

4000 SANCAR WAY

Research Triangle Park

North Carolina





HOTEL AND RESTAURANT



6-MINUTE WALK

279-ROOM MARRIOTT RENAISSANCE

INDOOR/
OUTDOOR
FOOD HALL AND
DOG PARK



15-MINUTE
STROLL

TO BOXYARD RTP

16 ACRES OF
GREENSPACE



5-MINUTE WALK

TO POND
OVERLOOK

MILES OF
TRAILS AND
OUTDOOR
PATHS



5-MINUTE WALK

TO STREAM &
BOARDWALK

RESTAURANTS,
RETAIL &
COURTYARD



4-MINUTE WALK

TO HORSESHOE
NORTH PAVILION

THE HEART
OF
HUB RTP



3-MINUTE WALK

TO HORSESHOE

YOU ARE HERE

4000

SANCAR WAY

MAA
NIXIE



WALK HOME

400+ THOUGHTFULLY
DESIGNED APARTMENTS

HUB RTP

RTP'S NEW DOWNTOWN

Full Building Renovations Completed

Building Highlights



1,332 SF - 11,803 SF



4.0/1,000
Parking Ratio



\$28.50 SF, Full Service
Rental Rate



Covered parking



9 minute drive to RDU
International Airport

First Floor

Suite 110 - 3,846 SF spec suite

[Click for Virtual Tour](#)

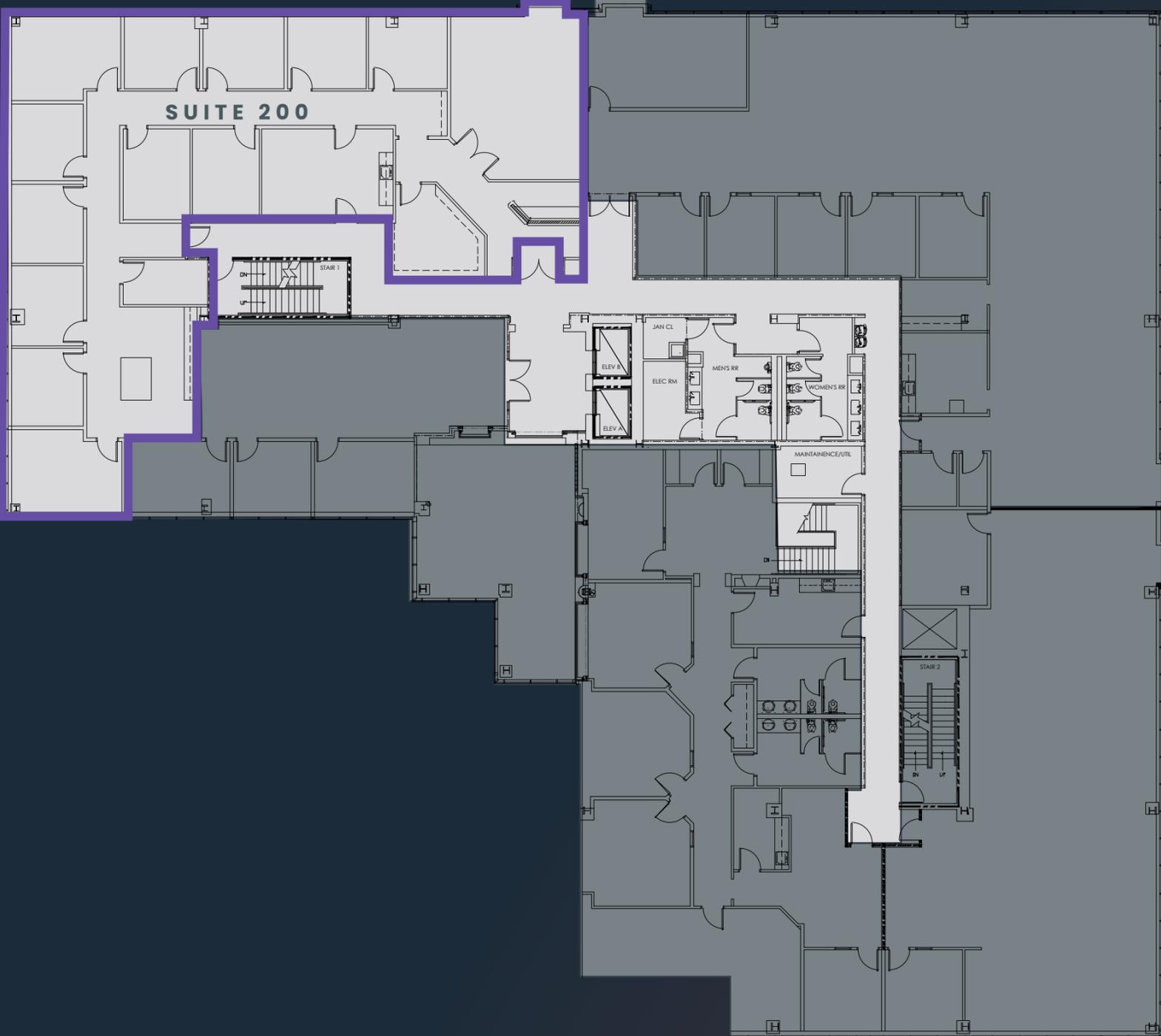
Suite 115 - 1,332 SF

Available August 2026



Second Floor

suite 200 - 4,588 SF



Third Floor

Suite 305 - 4,350 SF

Suite 310 - 5,471 SF

Suite 320 - 1,982 SF

Suites can be combined for a total of 11,803 SF



Fourth Floor

Suite 420 - 1,665 SF *spec suite*

Suite 440 - 1,420 SF *spec suite*



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For more information:
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