



FOR SALE

RDU 3

RALEIGH-DURHAM, NORTH CAROLINA



CONFIDENTIAL OFFERING MEMORANDUM



Extreme
CORPORATION

2121



RDU **B**

Jones Lang LaSalle Americas, Inc. ("JLL") has been retained as the exclusive sales representative for RDU III, (the "Property", "Asset", "Building"), an office asset totaling 114,991 square feet in Raleigh-Durham, one of the most coveted real estate markets in the country and a leading STEM hub. The property boasts a weighted average lease term of 7.9 years and an abundance of amenities including covered parking, EV charging stations, fitness center, signage, and multiple hotels and casual dining options.

The Property benefits from immediate accessibility to the greater Raleigh-Durham market by way of access to I-40, a major east-west thoroughfare, and I-540, the primary north-south connector in the region. The asset sits directly next to the RDU International Airport and less than a 15 minute drive from Downtown Raleigh and Downtown Durham.

- **INCOME DURABILITY WITH 7.9 YEARS OF WALT AND STRONG ANCHOR TENANTS**
- **EMBEDDED UPSIDE WITH 73.7% OCCUPANCY IN A SUPPLY-CONSTRAINED SUBMARKET**
- **IRREPLACEABLE LOCATION WITH HIGH BARRIERS TO ENTRY ADJACENT TO RDU INTERNATIONAL AIRPORT AND UMSTEAD PARK**

OFFERING DETAILS

ADDRESS	2121 RDU Center Drive, Morrisville, NC 27560
SQUARE FEET	114,991 SF
LAND AREA	7.21 Acres
OCCUPANCY	73.7%
YEAR BUILT	2009

RDU III HIGHLIGHTS



4 STORY, CLASS A OFFICE BUILDING WITH DATA CENTER INFRASTRUCTURE



CORPORATE SIGNAGE VISIBLE ALONG I-40



MULTIPLE CASUAL DINING OPTIONS & HOTELS



TENANT-ONLY FITNESS CENTER WITH LOCKERS & SHOWERS



ADJACENT TO WILLIAM UMSTEAD STATE PARK



COVERED PARKING & EV CHARGING STATIONS



ADJACENT TO RDU INTERNATIONAL AIRPORT





STRONG ANCHOR TENANCY LEASED TO PUBLIC COMPANY AND U.S. FEDERAL GOVERNMENT

RDU III benefits from a committed tenant base proving long-term viability and demand for RDU III.

COMMITTED ANCHOR TENANCY



EXTREME NETWORKS. INC.

54,530 SF
TERM REMAINING: 4.6 YEARS
TENURE: 12 YEARS
HEADQUARTER LOCATION
NASDAQ: EXTR

Extreme Networks was founded in 1996 and boasts 2,800+ employees and 11,000+ channel partners. They are an all-in-one networking platform powered by conversational, multimodal, and agentic AI. and reported \$1.1B in annual revenue (2025). Additionally, their space includes a data center infrastructure which creates a stickiness of the tenant.



GSA - TSA

20,307 SF
TERM REMAINING: 12.9 YEARS
TENURE: SIGNED 2024 - NEW LEASE
MISSION CRITICAL SPACE

Transportation Security Administration is the U.S. federal agency responsible for securing airports, highways, railways, and other transportation systems against threats. RDU III serves as a regional field office for TSA serving Raleigh-Durham and Eastern North Carolina airports.

DIVERSE TENANT BASE

RDU III has a diverse tenant roster, mitigating exposure to any one industry

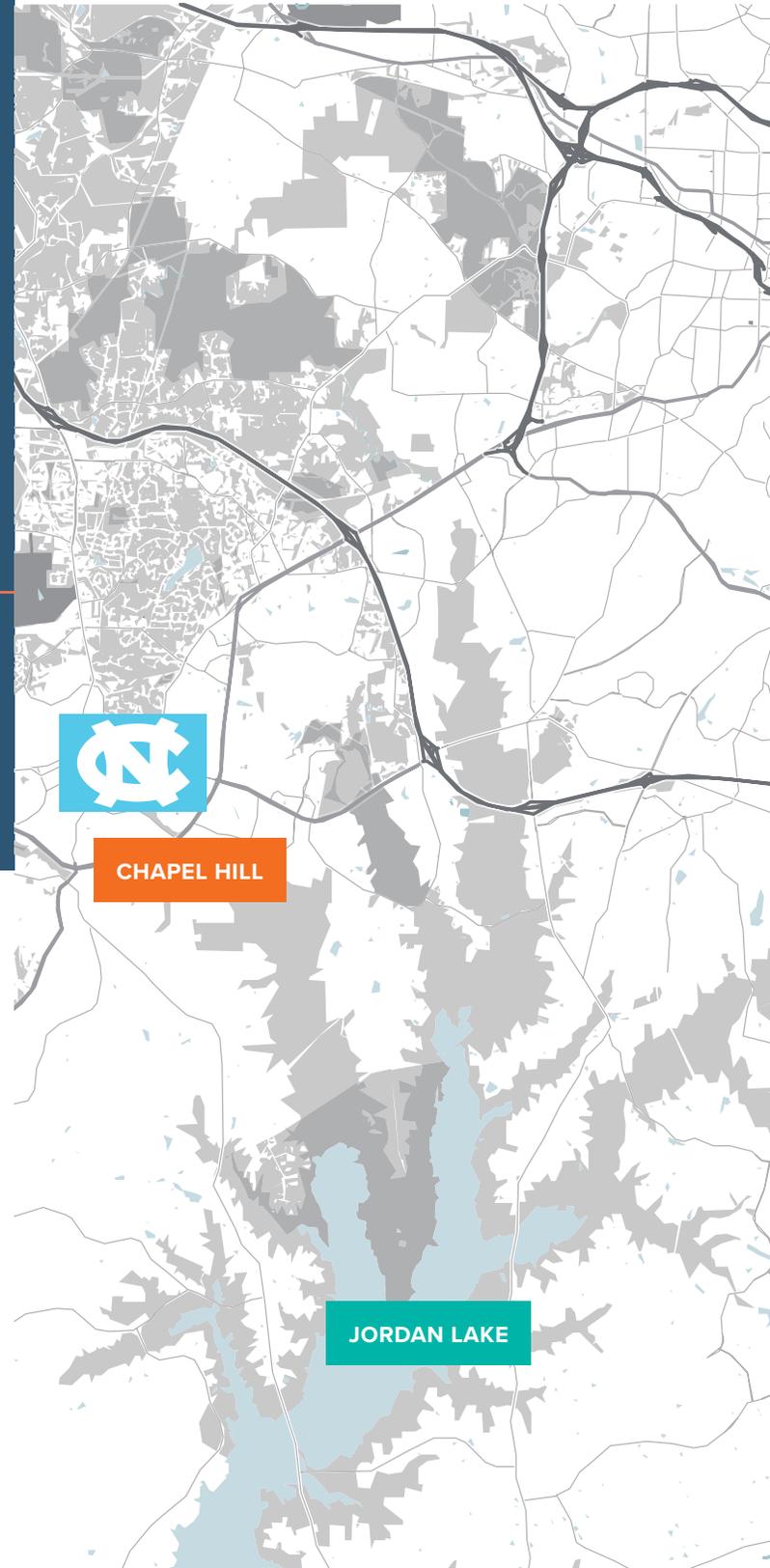


EXCEPTIONAL LOCATION FOR TALENT AND GROWTH

TREMENDOUS ACCESS TO RALEIGH-DURHAM'S THOROUGHFARES

With immediate access to I-40, I-440, I-540, RDU III has excellent accessibility to the greater market as well as located adjacent to the RDU International Airport.

 1 MINUTE DRIVE	 5 MINUTE DRIVE	RDU INTERNATIONAL AIRPORT 1 MINUTE DRIVE
RALEIGH 15 MINUTE DRIVE	DURHAM 15 MINUTE DRIVE	CHAPEL HILL 30 MINUTE DRIVE





90,000+ STUDENTS WITHIN 30 MINUTES

The city of Raleigh benefits from the robust pool of talent, education opportunities, and economic stimulation fueled by NC State University, Duke University, and the University of North Carolina Chapel Hill. With Raleigh-Durham leading the U.S. in STEM workforce growth and #2 in tech relocations, RDU III offers immense opportunity for tech, defense, and infrastructure users.

NC STATE UNIVERSITY



- North Carolina's Largest University
- 39,000+ Student Enrollment
- 2,500+ Instructional Faculty
- \$6.5B impact on the region and state

DUKE UNIVERSITY



- 16,000+ Student Enrollment
- 4,000+ Instructional Faculty
- \$4B impact on the region and state

UNC CHAPEL HILL



- 32,000+ Student Enrollment
- 4,000+ Instructional Faculty
- \$14B impact on region and state

DURHAM

RESEARCH TRIANGLE PARK

RDU INTERNATIONAL AIRPORT

RDU III

RALEIGH

- HOSPITALITY
- RETAIL/RESTAURANTS
- LANDMARKS
- RDU INTERNATIONAL AIRPORT

RESEARCH TRIANGLE PARK

TOP GOLF

STAYBRIDGE SUITES
DAYS INN
HOLIDAY INN EXPRESS
HAMPTON INN
FAIRFIELD BY MARRIOTT
EXTENDED STAY
FOUR POINTS

BOJANGLES
CRACKER BARREL
JERSEY MIKES
WAFFLE HOUSE
WENDYS

TRU BY HILTON
CAMBRIA HOTEL
HYATT PLACE
COUNTRY INN

RDU INTERNATIONAL AIRPORT

LA QUINTA INN
SONESTA
QUALITY INN

RDU INTERNATIONAL AIRPORT

(10 MINUTE DRIVE)
TRADER JOE'S
CAVA
FIREBIRDS
TARGET
TJ MAXX
NORDSTROM RACK
FOOD LION
AMC PARK PLACE 16
PANERA
BUFFALO WILD WINGS
ANOTHER BROKEN EGG CAFE
HOME GOODS

RDU GALLERIA
WAYBACK BURGERS
CLASSIC SPORTS BAR & LOUNGE
GLORIA JEAN'S COFFEES
WHICH WICH
GAS
PIZZA HUT EXPRESS

HILTON GARDEN INN

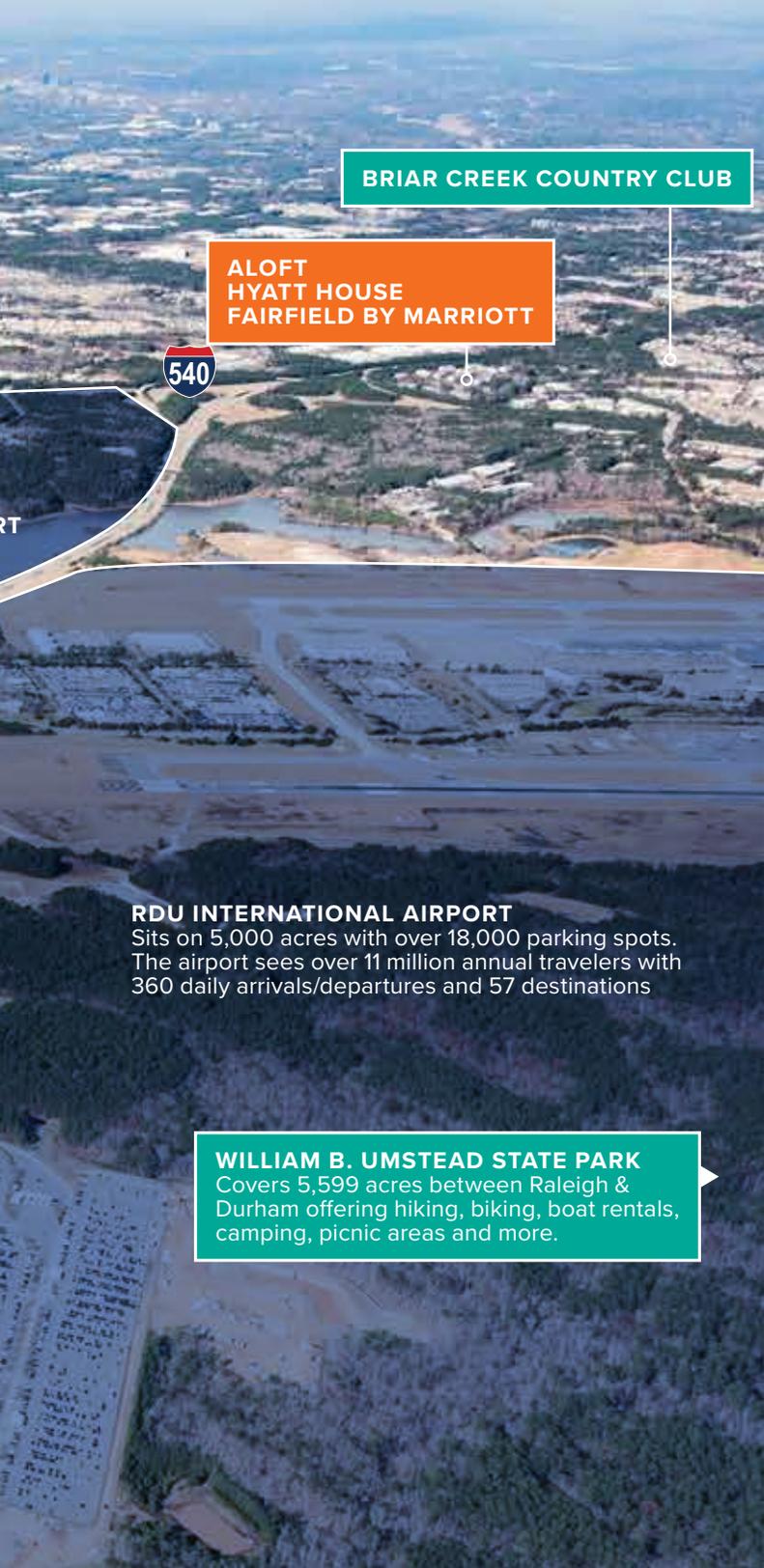
PROPOSED REDEVELOPMENT
OF 136 ACRES OF LAKE CRABTREE PARK

LAKE CRABTREE

40

RDU

THE UMSTEAD HOTEL AND SPA
(2 MINUTE DRIVE)



BRIAR CREEK COUNTRY CLUB

ALOFT
HYATT HOUSE
FAIRFIELD BY MARRIOTT

540

RDU INTERNATIONAL AIRPORT

Sits on 5,000 acres with over 18,000 parking spots. The airport sees over 11 million annual travelers with 360 daily arrivals/departures and 57 destinations

WILLIAM B. UMSTEAD STATE PARK

Covers 5,599 acres between Raleigh & Durham offering hiking, biking, boat rentals, camping, picnic areas and more.

CENTER OF THE MARKET LOCATION

Positioned at the intersection of I-40, a major thoroughfare in the Raleigh-Durham market, RDU III has substantial accessibility to many amenities as well as convenient access to all points of the Triangle. The asset is a 15-minute drive from Downtown Raleigh, 15 minutes from Downtown Durham, and 30 minutes from Chapel Hill, providing tenants access to talent from all three municipalities along with some of the fastest growing suburbs in the country such as Cary, Holly Springs, and Wake Forest.

HIGH BARRIERS TO ENTRY

Not only is RDU III's position advantageous from an access standpoint, but the building is also situated in an extremely high barriers to entry location. **The Property is insulated from competitive construction with nearly all neighboring land (10,000+ acres) owned by either Raleigh- Durham International Airport or state owned land designated as the William B. Umstead State Park.** With limited access to available land and assets, the purchase of RDU III gives the unique opportunity to break through these high barriers and gain access to the market.

INVESTMENT ADVISORS

DANIEL FLYNN

Senior Director
919.573.4641
daniel.flynn@jll.com

RYAN CLUTTER

Senior Managing Director
704.526.2805
ryan.clutter@jll.com

CJ LIUZZO

Director
919.608.1830
cj.liuzzo@jll.com

ANALYSTS

SARAH HOLLOWAY

Associate
843.592.2010
sarah.holloway@jll.com

DEBT + STRUCTURED FINANCE

WARD SMITH

Senior Director
919.424.8465
ward.smith@jll.com

CAPITAL ASSOCIATES ADVISORS

STEPHEN PORTERFIELD

Principal | President
sporterfield@capitalassociates.com

BRET MULLER

Principal
bmuller@capitalassociates.com

