



southport

INNOVATION CENTER

17-Building Science
+ Technology Campus
in Morrisville, NC

 CUSHMAN &
WAKEFIELD



Southport Innovation Center, a 95-acre, 17-building park totaling 912,000 sf offers a mix of flex, lab and office space designed to accommodate a wide range of life science + technology users. Adjacent to Research Triangle Park and RDU International Airport, Southport is conveniently accessible from I-40, I-540 and NC-147 and is well-positioned within one of the most renowned clusters of Tier-1 research universities in the nation. Life science and tech companies are drawn to the region by the strong existing talent pool and abundant pipeline of local college graduates. Southport provides an optimal environment for innovation and community within this thriving life science and technology region.

Adjacent to Research Triangle Park and RDU International Airport, Southport offers direct access to I-540, I-40 and highway 147, and is well-positioned between one of the most renowned clusters of tier-1 research universities in the nation: Duke University, University of North Carolina at Chapel Hill and North Carolina State University. Life science and tech companies alike, are drawn to the region by the strong existing talent pool and the abundant pipeline of local college graduates. Southport provides an optimal environment for innovation and community within this thriving life science and technology region.

No. of Buildings:	17
Total Size:	912,000 sf
Build-to-Suit Opportunity:	Two sites totaling 12 acres for future development
Year Built:	1988-2001
Parking:	2.9:1000
Clear Height:	16' - 19'



WIFI ENABLED
TENANT LOUNGE



ON-SITE FITNESS
CENTER



CONFERENCE AND
TRAINING ROOM



PICNIC & OUTDOOR
GATHERING SPACES



AMENITIES

Southport provides an exceptional customer services experience through on-site amenities and coordinated events.

- A** Picnic Areas
- B** Lakeside Pickleball Court
- C** Food Trucks
- D** Car Detail
- E** Lake Crabtree Park
- F** Electric Charging Station
- G** Access to Lake Crabtree Walking Trail
- H** The Union Amenity Center + Yard
- H1** Fitness Center
- H2** On-Site Management Office
- I** Village Deli + Outdoor Seating Area

the
Union

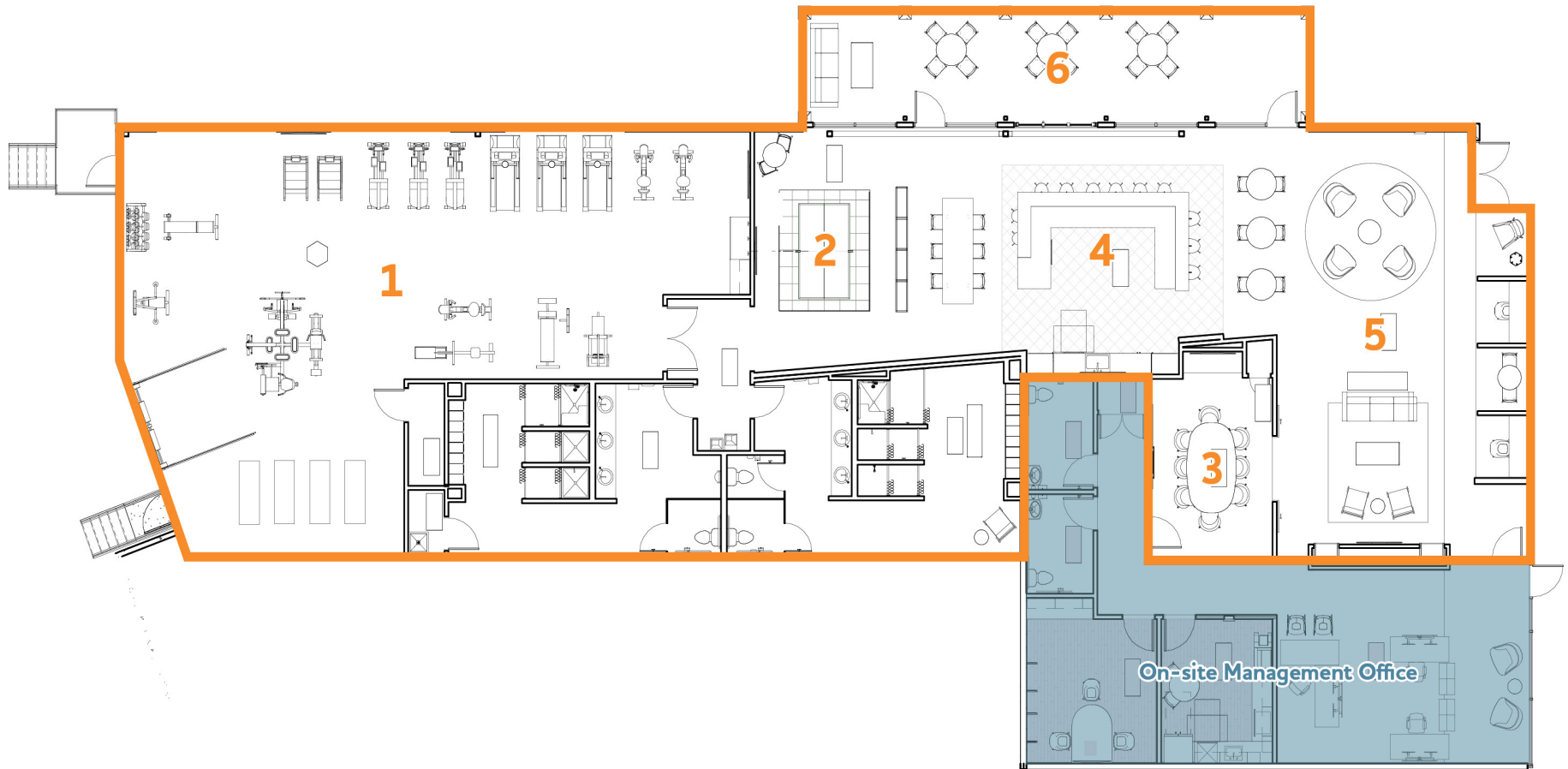


The Union provides Southport tenants a unique space where they can come together to collaborate, brainstorm, take a break from their desk, or simply blow off a little steam.

With conference space, an open air patio, lounge, fitness center, bar+café, and game room - it's sure to become everyone's favorite new spot.



NEW AMENITY CENTER OPEN NOW: THE UNION



1 Fitness Center and Locker Rooms

4 Bar & Café

2 Game Room

5 Lounge

3 Conference Center

6 Outdoor Gathering Space



NO. 1
TOP STATE FOR
BUSINESS

CNBC 2022



NO. 1
BEST CITY FOR
QUALITY OF LIFE

Numbeo 2022



NO. 1
LARGEST RESEARCH
PARK IN THE U.S.

Research Triangle Regional
Partnership



CONNECTED LOCATION



8 MILES TO
RTP



12 MILES TO
DOWNTOWN
RALEIGH



15 MILES TO
DOWNTOWN
DURHAM



4 MILES TO
AIRPORT



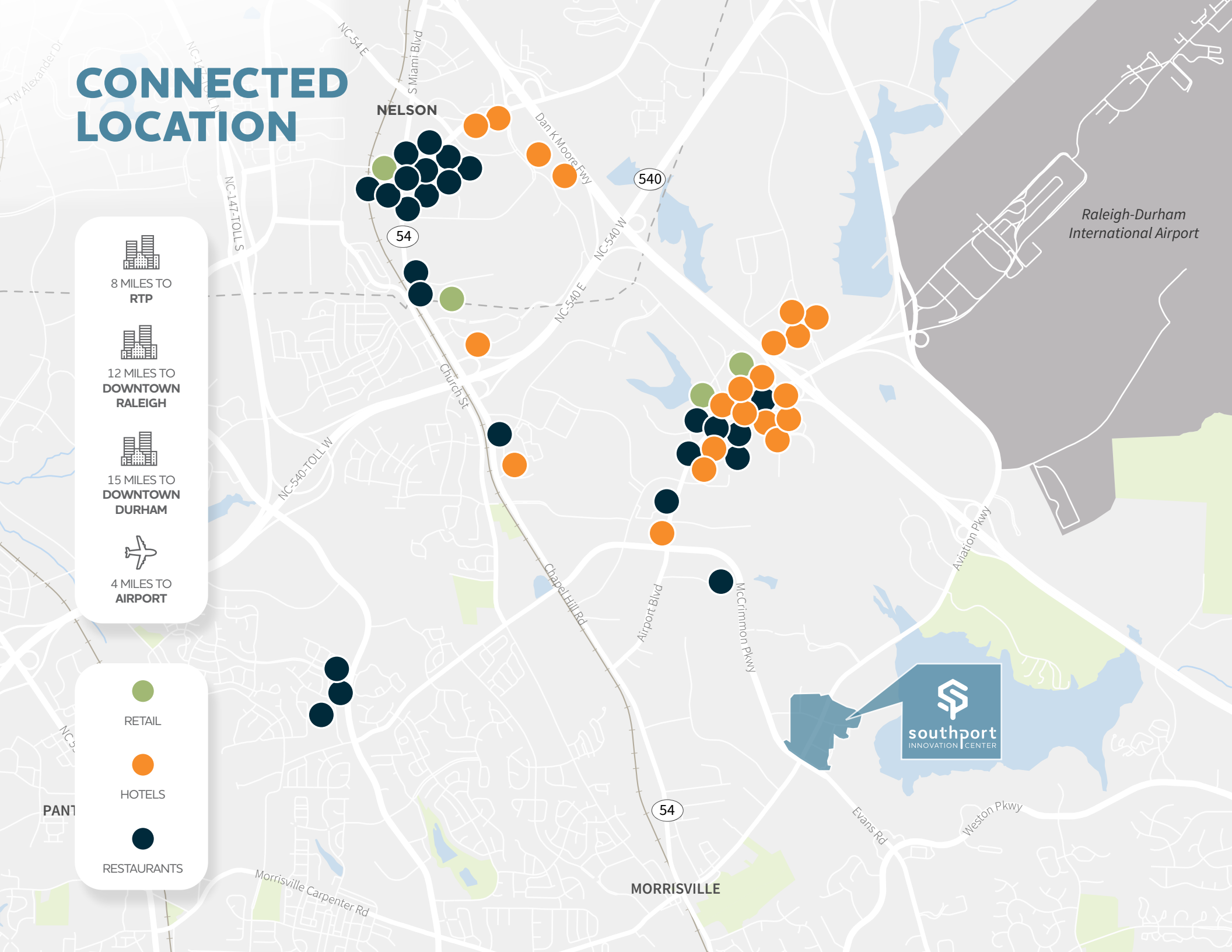
RETAIL



HOTELS



RESTAURANTS





PALLET RECYCLING



EV CHARGING STATIONS



ON-SITE
GYM + WALKING TRAIL



BUILDINGS 11 + 14
WELL CERTIFIED





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[SOUTHPORTINNOVATIONCENTER.COM](https://southportinnovationcenter.com)

OWNED BY:



TRINITYCAPITAL

Trinity Capital focuses on the acquisition and development of institutional-quality commercial real estate in the southeastern United States. The firm has invested more than \$4.5 billion acquiring and developing more than 30 million square feet of the most successful workplace real estate projects including CBD office towers, industrial portfolios, suburban office parks, mixed-use developments, and life science. Investments are capitalized through various Trinity Capital investment vehicles and partnerships with some of the country's top institutional investors.

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