



THE
STITCH

MORRISVILLE, NC
1001 AIRPORT BOULEVARD





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OUR STORY

Adapting an outlet mall, The Stitch is a modern, creative office space that meets the needs of today's businesses.

The Stitch, an innovated adaptive reuse project, transformed an empty 1980's-era retail mall into a LEED modern facility that now offer's high-quality Class A office and laboratory space. Contractors remade the former mall's façade into a galvanized screen wall system featuring dark masonry, stone and wood accents. Through meticulous planning and thoughtful design, the project exhibits sleek finishes and a sophisticated atmosphere that fosters productivity and collaboration. Two outdoor courtyards feature a community-raised garden and terraced lawn. The revamped structure's lobby "stitches" together the "wings" of the former mall. The interior amenities include numerous meeting and touchdown spaces, catering space, fitness center, locker rooms, and pool tables. Significant upgrades were made to the building's infrastructure, including revamping the fire systems, plumbing, electrical and HVAC throughout the facility. The revitalization of this former mall into a dynamic hub for businesses and innovation showcases the transformative potential of adaptive reuse. The Stitch has breathed new life into the property, bringing economic growth and attracting a vibrant community of professionals and innovators.



2022

Best Renovation/
Restoration Project,
Engineering News-
Record (ENR) Southeast

2022

Excellence in Safety
Award, Engineering
News-Record (ENR)
Southeast

2022

Eagle Award, Associated
Builders and Contractors
of the Carolinas (ABC-
Carolinas)

LEED

Certified

Contractor

Choate Construction Co.

Owner

Related

Lead Design Firm

Gensler

Structural Engineer

Lynch Mykins Structural
Engineers PC

Civil Engineer

Kimley-Horn

MEP Engineer

Crenshaw Consulting Services



At a glance



MOVE-IN READY
HEADQUARTERS OPPORTUNITY

TOTAL BUILDING SIZE:
245,000 RSF

AMPLE NATURAL LIGHT

SPRAWLING FLOORPLATE

SOARING 17FT CEILINGS

TWO OUTDOOR COURTYARDS





TENANT AMENITY AREA



FITNESS CENTER



SPACES FOR ENTERTAINING



OUTDOOR GAMES

Unique amenities that weave people together

Whether it's a productive workday, a networking event, or unwinding after hours, every day at The Stitch offers a seamless blend of work and leisure, creating a dynamic and fulfilling lifestyle in a vibrant workplace.

CENTRAL COURTYARD

AMPHITHEATER-STYLE OUTDOOR MEETING AREA

TERRACED YOGA LAWN

BOCCE BALL COURT

COMMUNITY-RAISED GARDEN

LARGE TRAINING ROOM & MEETING SPACES

SOCIAL + GAME AREAS

FITNESS + WELLNESS AREAS



A workplace that
embodies the
comforts of home

The Stitch provides a comfortable and inviting environment that combines the comforts of home with the functionality of a modern workplace. Step inside and discover a space designed for optimum productivity and relaxation. With modern furnishings and carefully curated interiors, it has the perfect balance between professional functionality and comfort. Whether you prefer a quiet corner to focus or an open collaborative area to connect with colleagues, you can feel at ease throughout your workday.



CRAFTED FOR THE WAY WE WORK

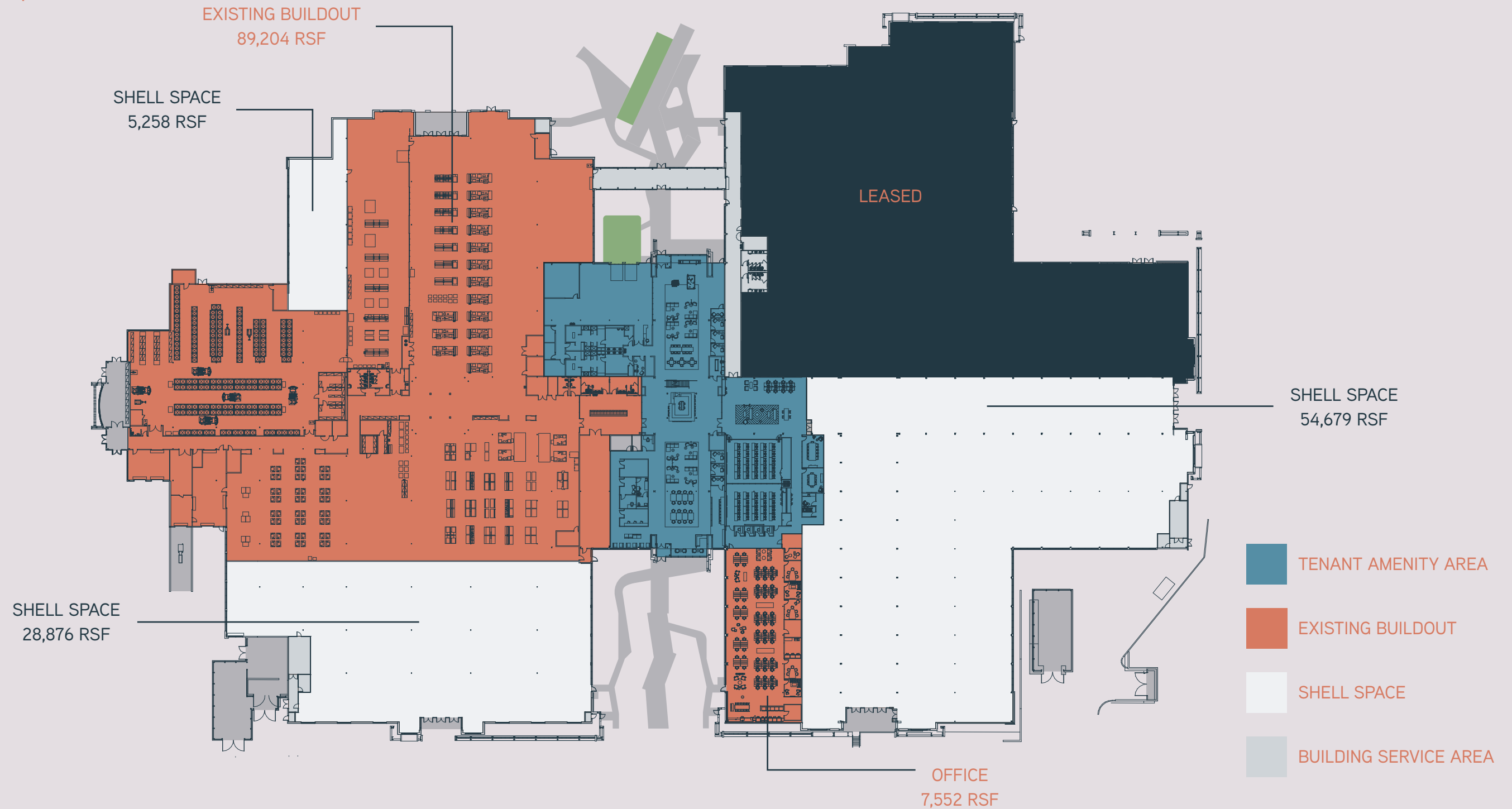
Where green spaces flourish,
engagement, energy and
employee satisfaction thrive.

Whether it's a productive workday, a networking event, or unwinding after hours, every day at The Stitch offers a seamless blend of work and leisure, creating a dynamic and fulfilling lifestyle in a vibrant workplace.





Siteplan





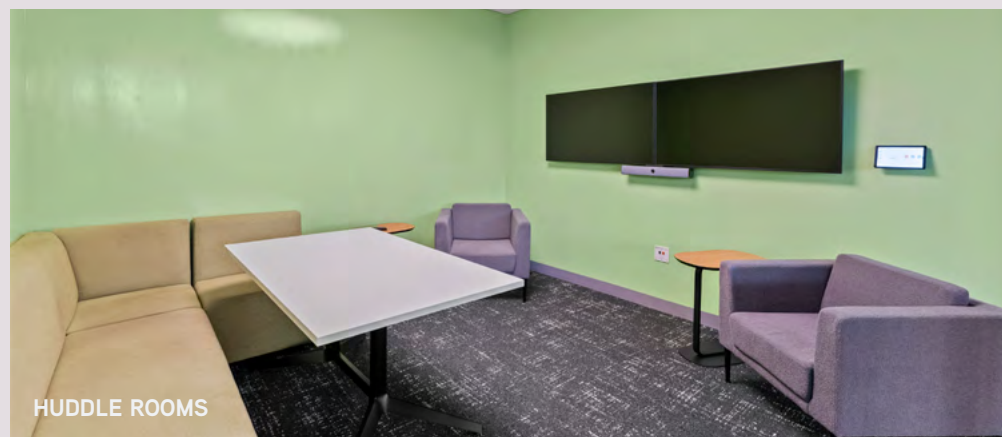
LARGE TRAINING ROOM WITH PARTITION

STATE OF THE ART AMENITY PACKAGE

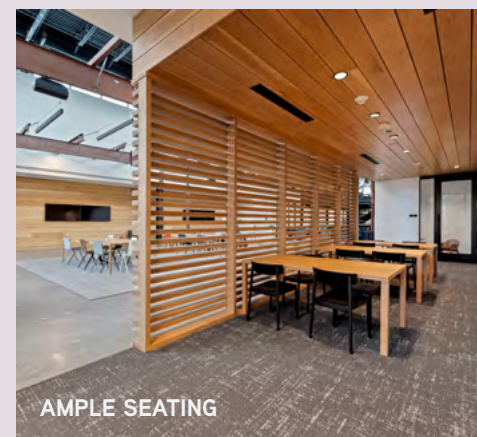
Elevate productivity
and creativity with
inspiring workspaces



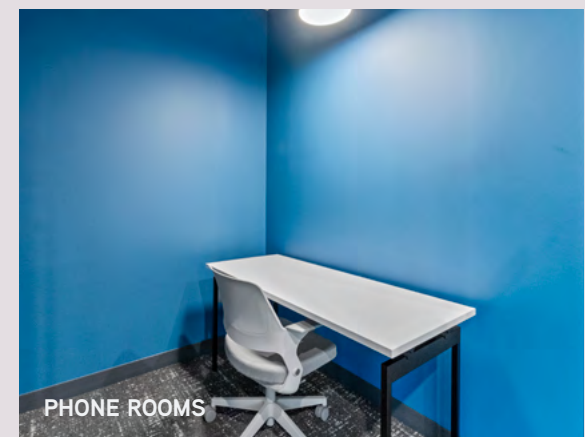
FLEXIBLE MEETING SPACES



HUDDLE ROOMS



AMPLE SEATING



PHONE ROOMS



CONFERENCE ROOMS



CENTRAL COURTYARD

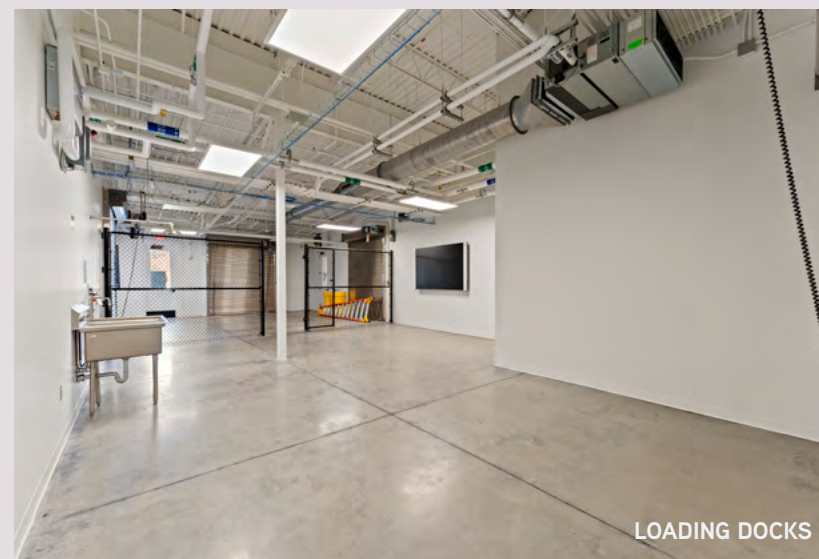
THE STITCH



FLEX SPACE



ABUNDANT NATURAL LIGHT



LOADING DOCKS



PROCESS CORRIDOR



OPEN LAB SPACE

THE STITCH

ENVISIONING THE FUTURE

Inspiring scientific breakthroughs



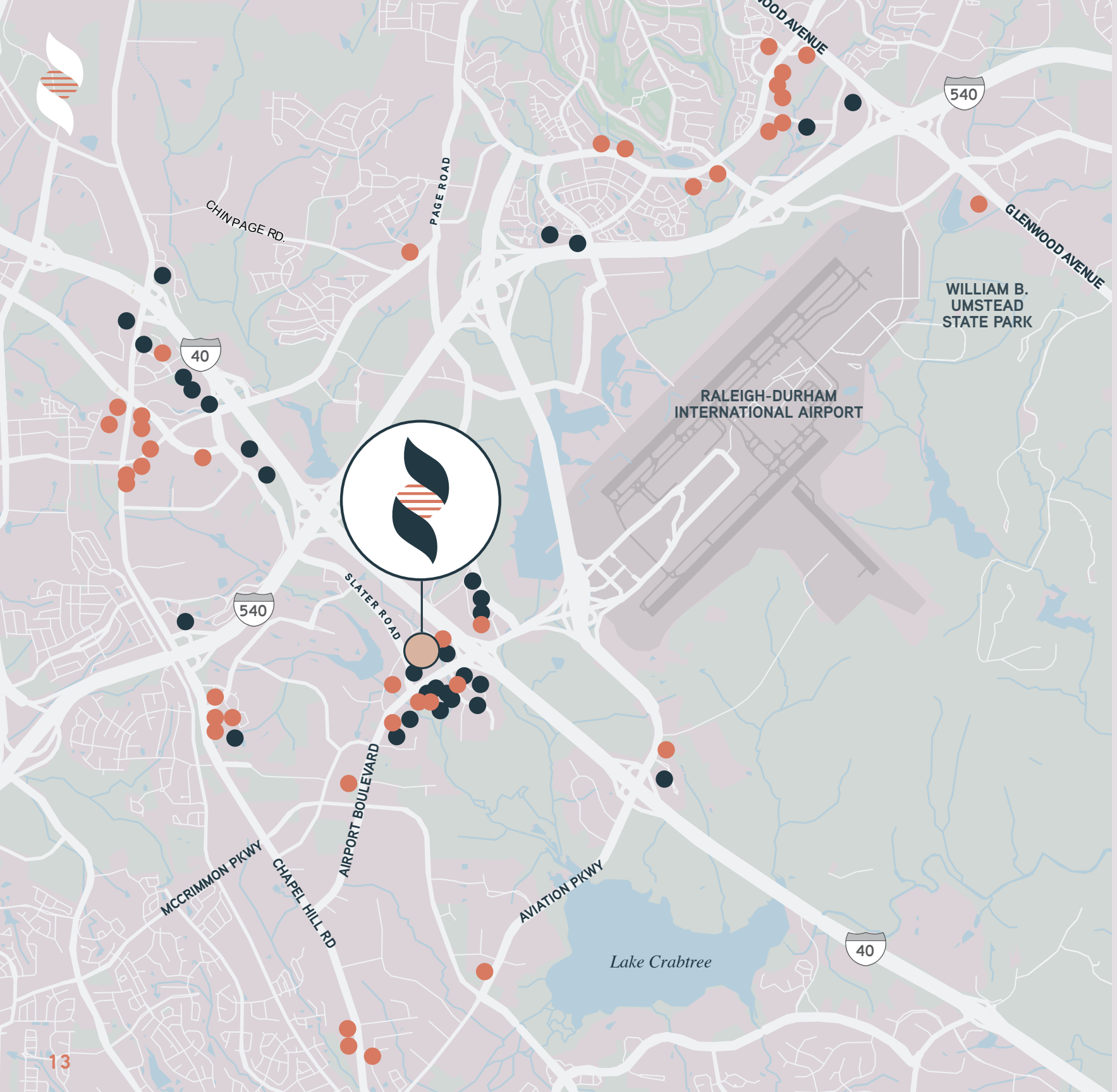
Tenant experience



CONVENIENCE REDEFINED

At The Stitch, every day brings a perfect balance of work, relaxation, and incredible amenities at your fingertips. Engage in productive work sessions, indulge in delightful dining nearby, and impress clients with upscale dinner experiences. This is where convenience and client connections converge effortlessly.





DINE



STAY

40+

Dining Options
Within 10 Minutes

30+

Nearby
Hospitality Options

5-MIN

Drive to RDU
International Airport

Located Next to
Interchanges

I-40 and I-540

7-MIN

from Lake
Crabtree

10-MIN

from Umstead
Park Lake

Standout local highlights

From a diverse range of dining options, including casual lunch favorites and upscale restaurants, to a variety of accommodation choices for traveling guests, everything you need is within easy reach. Experience nearby conveniences that enhance your every day.

TOP PLACES TO DINE

BABYMOON CAFÉ – 4 MIN

CHOPHOUSE – 4 MIN

G.58 CUISINE – 6 MIN

NEWTON’S RESTAURANT & LOUNGE – 7 MIN

PAGE ROAD GRILL – 7 MIN

HERONS – 7 MIN

FARMSIDE KITCHEN – 8 MIN

ANGUS BARN – 10 MIN



NEIGHBORHOOD TALENT + ACCESS

Where talent and
opportunity intersect

Situated in the dynamic Triangle region, The Stitch offers unrivaled access to a pool of talent that continues to grow. With over 40,000 college graduates emerging from universities in the area every year, businesses are presented with a robust and diverse talent pool. Its strategic location enhances collaboration and networking opportunities among businesses, academia, and research organizations in the region.



The Stitch experience



THE ULTIMATE COOL FACTOR

The building exudes an unparalleled coolness, boasting contemporary and sophisticated finishes that merge wood, metal, and elevated beams to create a truly unique aesthetic.



FLEXIBILITY TO SUIT YOUR NEEDS

Designed for maximum flexibility, The Stitch allows tenants to quickly reconfigure lab work areas and equipment to adapt to process changes. It also offers loading dock options and expansion opportunities for added convenience.



GREEN FROM THE INSIDE OUT

Numerous sustainable initiatives were employed to minimize the impact of the facility's renovation on its surround community and environment. The building has since achieved its LEED certification.



OUTDOOR SPACE FOR ALL

Exterior amenities are at every turn, including an amphitheater-style outdoor meeting area, private courtyard, bocce ball court, yoga lawn, seating areas and extensive landscaping.



TENANT RETREAT EXPERIENCE

A hidden gem in the heart of the Triangle, the building provides a secluded retreat amidst the bustling urban life. Nestled discreetly, its location offers a serene and peaceful atmosphere, ensuring a tranquil experience for its occupants.



IT FEELS GOOD TO WORK HERE

With its fresh atmosphere, elevated design and abundant amenities, this building fosters a sense of tenant wellbeing and satisfaction. From the moment you enter, you are greeted with a sense of positivity and inspiration.



SUPPORTING A HEALTHY LIFESTYLE

From fitness centers and wellness spaces to outdoor areas at every turn, tenants are provided the necessary resources to prioritize their wellbeing while at work.



UNRIVALED CONVENIENCE

Minutes from RDU International Airport and in close proximity to a plethora of dining and hospitality options, convenience doesn't get better than this. The Stitch is located next to I-40 and I-540, providing unparalleled regional accessibility.





Building specifications

Address

1001 Airport Boulevard, Morrisville, NC 27560

Size of Site

24.571 Acres

Zoning

Town of Morrisville – Business Activity Center
Conditional Use (BACCU)

Original Construction

1981. Expanded in 1991.

Redevelopment

Commenced in 2018, completed in 2020.

Parking

4.3 / 1,000 SF, 1,055 Spaces

Approximate Building Rentable Area

(per Feb 2020 BOMA study)

Tenant Space	224,425 SF
Service	1,659 SF
Amenity Space	19,075 SF
Total	245,159 SF

Transportation + Access

Located next to the I-40 and I-540 interchange,
and minutes from RDU International Airport the
building has prime regional access.

Clear Heights

13'6" -23'

Sustainability

Existing buildout is LEED Certified

Loading Dock

Existing dock-high loading area on the north
end of the building.

Electricity

- Electric power is provided by Duke Energy
- Two 4,000 A, 480Y/277V, 3 Phase services
- 150KW UPS servicing lab equipment
- Starline Busway
- Dedicated data center

HVAC

- Modular VRF heat pump HVAC
- Eight 4,000CFM DOAS
- 6W/SF lab equipment cooling load capacity

Plumbing

- 2" Natural gas line
- 4" City water line
- Compressed Air Servicing Building

Natural Gas

Dominon Energy

Emergency Back-Up

Two 2,500 KW generators for full building backup

Fire Protection

Wet Pipe Fire Sprinkler System

Water / Sewer

Town of Cary





Best in class team

Gensler

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ARCHITECTURAL DESIGN,
MASTER PLANNING, CORE/SHELL
RENOVATION

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MEP/FIRE ALARM

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SURVEYOR

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FOR MORE INFORMATION, PLEASE CONTACT

Eric Forshee

919.424.8176

eric.forshee@jll.com

John MacDonell

919.424.8166

john.macdonell@jll.com

Ashley Ingram

910.619.5482

ashley.ingram@jll.com

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