



HORSESHOE

AT **HUB** RTP

RESEARCH TRIANGLE PARK • NORTH CAROLINA • 3151 ELION DRIVE



W
WHITE POINT

RTP

JLL

CONVENIENT. CONNECTED. CENTRAL.

Located at the geographic center of three Tier-1 research universities, RTP is the largest research park in the United States and a premier global innovation center. Its 7,000 acres house hundreds of companies, including science and technology firms, government agencies, academic institutions, startups and nonprofits.

-  **I-40 – 1 MIN**
-  **I-540 – 3 MIN**
-  **I-440 – 11 MIN**
-  **MORRISVILLE – 10 MIN**
-  **APEX – 18MIN**
-  **HOLLY SPRINGS – 22 MIN**



7,000
ACRES



375+ EST
AND STARTUP
COMPANIES



60,000
EMPLOYEES

#1

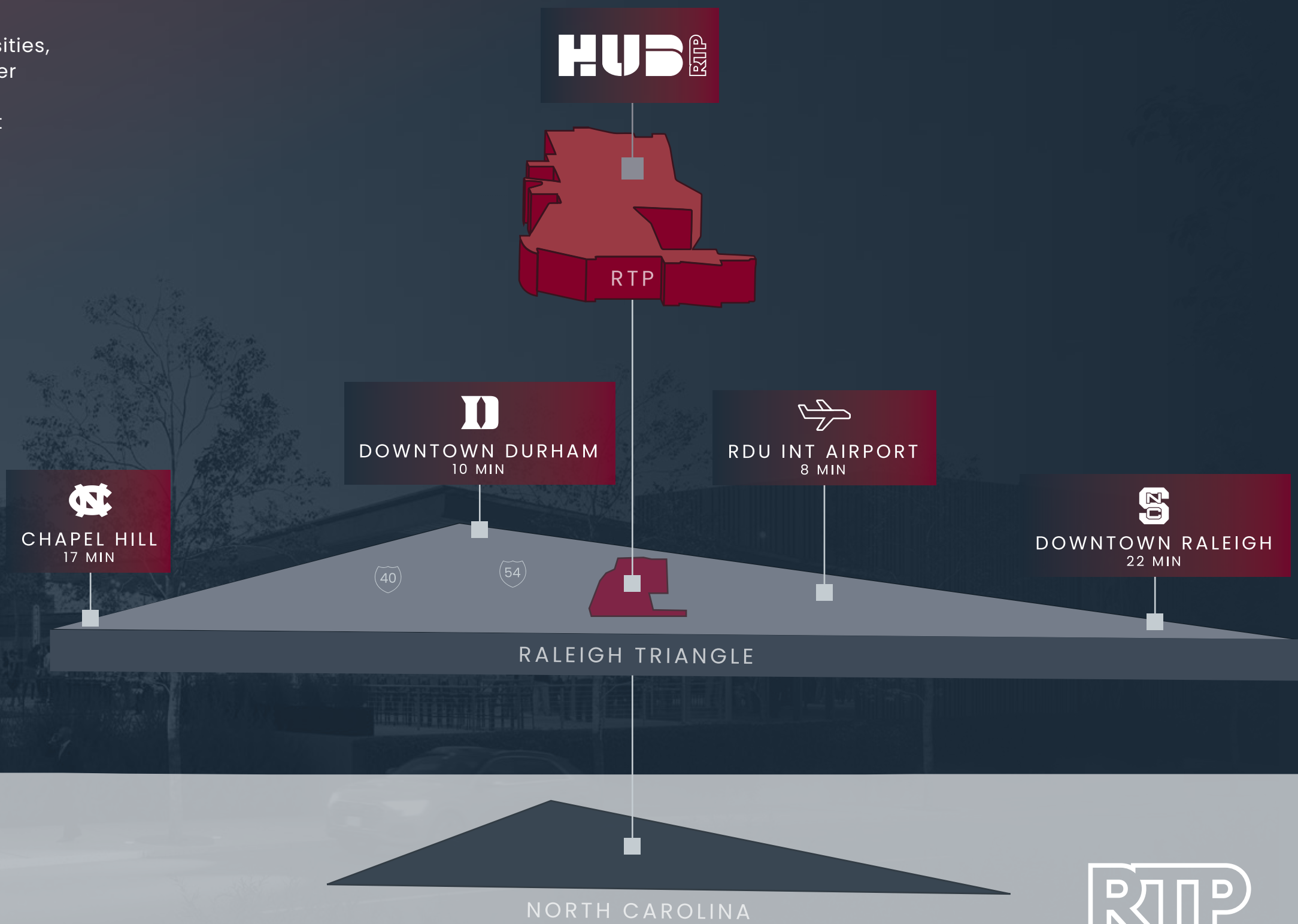
STATE FOR
BUSINESS IN 2023
– CNBC

#1

HOTTEST HOUSING
MARKET IN 2023
– U.S. NEWS & WORLD

#5

HOTTEST LABOR
MARKET IN 2023
– WALL STREET
JOURNAL

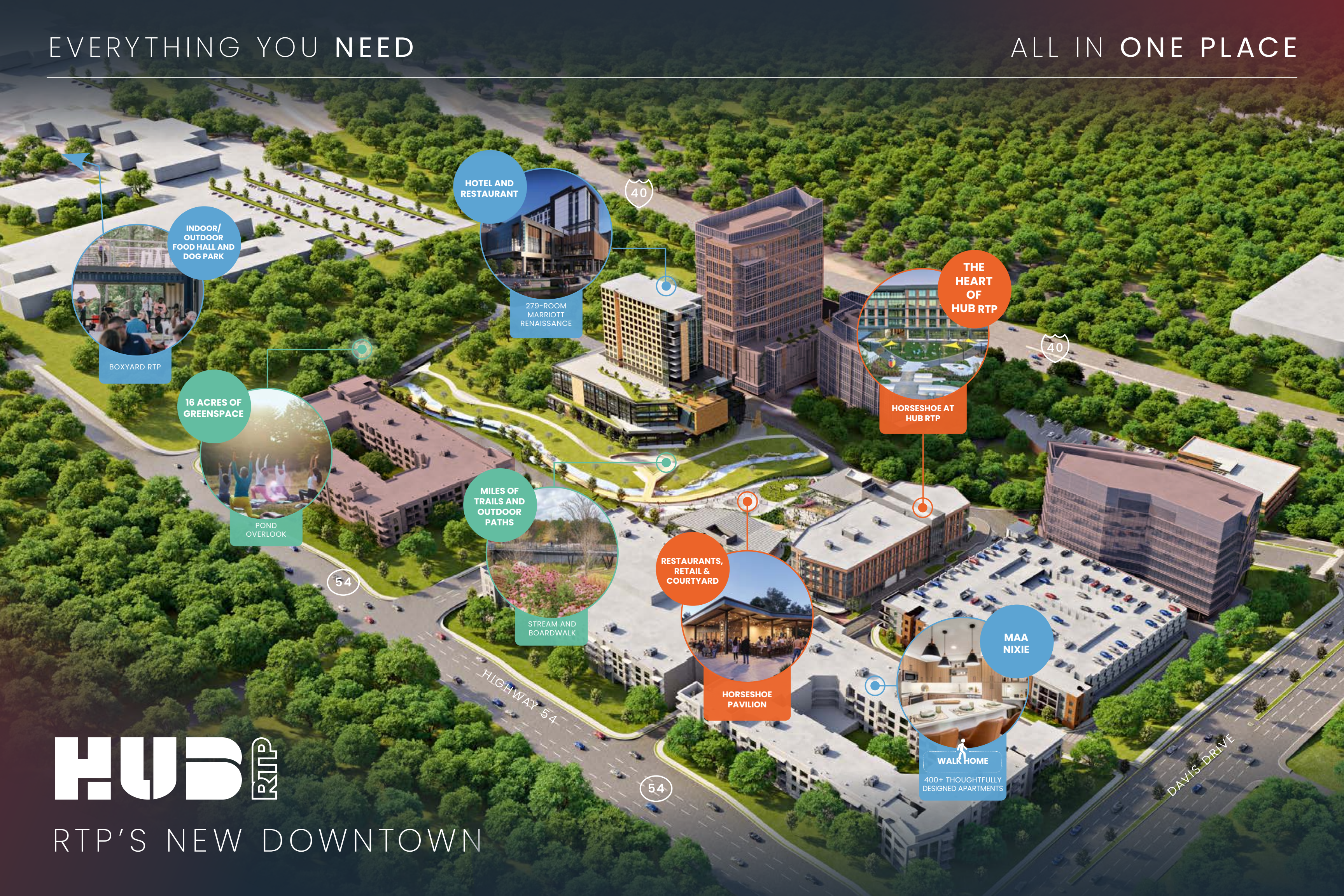


RTP

LARGEST COMMERCIAL
SUBMARKET IN THE
TRIANGLE REGION

EVERYTHING YOU NEED

ALL IN ONE PLACE



HOTEL AND RESTAURANT

279-ROOM MARRIOTT RENAISSANCE

INDOOR/OUTDOOR FOOD HALL AND DOG PARK

BOXYARD RTP

16 ACRES OF GREENSPACE

POND OVERLOOK

MILES OF TRAILS AND OUTDOOR PATHS

STREAM AND BOARDWALK

RESTAURANTS, RETAIL & COURTYARD

HORSESHOE PAVILION

THE HEART OF HUB RTP

HORSESHOE AT HUB RTP

MAA NIXIE

WALK HOME

400+ THOUGHTFULLY DESIGNED APARTMENTS

HUB RTP

RTP'S NEW DOWNTOWN

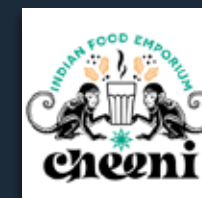
THE MAIN ATTRACTION

of HUB RTP

RETAIL AT HORSESHOE



NEW BARBECUE MEETS STEAKHOUSE CONCEPT ONLY AT HUB RTP



CONTEMPORARY TAKE ON REGIONAL INDIAN CUISINE BY LOCAL JAMES-BEARD NOMINATED CHEF



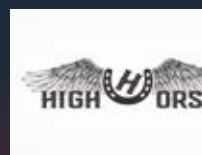
MARKET WITH CONVENIENT, FINE-QUALITY GOODS, GRAB & GO BITES AND ARTISAN GIFTS



ALL-DAY CAFÉ SERVING SMALL-BATCH SPECIALTY COFFEE, BREAKFAST, LUNCH AND PASTRIES



LEGENDARY BROOKLYN PIZZERIA RENOWNED FOR ITS AUTHENTIC NEW-YORK STYLE PIZZAS. LABELED "BEST PIZZA IN NEW YORK" *NEW YORK MAGAZINE*



AN EXPERIENCE DRIVEN RESTAURANT THAT FUSES MEXICAN, JAPANESE, AND AMERICAN FLAVORS THROUGH LIVE-FIRE COOKING



35,607 SF OF RESTAURANT + RETAIL SPACE



121,927 SF OF OFFICE SPACE



COVERED STRUCTURED PARKING



SHARED OFFICE TERRACE AMENITY



LARGE OUTDOOR SEATING AREA & 1-ACRE COURTYARD



PROGRAMMED ENTERTAINMENT



WATER + FIRE FEATURES



RECLAIMED STREAM, BOARDWALK, 20 MILES OF WALKING + BIKING TRAILS

EXPERIENCE A DAY IN THE LIFE *at* HUB RTP

WHERE YOUR
GUESTS WILL STAY

HAVE DINNER
WITH A CLIENT

GO FOR AN AFTERNOON
WALK BY THE STREAM

RELAX BY
THE FIRE

BREAKFAST, LUNCH
& DINNER WE HAVE
YOU COVERED

BIKE TO WORK

ENJOY LIVE MUSIC
ON THE LAWN

TAKE A BREAK
& WALK YOUR DOG

DRINKS AFTER WORK

LUNCH IN THE
COURTYARD

SKIP THE GYM,
RUN THE TRAILS

GRAB A COFFEE
ON THE WAY IN

HORSESHOE OFFICE



DESIGNED TO BE THE VIBRANT AND ENERGETIC
CENTER OF RTP'S NEW DOWNTOWN

ADDRESS: 3151 Elion Drive | RTP, NC 27709

NUMBER OF FLOORS: 5 TOTAL RSF: 121,927 SF



**CEILING
HEIGHTS** 14'



PARKING Adjacent structured parking garage
4 / 1,000 with EV stations available



FLOOR-TO-CEILING GLASS



PROMINENT SIGNAGE OPPORTUNITIES



DEDICATED TENANT AMENITY SPACE



SHARED TRAINING/CONFERENCE ROOM



BIKE STORAGE



USPS MAILBOXES IN BUILDING

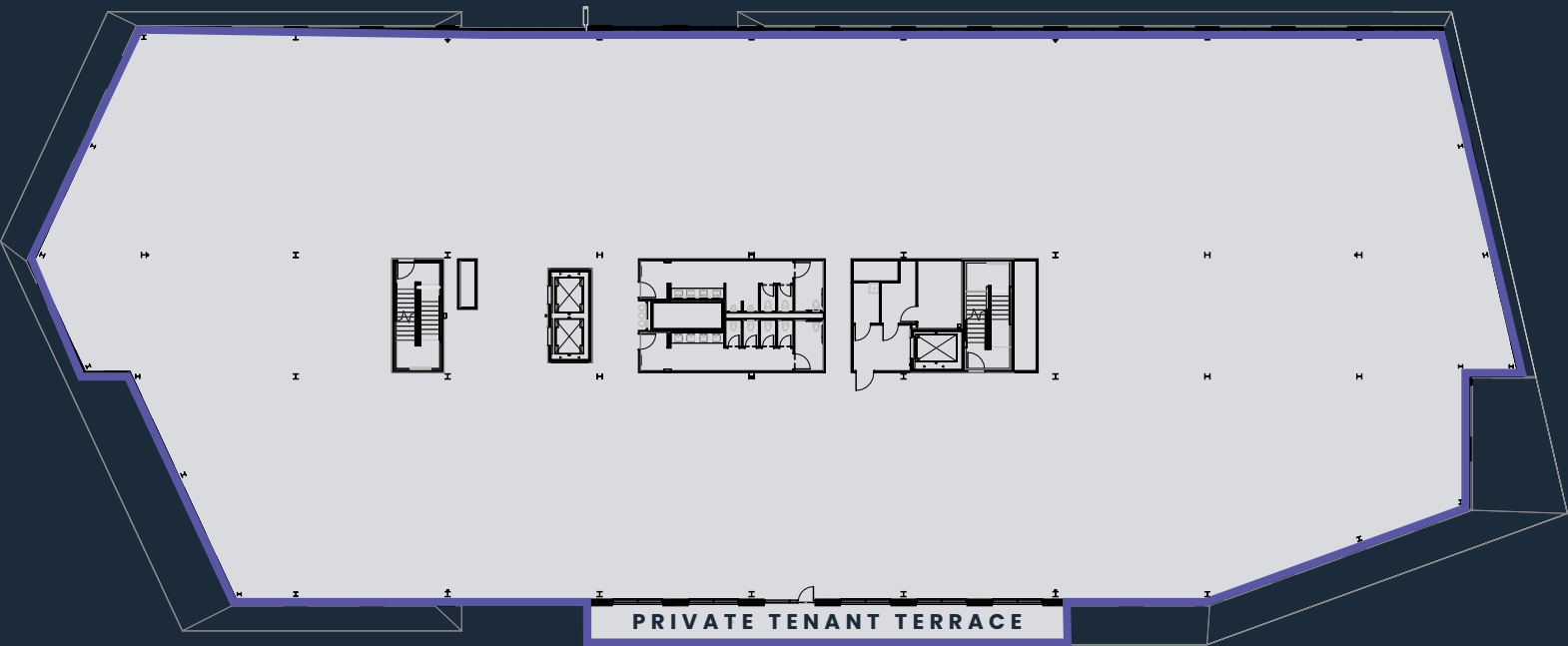


FIRST FLOOR SHOWER AVAILABLE

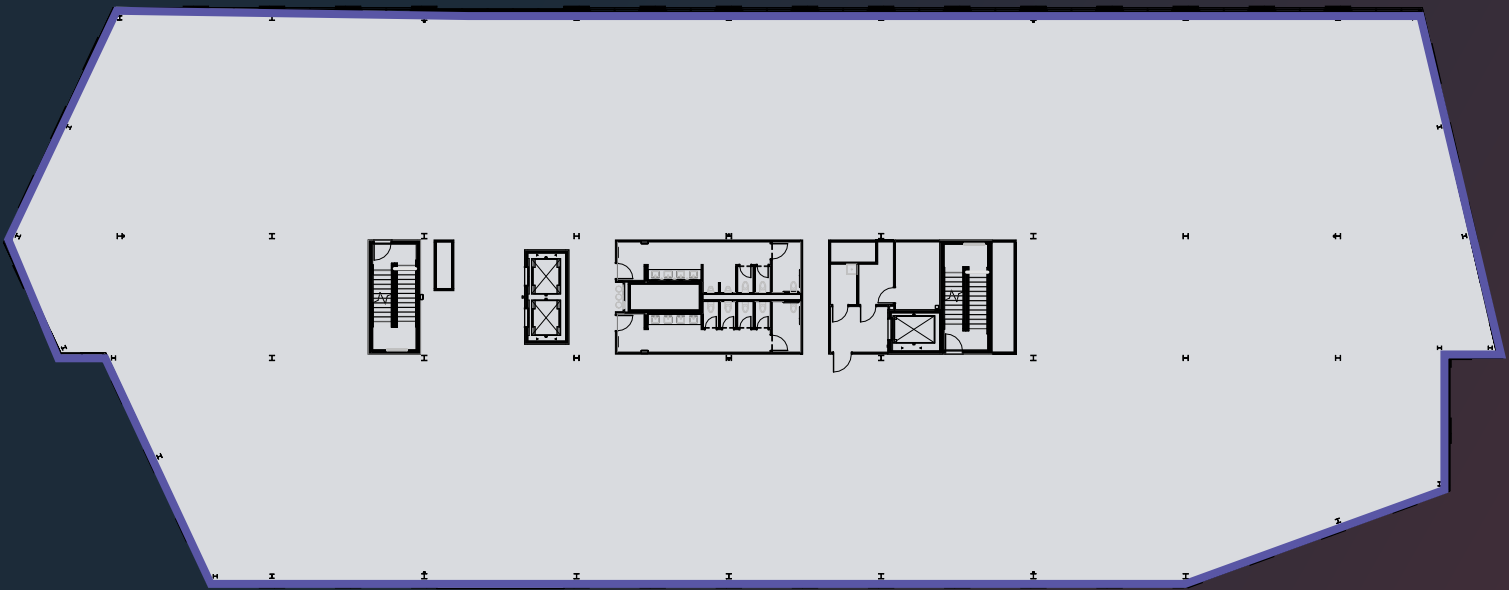


Available Spaces

Floor 2 - 32,395 RSF



Floor 3 - 31,570 RSF



Floor 4 - 12,342 RSF AVAILABLE



Floor 5 - LEASED



AMENITY SPACES

ACCESS TO THE OUTDOORS
AT EVERY TURN

5TH FLOOR SHARED AMENITY SPACE

3,880 SF



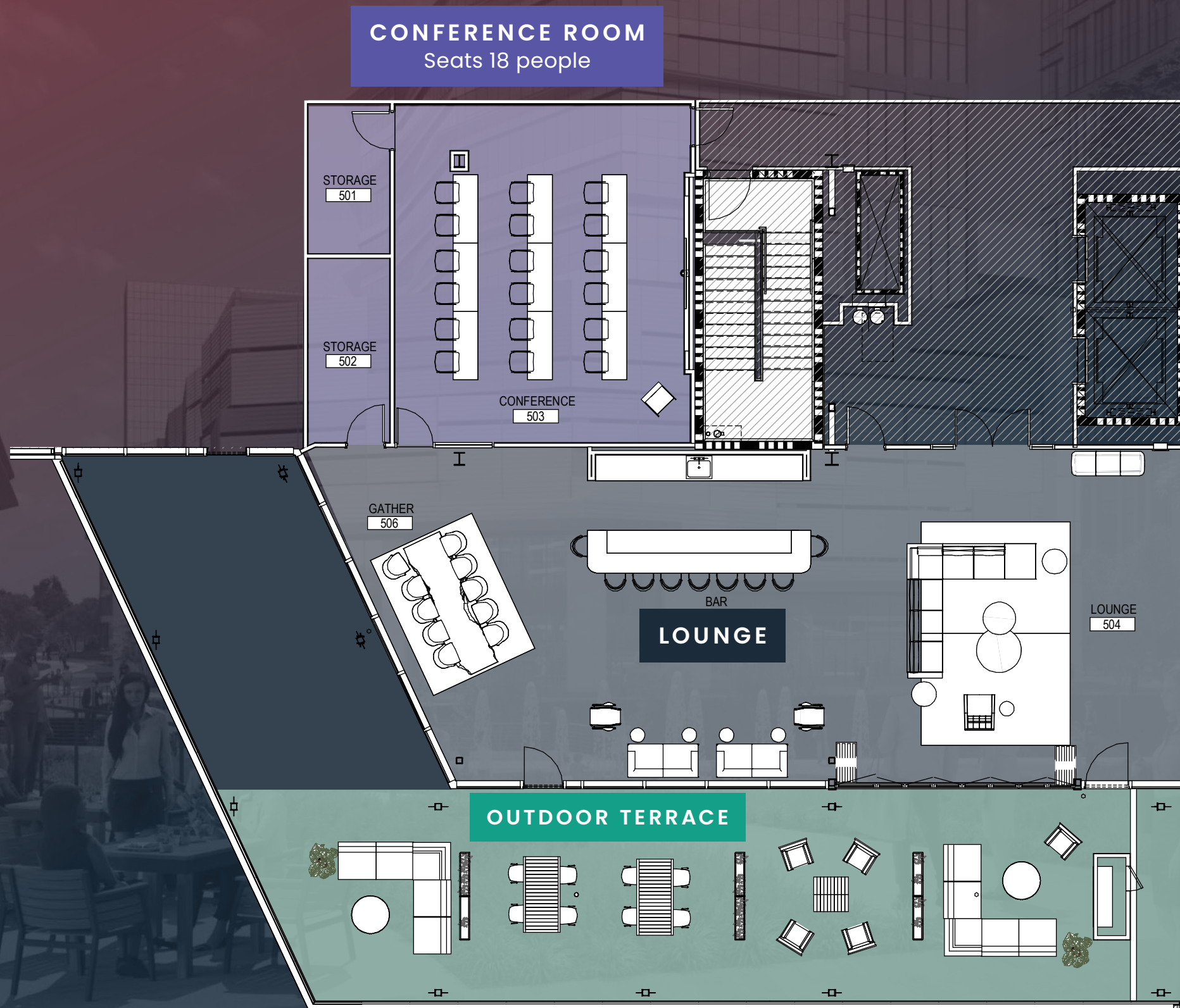
TENANT LOUNGE + KITCHEN



CONNECTED TERRACE
OVERLOOKING HORSESHOE
COURTYARD



TRAINING/CONFERENCE ROOM





FOR MORE INFORMATION



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