

Design

CAPTRUST Tower: Raleigh's Midtown Landmark Stands Tall

By Diane Lea

CAPTRUST Tower, a 17-story landmark rising from the suburban footprint of the revitalized North Hills mixed-use development in Midtown Raleigh, houses 275,000 square feet of office space, 26,000 square feet of retail space and a 750-car parking garage. The Tower is the result of a cooperative effort between Duke Realty Corp. and Kane Realty Corp., two major players in mixed-use development in the Triangle. Designed by Indianapolis-based CSO Architects, and erected by Duke Realty's construction team in 2009, the Tower is consistent with North Hills developer John Kane's original vision to create a walkable and environmentally friendly redevelopment.

"We started purchasing land on the east side of Six Forks shortly after we put the old North Hills Mall property under contract about 11 years ago," says Kane. "We saw that parcel, actually about 18 separate parcels, as being the location of a series of high-rise buildings, including green space and residential and retail components. Today, the CAPTRUST Tower rises above our Park & Market residences that feature a unique exterior design, a Harris Teeter supermarket that's accessible by elevator and a parking garage accessible to our residents and visitors. Numerous restaurants, bistros and service providers headline the hospitality and retail establishments in the neighborhood. And, of course, these amenities provide great opportunities for the tenants of the CAPTRUST Tower."

Jeff Sheehan, senior vice president of Duke Realty Corp., notes that the first tenant of the CAPTRUST Tower, CAPTRUST Financial Advisors, is also its largest tenant, occupying two floors or 60,000 square feet of office space.



"When CAPTRUST Advisors CEO Fielding Miller signed on with us, we knew the CAPTRUST Tower would be the giant addition to the North Hills mixed-use development that we envisioned," says Sheehan.

What Duke Realty and Kane Realty saw in the 230-foot high Tower was desirable and accessible location, class-A office space unique in the Triangle, and the quintessential live, work and play experience. Kane's vision for North Hills has been consistent.

"I want our tenants, residents, shoppers and clients to be able to walk or bike to work or play, entertain clients at lunch

or dinner, and pick up groceries on the way home. All in the same neighborhood," says Kane.



Duke Realty and Kane's firm added an extra challenge to their dream project: green building principles that utilize sustainable construction techniques and energy efficiency. The CAPTRUST Tower has been certified as a LEED Gold structure, the second-highest level in the internationally recognized green building certification system administered by the US Green Building Council.

In addition to the building's sustainability and consistency with the neo-urbanist philosophy of North Hills-Midtown, its design is unique in the Triangle. The space is disaggregated with multiple levels and a delightfully canted projection on the south elevation. It is an eye-catching element when approaching the building from the I-440 interchange. Materials are straightforward and textural. The glass curtain-walled exterior is accented by panels of precast concrete and perforated metal. The lower level is accessible by stairs with stainless steel corded balustrades and spacious pedestrian terraces. Exterior terraces on the eighth and 16th floors offer views toward downtown Raleigh. The sophisticated but welcoming entrance lobby features a nicely detailed two-part barrel-shaped ceiling with subtle lighting emanating from the almost adjoining sections. Raindrop-patterned plexiglass squares fill a niche in the beautifully matched grained wood alcove that surrounds the seating area. Terrazzo floors in pale neutral colors flow throughout the space.

The grained wood of the lobby carries into the interiors of the individual elevators. When the doors open, the visitor steps out into a tasteful vestibule that serves as a forecourt for the floor's offices. On the ninth floor, the double beveled-glass entrance doors of NovaQuest Capital Management, LLC, a private equity management firm, reveal a paneled reception desk backed by a partition wall with a generous opening that showcases antique-style lamps and the building's signature western view. Elegant fabrics in subtle colors sheath comfortable wing chairs surrounded by fine art framed in gilded frames.

One floor up, Wasserman Media Group's minimalist décor features wall-to-wall glass with a generous pedestal conference table set with stylish ergonomic webbed and comfortably padded chairs covered in soft gray and white. Take the elevator to the 11th floor and the lobby of the law firm of Ogletree Deakins features cleverly criss-crossed ornamental wood on paneled walls. The coffered ceiling and columned spaces of the lobby blend nicely with the conference table's cushioned white leather chairs.

North Carolina art punctuates the Kilpatrick Townsend & Stockton LLP law firm space on the 14th floor. Partner Jeff Benson oversaw the firm's move from their former Glenwood Avenue offices and the design of the space for 40



lawyers and about 30 staff. Benson worked with John Warasila of Durham-based Alliance Architecture and The Mahler fine art gallery in Raleigh to accomplish the task. Though proud of the firm's commitment to build sustainably according to LEED certification requirements, Benson acknowledges that the pleasure of the finished product rests largely on the firm's extraordinary art collection. According to Megg Rader, one of the principals of The Mahler, Kilpatrick Townsend was interested in displaying their current pieces, collected over a 15-year period, in the new location to give them a fresh look. What Rader found exciting was the firm's interest in expanding their collection to include more North Carolina crafts in the lobby with emphasis on glass and pottery.

Rader notes that the firm had a custom-made shelved credenza built in the lobby that provides a perfect place to display the work of a young and very talented glass artist, John Geci.

"His are the trio of vessels on the top of the credenza," says Rader. "The light from the large lobby window reflects on the glass and just makes it shine."





Also in the credenza are two bowls by Robert Levin, an internationally recognized glass artist who lives in Celo, NC. Other pieces displayed to advantage in the credenza include pottery by established artisans Marsha Owen and Ken Sedberry and wood vases by Jason Van Duyn. Also included in the collection and on display in the conference room is pottery by emerging artist Daniel Johnston.

Among other recent Kilpatrick Townsend acquisitions are works by Raleigh sculptor-craftsman Thomas Sayre, painter Mary Rountree Moore, printmaker Ann Conner and sculptor Edwin White. According to Rader, the Sayre piece is currently at a special exhibition at The Umstead Hotel and Spa but will soon be in its place at Kilpatrick Townsend.

CAPTRUST Tower is a crowning symbol of the North Hills redevelopment story and a proud addition to the identity of Raleigh's Midtown neighborhood.

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