

CENTENNIAL CAMPUS: Empowering Tenants to Innovate, Collaborate & Thrive



VENTURE + ALLIANCE

Centennial Campus Raleigh, NC



Center yourself in an ecosystem of innovation



ABOUT VENTURE + ALLIANCE

Comprised of six buildings and 656,087 RSF of high-tech facilities and multifunctional office, electronic lab, and classroom space, Venture + Alliance offers a launchpad for growth and development. The Venture and Alliance buildings are located on Centennial Campus, NC State's research and innovation campus located in the heart of Raleigh, NC.

ABOUT CENTENNIAL CAMPUS

The 1,105-acre research park is home to more than 70 businesses and offers high-end strategic public-private partnership with industry leaders in corporate, government, and non-profit organizations in one of North Carolina's top economic drivers. With a daily population of 16,000, Centennial Campus creates a work-play-live atmosphere unlike any research park. Whether you're seeking a new headquarters location or a small space to land your new business, there's a place for you here.

An urban oasis

Positioned along the axis of North Carolina State University's Centennial Campus, tenants have a distinct advantage with direct access to more than 25,000 undergraduates and 9,000 graduate students, including 11,000+ College of Engineering students. Tenants also have access to the universities' Shared Core Research Facilities and a range of recreational amenities like an 18-hole golf course designed by Arnold Palmer Design, scenic greenways, and an advanced research library. [LEARN MORE](#)



5

MINUTES TO
DOWNTOWN RALEIGH

15

MINUTES TO RDU
INTERNATIONAL AIRPORT

5

MINUTES TO TWO
MAJOR HIGHWAYS

BOOMING TRIANGLE

#1

TOP STATE
FOR BUSINESS
CNBC, 2023

#2

BEST BUSINESS
CLIMATE

*Business Facilities 19th
Annual Rankings Report*

#3

HOTTEST
JOB MARKET

The Wall Street Journal

#3

TOP GROWTH
STATE

U-Haul Growth Index, 2023



The ultimate live-work-play campus



321 COFFEE

ON-SITE 321 COFFEE LOCATED IN
VENTURE PLACE – OPENING SEPTEMBER 2024

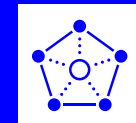


RESERVABLE MEETING
SPACES AVAILABLE



FOOD TRUCKS

Raleigh-area food truck vendors bring a variety of lunchtime options. The food trucks provide service between 11:30am and 1:30pm each day in front of the Venture Place building.



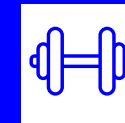
THE CORNER

free outside coworking stations located across from Venture I



ARNOLD PALMER GOLF COURSE

Lonnie Poole with on-site restaurant, The Terrace

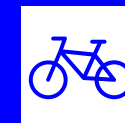


FITNESS CENTER

located in Venture I with locker rooms and showers available



OUTDOOR GATHERING SPACES



BICYCLE PARKING SPACES



3.5:1,000 SF
Parking Ratio



OUTDOOR OASIS: Where work and adventure collide



**5+ MILES OF
LAKESIDE TRAILS**
and access to the Capital Area
Greenway with over 100 miles
of trails to explore



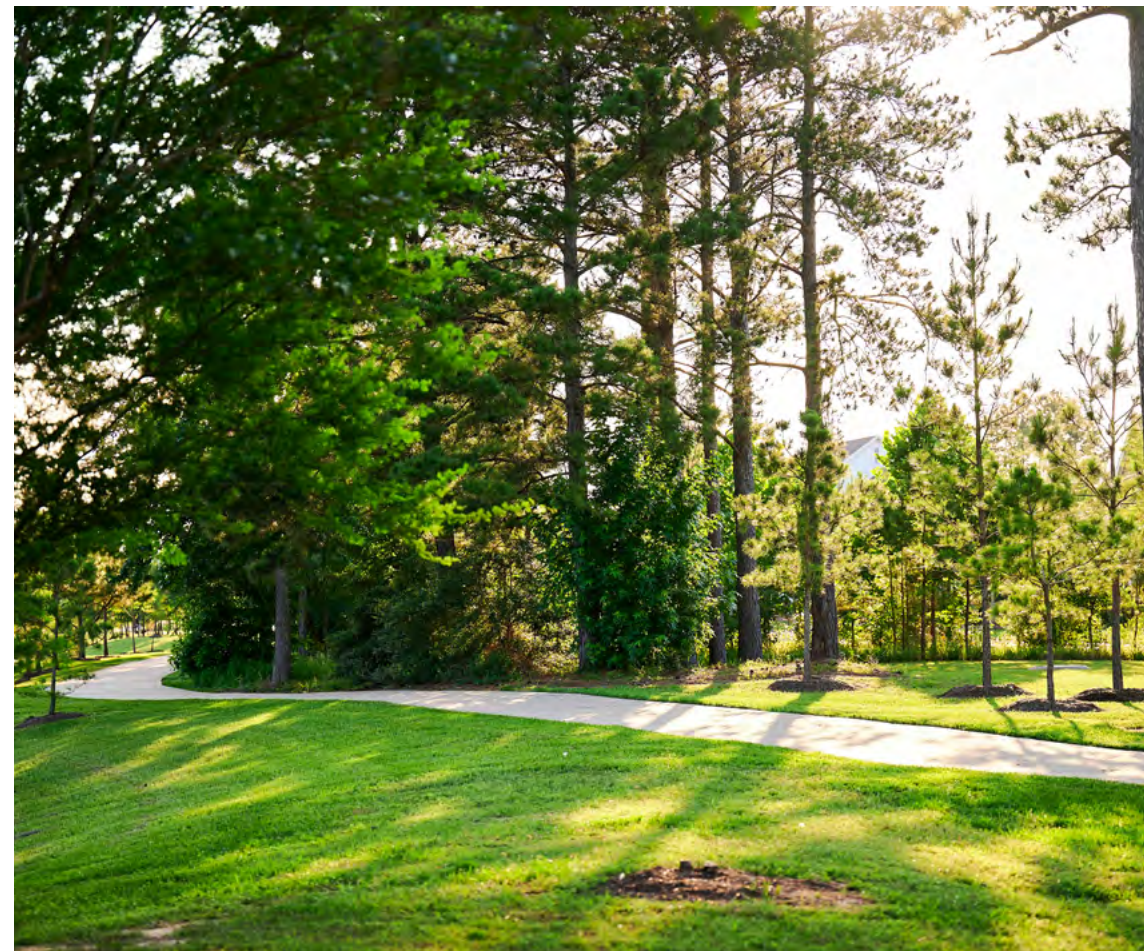
**CENTENNIAL
BIKEWAY
CONNECTOR**
A 2.3-mile bike path adjacent
to Centennial Parkway is part
of the Capital Area Greenway

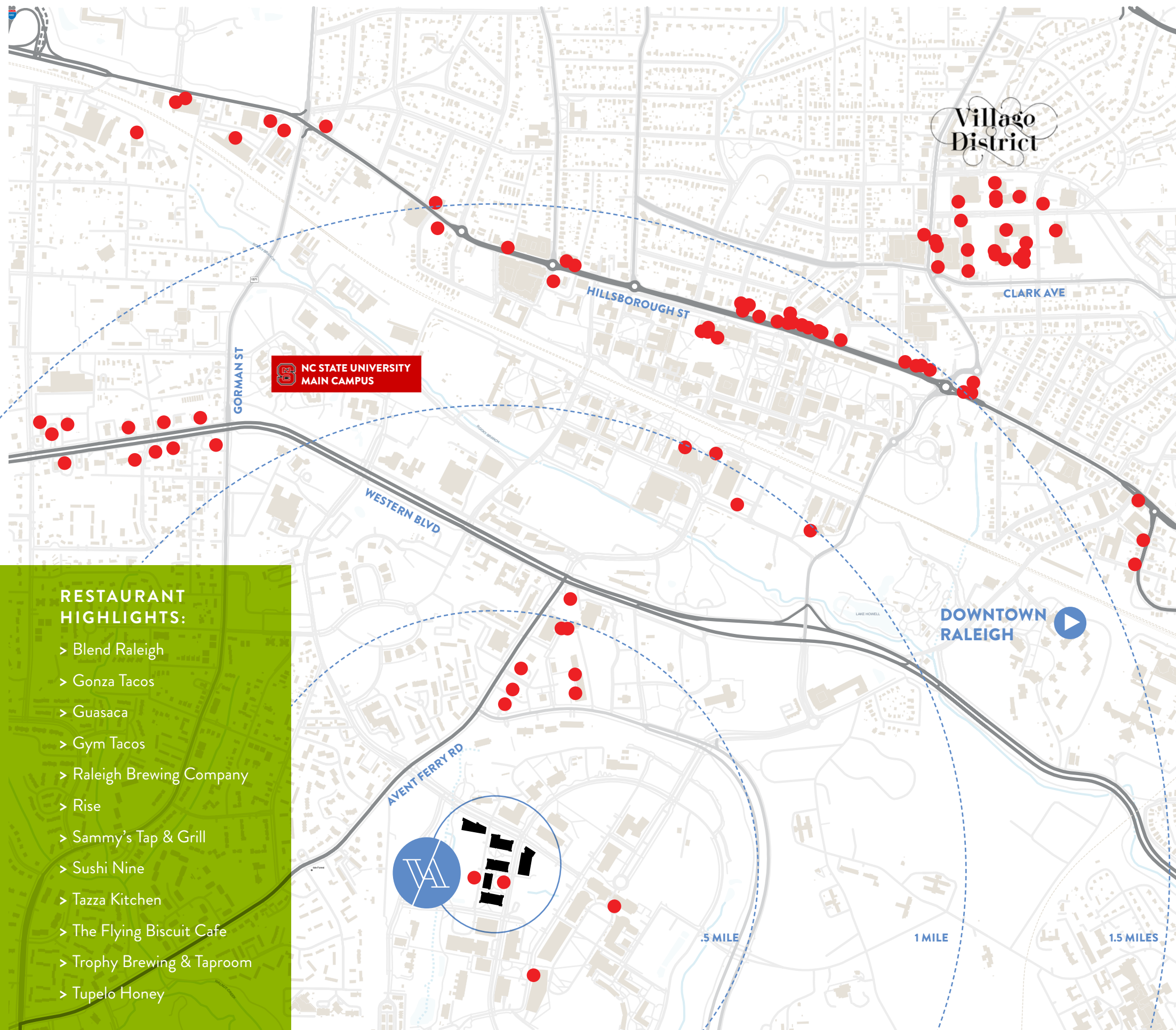


**75-ACRE LAKE
RALEIGH**



**CENTENNIAL
CAMPUS DISC GOLF
COURSE**





100+ restaurants
within **8** minutes

Dining delights for every craving

10 MINUTES FROM **150+**
ADDITIONAL RESTAURANTS
IN DOWNTOWN RALEIGH

RESTAURANT HIGHLIGHTS:

- > Blend Raleigh
- > Gonza Tacos
- > Guasaca
- > Gym Tacos
- > Raleigh Brewing Company
- > Rise
- > Sammy's Tap & Grill
- > Sushi Nine
- > Tazza Kitchen
- > The Flying Biscuit Cafe
- > Trophy Brewing & Taproom
- > Tupelo Honey

5

MINUTES TO STATE
FARMERS MARKET

12

MINUTES
TO FENTON

15

MINUTES TO
NORTH HILLS



Why partner with NC State?

\$6.5B

EACH YEAR, NC STATE
ADDS \$6.5 BILLION TO THE
STATEWIDE ECONOMY,
EQUIVALENT OF CREATING
MORE THAN 90,000 NEW JOBS

Centennial Campus offers an extraordinary value proposition: proximity to talent, technology, and the entire east coast.

As a Centennial Campus partner, you'll be connected to everything the University has to offer – from premier campus amenities to exclusive programs and discounts. Here, you will join the largest university in a 4-state region, and one of the nation's pre-eminent research enterprises. [LEARN MORE](#)

NORTH CAROLINA'S ECONOMIC ENGINE

Centennial Campus draws millions of outside dollars to North Carolina each year. As industry and government partners invest here, those funds pay dividends to the state in the form of jobs, business income and tax revenue. And as Centennial's reputation grows, so does the value of an NC State degree for our more than 220,000 living alumni.

Each year, leaders from around 50 universities and municipalities tour the campus so they can learn from its success in fueling local economies. And Centennial is a global name, too. From the world's largest biomanufacturing education center to a pioneering nonwoven textile research institute, Centennial puts North Carolina on the international map.

Most of the companies and initiatives on Centennial Campus have a direct impact on the lives of citizens across the state — from shaping the future of agriculture to revolutionizing refrigeration in rural hospitals. - NC State, <https://centennial.ncsu.edu/partner/>



Venture I

940 Main Campus Drive
Building Size: 112,861 RSF



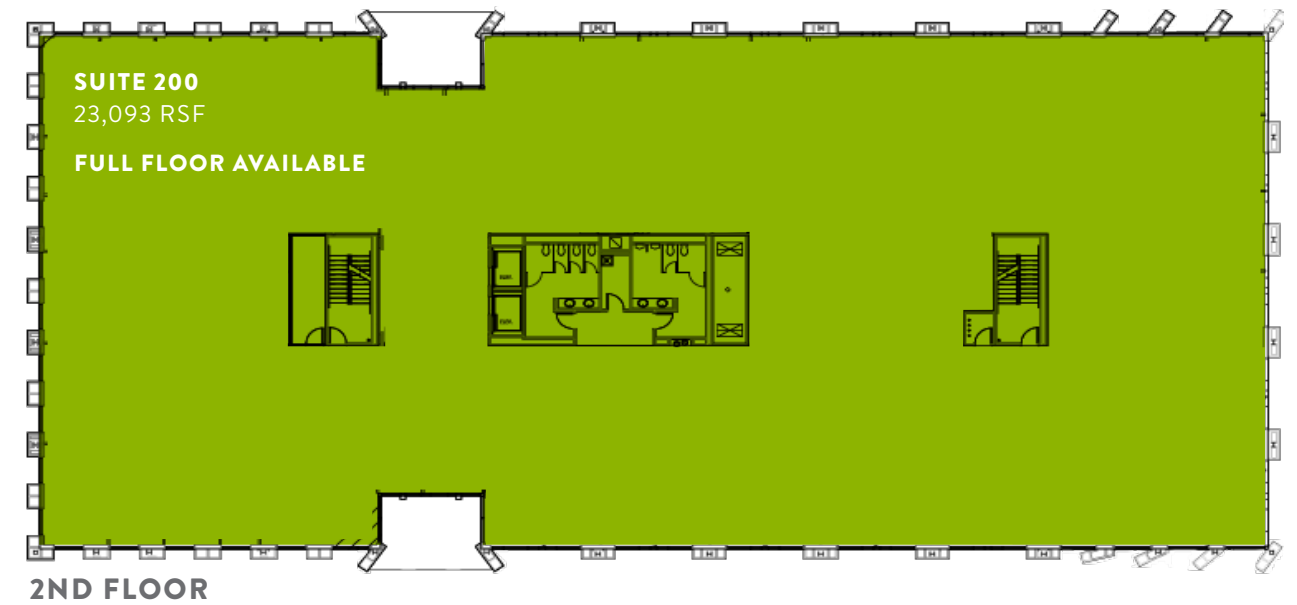
LOBBY



AMPLE OUTDOOR SEATING



VENTURE I • 940 MAIN CAMPUS DRIVE



[VIRTUALLY TOUR SUITE 300](#)





VENTURE I • 940 MAIN CAMPUS DRIVE



4TH FLOOR

[VIRTUALLY TOUR SUITE 400](#)



5TH FLOOR

[VIRTUALLY TOUR SUITE 510](#)



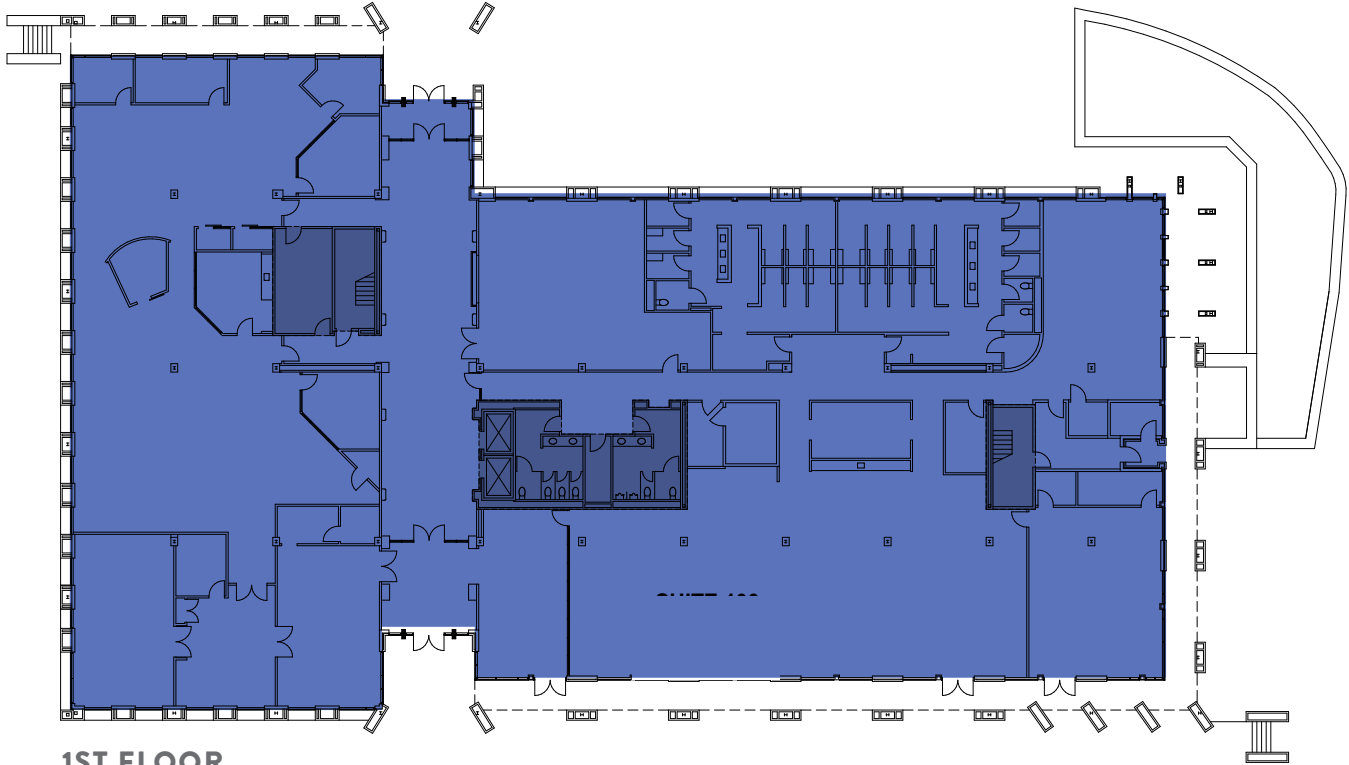
900 Main Campus Drive
Full-Building Available for Lease

Venture III

Total Size: 126,254 RSF



VENTURE III • 900 MAIN CAMPUS DRIVE



1ST FLOOR
21,241 RSF



[VIEW THE 5TH FLOOR 3D TOUR](#)

2ND FLOOR
24,590 RSF

3RD FLOOR
26,949 RSF

4TH FLOOR
26,703 RSF

5TH FLOOR
26,771 RSF



1730 Varsity Drive
Multiple Spec Suites Available

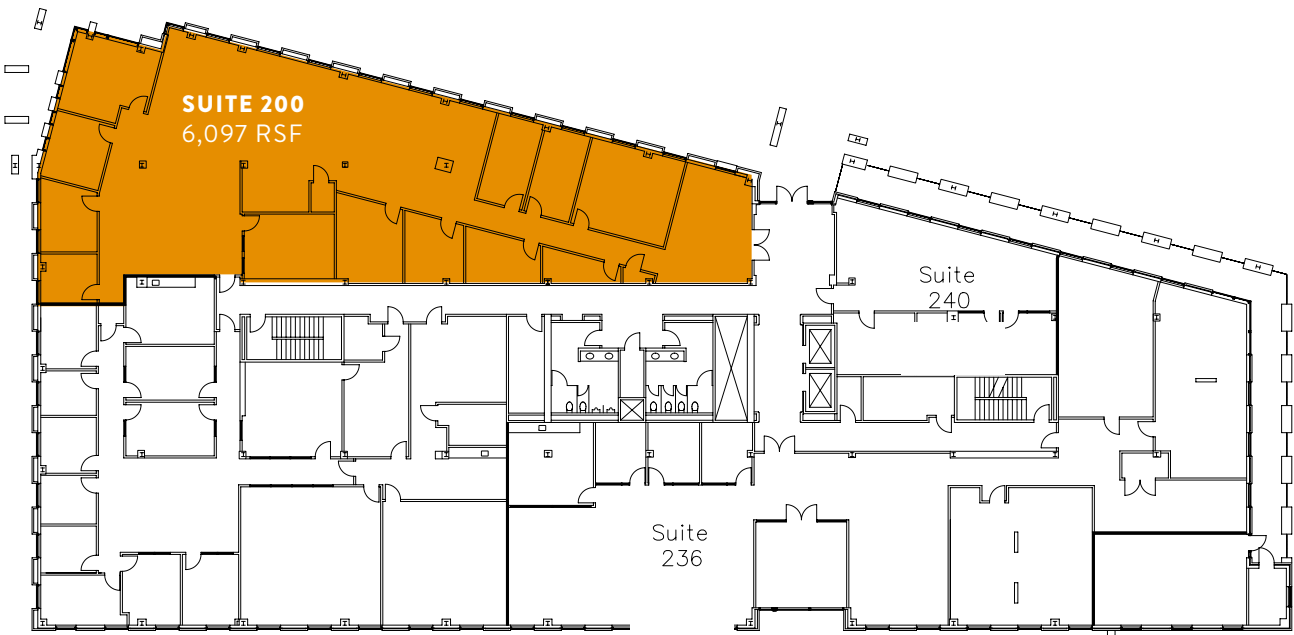
Venture IV

Building Size: 114,975 RSF

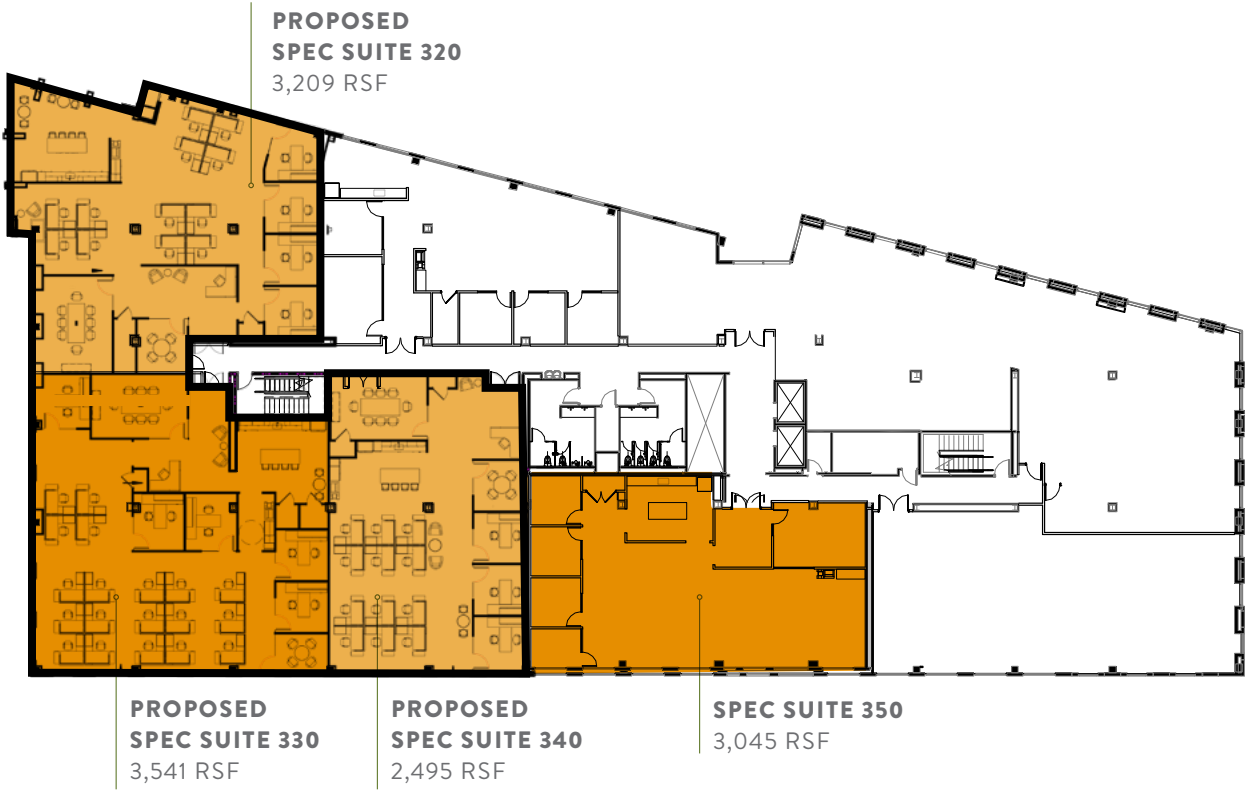
Suite 350



VENTURE IV • 1730 VARSITY DRIVE



2ND FLOOR



3RD FLOOR



A photograph of a modern, two-story commercial building with a red brick base and white upper levels. Large glass windows are visible on the upper floor. The building is surrounded by mature trees and a paved courtyard. A green overlay is present in the bottom left corner containing text.

930 Main Campus Drive
Spec Suite Available

Venture Place

Building Size: 29,542 RSF

Suite 350



VENTURE PLACE • 930 MAIN CAMPUS DRIVE



3RD FLOOR

VIRTUALLY TOUR SUITE 350





Although information has been obtained from sources deemed reliable, neither Owner nor JLL makes any guarantees, warranties or representations, express or implied, as to the completeness or accuracy as to the information contained herein. Any projections, opinions, assumptions or estimates used are for example only. There may be differences between projected and actual results, and those differences may be material. The Property may be withdrawn without notice. Neither Owner nor JLL accepts any liability for any loss or damage suffered by any party resulting from reliance on this information. If the recipient of this information has signed a confidentiality agreement regarding this matter, this information is subject to the terms of that agreement.

© 2024 Jones Lang LaSalle IP, Inc. All rights reserved.

**FOR MORE
INFORMATION
CONTACT:**

RDU Leasing Team
919.851.9111
rduleasing@jll.com