

Research Triangle Park

North Carolina



One RTP Tower

AT **HUB** RTP

KDC **JLL**

Forever Groundbreaking



Blue sky thinking,
greenspace living

Continuous trails and lush nature to promote wellness, inspiration and workplace productivity all can be found at Hub RTP.

Blaze a trail at the epicenter of all things new, next, and **groundbreaking**

At Hub RTP, all the best parts of city living meet acres of the great outdoors. From collaborative, customizable workspace and pioneering new restaurant concepts to courtyards where you can breathe deep, you'll find everything you need to thrive.

1M+ SF OF OFFICE

250 HOTEL ROOMS

75K SF OF RETAIL

220K SF OF LIFE SCIENCE

366 MULTI-FAMILY UNITS

16 ACRES OF GREENSPACE

High tech meets the great outdoors

1 million s.f. of Class A workspace, nestled in 16+ acres of conserved greenspace with streamside paths, experiential dining, and modern apartment living all just steps away.



DEVELOPERS:

One RTP Tower + Site E

- Workspace
- Hotel
- Restaurant & Retail
- Life Science
- Apartments
- Greenspace

Forever
Growing
Learning
Advancing



Build-to-Suit your needs at Hub RTP

Sample Floorplan:



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

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



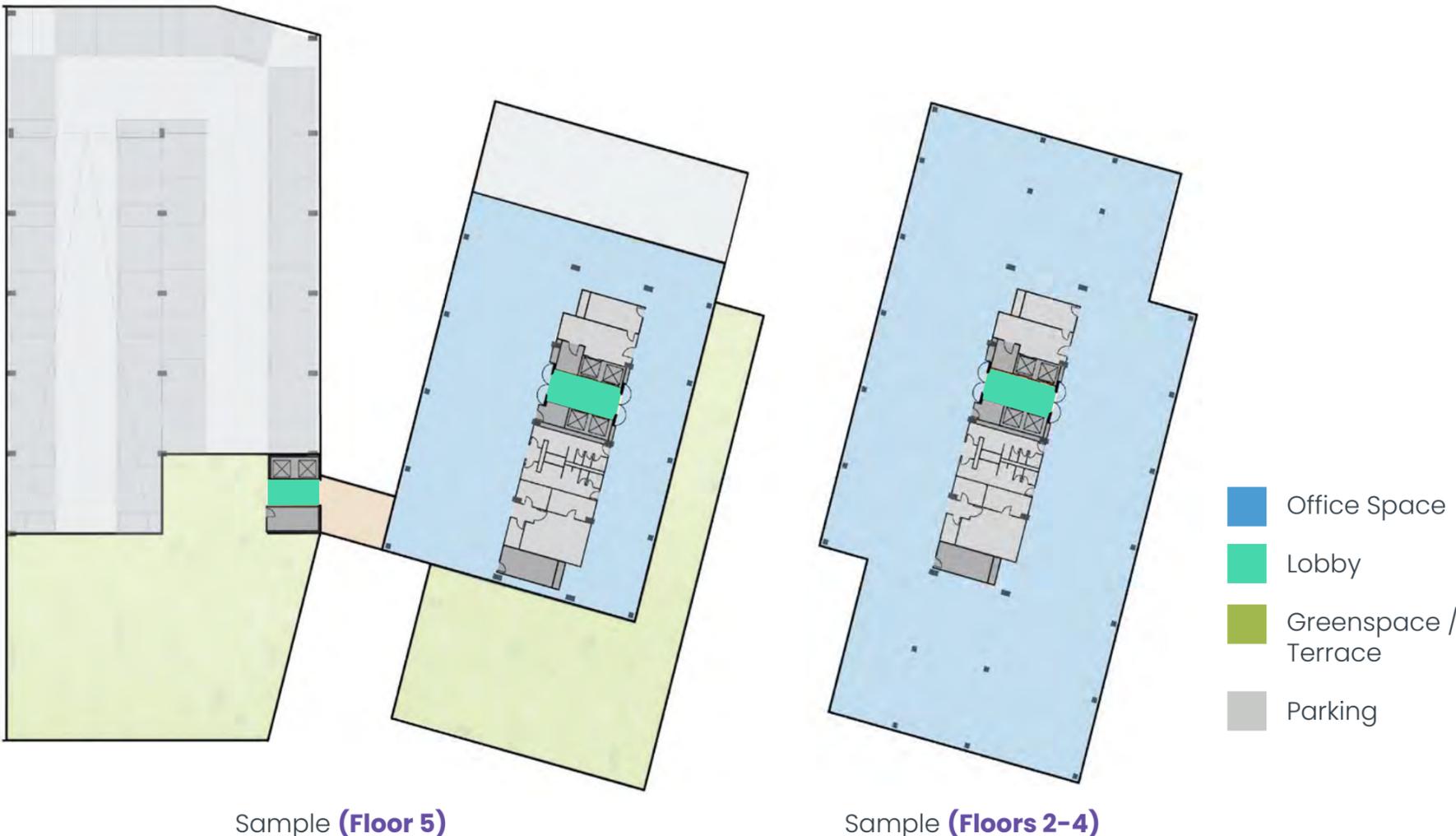
Outdoor rooftop terrace

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



An architectural rendering of a modern building's rooftop terrace at dusk. The scene is filled with people in business attire, some sitting on wooden benches, others walking or talking. A long, low fire pit with a warm fire is in the foreground. The building has large glass windows and a prominent overhang. The sky is a mix of orange and blue, suggesting sunset. The overall atmosphere is one of a vibrant, modern workspace.

The epicenter
of all things
groundbreaking

JPMorganChase 

Plano, TX

1.5M s.f.

10,000 employees



 State Farm

Atlanta, GA

1.8M s.f.

8,500 employees



CREDIT SUISSE 

RTP, NC
(Research Triangle Park)

410K s.f.

3,600 employees



Who is KDC?

KDC is a leading national real estate development and investing company who will be responsible for developing three office towers at Hub RTP.

In the past 30 years

147
commercial projects

37 million
square feet

\$9 billion
developed

The motivation



Cost Reduction & Talent Access



Regional Consolidation



Density & Efficiency

Employee experience

Access to on-site and walkable state of the art amenities

Employee attraction and retention

Quality of life focus and on-site state of the art amenities



Redefining how we **shop,** **dine,** and **play**

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

Vendors:

- Be Like Missy
- Beyu Caffe
- 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

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For more information:

hubrtpoffice@am.jll.com