

# PARK CITY

2222 NC 54, DURHAM NC 27713

WEST

2222

NAI TRI PROPERTIES



## WORKPLACE ELEVATED.

Park City West is a redeveloped Class A Office property incorporating modern enlightened design with indoor and outdoor work environments. Experience firsthand how collaborative and healthy workspaces inspire opportunities for innovation.



# WORKPLACE ELEVATED.

# PARK CITY WEST OVERVIEW

## ADDRESS

2222 Chapel Hill-Nelson Hwy. (NC 54)  
Durham, NC 27713

## CAMPUS SIZE

14.99 Acres

## AVAILABLE

4,509 - 44,881 RSF

## RENTAL RATE

\$28.50 PSF, Full Service

## PARKING RATIO

Approximately 4 spaces per 1,000 SF

## TRAFFIC

22,000 average vehicles per day on NC 54

## TELECOM

Spectrum and Frontier both offer fiber services

## FEATURES

Building and monument signage opportunities  
Fitness facility  
Conference facility  
Extensive indoor and outdoor amenities  
(See campus advantages page for details)

## CONTACT:

Robin Roseberry Anders, SIOR | 919.369.6713 | [randers@triprop.com](mailto:randers@triprop.com)  
Greg Sanchez, SIOR | 919.281.2321 | [gsanchez@triprop.com](mailto:gsanchez@triprop.com)

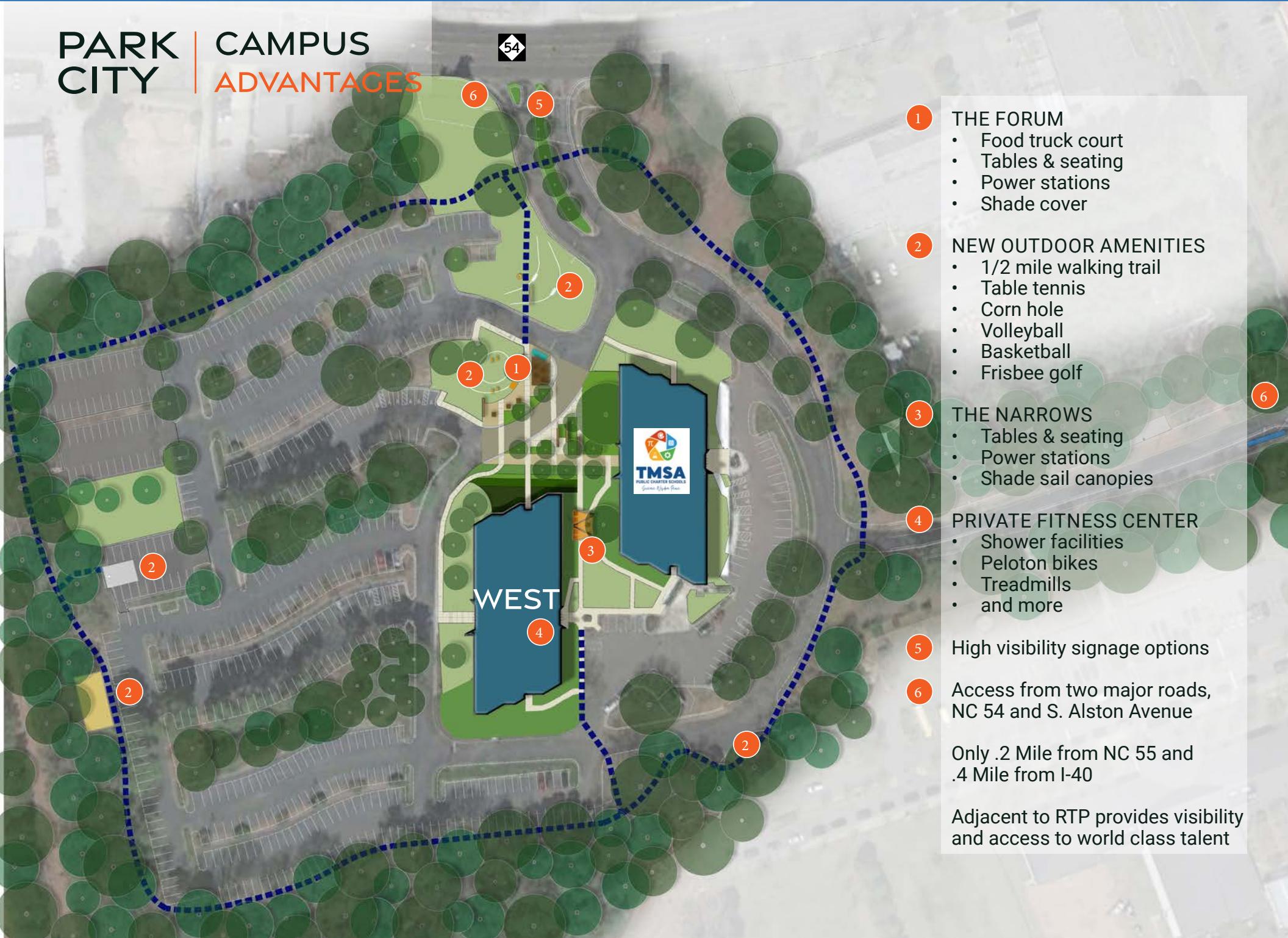
**NAI** TRI PROPERTIES



# PARK CITY | CENTRALLY CONNECTED



# PARK CITY | CAMPUS ADVANTAGES



## 1 THE FORUM

- Food truck court
- Tables & seating
- Power stations
- Shade cover

## 2 NEW OUTDOOR AMENITIES

- 1/2 mile walking trail
- Table tennis
- Corn hole
- Volleyball
- Basketball
- Frisbee golf

## 3 THE NARROWS

- Tables & seating
- Power stations
- Shade sail canopies

## 4 PRIVATE FITNESS CENTER

- Shower facilities
- Peloton bikes
- Treadmills
- and more

5 High visibility signage options

6 Access from two major roads, NC 54 and S. Alston Avenue

Only .2 Mile from NC 55 and .4 Mile from I-40

Adjacent to RTP provides visibility and access to world class talent

# PARK CITY | CONNECT & COLLABORATE



## COLLABORATION ELEVATED.

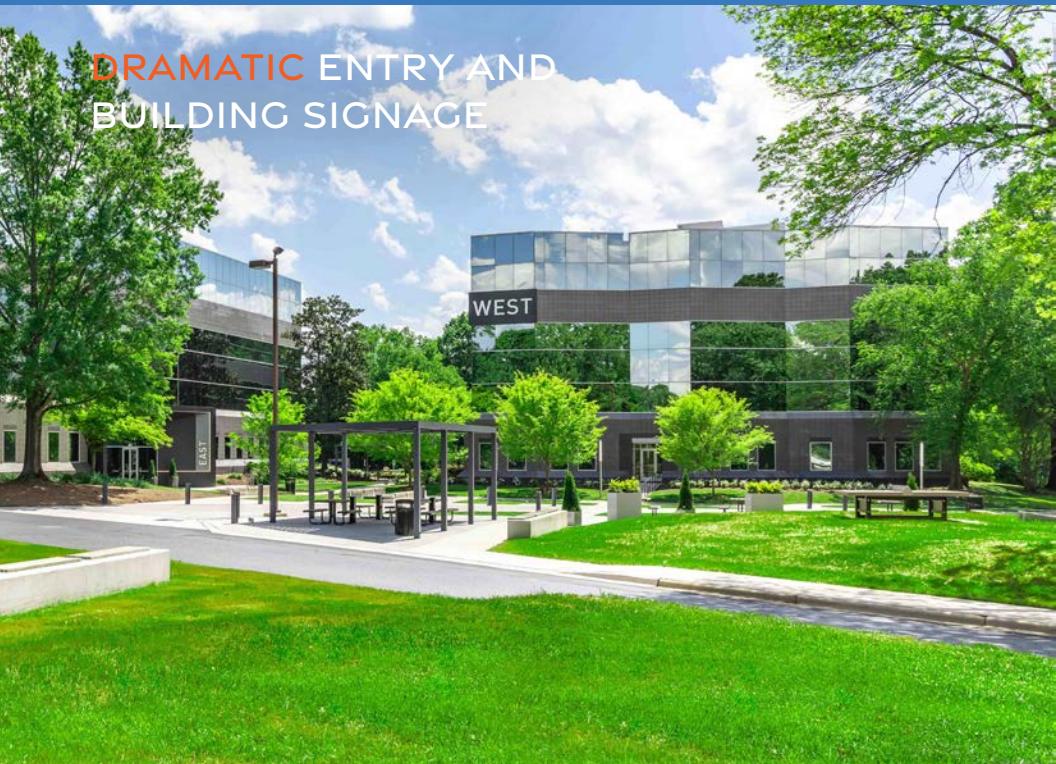
Collaborative and healthy workspaces inspire opportunities for **innovation**.

The Park City campus offers purposeful workplace extensions outside the typical office walls.

Gather at The Forum for food trucks, games, and shade.

A place to **plug in** laptops for group huddles. Or a place to **unplug** and get the creative juices flowing.

DRAMATIC ENTRY AND  
BUILDING SIGNAGE



POWER UP OR  
POWER DOWN  
BETWEEN BUILDINGS



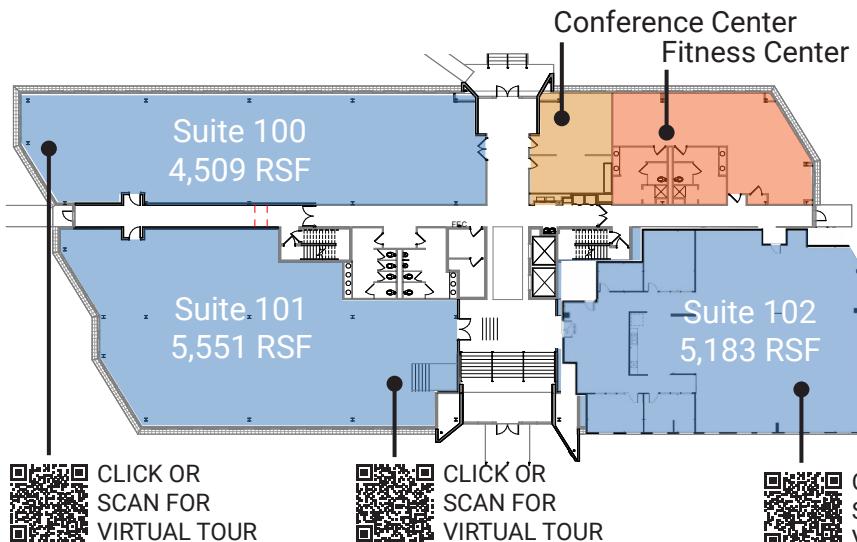
RECHARGE AT  
THE FORUM



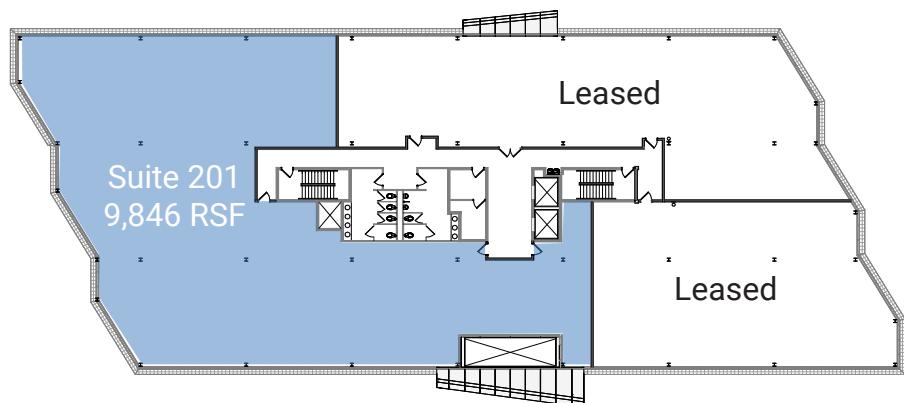
MODERN  
LOBBY

# PARK CITY | FLEXIBLE FLOORPLANS PARK CITY WEST

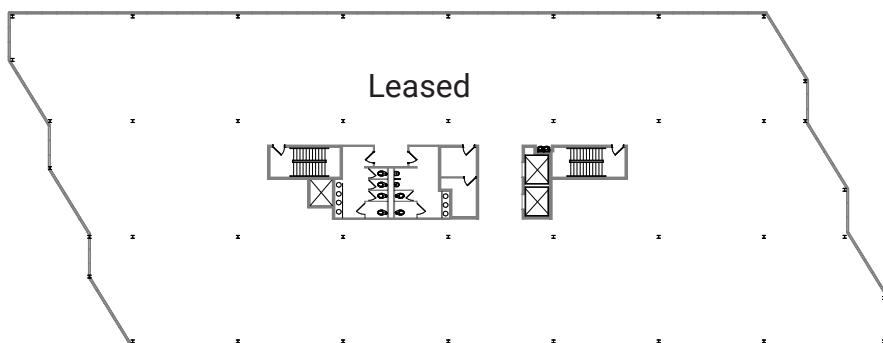
1ST FLOOR: 15,243 RSF Available



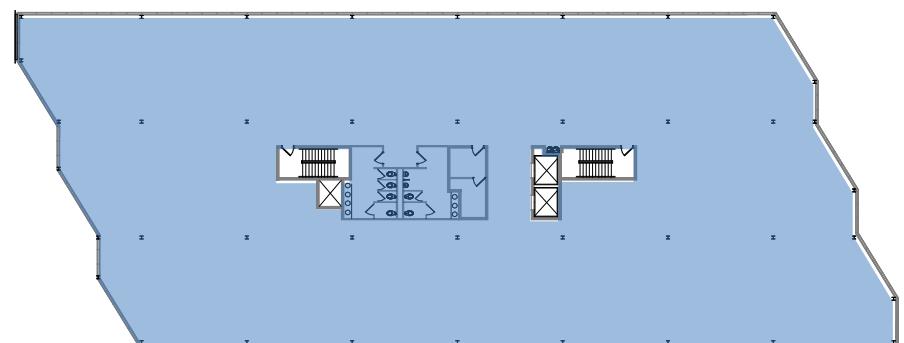
2ND FLOOR: 9,846 RSF Available



3RD FLOOR: Fully Leased



4TH FLOOR: 19,792 RSF Available



TOTAL AVAILABLE: 44,881 RSF Available

# PARK CITY | ACCESS TO WORLD RENOWNED TALENT AND INNOVATION

Be part of the Triangle engine that fuels innovation.

Located adjacent to Research Triangle Park, Park City will attract talent and diverse industries to collaborate and support an economy known for world-renowned research and technology.

And proximity to three top-tier research universities, including Duke University, NC State University, and UNC-Chapel Hill, provides an edge to hiring leading talent.

## TARGETED INDUSTRIES

Contribution to Gross Regional Product\*

LIFE SCIENCES  
\$9.8 billion

TECHNOLOGY  
\$14.6 billion

CLEANTECH  
\$4.6 billion

ADVANCED MANUFACTURING  
\$2.2 billion

AGTECH  
\$1.2 billion

\*Data Source: RTRP



## RESEARCH TRIANGLE PARK QUICK FACTS

#1

Largest Research Park in USA

55,000

Workers

300+

Companies

\$6 Billion

Combined Annual Research Investments

3

Top Tier University Talent Pools

# PARK CITY | CONVENIENT AMENITIES

Surrounded by convenient amenities, this area continues to grow. Below is a sampling of amenities all within 1 mile:

## RESTAURANTS

92 Korean Chicken  
Akashi Sushi  
Arby's  
Backyard BBQ Pit  
Barrel Culture Brewing  
Benetis  
Beyu Caffé  
Bigs at the Park  
Bojangles  
Bulkogi  
Buzzybakes Bakeshop  
Café Meridian & Catering Company  
Captain D's  
Carniceria Mexicana  
Chef Chick's Bakery  
Chick-fil-A  
Chosun Ok BBQ  
Cook Out  
Crab Sea  
Dimsum Asian Bistro  
Dominos Pizza  
El Dorado Mesican  
Falafel 54  
Fullsteam RTP  
Golden Corral  
Hardee's  
Hibachi 88  
Jamaica Jamaica  
Jimmy's Famous Hot Dogs

La Cocina Latina  
La Recette Patisserie  
Lawrence BBQ  
McDonald's  
Meat & Graze  
Mexicali Street Tacos & Burrito Bar  
Papa Johns Pizza  
Pizza Hut  
Sarah's Empanadas  
Starbucks  
Subway  
Sushioko  
Tobacco Wood Brewing Co Taproom  
Taco Bell  
Tacos Junior  
Tandoor Indian  
Thai 55  
Thai China Buffet  
Thai Star NC  
The Glass Jug Beer Lab RTP  
True Flavors Diner  
Vittles at the PARK  
Waffle House  
Wendy's  
William's Gourmet Kitchen  
Wonderpuff Cotton Candy

## BANKS

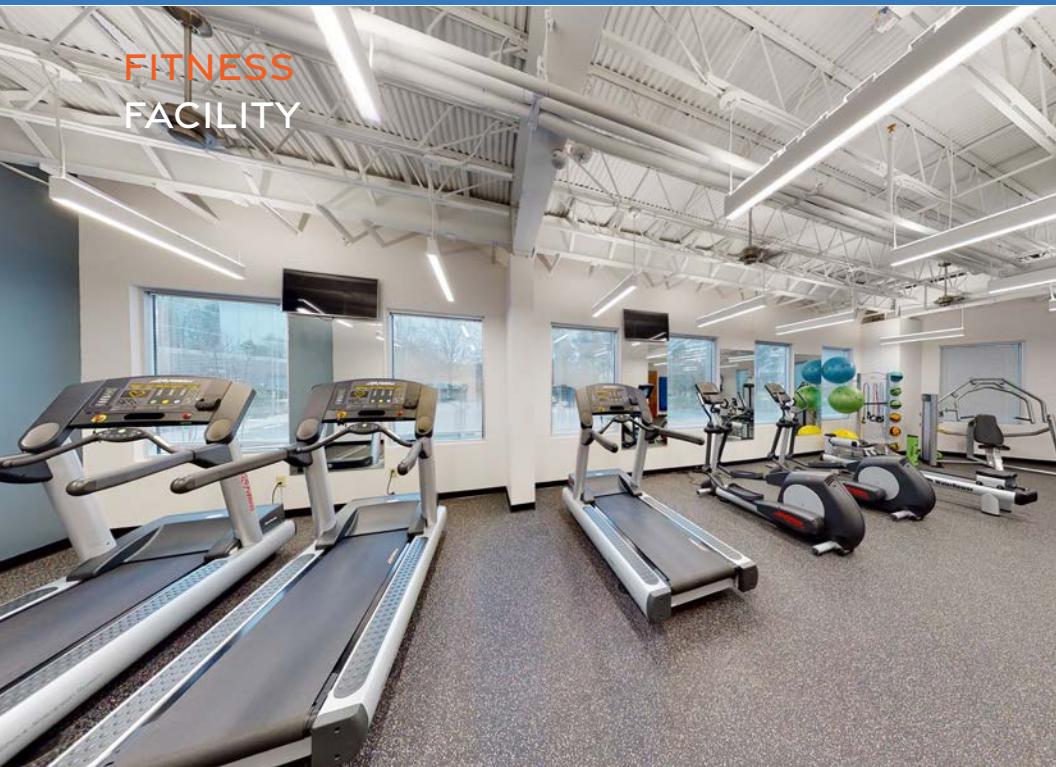
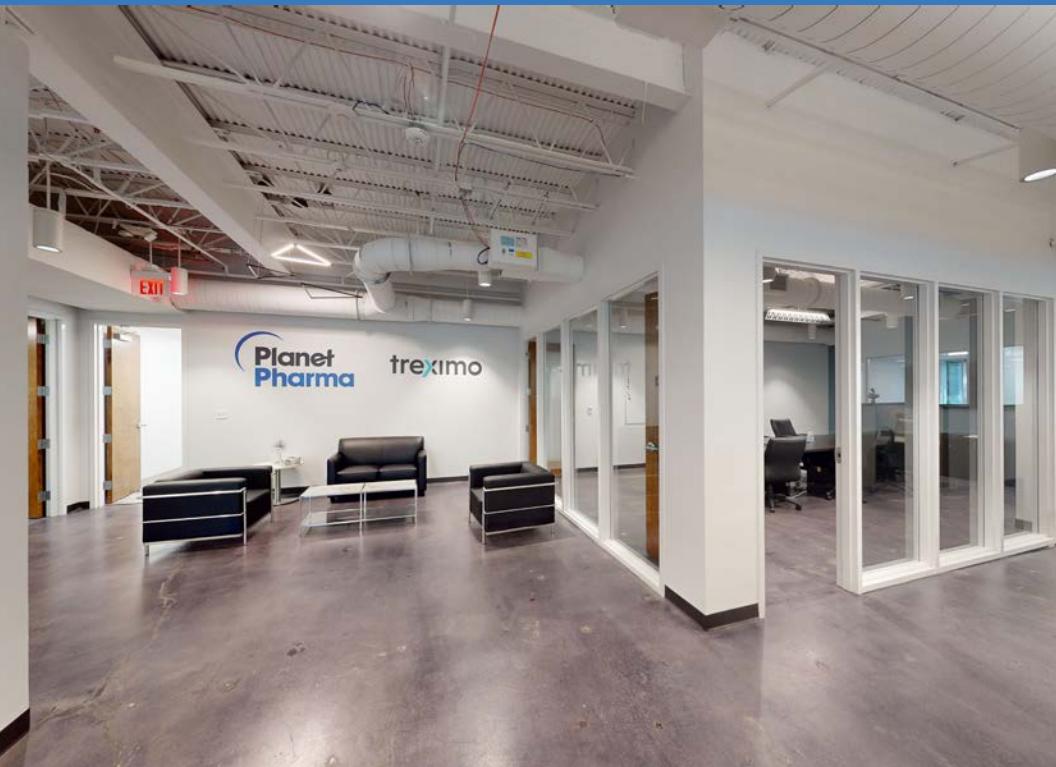
First Horizon Bank  
PNC Bank

## HOTELS

Candlewood Suites RTP  
Comfort Inn RTP  
DoubleTree Suites  
Econo Lodge RTP  
Extended Stay America RTP  
La Quinta Inn & Suites  
Red Roof Inn  
Residence Inn RTP  
Sonesta Select RTP

## PARKS & WELLNESS

Barkyard Dog Park  
Burn Boot Camp  
Chiropractic Health Solutions  
CrossFit RTP  
Dentistry at the Park  
Emerald Pond Park  
Fit Lab Studios  
Hidden Park and Playground  
Integro Health  
Ju Wellness and Body Sculpting  
Living Well Centre  
Passport Health RTP  
Trainers Corner Institute  
Triangle Restoration Dentistry  
United Thai Boxing & MMA  
Upward Change Health Services



# PARK CITY

FOR MORE INFORMATION CONTACT:

**Robin Roseberry Anders, SIOR**  
919.369.6713  
[randers@triprop.com](mailto:randers@triprop.com)

**Greg Sanchez, SIOR**  
919.281.2321  
[gsanchez@triprop.com](mailto:gsanchez@triprop.com)

**NAI** TRI PROPERTIES

5425 Page Road, Suite 100  
Durham NC 27703  
919.941.5745  
[triprop.com](http://triprop.com)

NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND THE SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE, AND OF ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS NO WARRANTIES OR REPRESENTATIONS ARE MADE AS TO THE CONDITION OF THE PROPERTY OR ANY HAZARDS CONTAINED THEREIN ARE ANY TO BE IMPLIED.