

MAIN STREET

P.

# PARK POINT

4001 NC HWY 54, RTP, NC

100-Acre Adaptive Re-Use  
Life Science Campus

PARKPOINTRTP.COM







# PARK POINT

READY FOR OCCUPANCY



With nearly \$210 million in capital improvements, Park Point's transformation to the Triangle's cutting-edge creative office and life science campus is complete. The **reimagined adaptive re-use** of the 100-acre campus brings a dynamic and invigorating element to Research Triangle Park, inspiring visionary ideas for the future.

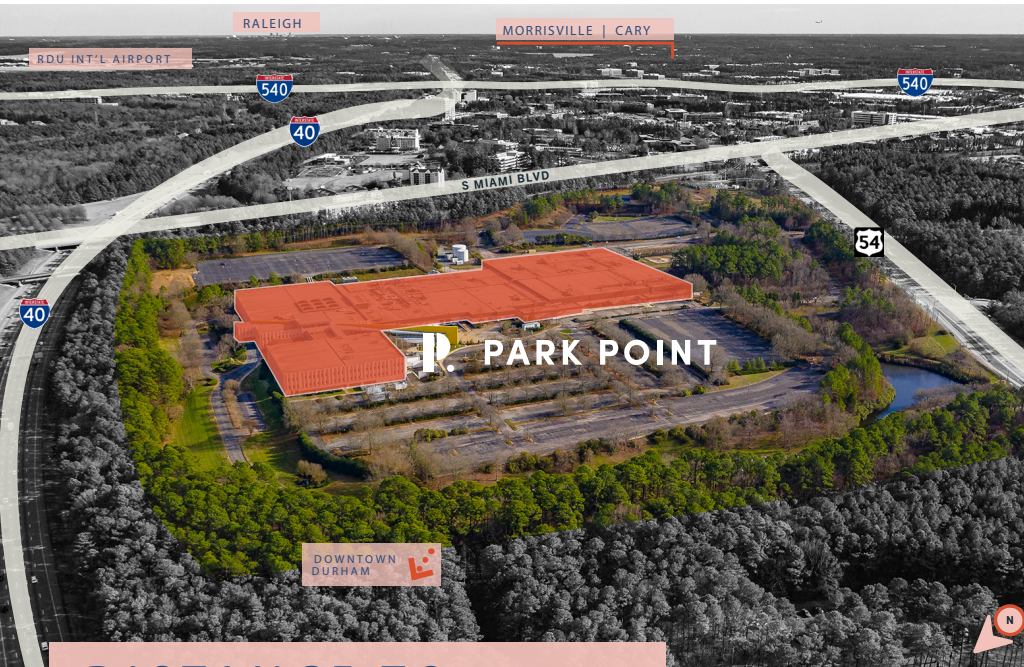




# THE Location.



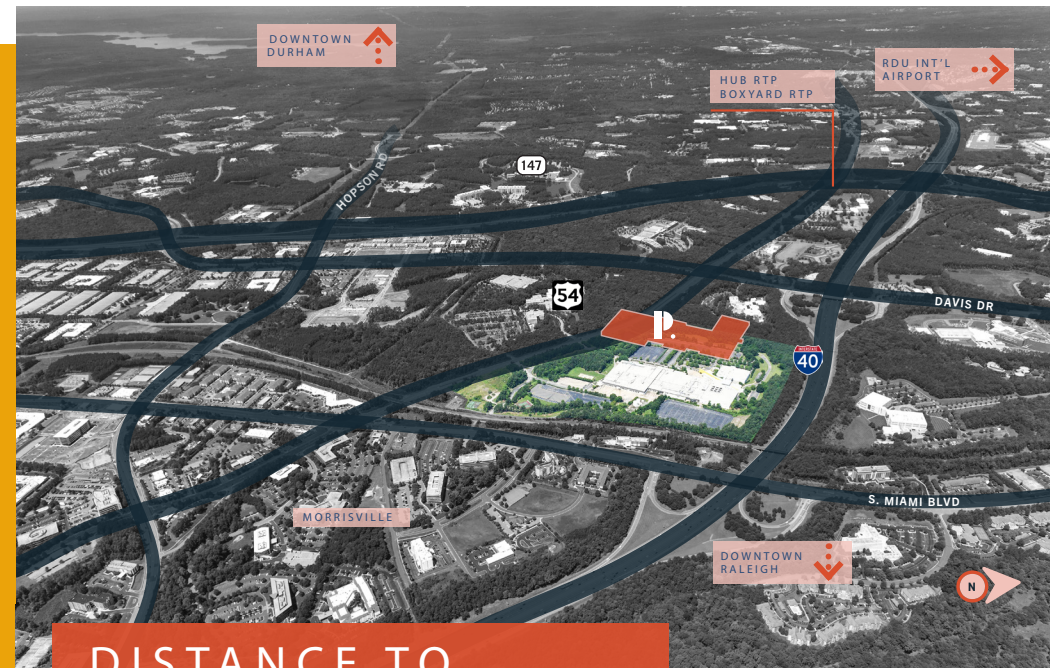
## EAST FACING



### DISTANCE TO

Morrisville   Cary	3.2 mi
RDU Int'l Airport	5.2 mi
Downtown Durham	9.7 mi
Downtown Raleigh	16 mi

## WEST FACING



### DISTANCE TO

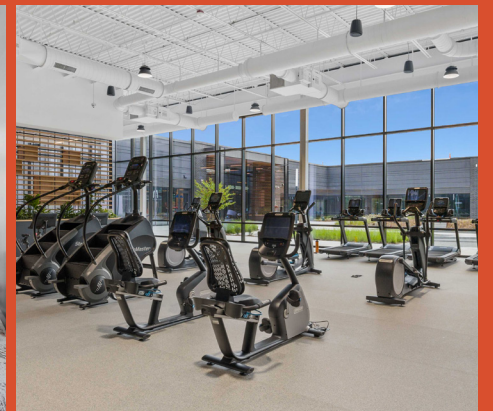
HUB RTP + Frontier RTP	1.3 mi
RDU Int'l Airport	5.2 mi
Downtown Durham	9.7 mi
Downtown Raleigh	16 mi



# THE Campus.



Park Point is a workplace oasis, offering life science space with a focus on collaboration and fostering community through its highly-amenitized campus that includes athletic fields, walking trails, on-site food service, state-of-the-art fitness center, conference and training center, and over 30,000 SF of indoor and outdoor gathering areas.







# A PLACE TO Do Your Best Work.

Discover a campus alive with unstoppable energy, where the world's top thinkers gather on fertile ground to question, to challenge, and to experience. Here, we bring the best together — work and wellness, tech and nature, focus and inspiration — we create the ideal environment so you can discover the next game-changing idea.





A PLACE TO  
**Innovate.**



Park Point's campus is a hub for activity—where you'll find everything you need for your day to day, as well as a community of like-minded thinkers to connect to the people and ideas around you.

IMAGINE

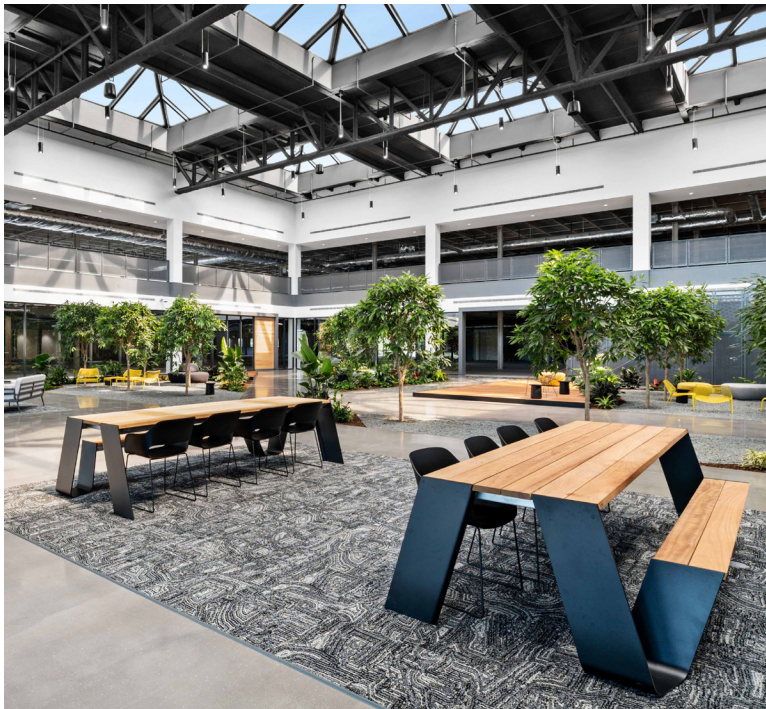
INSPIRE

COLLABORATE

DISCOVER

CONNECT

CREATE







A PLACE TO  
**Find Your Balance.**

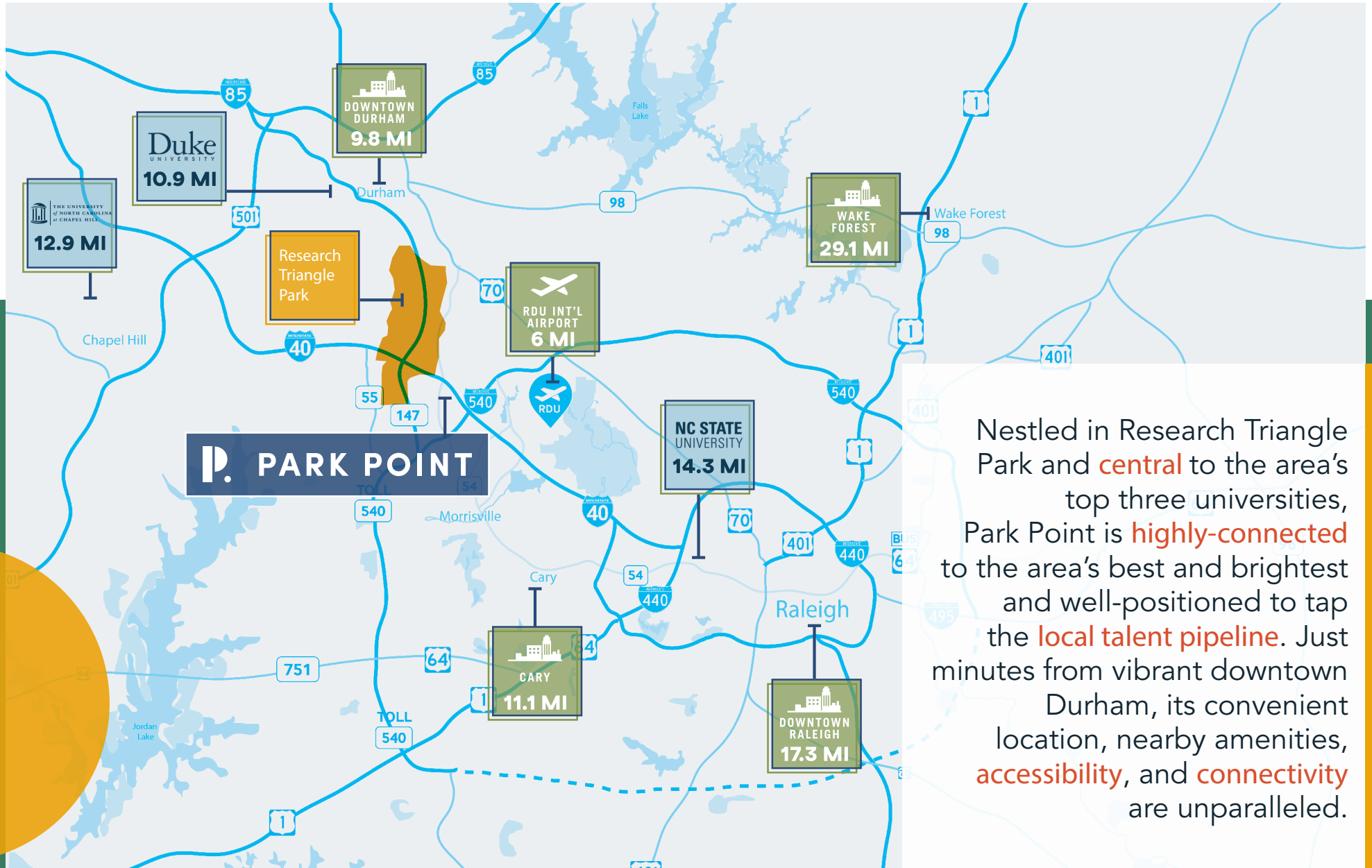
Park Point's **natural setting** is an escape from the urban hustle, where work and wellness become one—it's a place where you can focus, be inspired, and be productive.





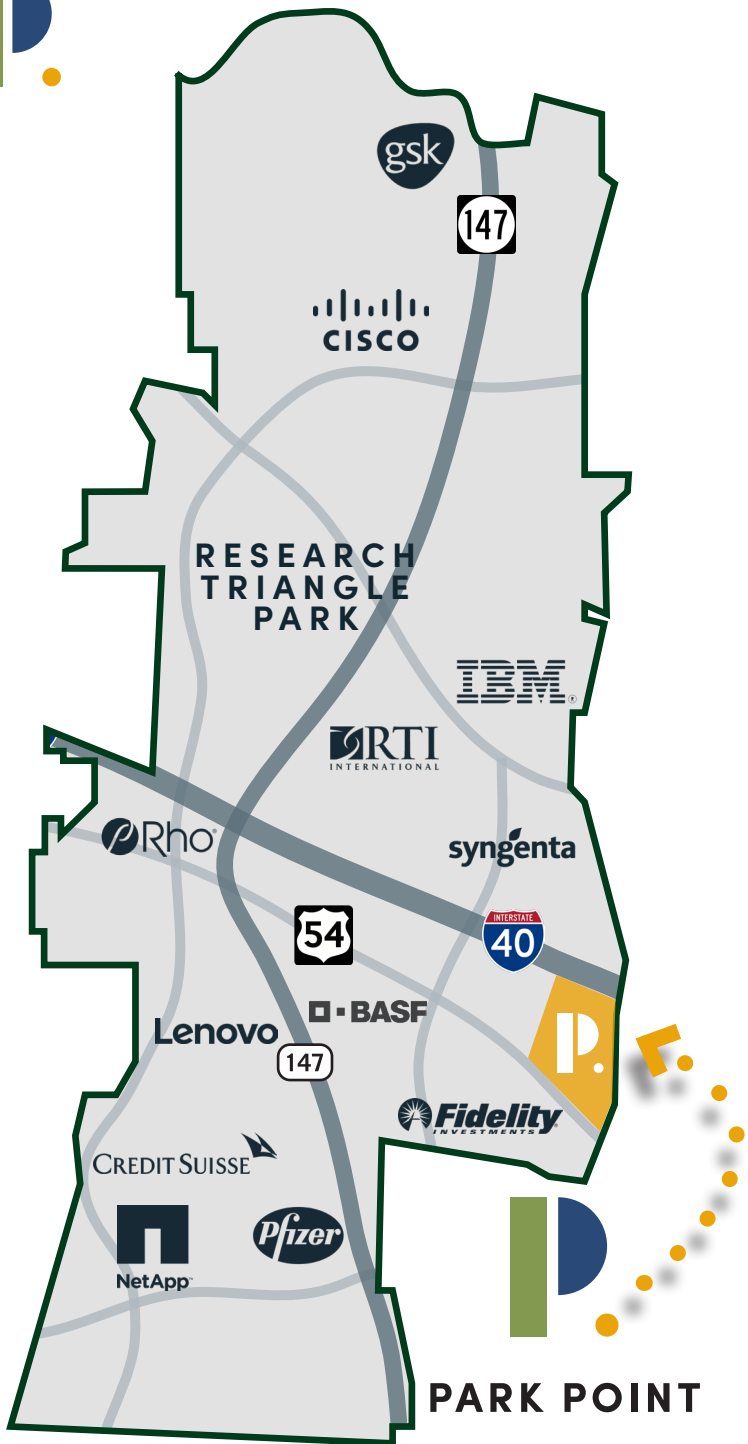
A PLACE TO KEEP YOU

# Conveniently Connected.



Nestled in Research Triangle Park and **central** to the area's top three universities, Park Point is **highly-connected** to the area's best and brightest and well-positioned to tap the **local talent pipeline**. Just minutes from vibrant downtown Durham, its convenient location, nearby amenities, **accessibility**, and **connectivity** are unparalleled.





RTP

# Research Triangle Park.

Founded in 1959, 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. A community of dreamers, believers, planners, and creators — thriving on collaboration and the joy of discovery.



**3K+**

PATENTS AWARDED TO RTP BUSINESSES

**#1**

LARGEST RESEARCH PARK IN THE COUNTRY

**50K**

INTELLIGENT & CREATIVE PEOPLE

**250+**

BUSINESSES OF ALL SIZES CALL RTP HOME



NEARBY

# Amenities.



## WITHIN 3 MINUTES OR LESS

### SELECT RESTAURANTS / RETAIL

Fare & Fellow (P)  
Boxyard RTP  
Bruegger's Bagels  
Chipotle  
Curry Point Express & Subway  
Dharani South Indian Cuisine  
Firehouse Subs  
Fusion Fitness (P)  
Greek Cuisine, Randy's Pizza,  
Societa, & Tropical Smoothie Cafe  
Gusto Farm to Street  
Hub RTP  
Jimmy John's & Starbucks  
McDonalds, Arby's, & Bojangle's  
Mez Contemporary Mexican  
Neo Japan  
Office Depot  
Page Road Grill  
Panera Bread  
Singas Pizza  
Walmart Supercenter  
Zaxby's

### HOTELS

DoubleTree by Hilton  
Extended Stay America  
Hilton Garden Inn  
Holiday Inn Express  
Homewood Suites  
Hotel Indigo  
Hub RTP  
Marriott at RTP  
Sheraton Imperial Hotel

### BANKS

Bank of America  
BB&T  
RTP Federal Credit  
Union  
SECU  
Wells Fargo

With Park Point's **amenity-driven** campus, and convenient location, whether you are enjoying a bite at our **on-site café**, having lunch at Mez, or grabbing a beer after work at Boxyard's Fullsteam Brewery — you are mere steps, or just a short drive away from **everything you need.**





NEARBY

# Amenities.





84,865 SF AVAILABLE

# Site Plan.



MEETING, COLLABORATION,  
AND EVENT SPACE

HUB FOR IMPROMPTU  
MEETINGS, LUNCH + MORE

FARE & FELLOW CAFE

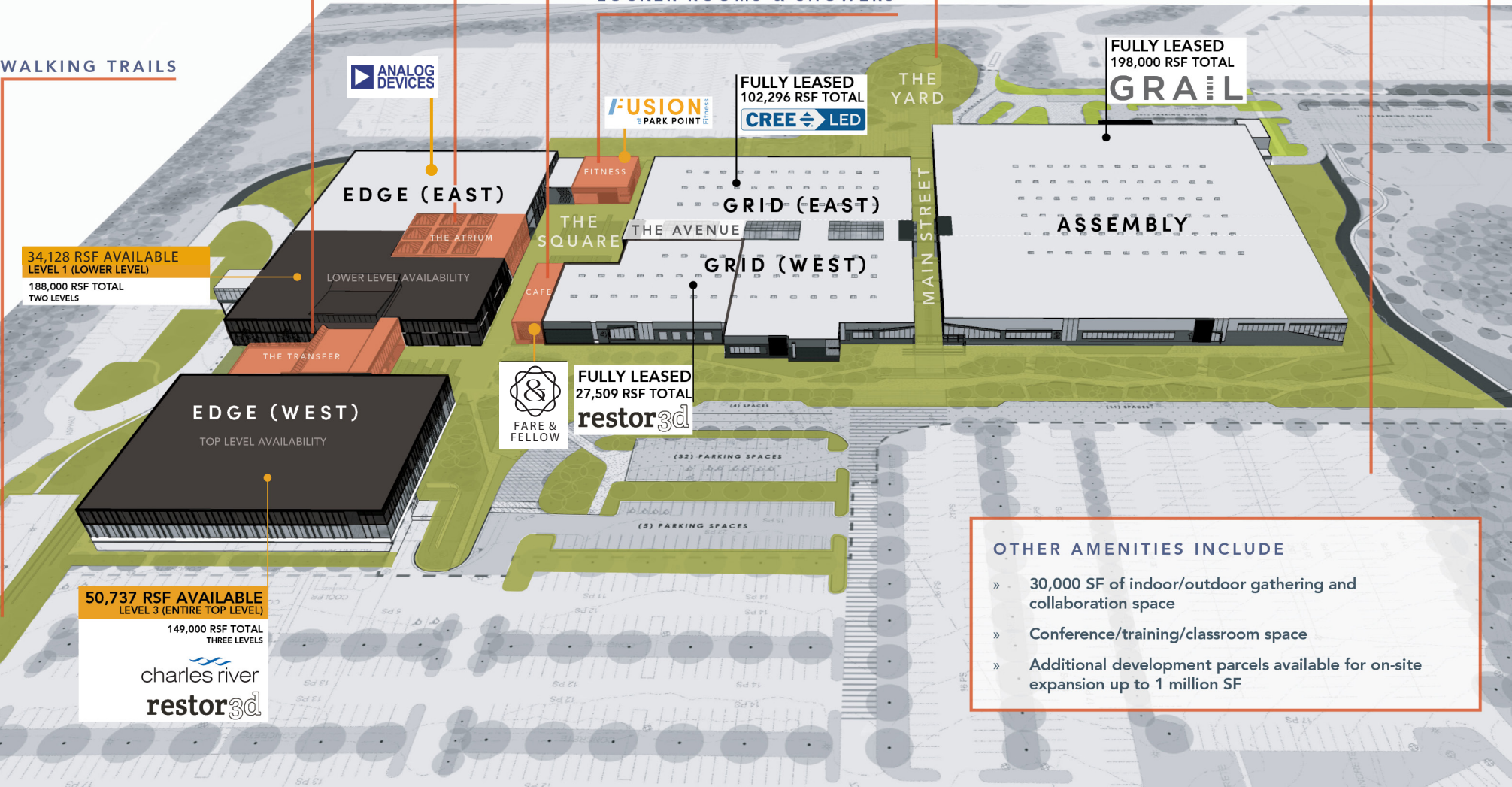
FITNESS CENTER WITH  
LOCKER ROOMS & SHOWERS

GATHERING SPOT  
FOR FOOD TRUCKS,  
AND SPECIAL EVENTS

ATHLETIC FIELDS

AMPLE PARKING

WALKING TRAILS



**EDGE (EAST)**

LOWER LEVEL AVAILABILITY

34,128 RSF AVAILABLE  
LEVEL 1 (LOWER LEVEL)  
188,000 RSF TOTAL  
TWO LEVELS

**EDGE (WEST)**

TOP LEVEL AVAILABILITY

50,737 RSF AVAILABLE  
LEVEL 3 (ENTIRE TOP LEVEL)  
149,000 RSF TOTAL  
THREE LEVELS



FITNESS

THE SQUARE

THE AVENUE

GRID (WEST)



FULLY LEASED  
27,509 RSF TOTAL  
**restor3d**

FULLY LEASED  
102,296 RSF TOTAL  
**CREE LED**

THE YARD

MAIN STREET

GRID (EAST)

ASSEMBLY

FULLY LEASED  
198,000 RSF TOTAL  
**GRAIL**

(32) PARKING SPACES

(5) PARKING SPACES

### OTHER AMENITIES INCLUDE

- » 30,000 SF of indoor/outdoor gathering and collaboration space
- » Conference/training/classroom space
- » Additional development parcels available for on-site expansion up to 1 million SF



AVAILABLE SPACE IN EDGE WEST AND EDGE EAST

# Stacking Plan.



**EDGE WEST  
ENTIRE TOP FLOOR  
50,737 RSF AVAILABLE**

**EDGE EAST  
1ST FLOOR  
34,128 RSF AVAILABLE**

**THE TRANSFER**

**PARK POINT**







Park Point will be home to a community of innovation for industries ranging from life science to high-tech, and beyond. Tenants will enjoy the park-like campus, copious natural light from the numerous skylights throughout, and abundance of on-site, walkable, and nearby amenities. Both Assembly and Grid tenants can utilize amenities at The Yard, The Square, the café and fitness center, and the walkability to other areas of the campus via both Main Street and The Avenue, including trails surrounding the campus.

### Single-Story Property Summary

Life Science	Total	324,000 RSF		Fully Leased
HVAC*	New high-efficiency packaged rooftop units installed as part of renovation. Specific exterior zones have been identified to accommodate supplemental or custom tenant infrastructure needs			
Electrical*	Ten (10) points of electrical delivery to the entire campus with five (5) points dedicated to the single-story section; South east corner 1500 KVA , 2500 KVA, east side 2000 KVA, 1500 KVA, west side 2500 KVA			
Generator*	Opportunities to install tenant specific infrastructure on exterior pads or on roof			
Fire and Life Safety	Fully sprinklered with new code compliant fire panels throughout			
Dock Height Loading Doors	Grid (East) building features two (2) 8' x 10' dock height loading doors. Assembly building features three (3) 8' x 10' dock height loading doors. Access and turning radius for both are designed to accommodate a WB50 truck			
Clear Height	Grid (East) and (West) buildings — 19'			
Column Spacing	30' by 40'			
Foundation	6" reinforced concrete slab on grade			

\* Life Science space designed to accommodate custom infrastructure to meet the specific needs of each tenant

# THE DETAILS Life Science.



**NO. 1**

Largest Research Park in the Country



**600**

Life Science companies call the Research Triangle region home



THE DETAILS

# Creative Lab Space.



## Multi-Story Property Summary

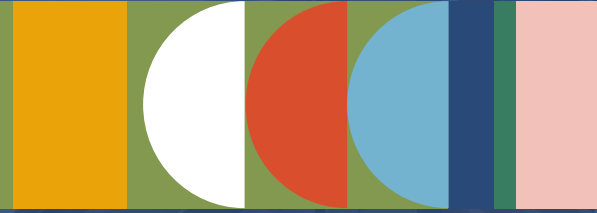
Total Floors	Edge West building — 3 levels   Edge East building — 2 levels
Availabilities	Edge West building — ± 50,737 RSF Edge East building — ± 34,128 RSF
Parking	5:1000
Ceiling Height	14', deck to deck height
Exterior Wall	New curtain wall glazing system and existing pre-cast panels
Column Spacing	30' by 30'
Structural	Steel frame structure; elevated concrete floors over corrugated deck
Access	Multiple options for tenant access and lobbies in both Edge East and Edge West buildings and The Atrium
Security	24-hour security staff with camera monitoring system and key card access to tenant suites
Life Safety	Fully sprinklered with new code compliant fire panels
Tenant Electrical Load Capacity	Four watts/sf for tenant use and one watt/sf for tenant lighting
Cooling Source	New packaged roof mounted variable air volume (VAV) conditioning system
Exterior Signage & Branding	Opportunities for building signage including frontage on I-40; additional opportunity for property monument signage on NC-54
Loading Doors	One dock high door in Edge East
Exterior Equipment Yard	Available for Edge East

Park Point offers a variety of office + lab opportunities with flexible floor plates, floor-to-ceiling glass offering ample light and tree-lined views, modern and unique finishes, not to mention the near front door access to The Transfer, The Atrium, Fitness Center, Café, and The Square. At the Edge buildings at Park Point, you can easily find a nearby spot to take work off our desk — and into one of our numerous collaboration zones just steps away, and throughout the park.





# P. PARK POINT



FOR LEASE + DETAILS



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