



Research Triangle Park
North Carolina

One RTP Tower
AT HUB RTP

CONVENIENT. CONNECTED. CENTRAL.



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

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



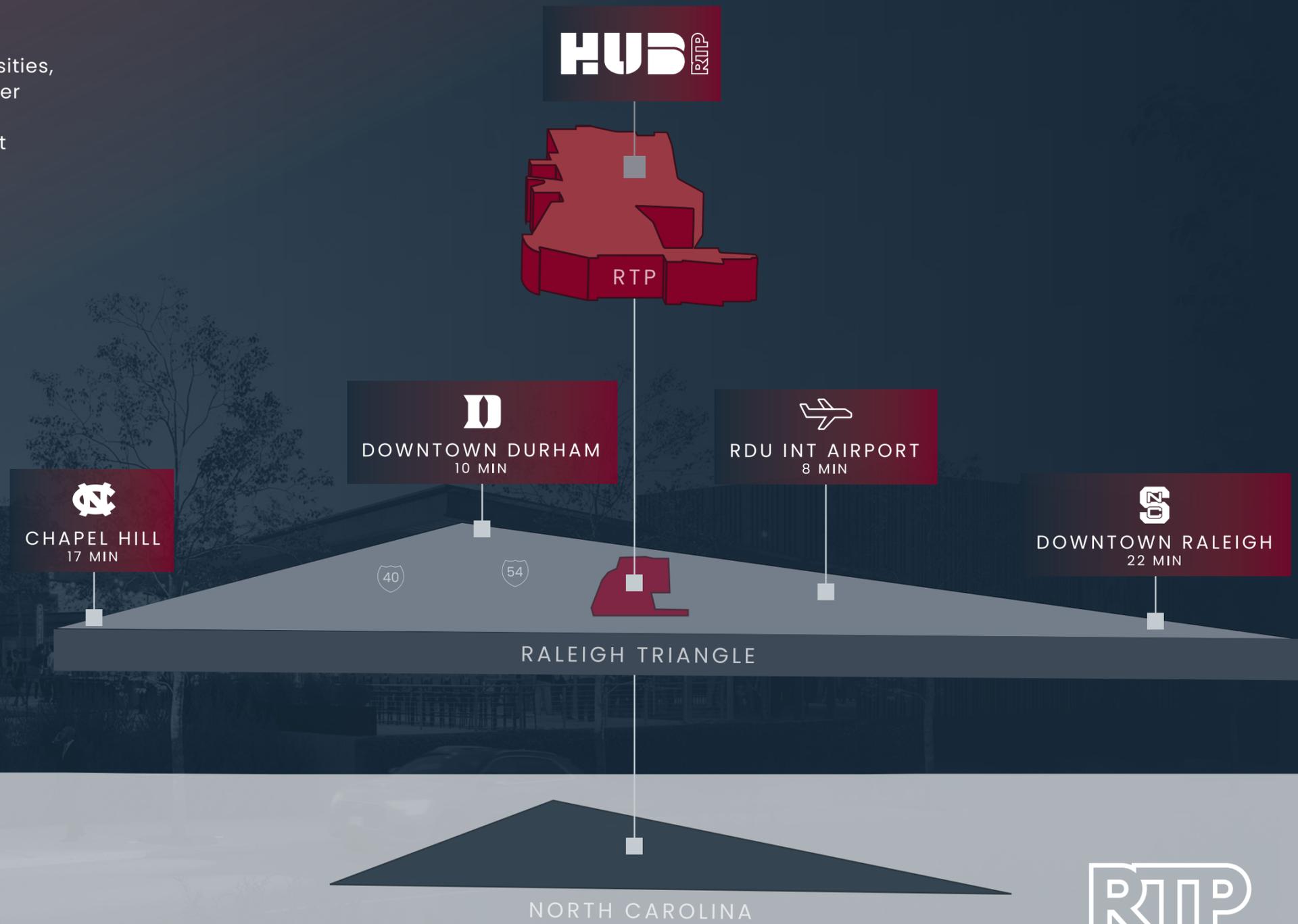
MORRISVILLE - 10 MIN



APEX - 18MIN



HOLLY SPRINGS - 22 MIN



LARGEST COMMERCIAL
SUBMARKET IN THE
TRIANGLE REGION

**BUILD-TO-SUIT
OFFICE TOWERS**

NEXT PHASE

4000 SANCAR WAY | OFFICE

HOTEL

LIFE SCIENCES TOWER

NEXT PHASE

NEXT PHASE

**HORSESHOE
RETAIL + OFFICE**

**STRUCTURED
PARKING DECK**

MULTI-FAMILY

MULTI-FAMILY

MULTI-FAMILY

54

HIGHWAY 54

54

HUB RTP

RTP'S NEW DOWNTOWN



Forever
Growing
Learning
Advancing



Build-to-Suit your needs at Hub RTP

WHAT IS ONE RTP TOWER?

A state-of-the-art, fully customizable **350K to 1M SF** office tower with an unparalleled signage opportunity along I-40.

ONE RTP TOWER FLOORPLATES:

- Up to 19 floors
 - ◊ 6 parking floors
 - ◊ 12 office floors
- 30,000 SF floorplates
- Podium parking deck

SAMPLE FLOORPLAN:



ALL THE BEST PARTS
OF CITY LIVING MEETS
ACRES OF GREENSPACE



350,000 to 1M SF



26-36 months from
lease execution



3.5/1,000 podium
parking deck, free
and unreserved



Prime I-40 visibility
with impressive
signage package



Private wellness areas,
outdoor and rooftop
terraces



Fitness, cafe, and
conference centers
available

BREATHE DEEP, YOU'LL
FIND EVERYTHING YOU
NEED TO THRIVE



150,000 SF+



18-20 months from
lease execution



3.5/1,000 parking
deck, free and
unreserved



Bridge to parking deck



Outdoor rooftop
terrace

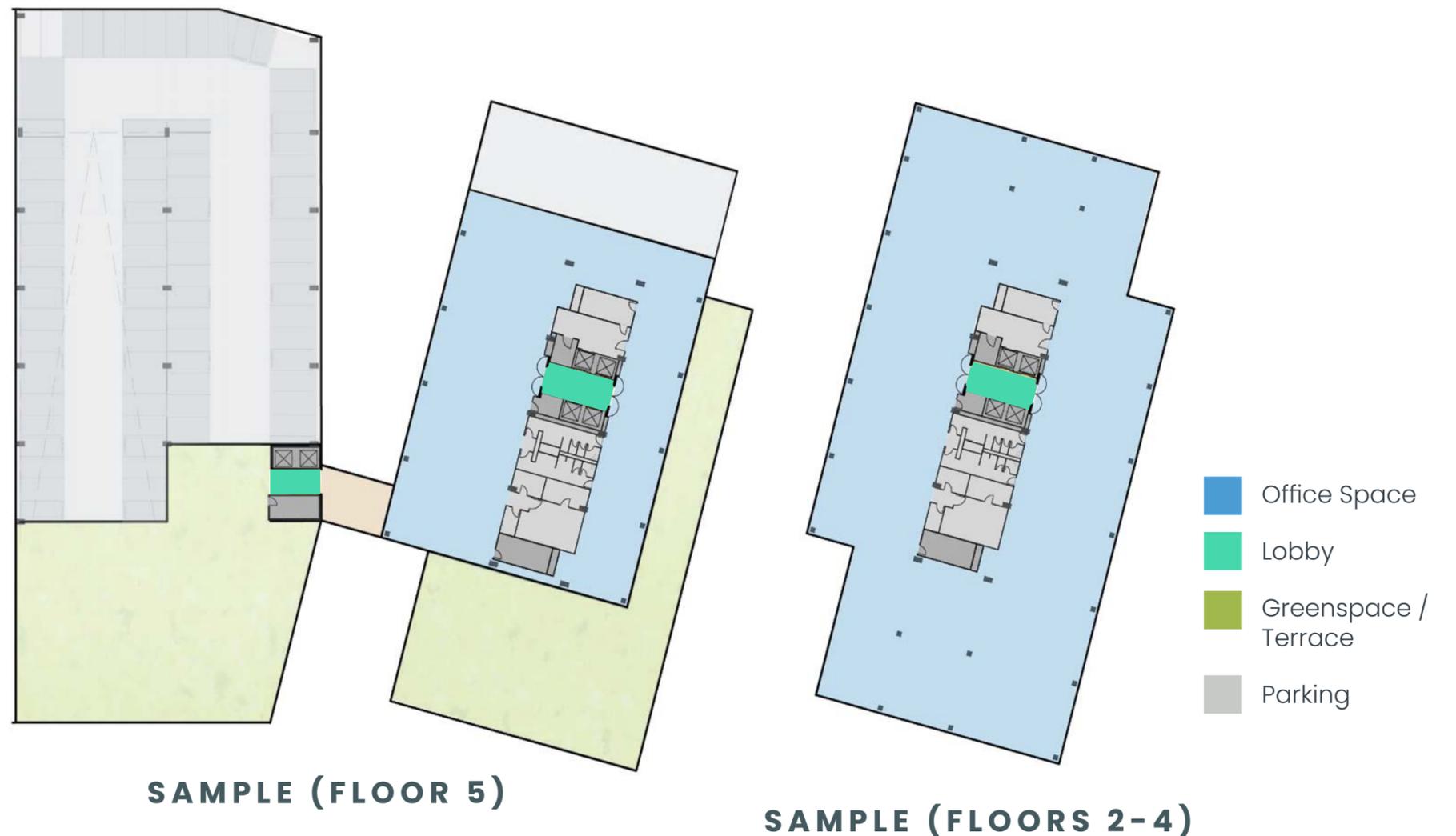
Stand apart at Hub RTP

WHAT IS SITE E?

Site E is a fully customizable **150,000 SF+** collaborative workspace located at Hub RTP. This stand-alone office and retail tower offers tenants rich amenity options, including communal conference rooms, fitness, bike storage, rooftop terrace and more.

SITE E FLOORPLATES:

- 5 floors
- 30,000 SF floorplates
- 1st floor: Amenity options
- 5th floor: Rooftop terrace



SEE WHAT'S AT YOUR DOORSTEP



RETAIL AT HORSESHOE



NEW BARBECUE MEETS STEAKHOUSE CONCEPT ONLY AT HUB RTP



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



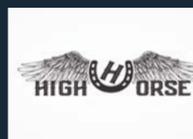
MARKET WITH CONVENIENT, FINE-QUALITY GOODS, GRAB & GO BITES AND ARTISAN GIFTS



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



LARGE OUTDOOR SEATING AREA & 1-ACRE COURTYARD



PROGRAMMED ENTERTAINMENT



WATER + FIRE FEATURES



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



Boxyard RTP

Find unique flavors, one-of-a-kind experiences, and local products that fit your lifestyle just a **6-minute walk** from Hub RTP.

VENDOR LIST

- Be Like Missy
- Beyu Caffè
- Bulkogi
- Buzzy Bakes
- Carrburritos
- Fullsteam
- Game on
- Lagoon Bar

- Lawrence Barbecue
- Meat & Graze
- Medicine Mama's
- Pop Box Gallery
- RTP Uncorked
- SkyeLight
- Trellis Beauty
- Wonderpuff



PUBLIC DOG PARK - THE BARK YARD



Redefining how we shop, dine, and play

Help Shape the Future at **HUB** PHILADELPHIA

DESIGNED TO FIT YOUR WORKPLACE NEEDS

BUILDING DESIGN **RETAIL MIX**

SPONSORED PROGRAMMING **SUSTAINABILITY GOALS**

FUTURE TECHNOLOGIES HOTEL CONFERENCING NEEDS

UNIVERSITY & HBCU PARTNERSHIPS **BUILDING MANAGEMENT SOFTWARE**





HUB RTP

Research Triangle Park
North Carolina

LEARN MORE AT [HUB.RTP.ORG](https://www.hub.rtp.org)

FOR MORE INFORMATION, PLEASE CONTACT:

HILLMAN DUNCAN
919.424.8463
hillman.duncan@jll.com

PATTI AUTRY
919.424.8156
patti.autry@jll.com