



SITUS

OFFICE PARK



1100, 1121, AND 1130 SITUS COURT | RALEIGH, NC

PRIMELY POSITIONED
CLASS A OFFICE CAMPUS
IMMEDIATELY ACCESSIBLE TO I-40 AND I-440



THE SIMPSON ORGANIZATION



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SITUSOFFICEPARK.COM

PROPERTY HIGHLIGHTS

Situs Office Park is a 14-acre, Class A office campus located at the crossroads of US1, I-40 and I-440 in West Raleigh. Recently acquired by The Simpson Organization, Situs is on the verge of entering its next chapter as a fully amenitized campus soon to offer new tenant-focused shared spaces to improve your workday. Now is the perfect opportunity to explore flexibly sized workspaces at Situs One and Situs Two while availability remains.



EXCELLENT I-40 + I-440 ACCESS

Interchange improvements will offer quick access to Raleigh, Cary, and surrounding areas



ABUNDANT PARKING

4.6/1,000 Parking Ratio



TENANT FOCUSED AMENITIES

Central amenity hub underway at Situs Two



ON-SITE MANAGEMENT

Providing attentive service and convenient, consistent upkeep



SITUS ONE

1130 SITUS COURT

2,745 - 13,075 RSF Available



SITUS TWO

1121 SITUS COURT

1,471 - 10,477 RSF Available



SITUS THREE

1100 SITUS COURT

Fully Leased



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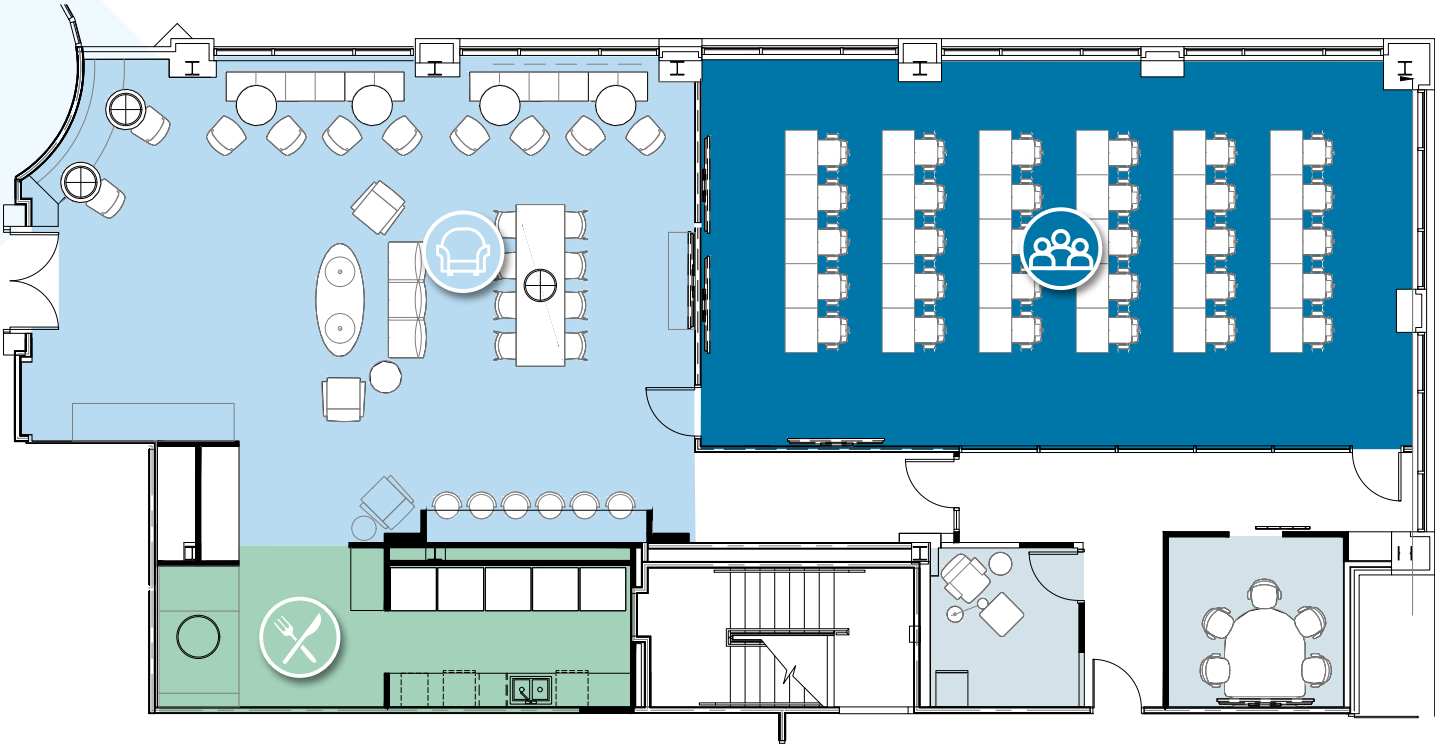
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TENANT FOCUSED AMENITIES



Coming Soon!

ENTRANCE FROM LOBBY



KEY



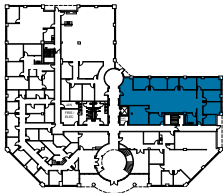
30 PERSON CONFERENCE ROOM



LOUNGE



GRAB & GO MARKET



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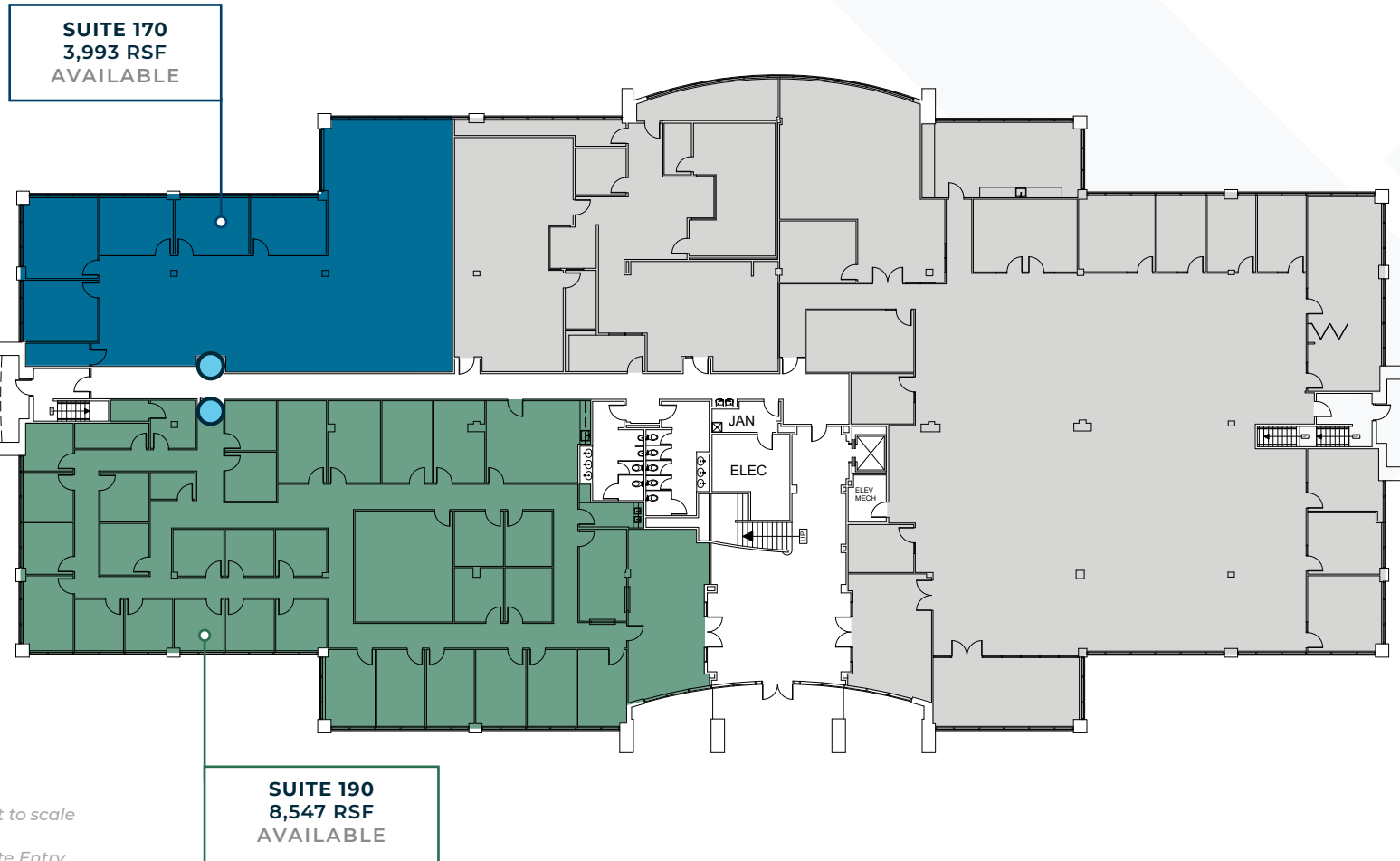




SITUS ONE

1130 SITUS COURT

FIRST FLOOR



Note: Drawing not to scale

● = Primary Suite Entry

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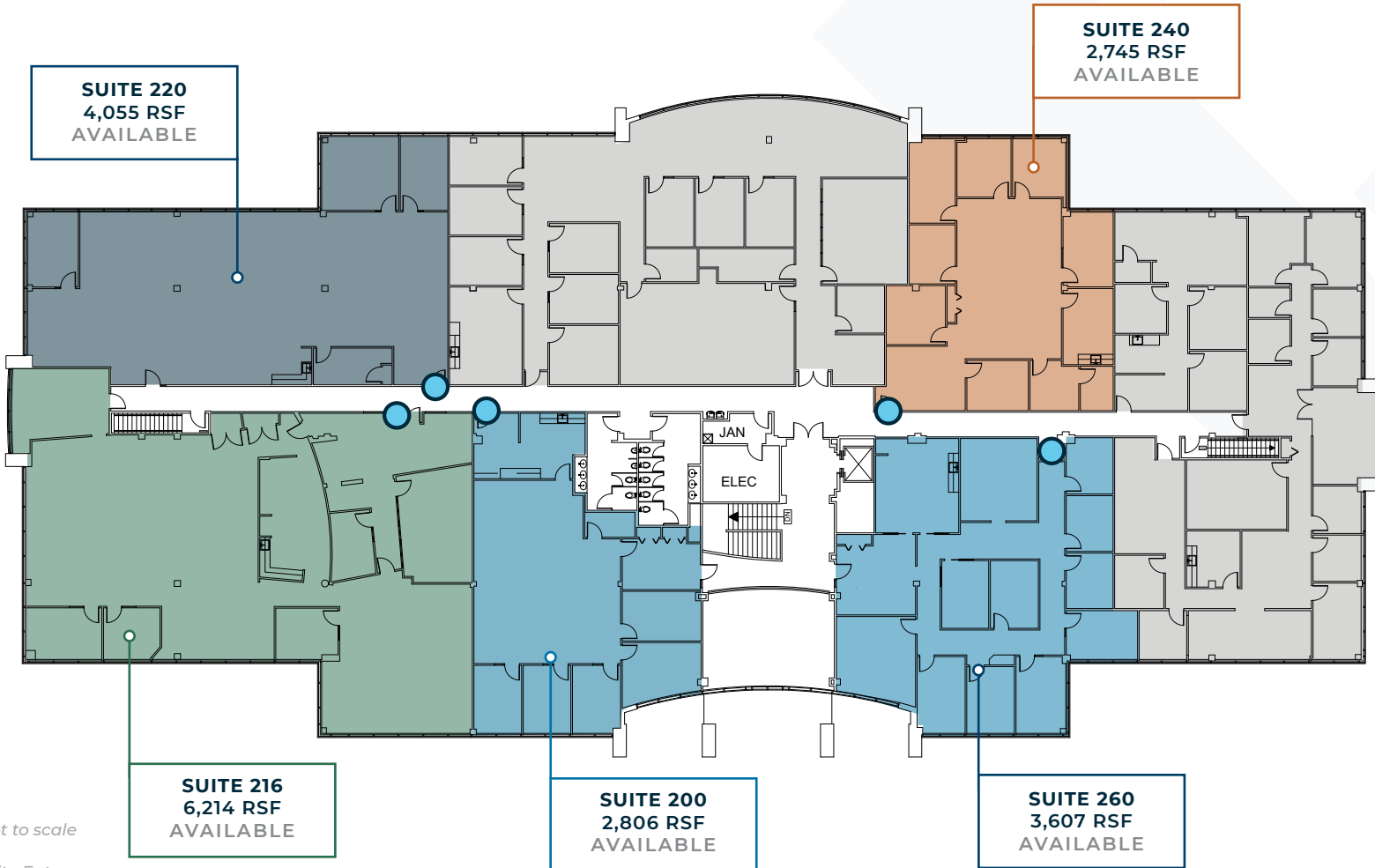
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SITUS ONE

1130 SITUS COURT

SECOND FLOOR



Note: Drawing not to scale

Suites 220, 216, and 200 can be combined for 13,075 RSF

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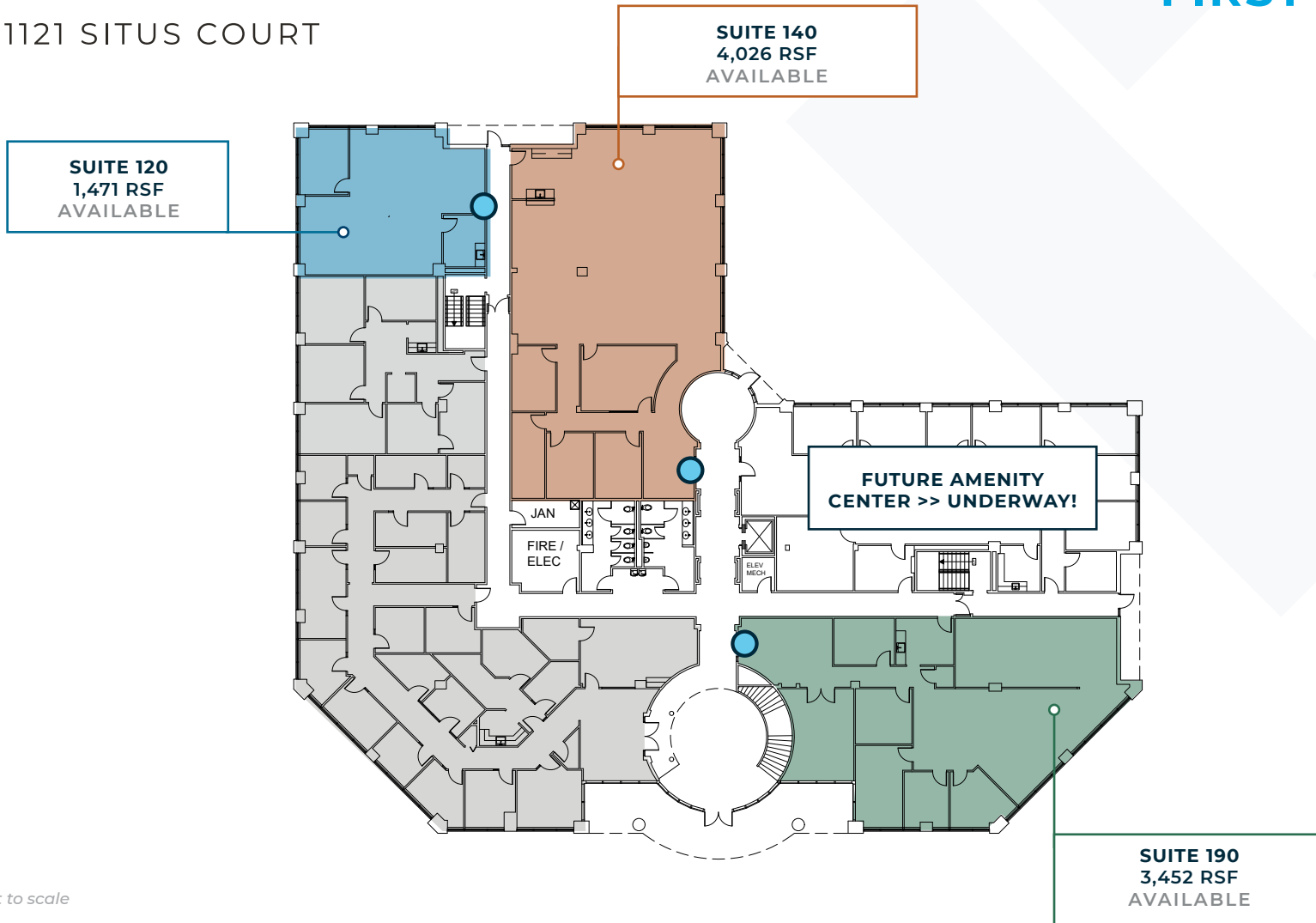
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SITUS TWO

1121 SITUS COURT

FIRST FLOOR



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SITUS TWO

1121 SITUS COURT

SECOND FLOOR



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Suites 250 and 285 can be combined for 10,477 RSF

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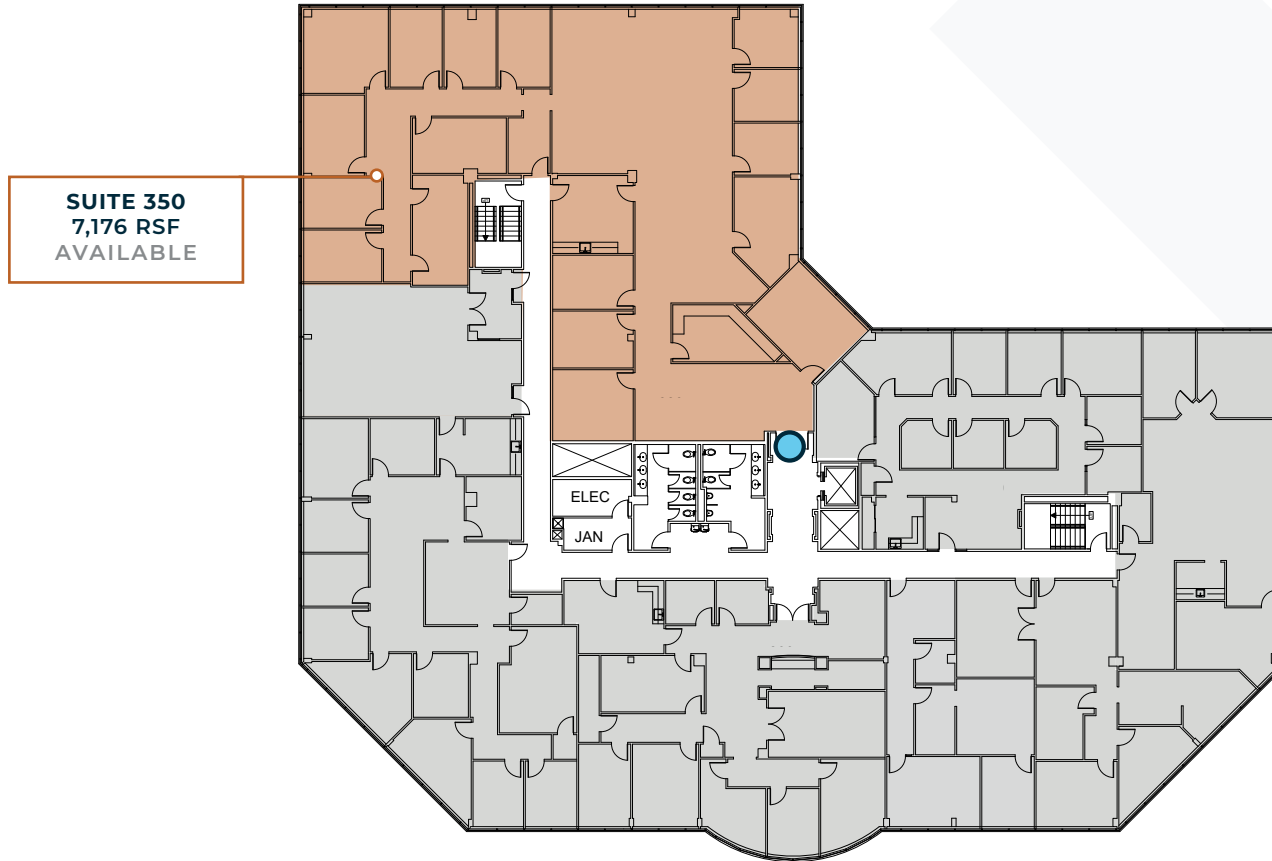
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SITUS TWO

1121 SITUS COURT

THIRD FLOOR



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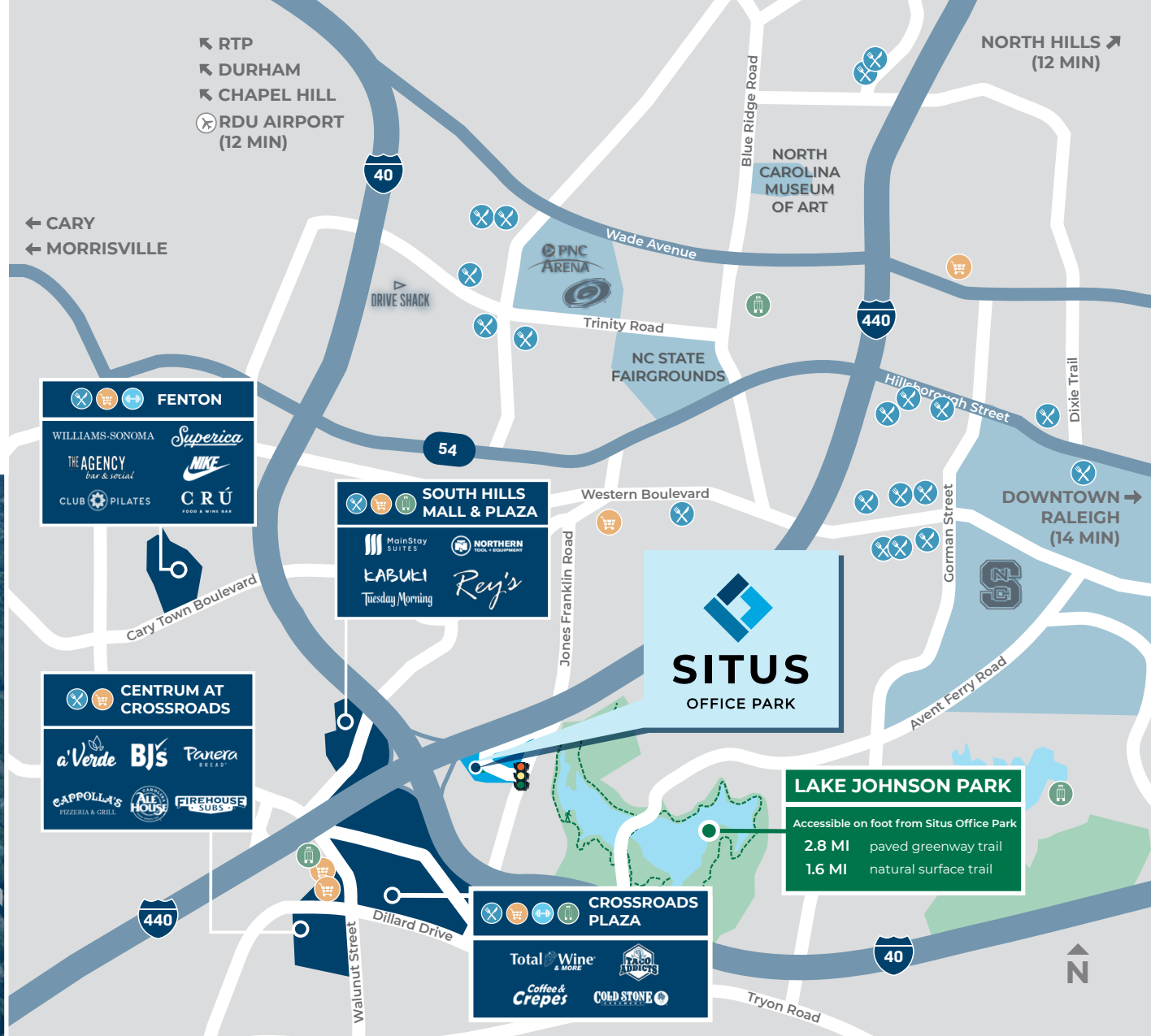
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AREA FEATURES

Positioned at the intersection of I-40 and I-440, minutes from the RDU International Airport, Situs offers quick, convenient access to desirable residential and dining/shopping districts throughout North Hills, Downtown and NC State's Tier-1 University corridors.



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UNDER TRUSTED OWNERSHIP

Under the proactive ownership of The Simpson Organization (TSO), Situs Office Park is well equipped to support the advancement of the goals, careers and lifestyles of its celebrated campus community. A well-capitalized market leader with notable local real estate repositioning including BOA Downtown, Arbors and Carolina Corporate Center, TSO is thrilled to bring its tenant-first approach to Situs while partnering with Raleigh-based property management. Holding true to its notable mantra of Curated Quality for Life and Work, TSO is thrilled to welcome new tenants to join this unique community.

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