

# CENTENNIAL CAMPUS: Empowering Tenants to Innovate, Collaborate & Thrive



**VENTURE + ALLIANCE**

Centennial Campus Raleigh, NC



# Center yourself in an ecosystem of innovation



VENTURE I

VENTURE PARKING

VENTURE PLACE

VENTURE IV

VENTURE II

VENTURE III

ALLIANCE CENTER

ALLIANCE PARKING

321  
Coffee

Spacious Courtyard  
& Plentiful Outdoor  
Seating

Food  
Trucks

Fitness  
Center on  
1<sup>st</sup> Floor

The Corner

## ABOUT VENTURE + ALLIANCE

Comprised of six buildings and 656,087 RSF of high-tech facilities and multifunctional office, electronic lab, and classroom space, Venture + Alliance offers a launchpad for growth and development. The Venture and Alliance buildings are located on Centennial Campus, NC State's research and innovation campus located in the heart of Raleigh, NC.

## ABOUT CENTENNIAL CAMPUS

The 1,105-acre research park is home to more than 70 businesses and offers high-end strategic public-private partnership with industry leaders in corporate, government, and non-profit organizations in one of North Carolina's top economic drivers. With a daily population of 16,000, Centennial Campus creates a work-play-live atmosphere unlike any research park. Whether you're seeking a new headquarters location or a small space to land your new business, there's a place for you here.

# An urban oasis

Positioned along the axis of North Carolina State University's Centennial Campus, tenants have a distinct advantage with direct access to more than 25,000 undergraduates and 9,000 graduate students, including 11,000+ College of Engineering students. Tenants also have access to the universities' Shared Core Research Facilities and a range of recreational amenities like an 18-hole golf course designed by Arnold Palmer Design, scenic greenways, and an advanced research library. [LEARN MORE](#)



5

MINUTES TO DOWNTOWN RALEIGH

15

MINUTES TO RDU INTERNATIONAL AIRPORT

5

MINUTES TO TWO MAJOR HIGHWAYS

## BOOMING TRIANGLE

#1

TOP STATE FOR BUSINESS  
CNBC, 2023

#2

BEST BUSINESS CLIMATE

Business Facilities 19th Annual Rankings Report

#3

HOTTEST JOB MARKET

The Wall Street Journal

#3

TOP GROWTH STATE

U-Haul Growth Index, 2023



# The ultimate live-work-play campus

## 321 COFFEE

ON-SITE 321 COFFEE LOCATED IN VENTURE PLACE – OPENING SEPTEMBER 2024



RESERVABLE MEETING SPACES AVAILABLE



### FOOD TRUCKS

Raleigh-area food truck vendors bring a variety of lunchtime options. The food trucks provide service between 11:30am and 1:30pm each day in front of the Venture Place building.



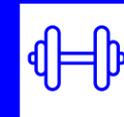
### THE CORNER

free outside coworking stations located across from Venture I



### ARNOLD PALMER GOLF COURSE

Lonnie Poole with on-site restaurant, The Terrace



### FITNESS CENTER

located in Venture I with locker rooms and showers available



### OUTDOOR GATHERING SPACES



### BICYCLE PARKING SPACES



3.5:1,000 SF Parking Ratio



# OUTDOOR OASIS: Where work and adventure collide



**5+ MILES OF  
LAKESIDE TRAILS**  
and access to the Capital Area  
Greenway with over 100 miles  
of trails to explore



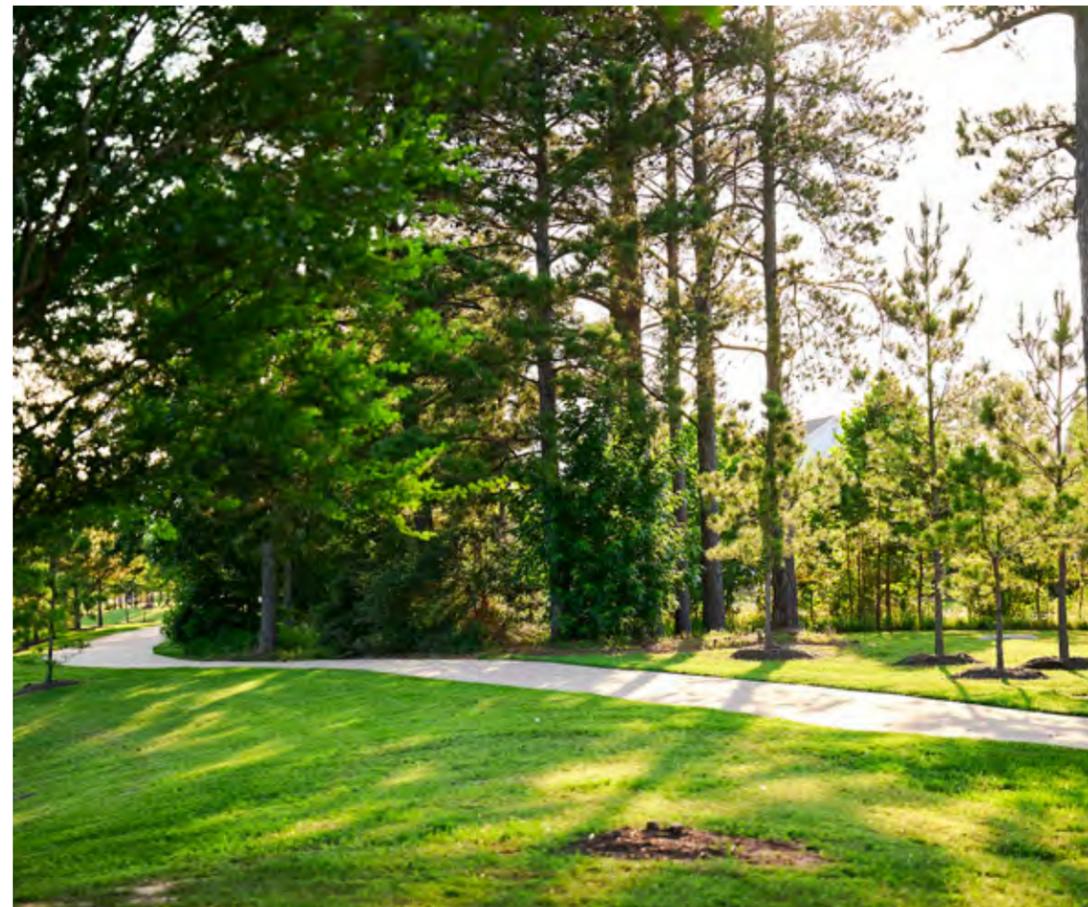
**CENTENNIAL  
BIKEWAY  
CONNECTOR**  
A 2.3-mile bike path adjacent  
to Centennial Parkway is part  
of the Capital Area Greenway

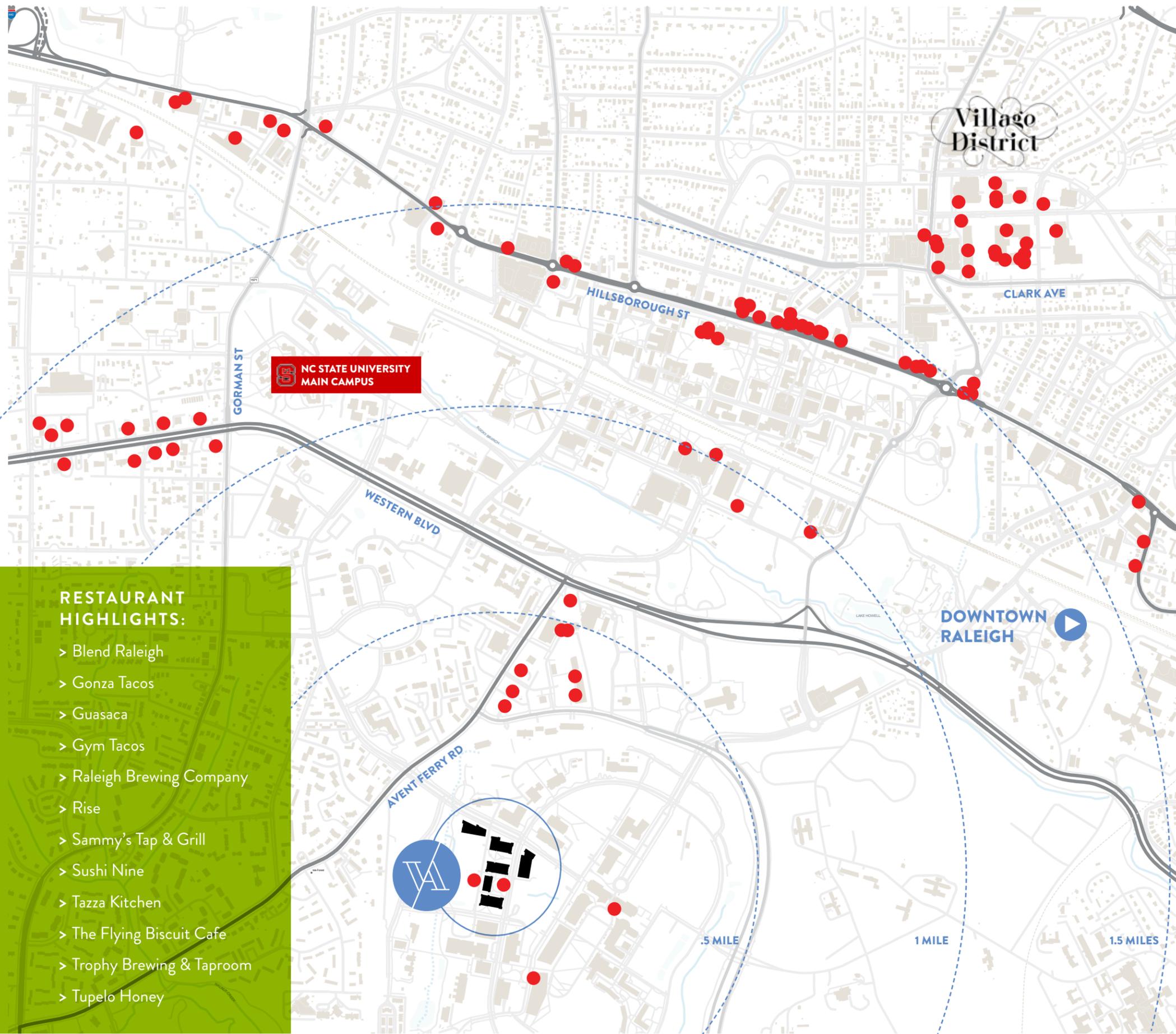


**75-ACRE LAKE  
RALEIGH**



**CENTENNIAL  
CAMPUS DISC GOLF  
COURSE**





**100+** restaurants  
within **8** minutes

# Dining delights for every craving

**10** MINUTES FROM **150+** ADDITIONAL RESTAURANTS IN DOWNTOWN RALEIGH

**5** MINUTES TO STATE FARMERS MARKET

**12** MINUTES TO FENTON

**15** MINUTES TO NORTH HILLS

**RESTAURANT HIGHLIGHTS:**

- > Blend Raleigh
- > Gonza Tacos
- > Guasaca
- > Gym Tacos
- > Raleigh Brewing Company
- > Rise
- > Sammy's Tap & Grill
- > Sushi Nine
- > Tazza Kitchen
- > The Flying Biscuit Cafe
- > Trophy Brewing & Taproom
- > Tupelo Honey



# Why partner with NC State?

# \$6.5B

EACH YEAR, NC STATE  
ADDS \$6.5 BILLION TO THE  
STATEWIDE ECONOMY,  
EQUIVALENT OF CREATING  
MORE THAN 90,000 NEW JOBS

Centennial Campus offers an extraordinary value proposition: proximity to talent, technology, and the entire east coast.

As a Centennial Campus partner, you'll be connected to everything the University has to offer – from premier campus amenities to exclusive programs and discounts. Here, you will join the largest university in a 4-state region, and one of the nation's pre-eminent research enterprises. [LEARN MORE](#)

## NORTH CAROLINA'S ECONOMIC ENGINE

Centennial Campus draws millions of outside dollars to North Carolina each year. As industry and government partners invest here, those funds pay dividends to the state in the form of jobs, business income and tax revenue. And as Centennial's reputation grows, so does the value of an NC State degree for our more than 220,000 living alumni.

Each year, leaders from around 50 universities and municipalities tour the campus so they can learn from its success in fueling local economies. And Centennial is a global name, too. From the world's largest biomanufacturing education center to a pioneering nonwoven textile research institute, Centennial puts North Carolina on the international map.

Most of the companies and initiatives on Centennial Campus have a direct impact on the lives of citizens across the state – from shaping the future of agriculture to revolutionizing refrigeration in rural hospitals. - NC State, <https://centennial.ncsu.edu/partner/>

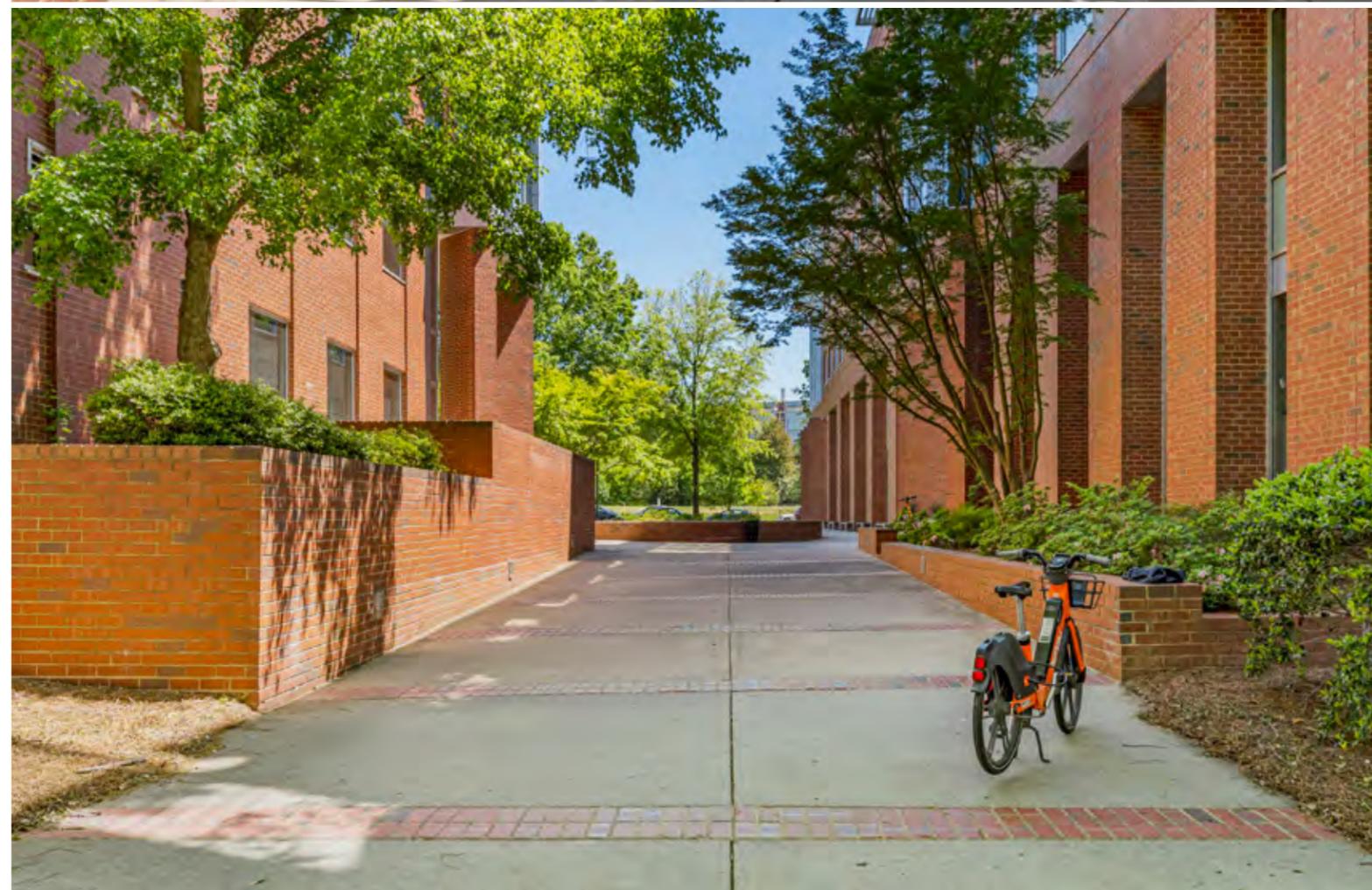


# Venture I

940 Main Campus Drive  
Building Size: 112,861 RSF



AMPLE OUTDOOR SEATING

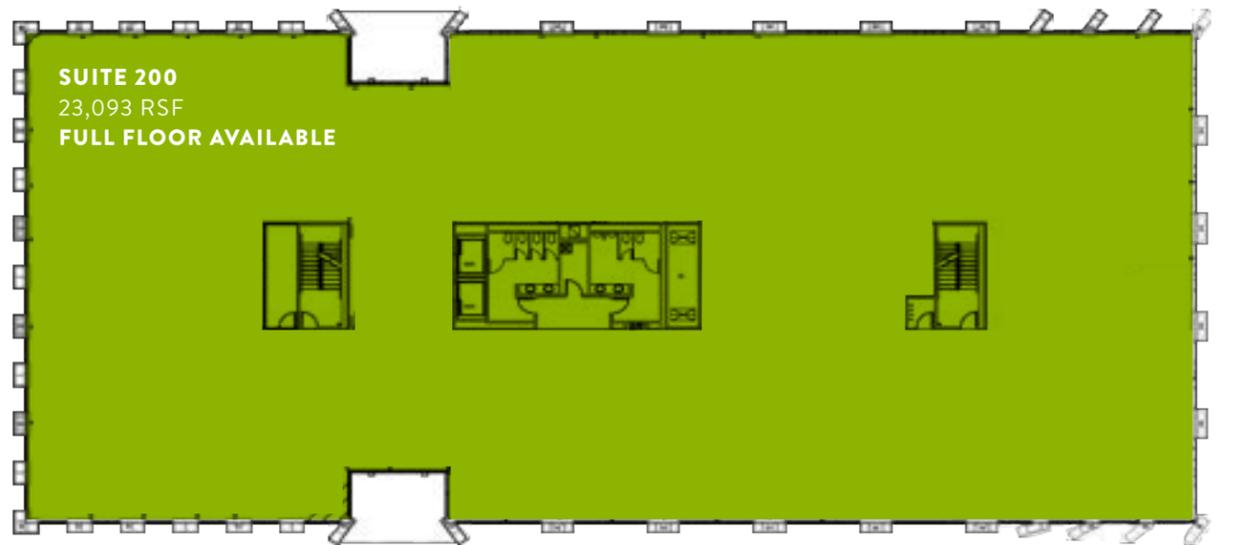




**VENTURE I • 940 MAIN CAMPUS DRIVE**



**1ST FLOOR**



**2ND FLOOR**



**VENTURE I • 940 MAIN CAMPUS DRIVE**



**4TH FLOOR**

**VIRTUALLY TOUR SUITE 400**



**5TH FLOOR**

**VIRTUALLY TOUR SUITE 510**

920 Main Campus Drive

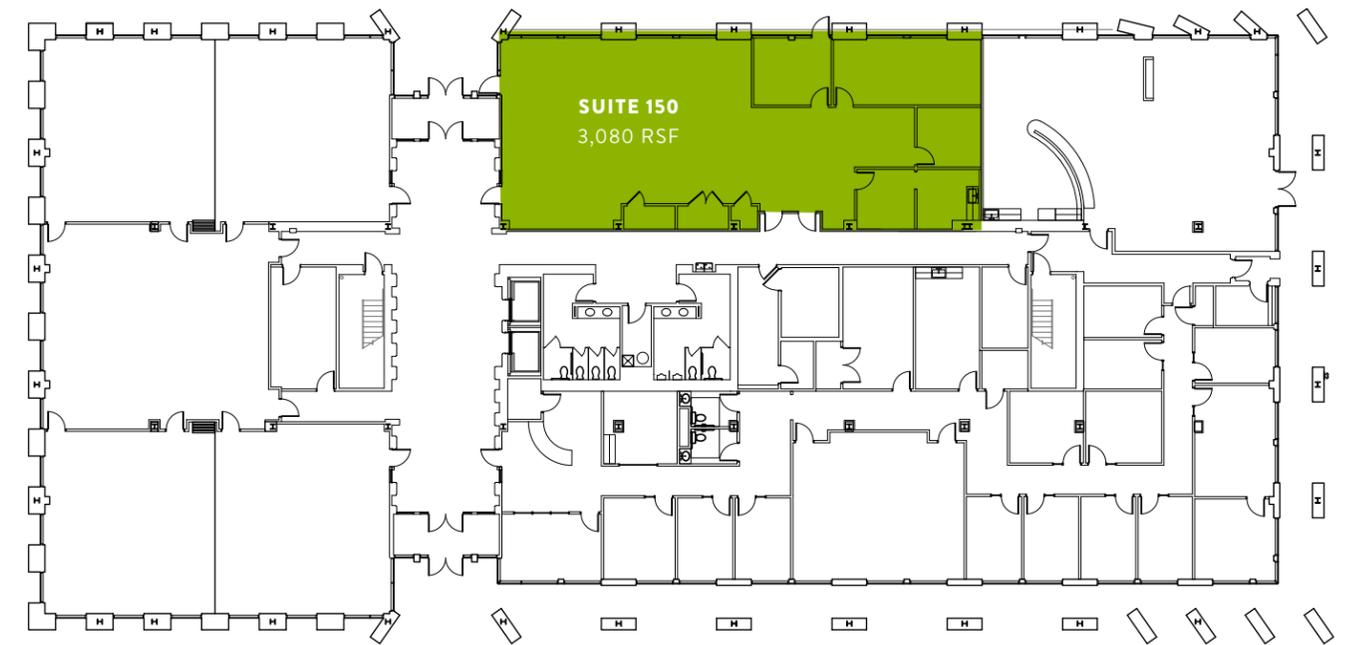
# Venture II

Total Size: 108,895 RSF





**VENTURE II • 920 MAIN CAMPUS DRIVE**



**1ST FLOOR**





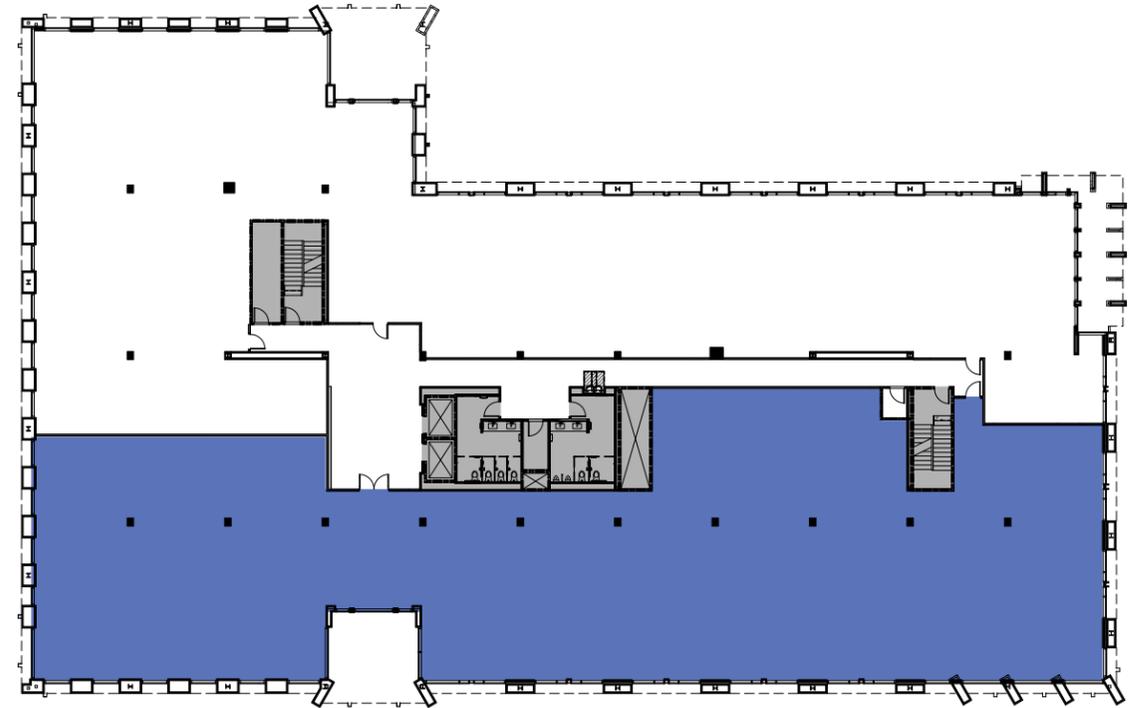
900 Main Campus Drive

# Venture III

Total Size: 126,254 RSF



**VENTURE III • 900 MAIN CAMPUS DRIVE**



**2ND FLOOR**  
SUITE 250: 12,657 RSF



**3RD FLOOR**  
26,949 RSF

[VIEW THE 3<sup>RD</sup> FLOOR 3D TOUR](#)

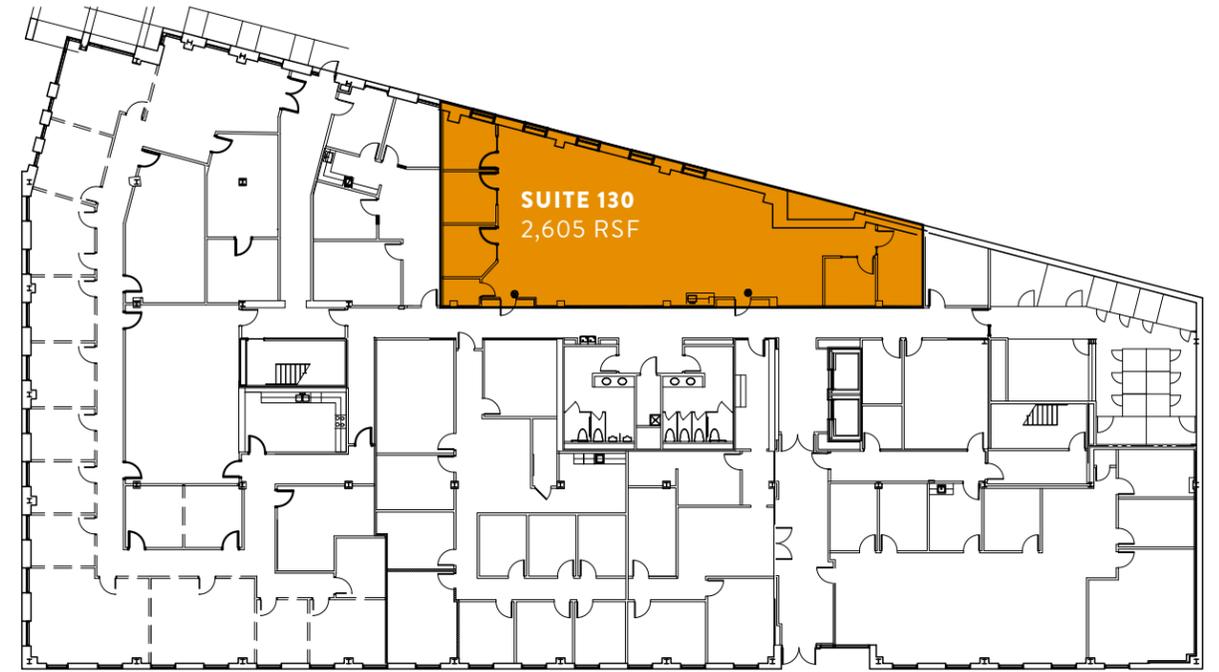


1730 Varsity Drive  
Multiple Spec Suites + Full Floor Available  
**Venture IV**  
Building Size: 114,975 RSF

Suite 350

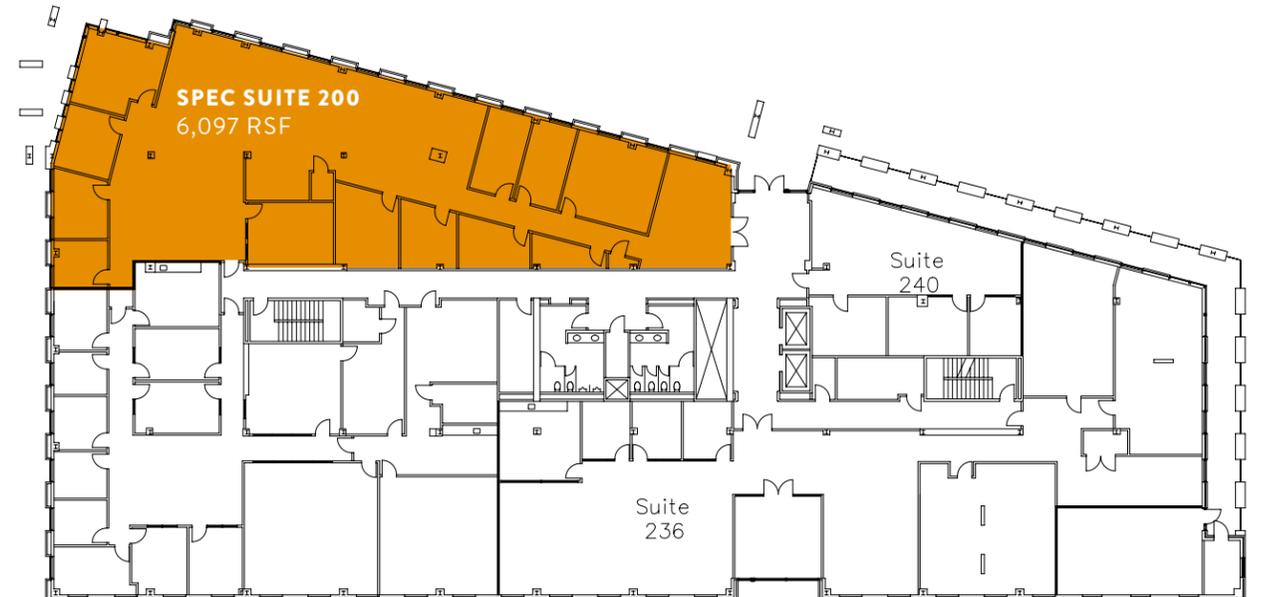


VENTURE IV • 1730 VARSITY DRIVE



SUITE 130  
2,605 RSF

1ST FLOOR



SPEC SUITE 200  
6,097 RSF

Suite  
240

Suite  
236

2ND FLOOR



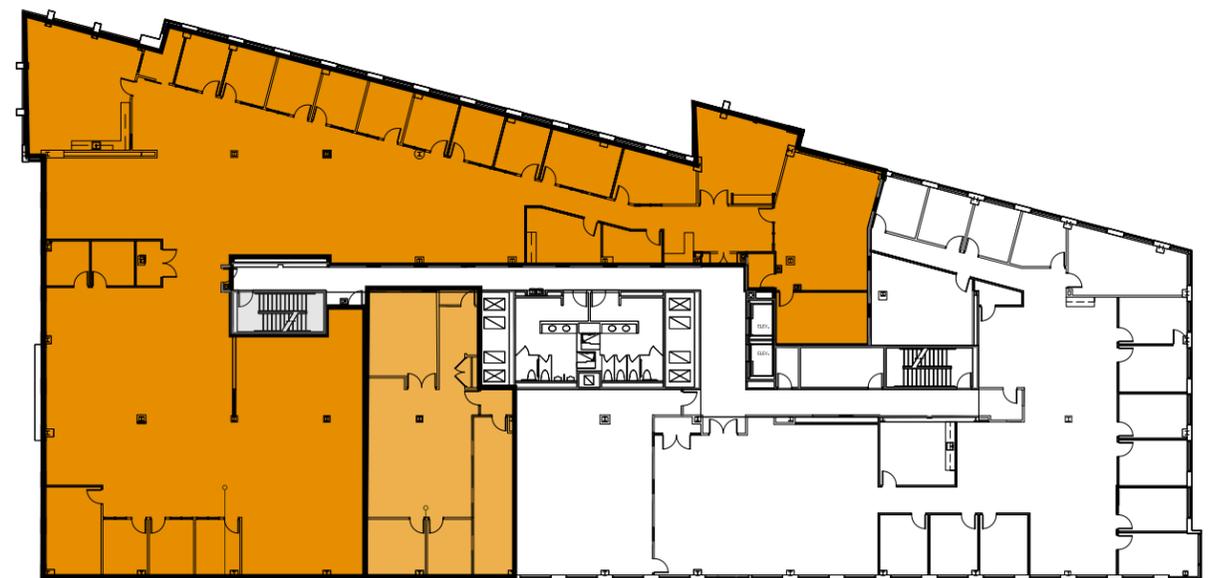
**VENTURE IV • 1730 VARSITY DRIVE**



**SUITE 320**  
10,631 RSF

**SPEC SUITE 350**  
3,045 RSF

**3RD FLOOR**



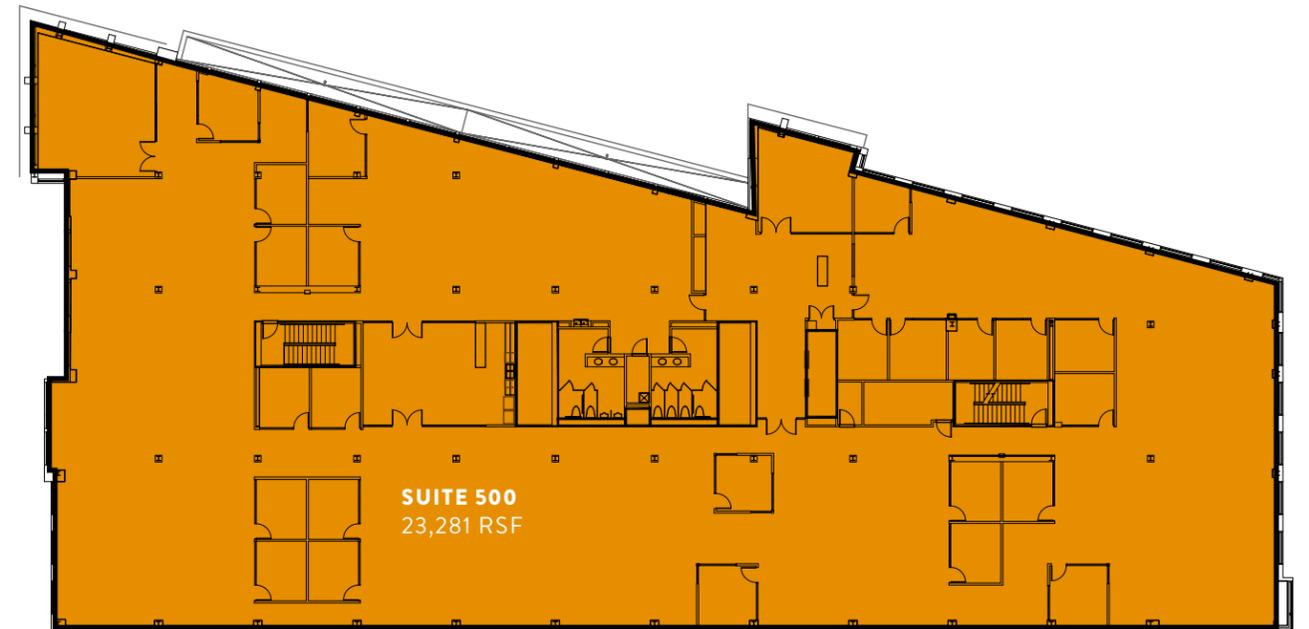
**4TH FLOOR**

**SUITE 425**  
12,998 RSF  
AVAILABLE DECEMBER 2026

**SUITE 475**  
1,841 RSF  
AVAILABLE DECEMBER 2026



**VENTURE IV • 1730 VARSITY DRIVE**



**5TH FLOOR**



930 Main Campus Drive  
Spec Suite Available

# Venture Place

Building Size: 29,542 RSF

Suite 350



VENTURE PLACE • 930 MAIN CAMPUS DRIVE



3RD FLOOR

VIRTUALLY TOUR SUITE 350



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