

FOR LEASE

TRUIST/
TWO HANNOVER
SQUARE

434 Fayetteville Street
Raleigh, NC 27601



CAPITAL
ASSOCIATES®

TRUIST/TWO HANNOVER SQUARE

434 Fayetteville Street | Raleigh, NC 27601

PROPERTY TYPE	Office
BUILDING SIZE	441,000 SF
LEASING RATE	\$29.50/SF
YEAR BUILT	1991
COUNTY	Wake
LOCATION	Raleigh, NC
FLOORS	29
LEASE TYPE	Full Service

[Click here](#) for a video of Two Hannover's most recent update.

The building received three new chillers, totaling 1,000 tons of cooling capacity. This process was completed using a 420' crane. With this upgrade, we expect increased energy and operational efficiency for tenants.

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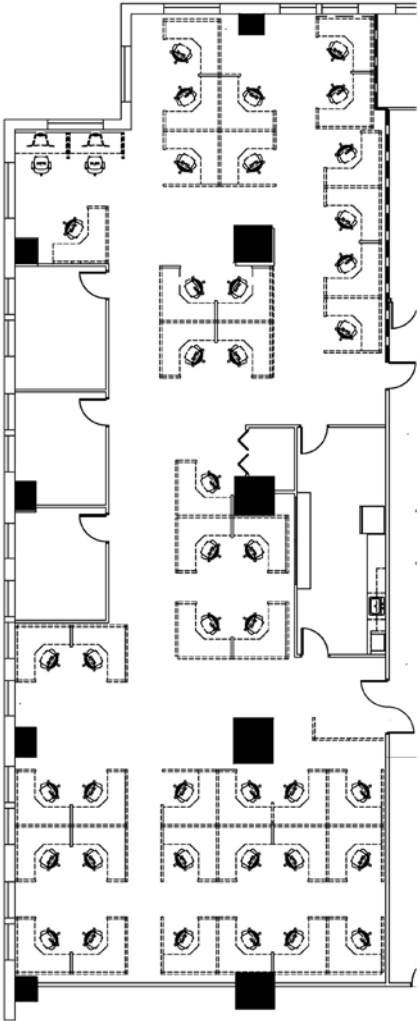
TRUIST/TWO HANNOVER SQUARE

434 Fayetteville Street | Raleigh, NC 27601

AVAILABLE

Fifth Floor
Suite 560

5,126 SF



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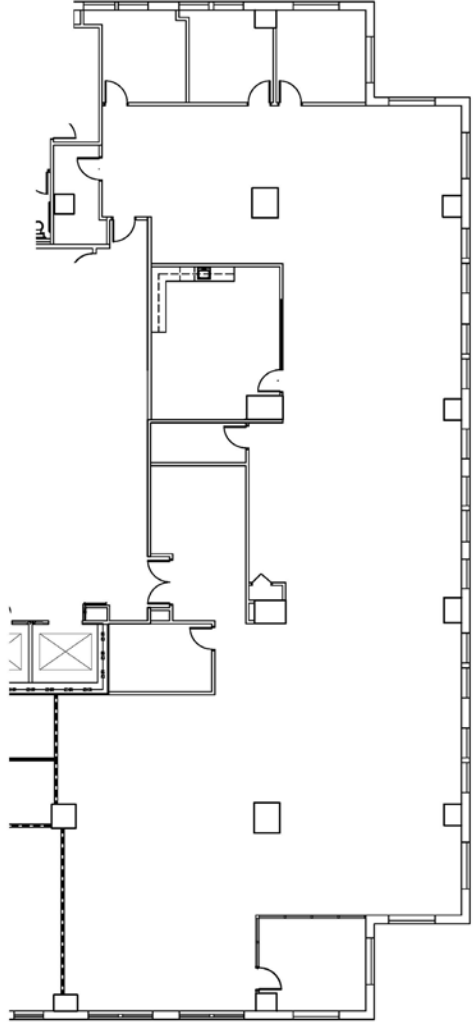
TRUIST/TWO HANNOVER SQUARE

434 Fayetteville Street | Raleigh, NC 27601

AVAILABLE

Sixth Floor
Suite 610

7,581 SF



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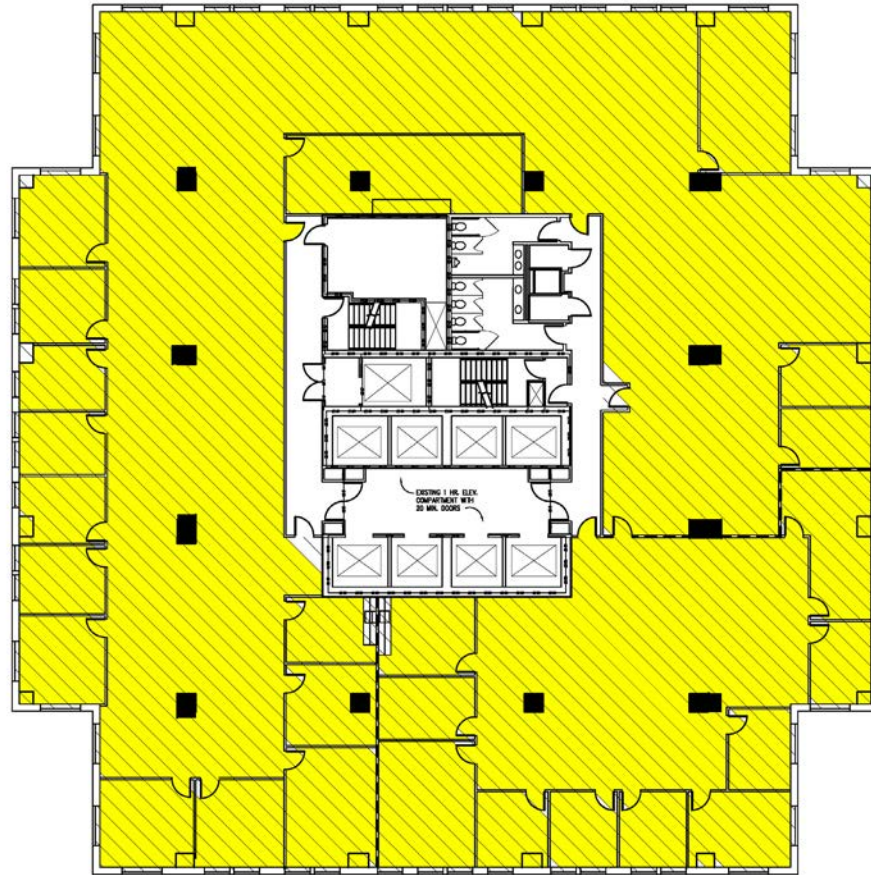
TRUIST/TWO HANNOVER SQUARE

434 Fayetteville Street | Raleigh, NC 27601

AVAILABLE

Eighth Floor

16,473 SF
Subdividable



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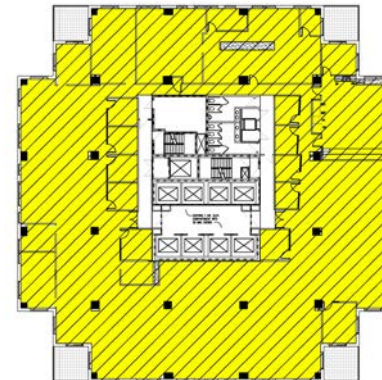
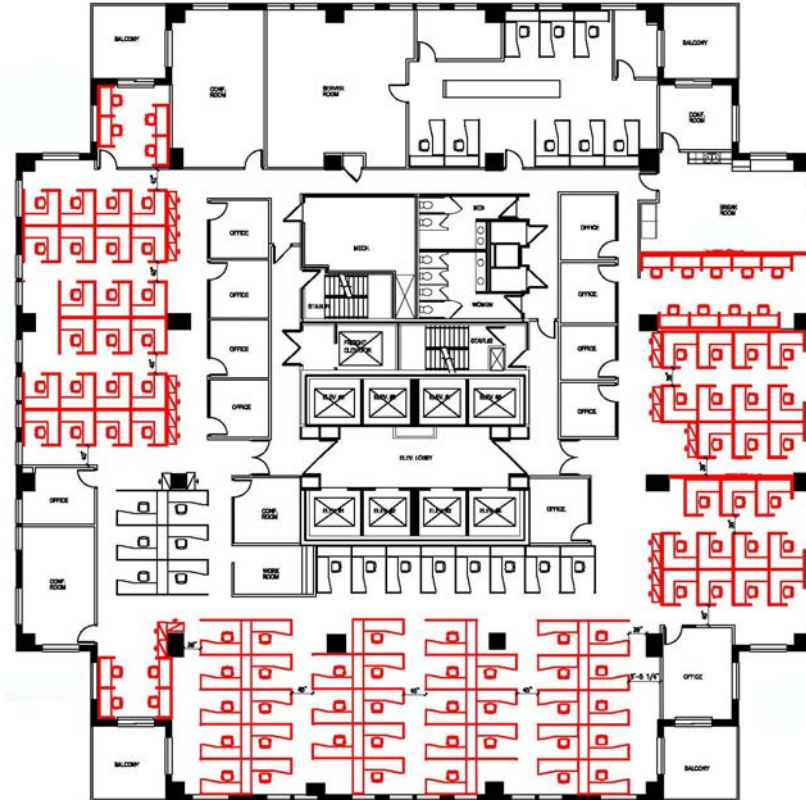
TRUIST/TWO HANNOVER SQUARE

434 Fayetteville Street | Raleigh, NC 27601

AVAILABLE

Tenth Floor

15,757 SF
Subdividable



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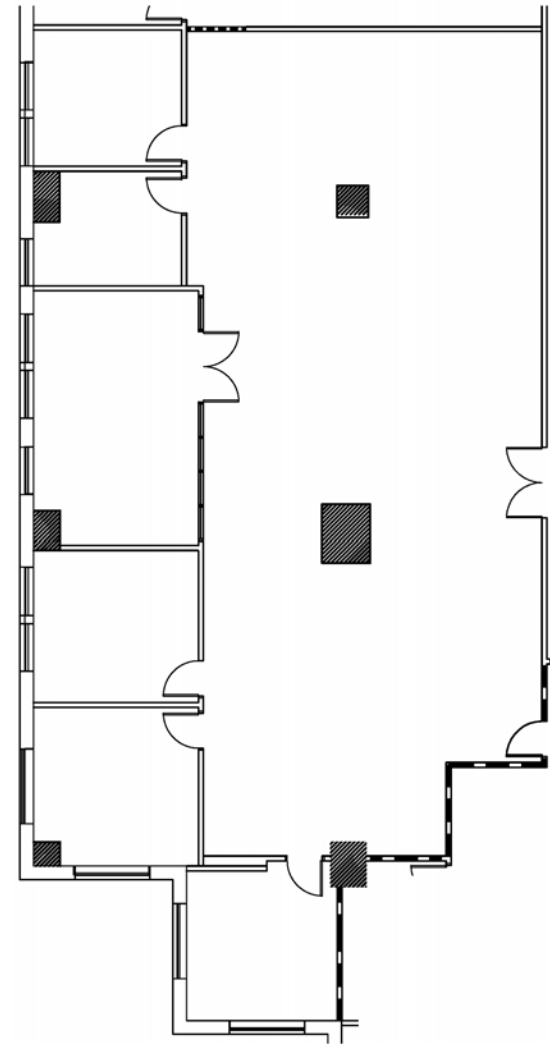
TRUIST/TWO HANNOVER SQUARE

434 Fayetteville Street | Raleigh, NC 27601

AVAILABLE

Eleventh Floor
Suite 1100

3,704 SF
Subdividable Spec Suite



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TRUIST/TWO HANNOVER SQUARE

434 Fayetteville Street | Raleigh, NC 27601

AVAILABLE

Thirteenth Floor
Suite 1305

9,815 SF



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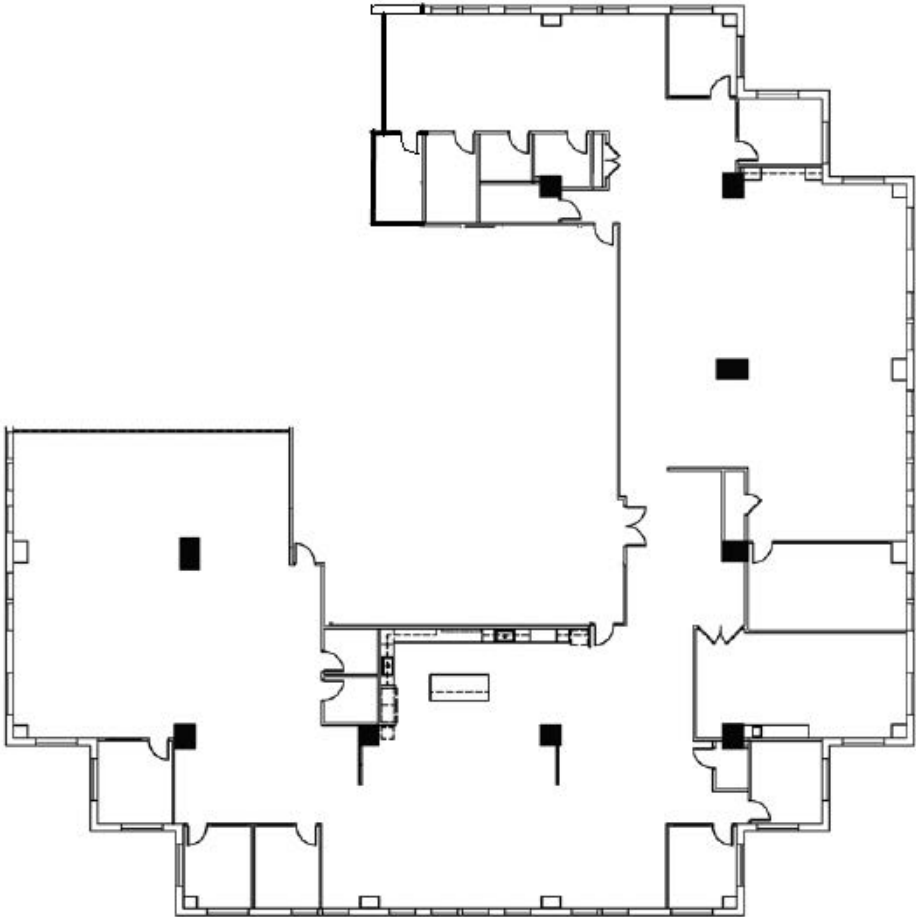
TRUIST/TWO HANNOVER SQUARE

434 Fayetteville Street | Raleigh, NC 27601

AVAILABLE

Fourteenth Floor
Suite 1400

13,331 SF



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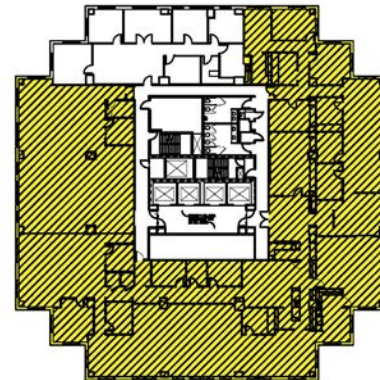
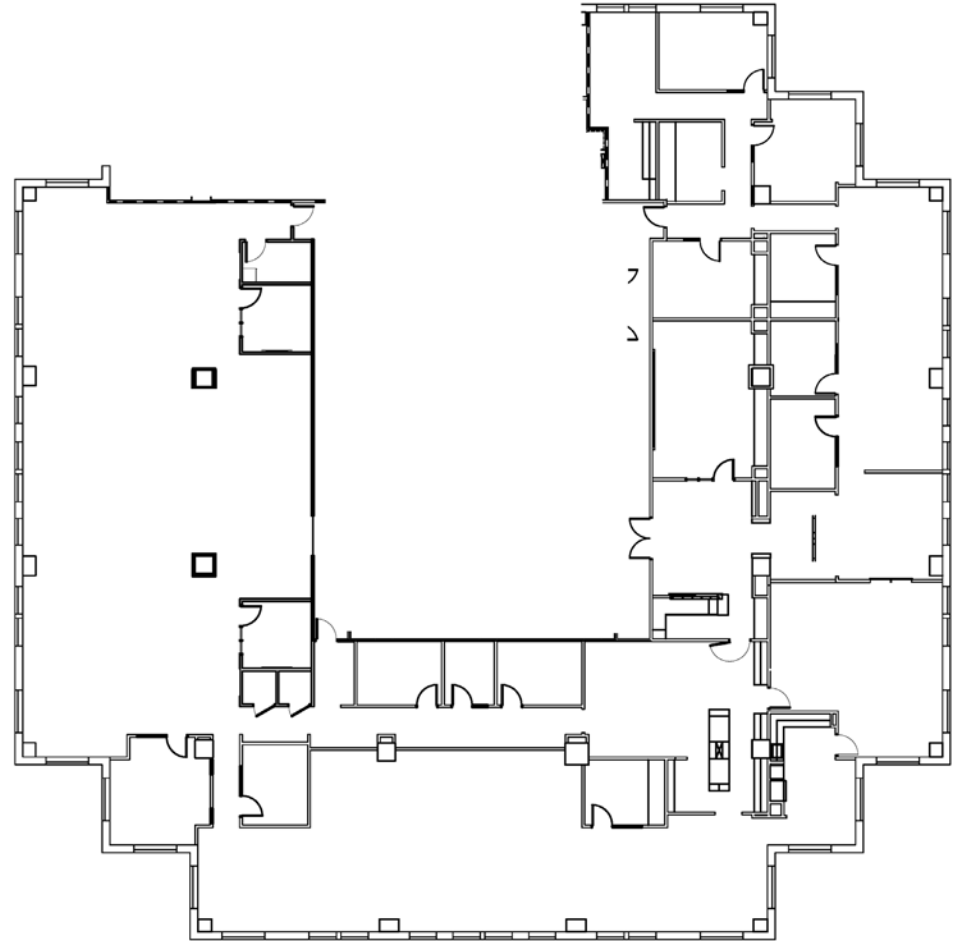
TRUIST/TWO HANNOVER SQUARE

434 Fayetteville Street | Raleigh, NC 27601

AVAILABLE
May 1, 2024

Seventeenth Floor
Suite 1700

13,566 SF
Subdividable



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TRUIST/TWO HANNOVER SQUARE

434 Fayetteville Street | Raleigh, NC 27601

AVAILABLE

Eighteenth Floor
Suite 1800

2,233 SF

FRANK BAIRD

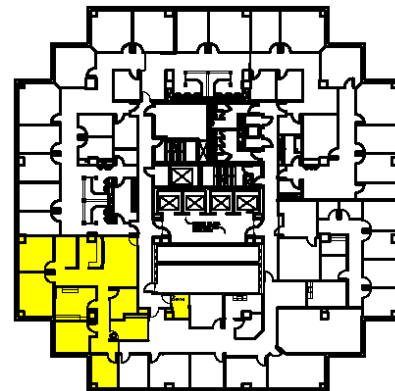
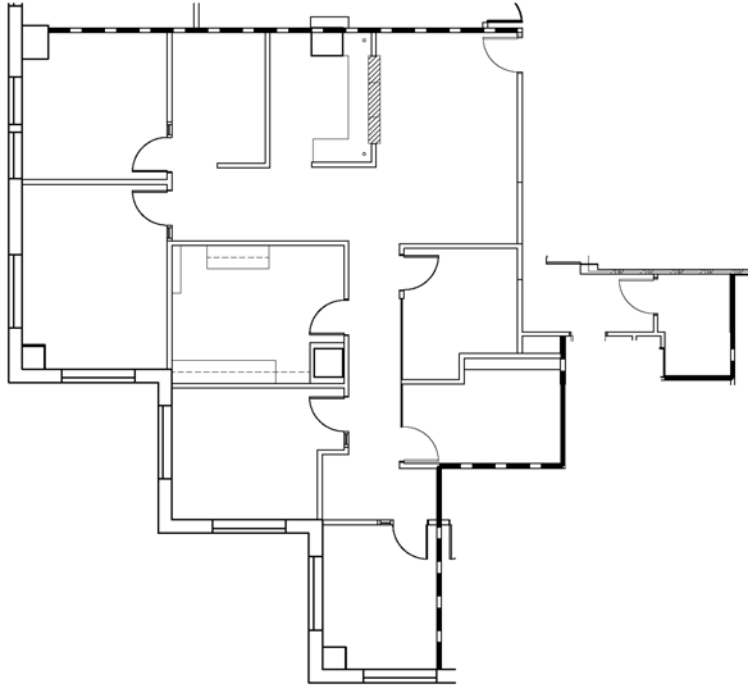
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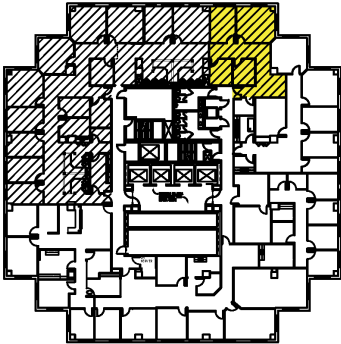
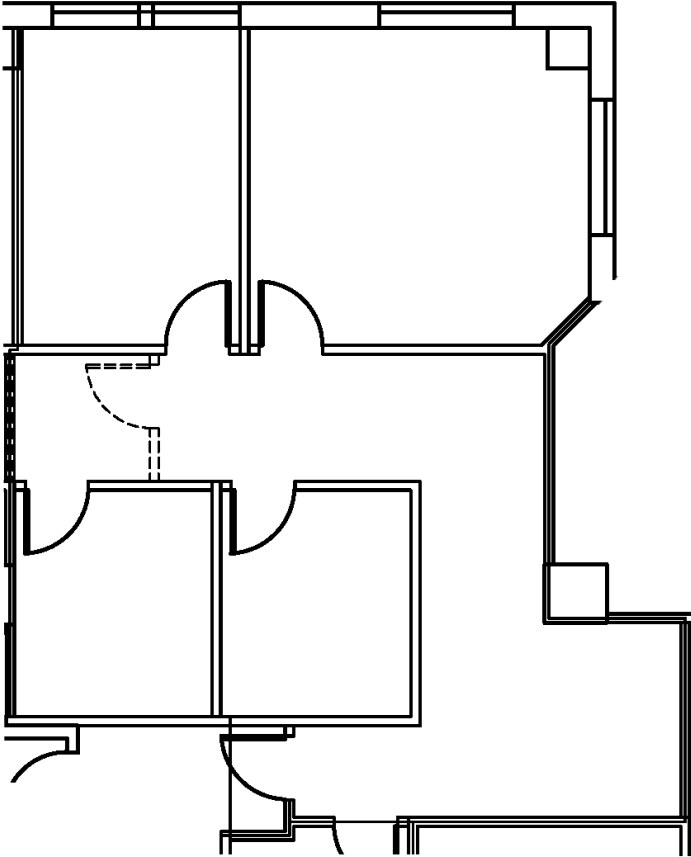
TRUIST/TWO HANNOVER SQUARE

434 Fayetteville Street | Raleigh, NC 27601

AVAILABLE

Eighteenth Floor
Suite 1840

1,157 SF



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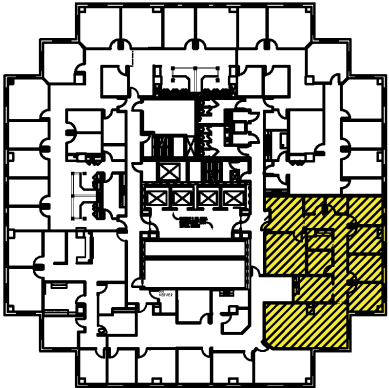
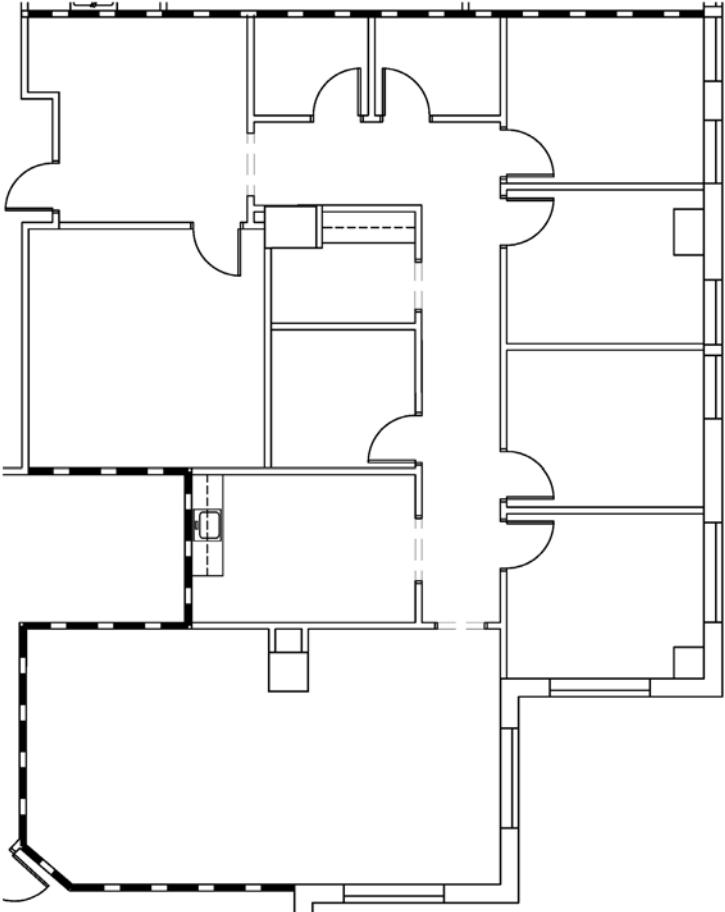
TRUIST/TWO HANNOVER SQUARE

434 Fayetteville Street | Raleigh, NC 27601

AVAILABLE

Eighteenth Floor
Suite 1855

2,489 SF



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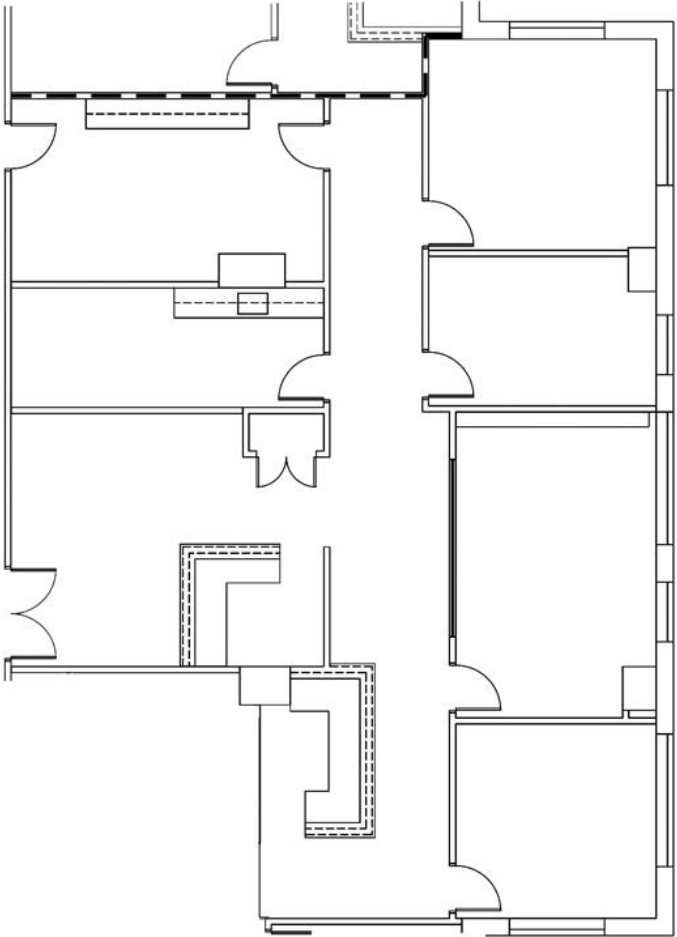
TRUIST/TWO HANNOVER SQUARE

434 Fayetteville Street | Raleigh, NC 27601

AVAILABLE

Twentieth Floor
Suite 2010

2,526 SF



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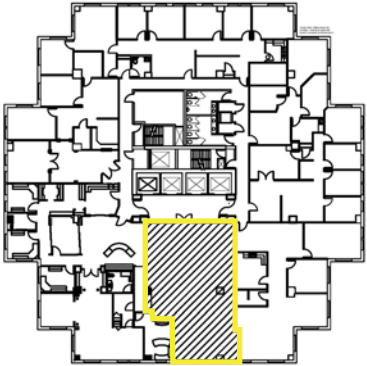
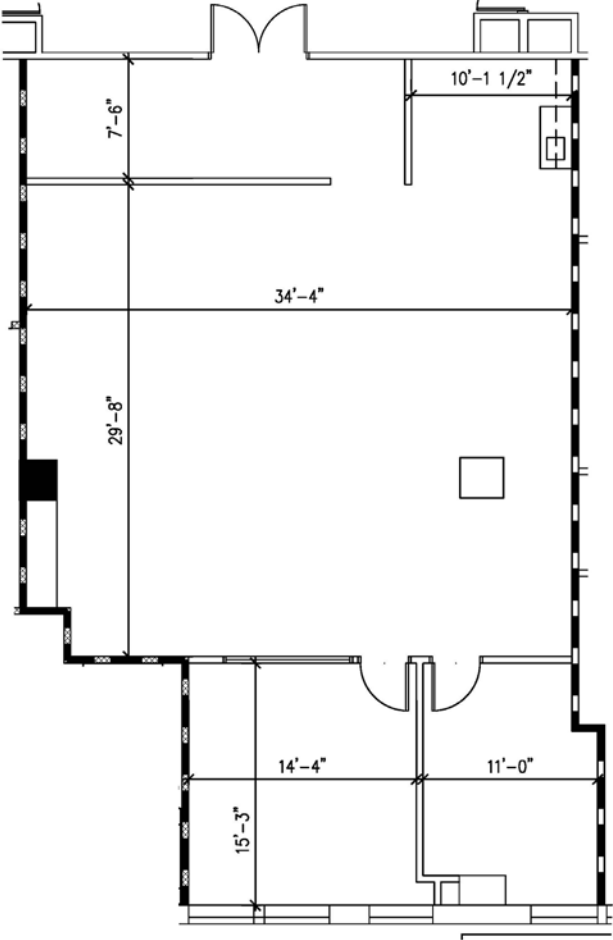
TRUIST/TWO HANNOVER SQUARE

434 Fayetteville Street | Raleigh, NC 27601

AVAILABLE

Twenty-First Floor
Suite 2100

1,972 SF



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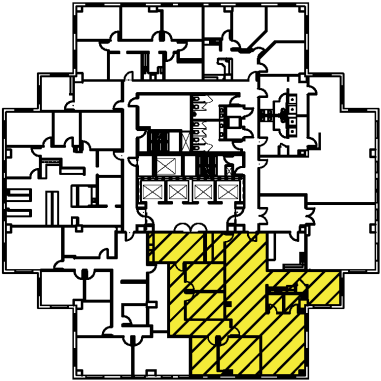
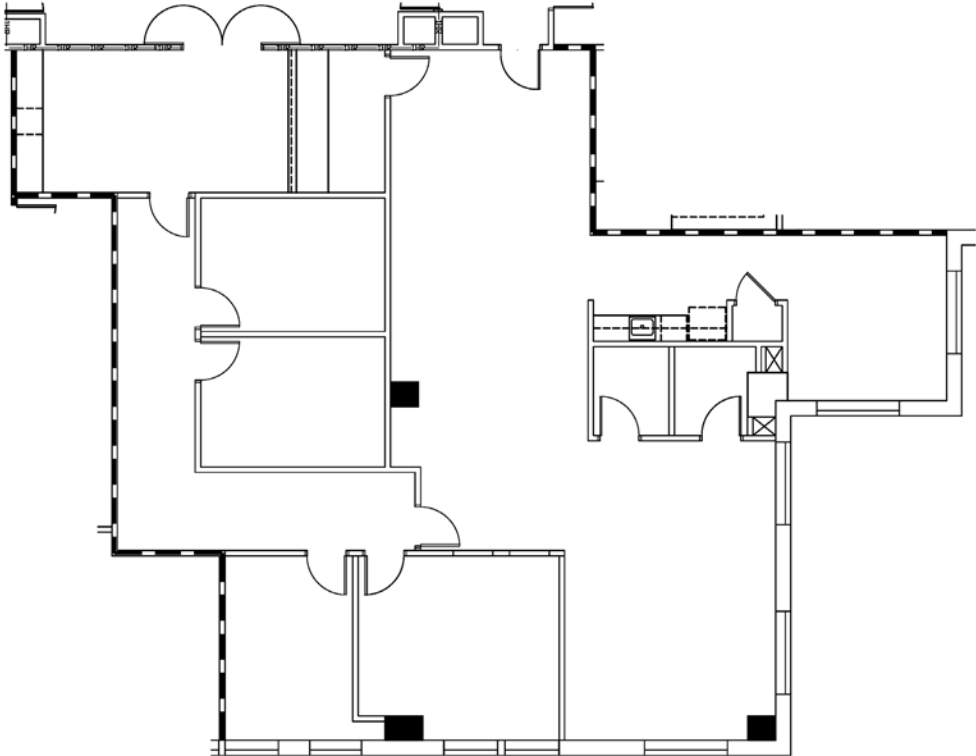
TRUIST/TWO HANNOVER SQUARE

434 Fayetteville Street | Raleigh, NC 27601

AVAILABLE

Twenty-Third Floor
Suite 2300

3,092 SF



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ABOUT

Truist/Two Hannover Square is a 441,000 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 Truist 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. Parking options are plentiful in all directions with convenient visitor parking located under the building, the Truist/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.



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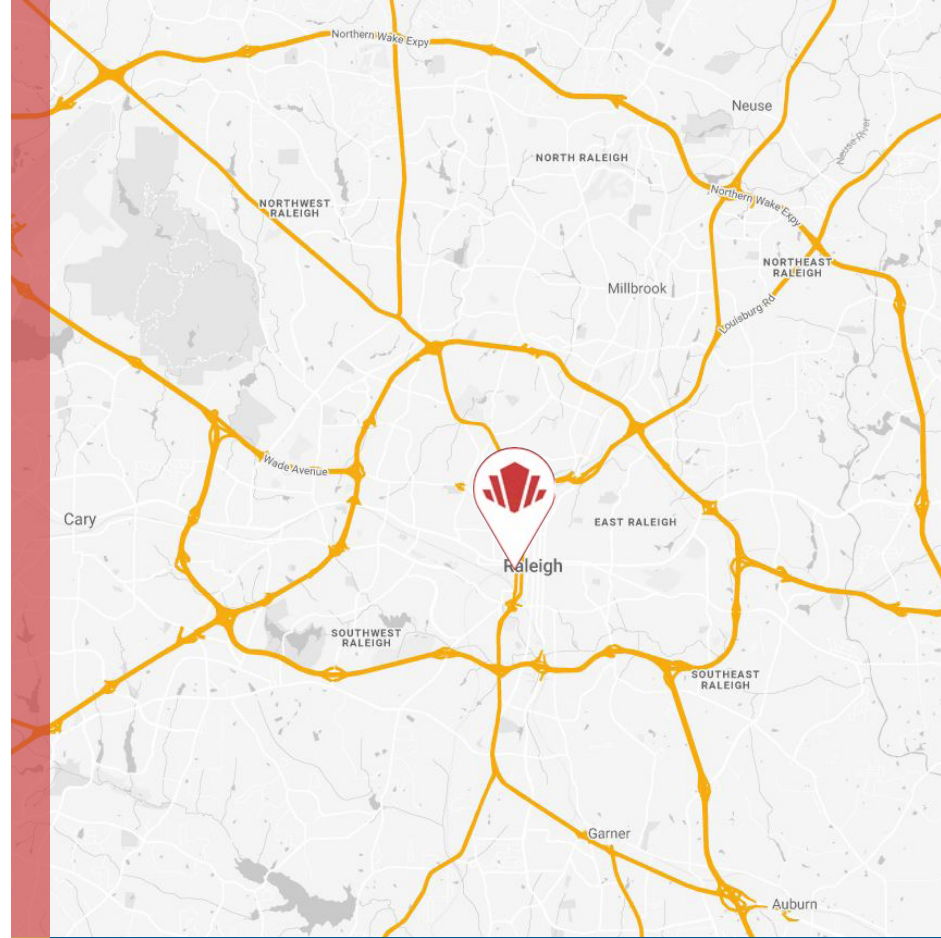
LOCATION

Connected to the Sheraton Hotel and next door to the Raleigh Marriott City Center and Raleigh Convention Center, Truist/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 Truist/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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AWARD WINNING BUILDING

BOMA Raleigh-Durham awarded the 2016-2017 Outstanding Building of the Year (TOBY) to the Truist/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

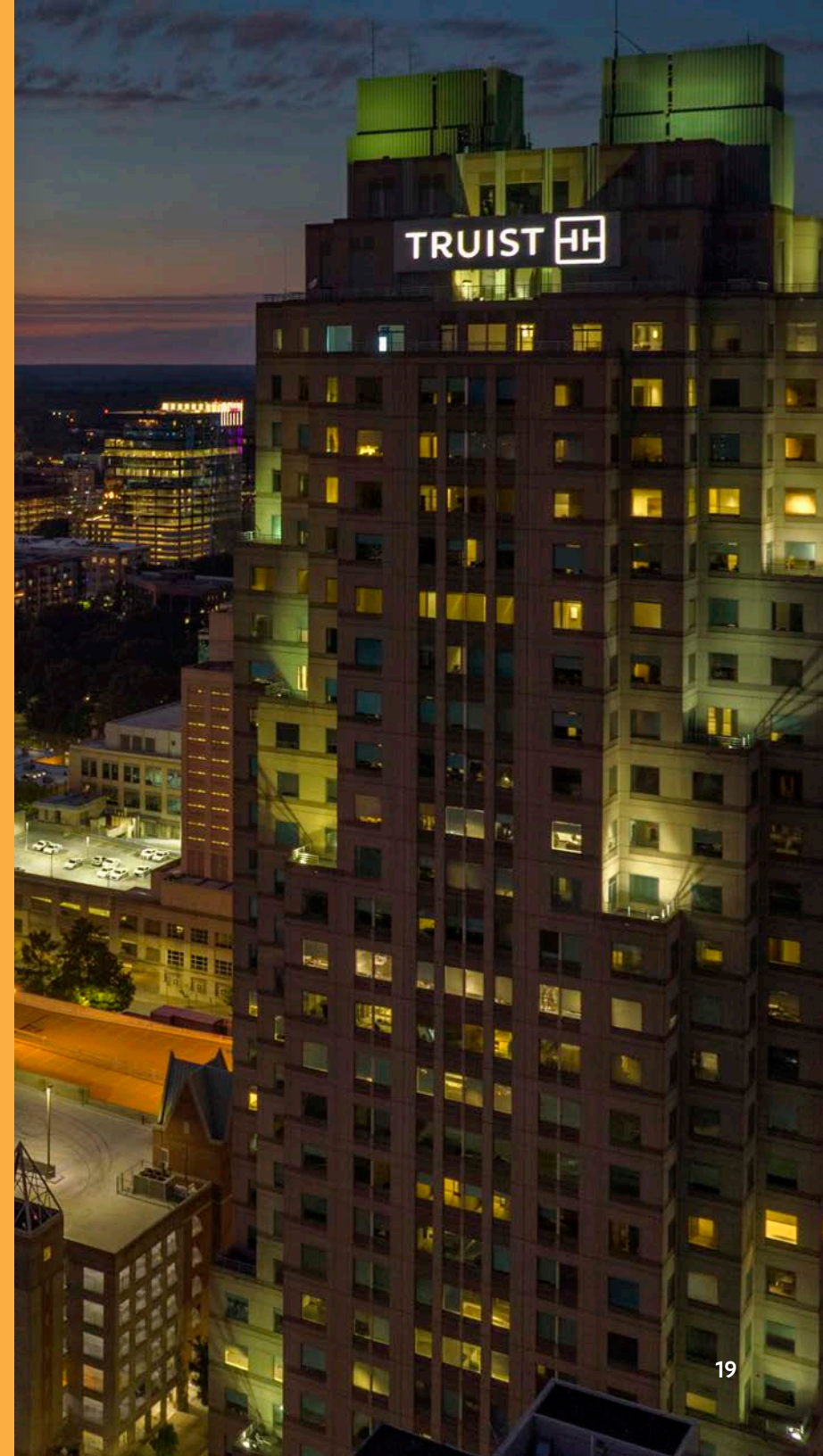


This building meets strict energy performance levels set by the U.S. EPA.
www.energystar.gov



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

CONVENIENCE

- UPS
- USPS

ARTS & ENTERTAINMENT

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

HOTELS

- Sheraton
- Marriott
- Residence Inn



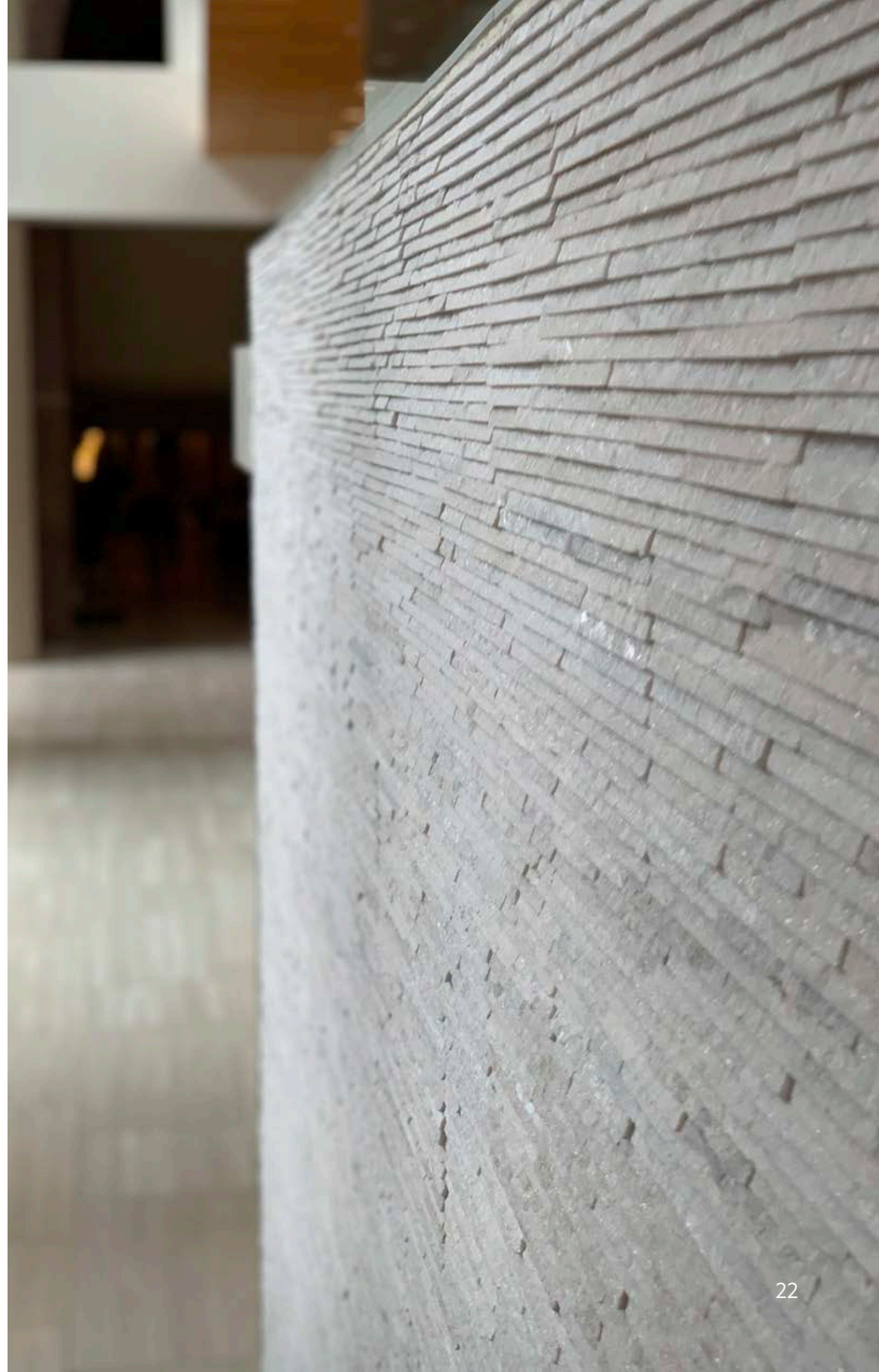
RENOVATED LOBBY

The \$2 million Truist/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 Truist/ 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.