

	One City Plaza	Corporate Center 1	Corporate Center 2	Fenton	Wells Fargo
Space	9,000 sq ft	10,000 - 15,000 sq ft	10,000 - 15,000 sq ft	13,500+ sq. ft.	9,500 sq. ft.
Term	7 & 10 year options (+ 3 months)	7 & 10 year options (+ 3 months)	7 & 10 year options (+ 3 months)	7 & 10 year options	7 & 10 year options (+ 3 months)
Price (sq. ft.)	\$31.50 sq. ft. +2.5% annually	\$29 sq. ft. +2.5% annually	\$29 sq. ft. +2.5% annually	\$29 sq. ft. +3% annually	\$33.50 sq. ft. +2.5% annually
Building Operating Costs	Pro rata share of any increases in operating expenses and real estate taxes above the actual costs incurred in calendar year 2022 as adjusted for 95% occupancy. Annual cap of five percent growth on controllable expenses	Pro rata share of any increases in operating expenses and real estate taxes above the actual costs incurred in calendar year 2022 as adjusted for 95% occupancy. Annual cap of five percent growth on controllable expenses	Pro rata share of any increases in operating expenses and real estate taxes above the actual costs incurred in calendar year 2022 as adjusted for 95% occupancy. Annual cap of five percent growth on controllable expenses	Pro rata share of operating expenses and real estate taxes incurred each year as adjusted for 95% occupancy.	Pro rata share of any increases in operating expenses and real estate taxes above the actual costs incurred in calendar year 2022 as adjusted for 95% occupancy. Annual cap of five percent growth on controllable expenses
Transit Access	2.5 blocks to Moore Square/GoRaleigh Station	0.25 mi. to Rte 300 and future CRT	0.25 mi. to Rte 300 and future CRT	Station area for future Western BRT. GoCary Crossroads Rte.	1.5 blocks to Moore Square/GoRaleigh Station
Road Access	Fayetteville/Wilmington St.	I-40/NC-54	I-40/NC-54	I-40/Cary Towne Blvd/Western Blvd. Ext.(Future)	Hargett St./Fayetteville St. Salisbury St.
Bike/Ped Access	Downtown Raleigh sidewalks/on street bike facilities	Sidewalks & Corporate Center Rd. bike lanes. Future Chapel Hill Rd. bike lanes	Sidewalks & Corporate Center Rd. bike lanes. Future Chapel Hill Rd. bike lanes	Sidewalks, bike lanes, direct Iron Gate Greenway & greenway network access	Downtown Raleigh sidewalks/on street bike facilities
Parking	Meeting Attendee parking in City Center deck across the street. Staff parking is generally self-pay or on street parking several blocks east of downtown.	Surface lot for building. No additional charge for parking. Highwoods can provide 3.5 spaces per 1,000 RSF for your employees at no additional cost. There is ample parking for staff, guests, and meetings	Surface lot for building. No additional charge for parking. Highwoods can provide 3.5 spaces per 1,000 RSF for your employees at no additional cost. There is ample parking for staff, guests, and meetings	Adjacent surface parking w/direct connect parking deck added in 2-3 years. No additional charge for parking. Additional surface and deck parking nearby. Tenant shall have four (4.00) unreserved parking spaces per 1,000 rentable square feet free of charge throughout the Lease Term and any extension. There is ample parking for staff, guests, and meetings	Parking Deck across Fayetteville St. with hourly rate. Highwoods can provide CAMPO the right to lease 1.5 spaces per 1,000 RSF (14 spaces) in the Alexander Garage at a starting rate of \$140 per space per month. We can provide an additional 15 spaces at \$130 per space per month in the Blount St. deck. For guests and visitors, the Alexander Garage provides for hourly parking. This will be a benefit for your regular meetings. Staff would likely continue to self-pay or on street parking several blocks east of downtown.
Meeting Space	On site - Ex. Board/TCC meeting space included in lease. Limited capacity for future growth. Limited capacity for attendees/public. Suite layout limitations	On site - Ex. Board/TCC meeting space included in lease. Adequate space for anticipated future growth of Board. Adequate capacity for attendees/public	On site - Ex. Board/TCC meeting space included in lease. Adequate space for anticipated future growth of Board. Adequate capacity for attendees/public	On site - Ex. Board/TCC meeting space included in lease. Adequate space for anticipated future growth of Board. Adequate capacity for attendees/public	On site - Ex. Board/TCC meeting space included in lease. Adequate space for anticipated future growth of Board. Adequate capacity for attendees/public
	On site - Staff meeting space	On site - Staff meeting space	On site - Staff meeting space	On site - Staff meeting space included in	On site - Staff meeting space included in
Upfit Allowance	\$40 sq. ft (7 year option), \$40 sq. ft (10 year option)	\$40 sq. ft (7 year option), \$40 sq. ft (10 year option)	\$40 sq. ft (7 year option), \$40 sq. ft (10 year option)	\$50 sq. ft. (7year option / \$65 (10 year option)	\$60 sq. ft.