



HORSESHOE AT HUB

RESEARCH TRIANGLE PARK • NORTH CAROLINA • 3151 ELION DRIVE



W
WHITE POINT

RTP

JLL

CONVENIENT. CONNECTED. CENTRAL.



7,000
ACRES



375+ EST
AND STARTUP
COMPANIES



60,000
EMPLOYEES



STATE FOR
BUSINESS IN 2023
- CNBC



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



HOTTEST LABOR
MARKET IN 2023
- WALL STREET
JOURNAL

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.

40 I-40 - 1 MIN

540 I-540 - 3 MIN

440 I-440 - 11 MIN

MORRISVILLE - 10 MIN

APEX - 18 MIN

HOLLY SPRINGS - 22 MIN

CHAPEL HILL
17 MIN

DOWNTOWN DURHAM
10 MIN

40
54

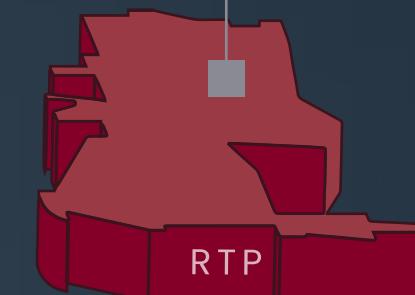
RDU INT AIRPORT
8 MIN

DOWNTOWN RALEIGH
22 MIN

RALEIGH TRIANGLE

NORTH CAROLINA

HUB TRI



RTP

LARGEST COMMERCIAL
SUBMARKET IN THE
TRIANGLE REGION

EVERYTHING YOU NEED

ALL IN ONE PLACE



THE MAIN ATTRACTION of HUB RTP



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

RETAIL AT HORSESHOE



NEW BARBECUE MEETS
STEAKHOUSE CONCEPT ONLY
AT HUB RTP



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



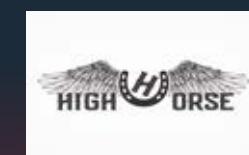
MARKET WITH CONVENIENT,
FINE-QUALITY GOODS, GRAB &
GO BITES AND ARTISAN GIFTS



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

EXPERIENCE A
DAY IN THE LIFE
at HUB RTP



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'

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

↑↓ FLOOR-TO-CEILING GLASS

FLAG PROMINENT SIGNAGE OPPORTUNITIES

→ DEDICATED TENANT AMENITY SPACE

GRAPH SHARED TRAINING/CONFERENCE ROOM

BIKE CYCLE BIKE STORAGE

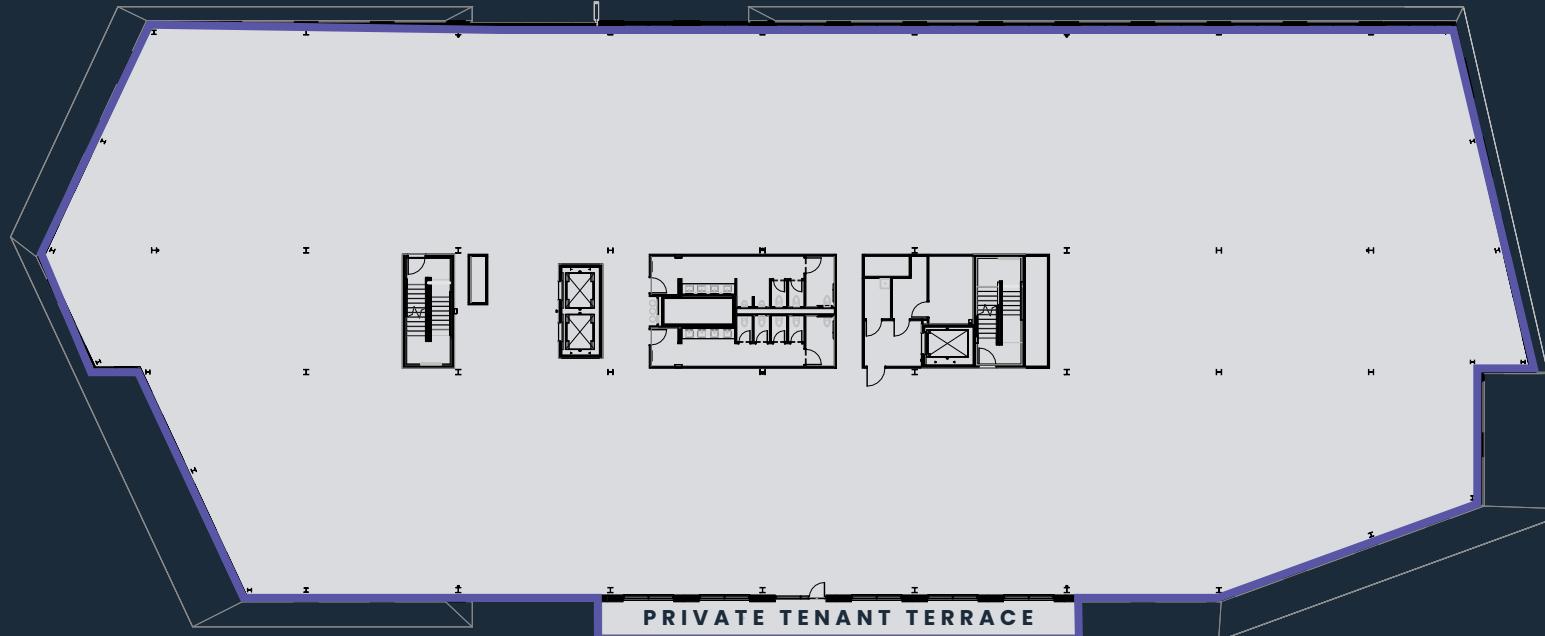
MAILBOX MAILBOXES IN BUILDING

SHOWER FIRST FLOOR SHOWER AVAILABLE

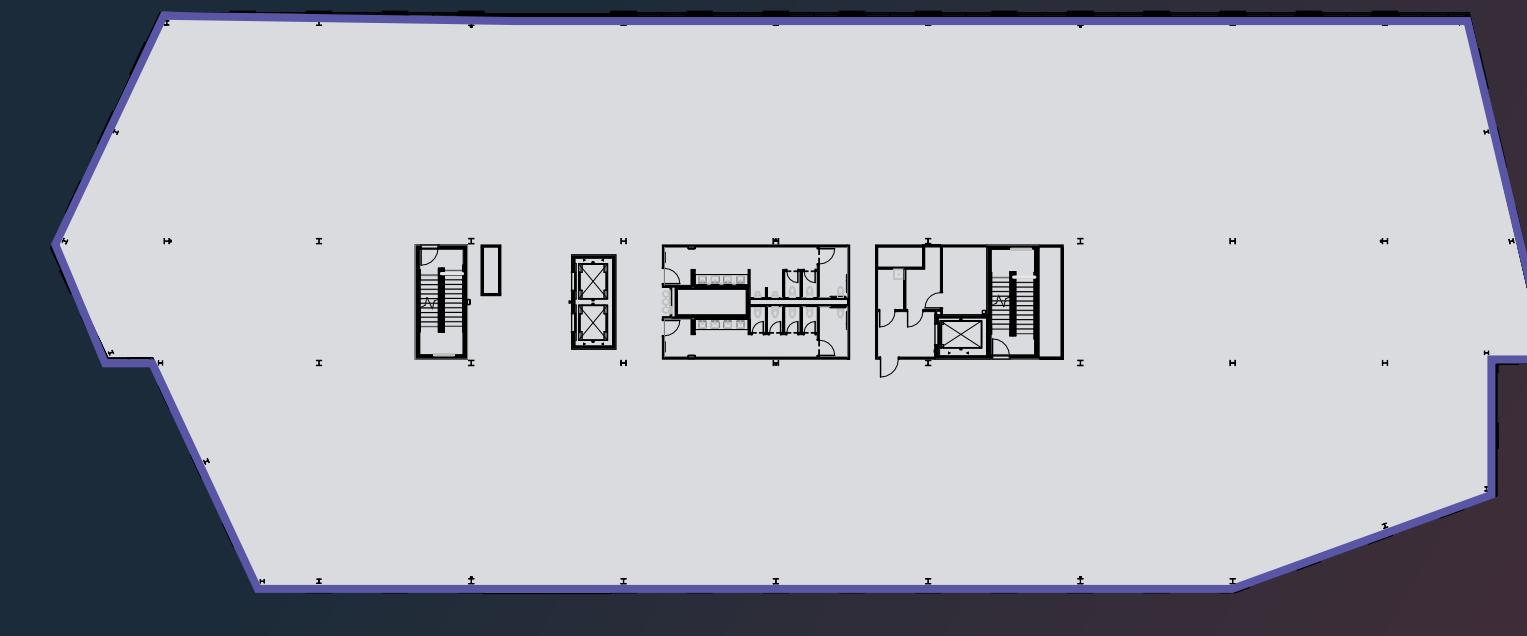


Available Spaces

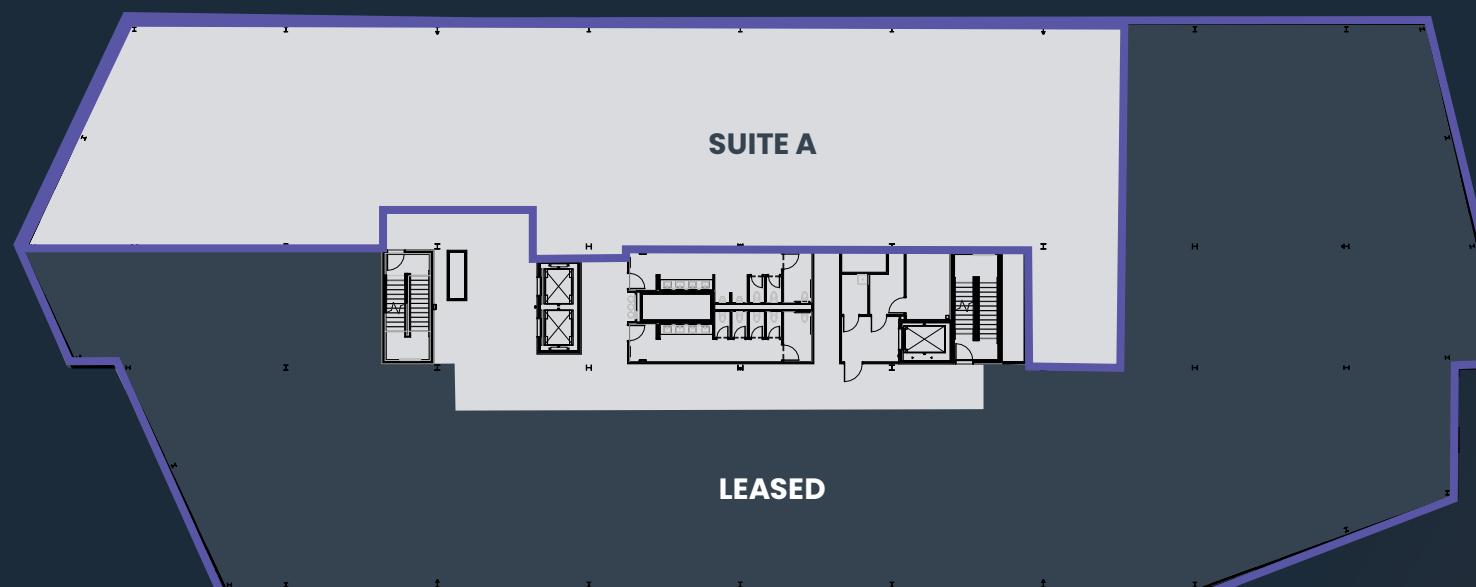
Floor 2 - 32,395 RSF



Floor 3 - 31,570 RSF



Floor 4 - 12,342 RSF AVAILABLE



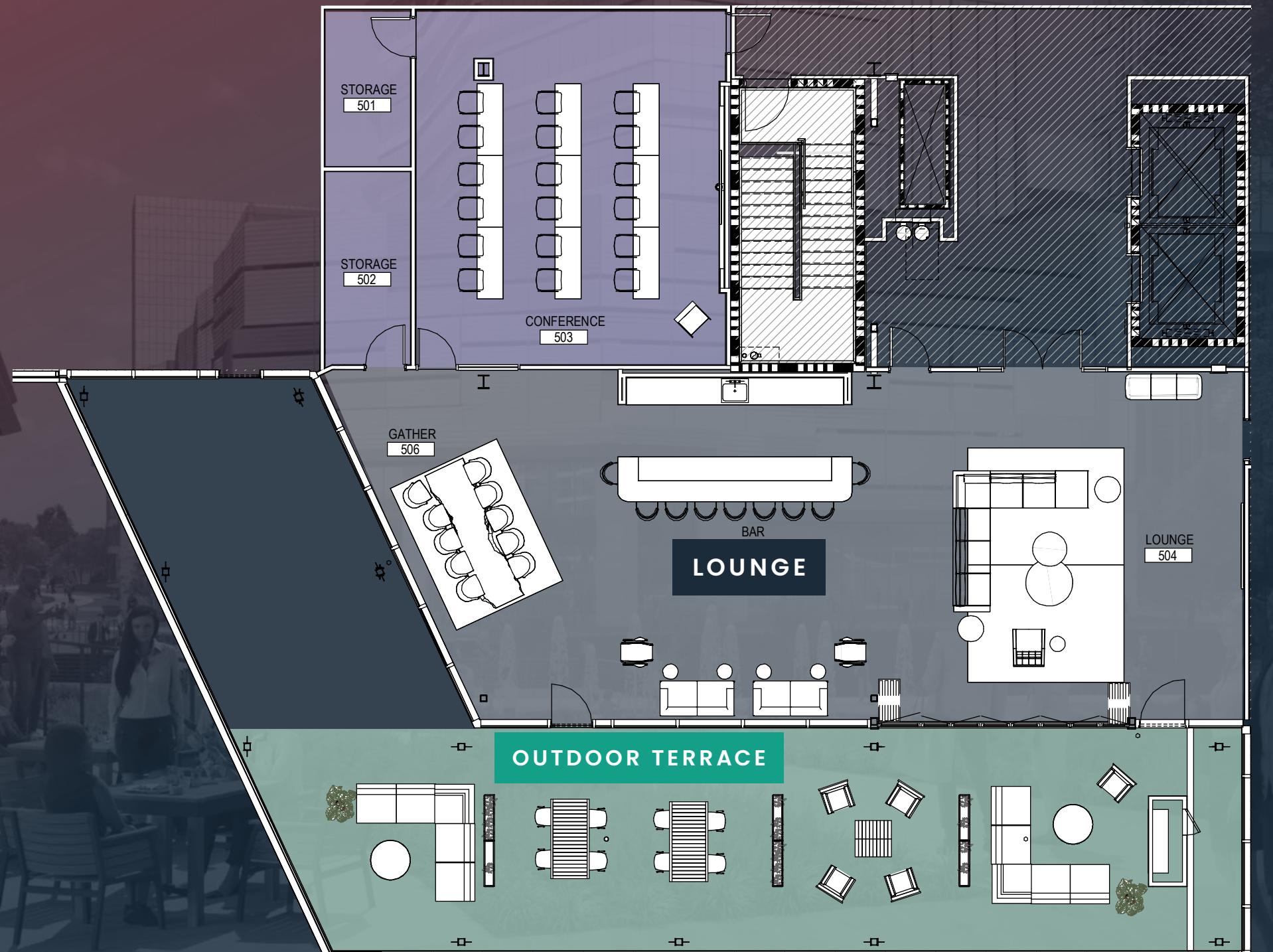
Floor 5 - LEASED



AMENITY SPACES

CONFERENCE ROOM

Seats 18 people



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

W
WHITE POINT

RIP

JLL

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