



CONNECTED TO POSSIBILITY

Premier Office in the Heart of
Research Triangle Park

50K SF – 290K SF Available

3040 East Cornwallis Rd., Durham, NC 27713



CAMPUS SETTING, CENTRAL LOCATION

The right mix for your business.

Secure your place in Research Triangle Park’s premier business campus. Three distinctive buildings available now—each offering flexible configurations, furnished office floors, and immediate occupancy. An established, amenity-rich environment designed for organizations ready to make their move.



HILL BUILDING

Contains AI content



CAFE AMENITY
IN HOLDEN BUILDING

CAMPUS OVERVIEW

HILL BUILDING
129,043 SF Available

HAYNES BUILDING
96,120 SF Available

HOBBS BUILDING
52,638 SF Available

- Fully-furnished
- Immediate occupancy available
- Ample dedicated parking
- Full access to campus amenities
- Dedicated conferencing facilities per building

YOUR CAMPUS HEADQUARTERS

OFFICE OVERVIEW



**CAMPUS CAFÉ
& COFFEE SHOP**

Cafe servings breakfast & lunch, five days a week, with a convenient online ordering app. Dine-in and to-go options available.



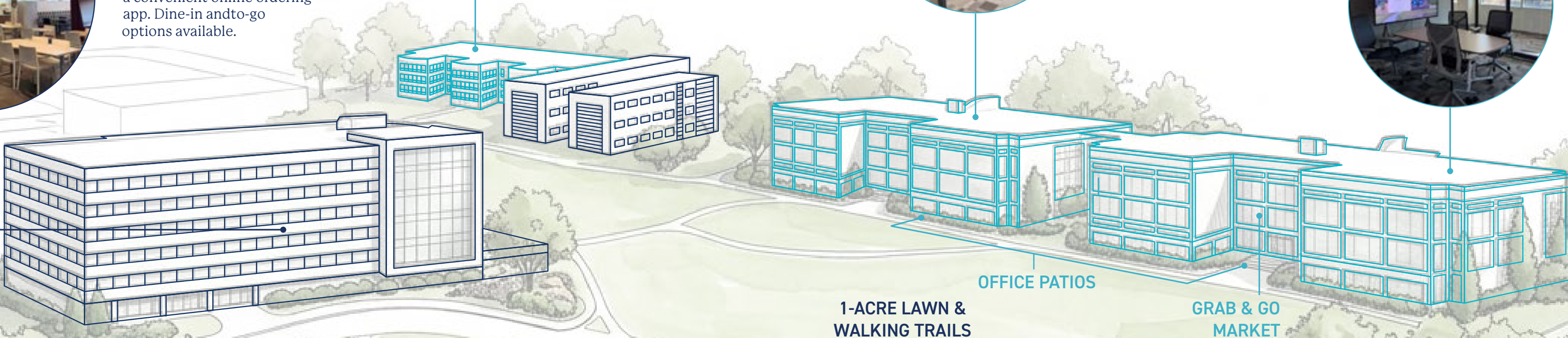
HOBBS BUILDING
52,638 SF Available
Fully furnished



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SPACE TO DO YOUR BEST WORK YET

HILL BUILDING



HAYNES BUILDING



HOBBS BUILDING



BUILDING SIZE

129,043 SF
4 Floors

96,120 SF
4 Floors

52,638 SF
4 Floors

TYPICAL FLOOR SIZE

30,000 SF Floor Plates

30,000 SF Floor Plates

15,000 SF Floor Plates

FIT-OUT

Fully Furnished

Fully Furnished

Fully Furnished

PARKING RATIO

4.00/1,000 Parking
Parking Garage

4.00/1,000 Parking
Parking Garage

4.00/1,000 Parking
Surface Parking

SUSTAINABILITY

On-Site Solar
Energy Star-Certified Building Performance
Comprehensive Recycling and Composting Programs
Water Conservation
Pollinator-Supportive Landscaping

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AMENITIES

75-person conference center
1st floor micro market

200-person conference center

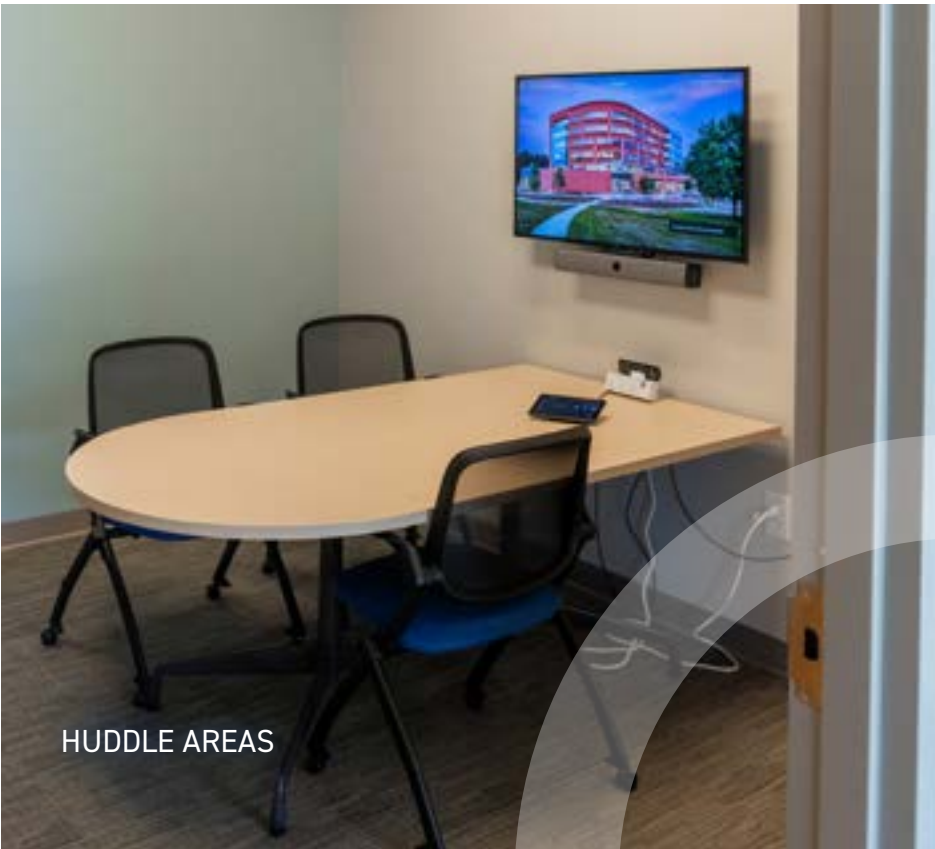
Conference Center

Furniture can be provided as part of a Lease but may not be representative of furnishings shown in the photography below.

COLLABORATIVE SPACES



WORKSTATIONS



HUDDLE AREAS

EVERYTHING YOUR TEAM NEEDS TO THRIVE

A campus setting with a comprehensive amenity package supporting wellness, productivity, and work-life integration.



OUTDOOR AREAS & WALKING TRAILS



PICKLEBALL COURTS

WELLNESS & RECREATION

Basketball and pickleball courts, disc golf course, extensive walking trails, green spaces, and furnished outdoor patios

WORKSPACE ESSENTIALS

Full-service café and coffee bar, conferencing facilities within each building and fully furnished office floors.

CONVENIENCE & CONNECTIVITY

Ample parking accommodates EV charging stations, and high-quality infrastructure for technology and operations.



CONFERENCING & TRAINING ROOMS



BASKETBALL COURTS

WORK BETTER, CONNECT EASIER

Enjoy curated common areas in every building, plus The Holden Building's all-day café and coffee bar.



EXPANSIVE PATIOS



OUTDOOR SEATING



ALL-DAY CAFE &
COFFEE BAR

YOUR GATEWAY TO INNOVATION AND TALENT

Centrally positioned among three Tier-1 research universities, this campus offers unmatched connectivity and direct access to Research Triangle Park and I-40, placing tenants at the center of one of America’s top innovation ecosystems.

#1 LARGEST RESEARCH PARK
Leading Innovation As America's Premier Research Campus

375+
Enterprise, Startup & Innovation Companies

60,000
Talented Professionals & Researchers

Key Office Occupiers & Innovators in RTP:







DRIVE TIMES

Durham	10 mins
UNC / Chapel Hill	17 mins
NC State / Raleigh	22 mins
RDU Airport	8 mins



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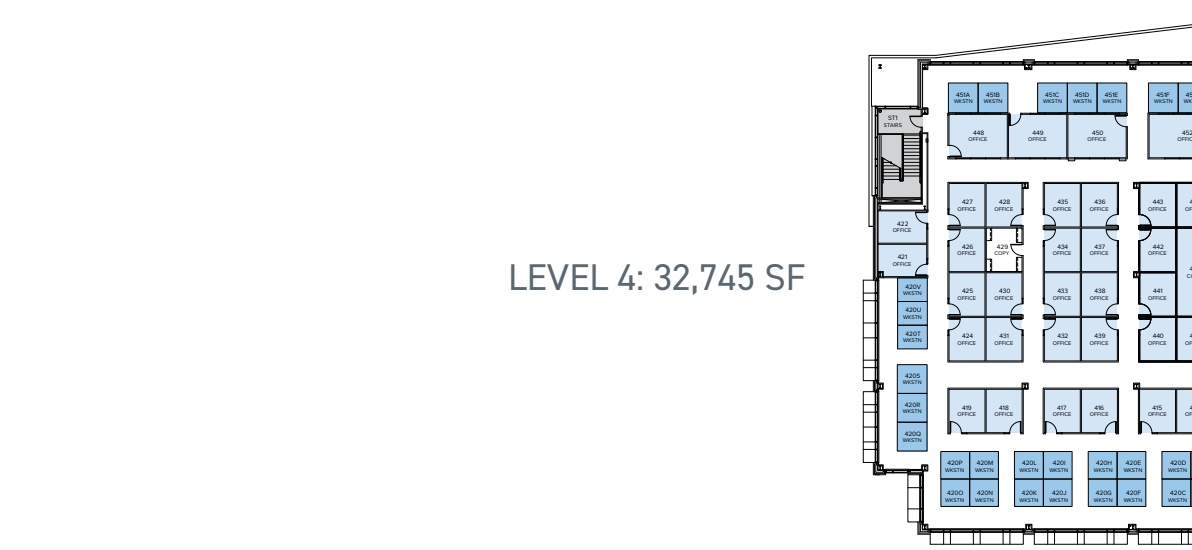
LEVEL 1: 30,808 SF



LEVEL 3: 32,745 SF



LEVEL 2: 32,745 SF

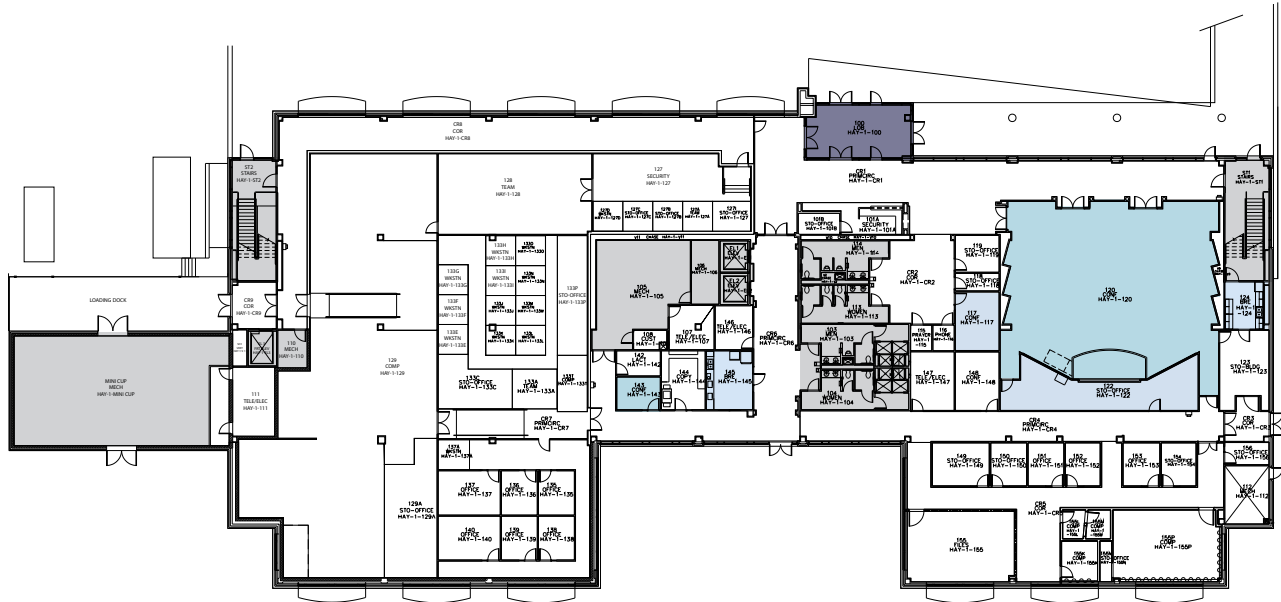


LEVEL 4: 32,745 SF

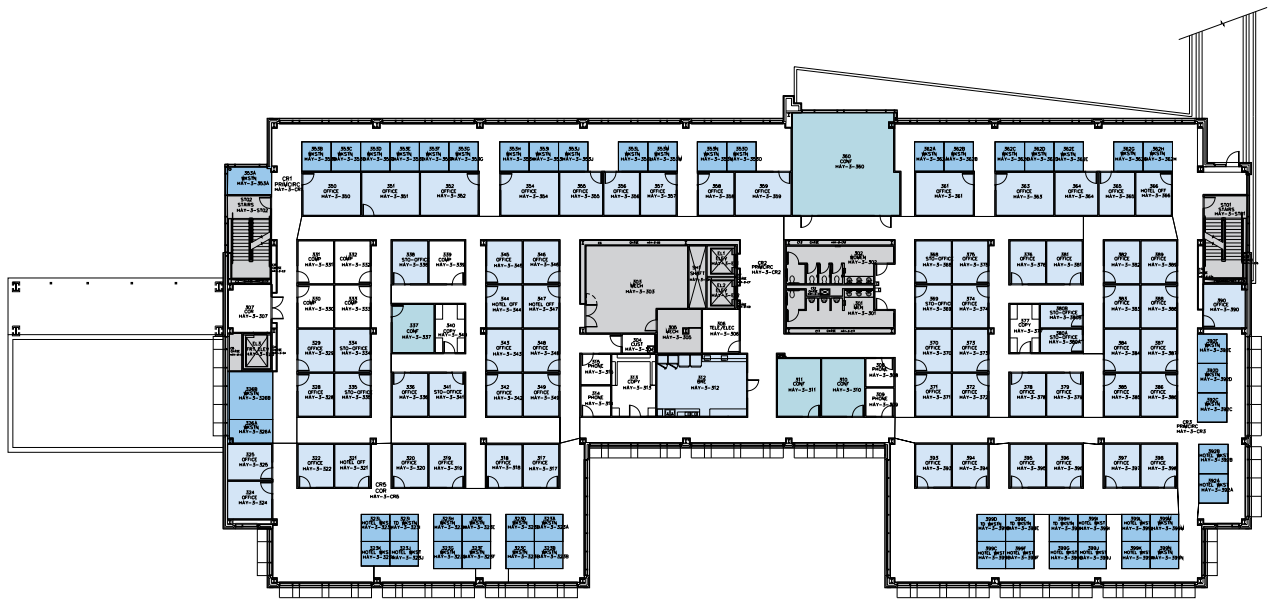
- MAIN LOBBY
- OPEN WORKSTATIONS
- PRIVATE OFFICES
- TEAM HUDDLE + CONFERENCE
- CAFE + TENANT LOUNGE
- ELEVATORS + BATHROOMS

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HAYNES BUILDING
96,120 SF Available



Level 1: Lobby & Shared Conference
33,770 SF



LEVEL 3: 32,037 SF

LEVEL 2: 32,047 SF



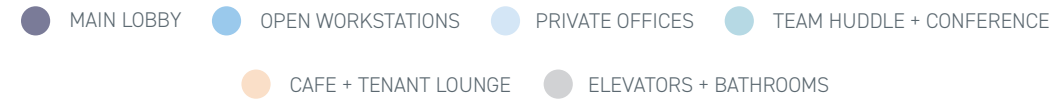
LEVEL 4: 32,036 SF



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