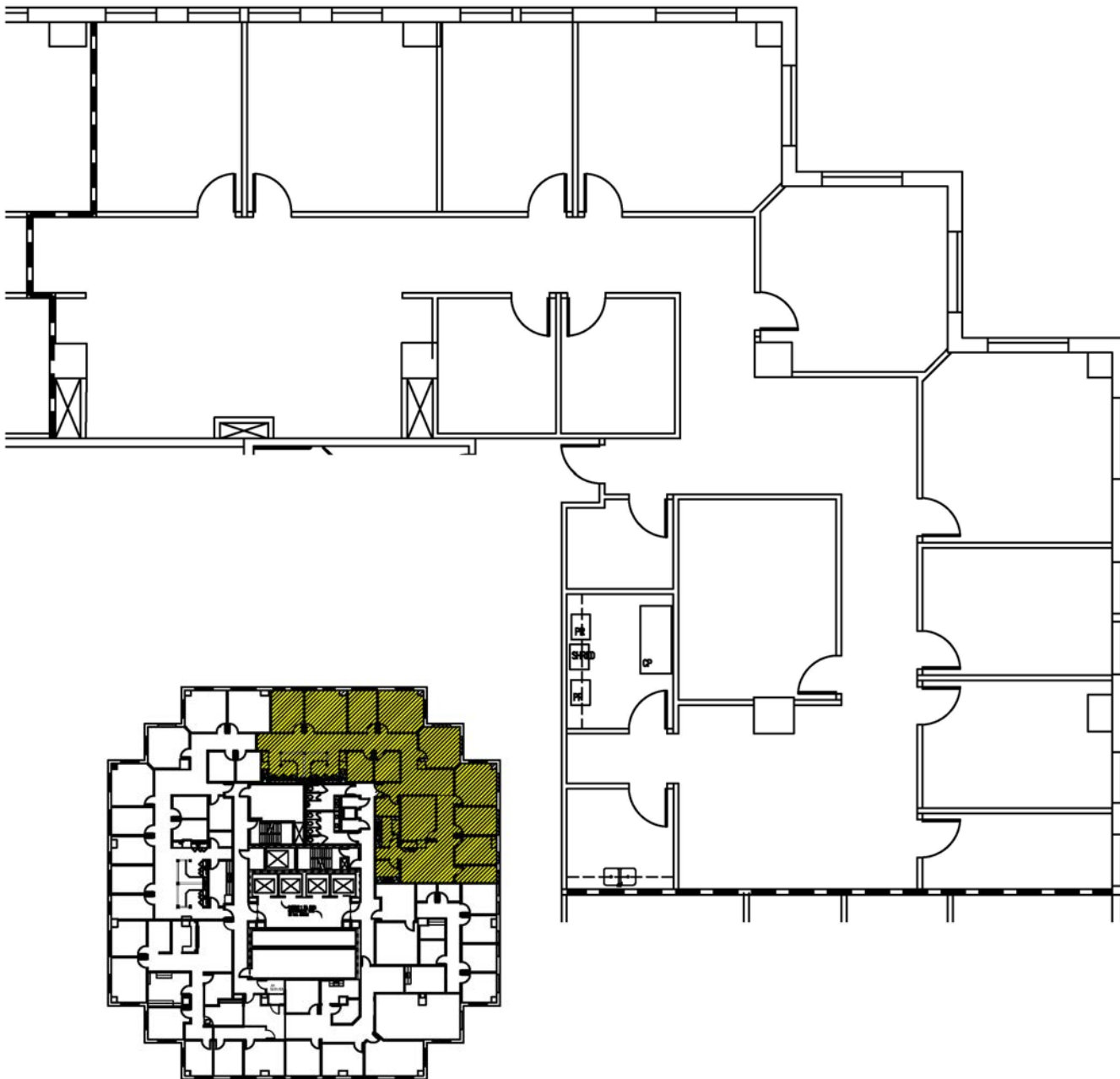
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434 Fayetteville St, Raleigh, NC 27601

AVAILABLE

**Eighteenth Floor
Suite 1850**

4,375 SF



KEY PLAN



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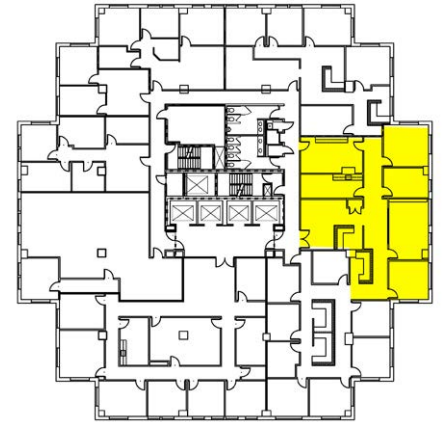
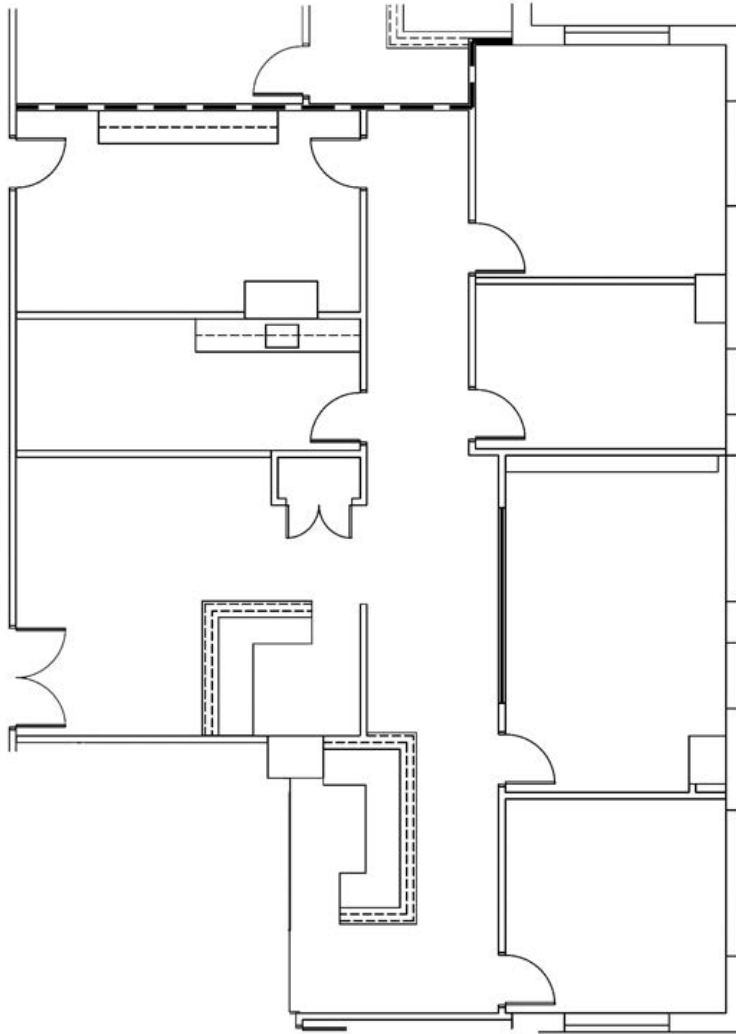
BB&T/TWO HANNOVER SQUARE

434 Fayetteville St, Raleigh, NC 27601

AVAILABLE

Twentieth Floor Suite 2010

2,526 SF



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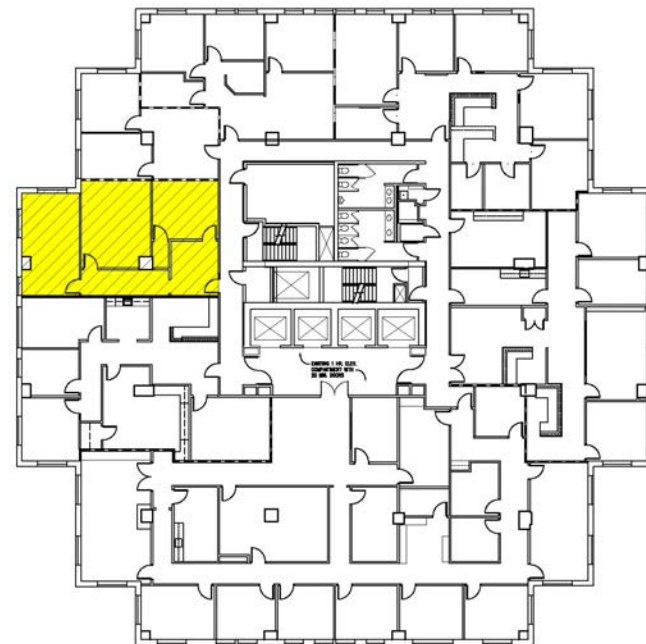
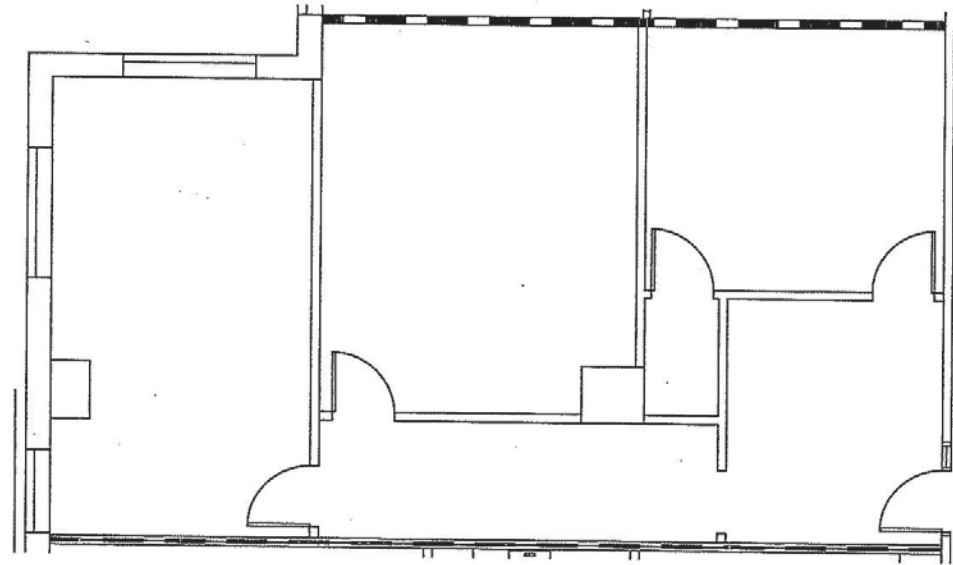
BB&T/TWO HANNOVER SQUARE

434 Fayetteville St, Raleigh, NC 27601

AVAILABLE

**Twentieth Floor
Suite 2050**

1,251 SF



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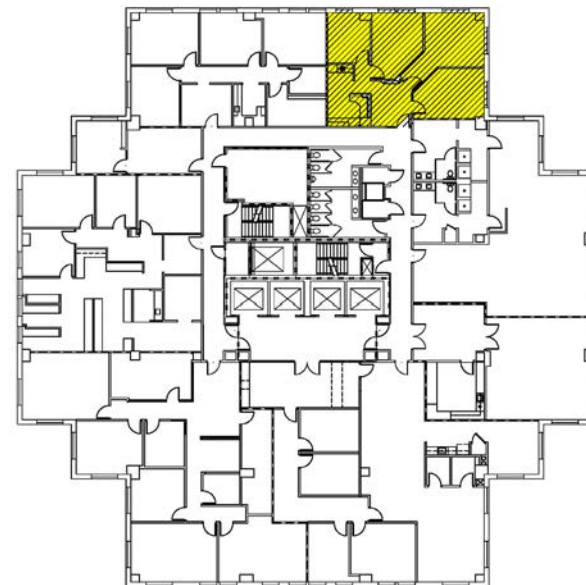
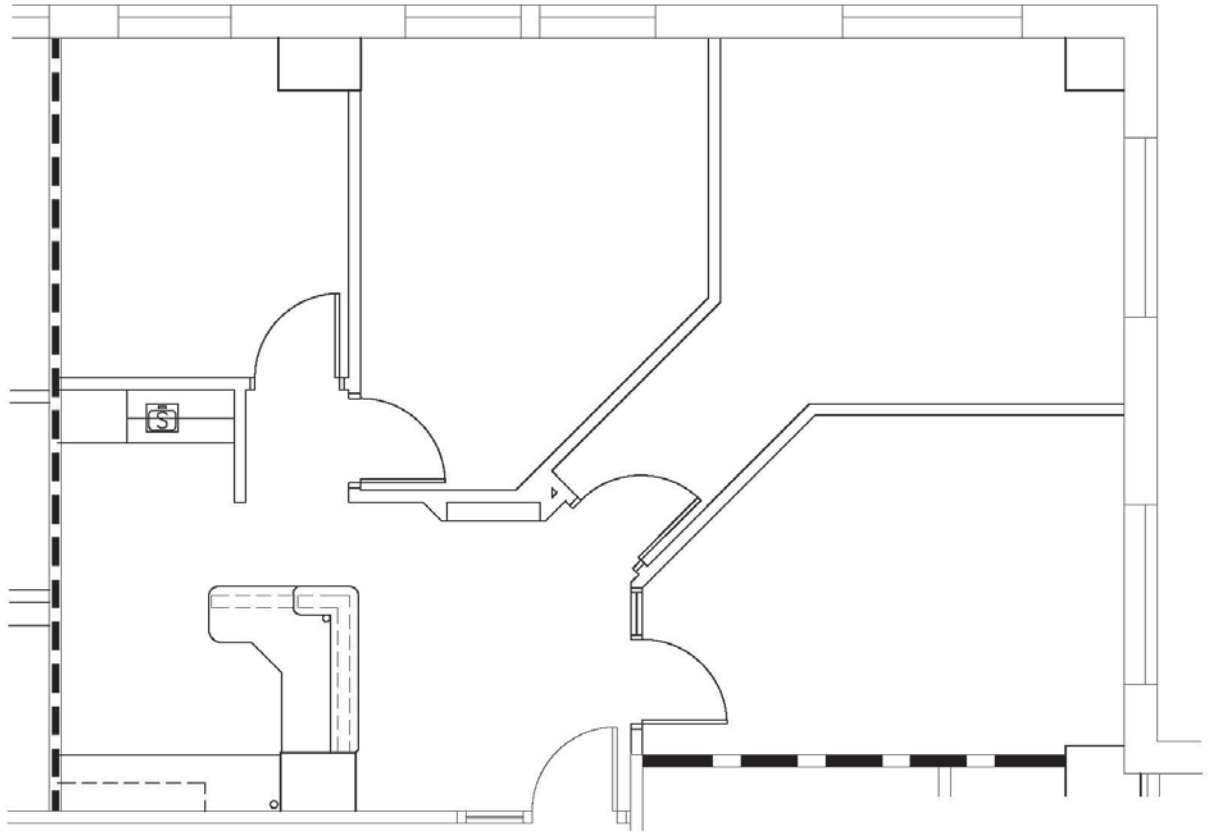
BB&T/TWO HANNOVER SQUARE

434 Fayetteville St, Raleigh, NC 27601

AVAILABLE

Twenty-Third Floor Suite 2325

1,189 SF



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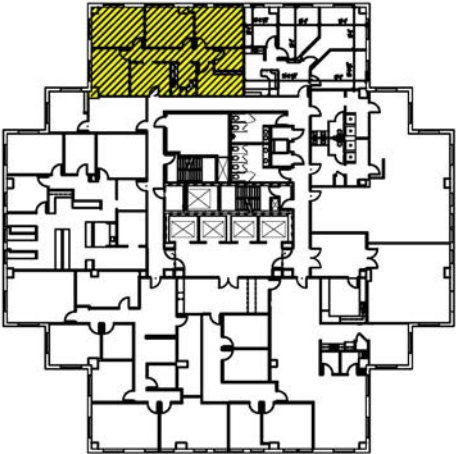
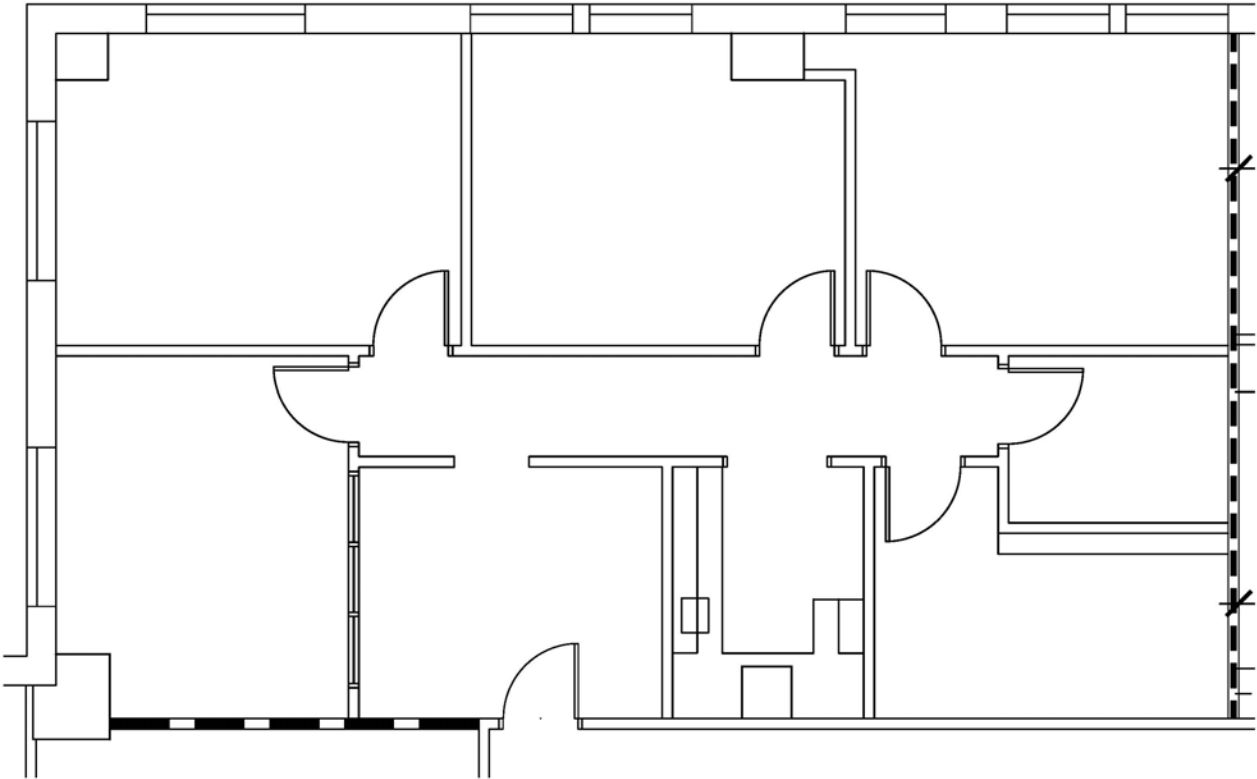
BB&T/TWO HANNOVER SQUARE

434 Fayetteville St, Raleigh, NC 27601

AVAILABLE

**Twenty-Third Floor
Suite 2330**

1,528 SF



KEY PLAN



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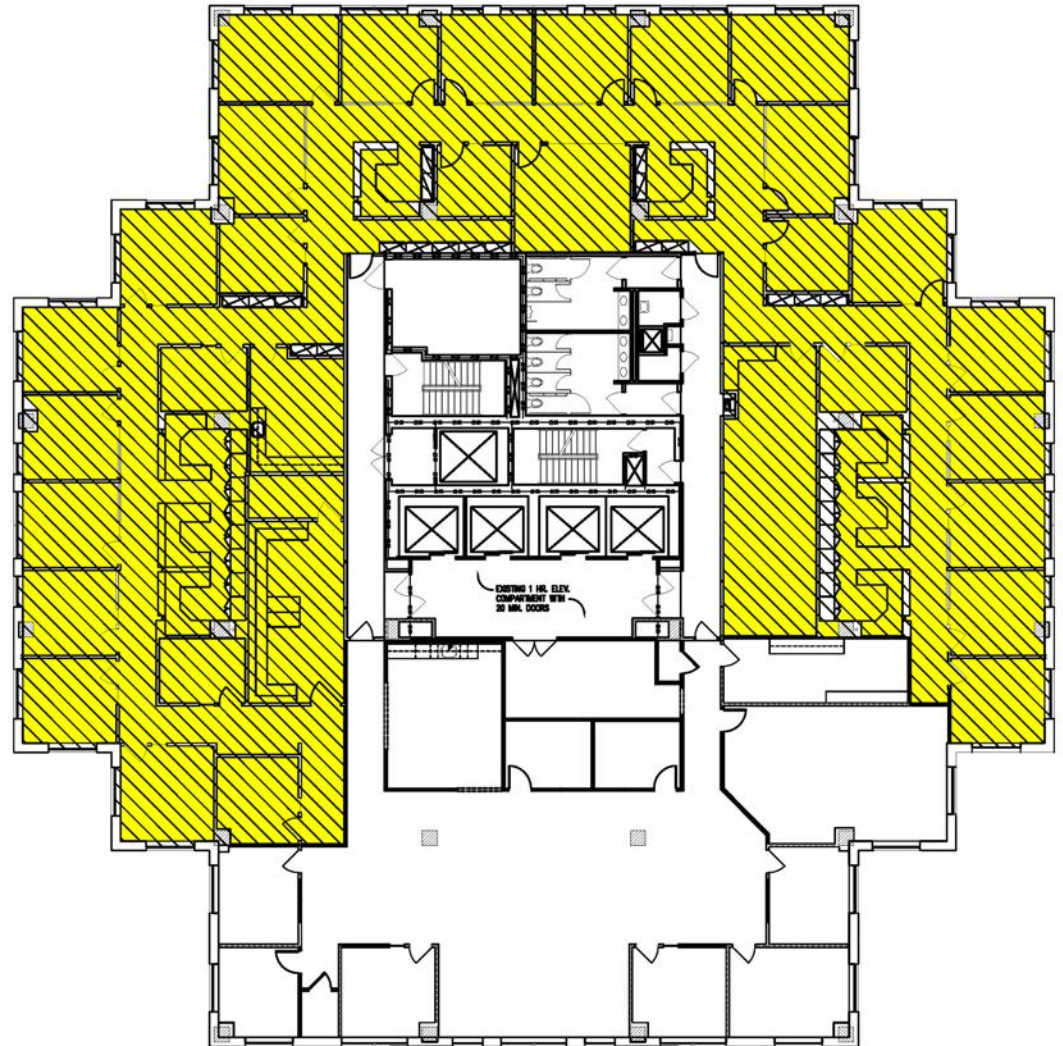
BB&T/TWO HANNOVER SQUARE

434 Fayetteville St, Raleigh, NC 27601

AVAILABLE

Twenty-Fourth Floor Suite 2400

9,385 SF



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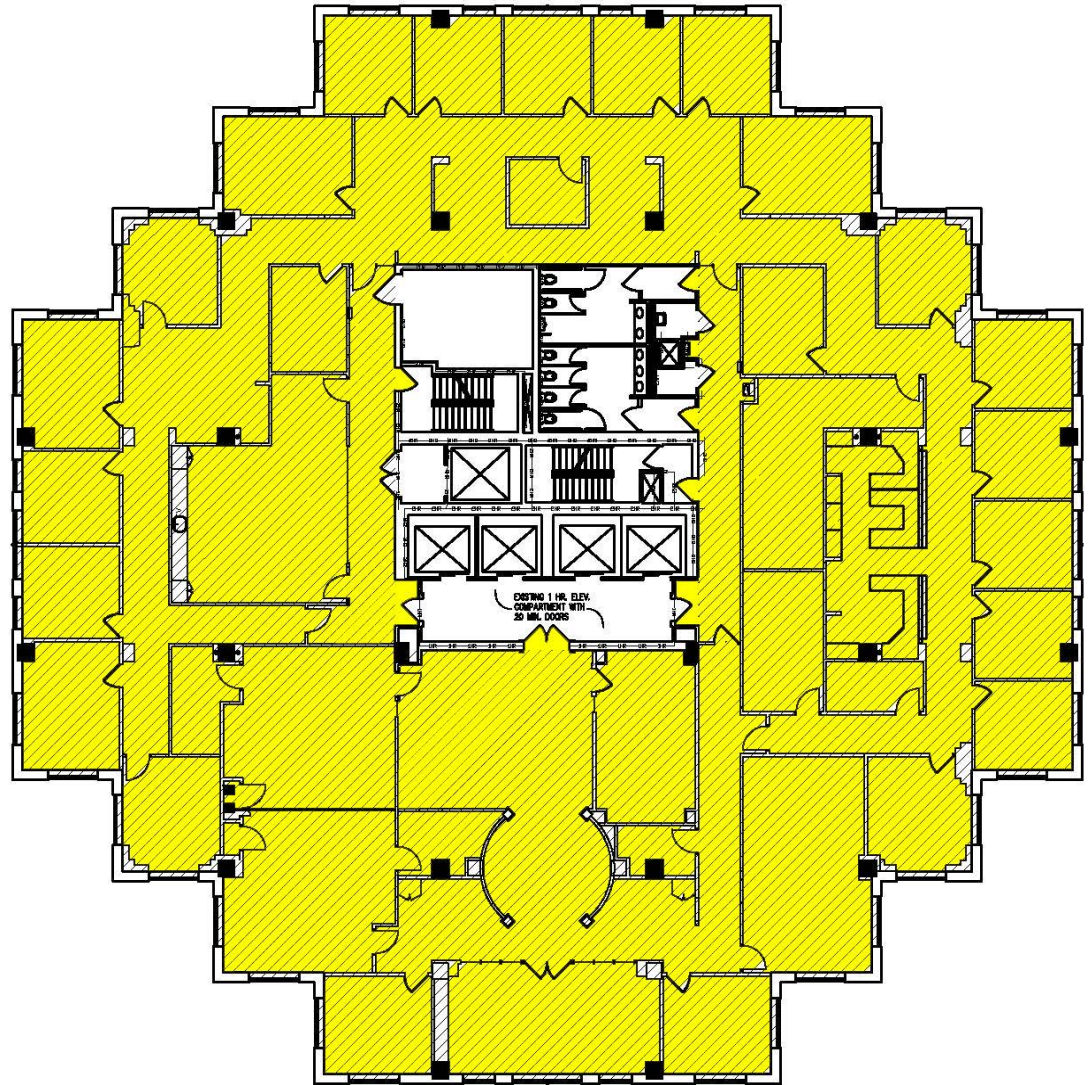
BB&T/TWO HANNOVER SQUARE

434 Fayetteville St, Raleigh, NC 27601

AVAILABLE

**Twenty-Sixth Floor
Suite 2600**

14,221 SF



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