



**FORTY**  
**540**

710 SLATER ROAD, MORRISVILLE, NC

A modern office lounge area featuring a wood-paneled wall, a blue sofa, orange chairs, and tables. The ceiling has a dark, slatted design with recessed lighting. The floor is made of large, light-colored tiles. The overall aesthetic is clean and contemporary.

**CENTRALLY LOCATED IN THE HEART OF THE  
RALEIGH-DURHAM MARKET, FORTY540 PROVIDES  
BEAUTIFULLY DESIGNED OFFICE SPACE  
THAT IS THOUGHTFULLY CRAFTED TO TRANSFORM  
THE WAY YOU DO BUSINESS.**



# THE WHAT

Forty540 is one of the newest office buildings to be developed in the RTP / I-40 submarket, featuring a modern design, highly efficient floor plates, state-of-the-art amenities and an abundance of health-oriented features designed to prioritize and integrate both employee-wellness and innovation in your day to day.

- A 200,000 SF Class A office building in the RTP Submarket
- 40,000 SF of large floor plates offer design flexibility and options for customization to align your work space with how you work best
- 3rd floor (7,769 SF) available
- Abundant parking with a 4.5 spaces per 1,000 SF Ratio
- A variety of on-site amenities include a fitness center with showers & lockers, walking trail, covered outdoor lounge and Social Hub

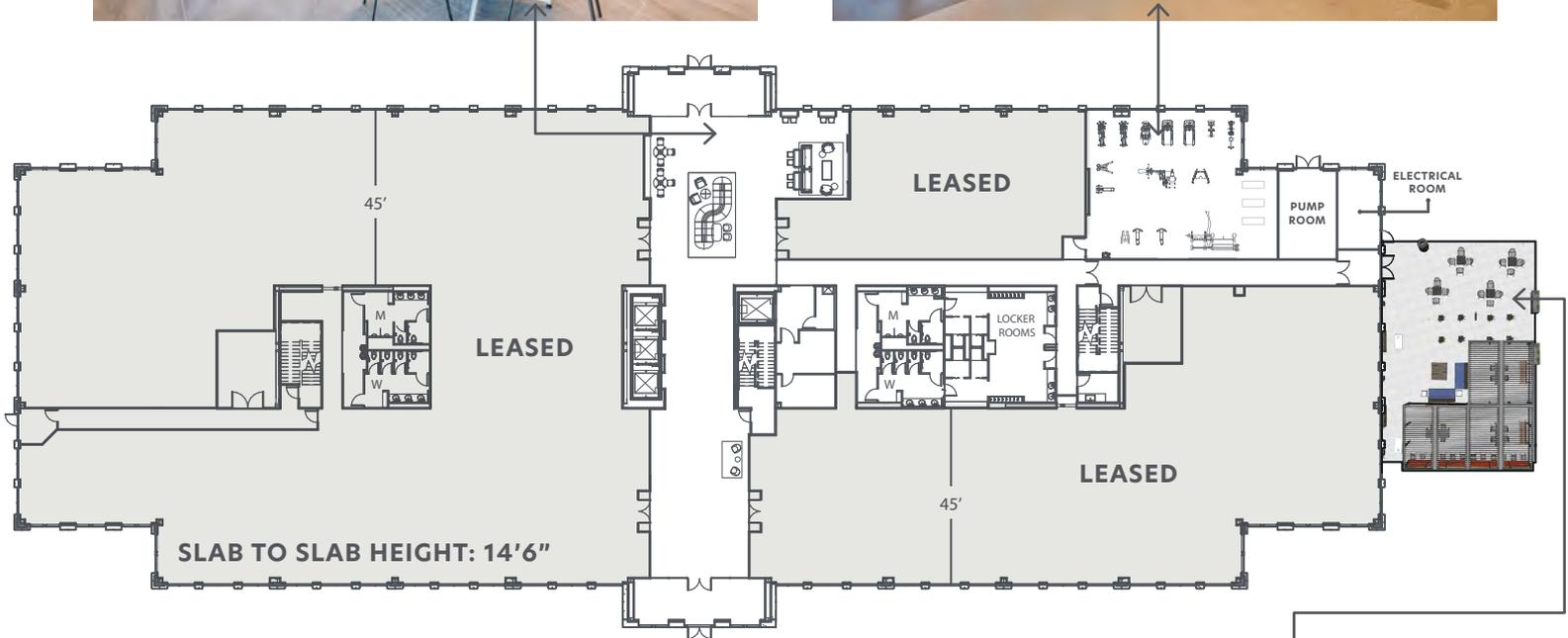
# FIRST FLOOR

31,285 RSF

SOCIAL HUB



FITNESS CENTER



OUTDOOR LOUNGE

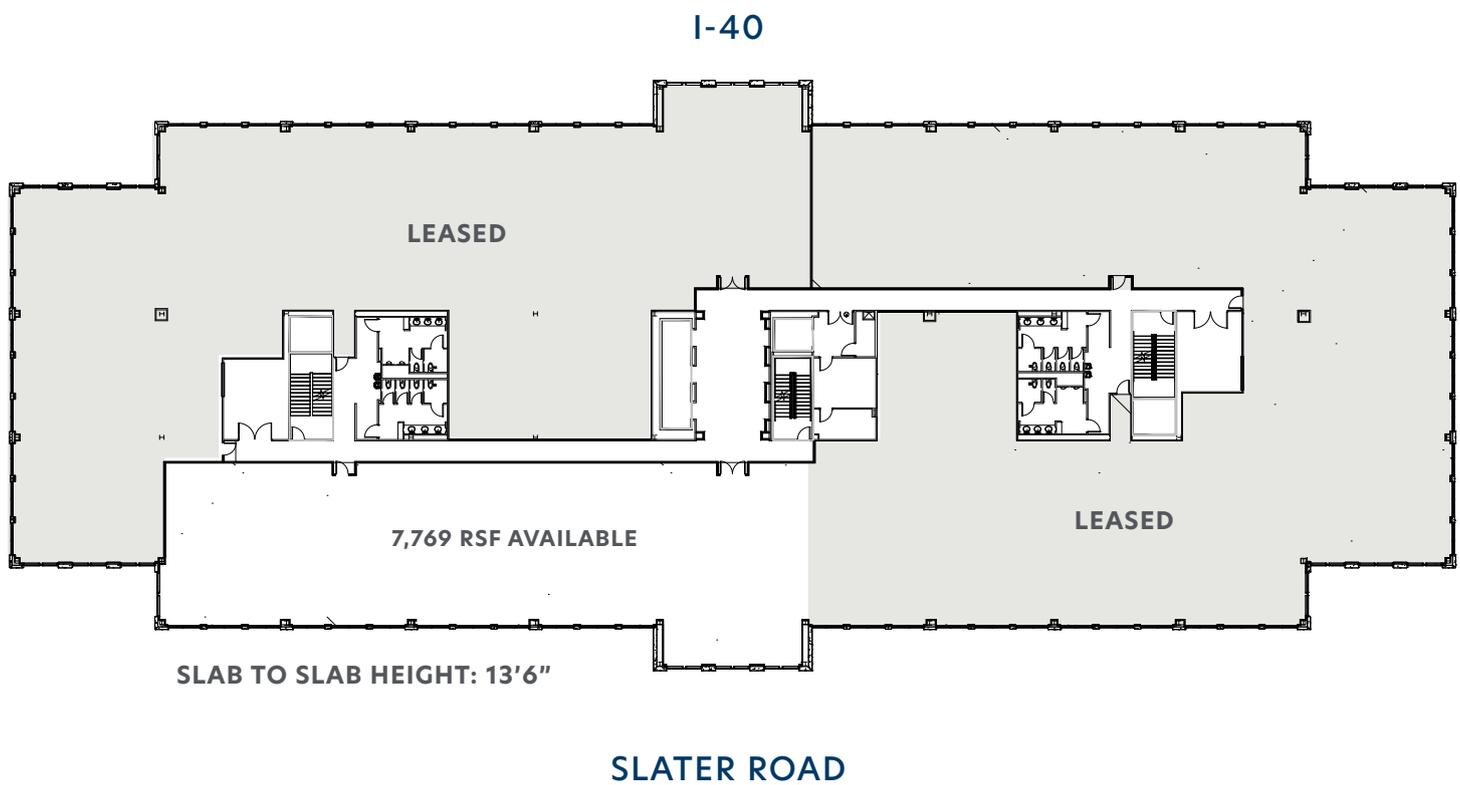


# THIRD FLOOR

## 41,778 RSF

### All Floors Feature the Following:

- Column-Free Floor Plan
- Expansive Glass Lines With 10' Window Heights
- Three Passenger Elevators
- One Freight Elevator
- Two Restroom Cores
- Three Stairwells For Efficient Partial Floor Users



# THE WHERE

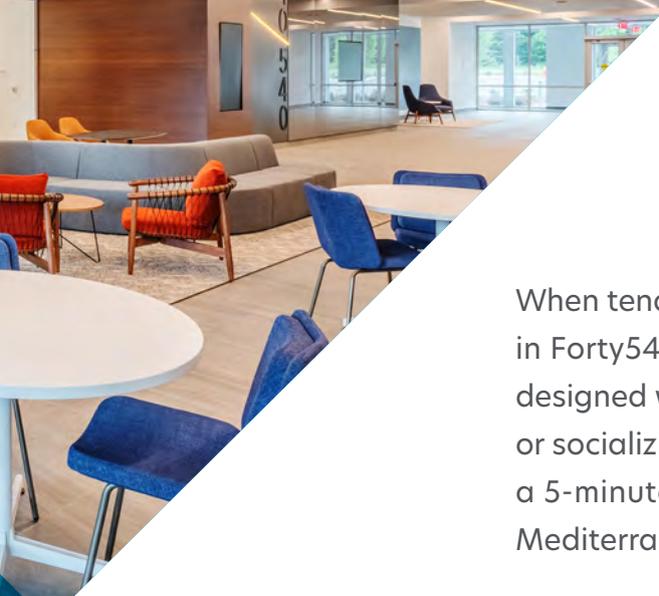
Aptly named for its ideal central-Triangle location at the intersection of I-40 & I-540, Forty540 offers unparalleled access as well as prime visibility along both highway corridors.



Situated at the center of the thriving Raleigh-Durham Market - less than 30 minutes from most upscale residential neighborhoods in the region - the campus is a commuter's dream, situated within easy access to major commuter routes to maximize productivity and minimize time spent coming and going.

And, the building is a stone's throw from Raleigh-Durham International Airport - just 3.5 miles away - providing easy accessibility to and from literally anywhere in the world.





When tenants aren't spending lunch hours or green juice breaks in Forty540's social hub or on its spacious outdoor patio - both designed with opportunities for relaxing, movement or socializing in mind - dozens of dining options are found within a 5-minute drive of the campus, including Mexican, Asian, Mediterranean and American cuisine.

More than a half dozen major retail centers are also within short driving distance, making it convenient to access shopping trips before, after or even during the workday.



**ACCESS TO RETAIL  
AMENITIES IN THE NEARBY  
PERIMETER PARK AND  
IMPERIAL CENTER**

**HIGHLY VISIBLE FROM I-40 AND  
I-540 WITH TRAFFIC COUNTS OF  
OVER 150,000 VPD**

**CLOSE PROXIMITY TO THREE  
MAJOR UNIVERSITIES: NC STATE,  
DUKE AND UNC AT CHAPEL HILL**

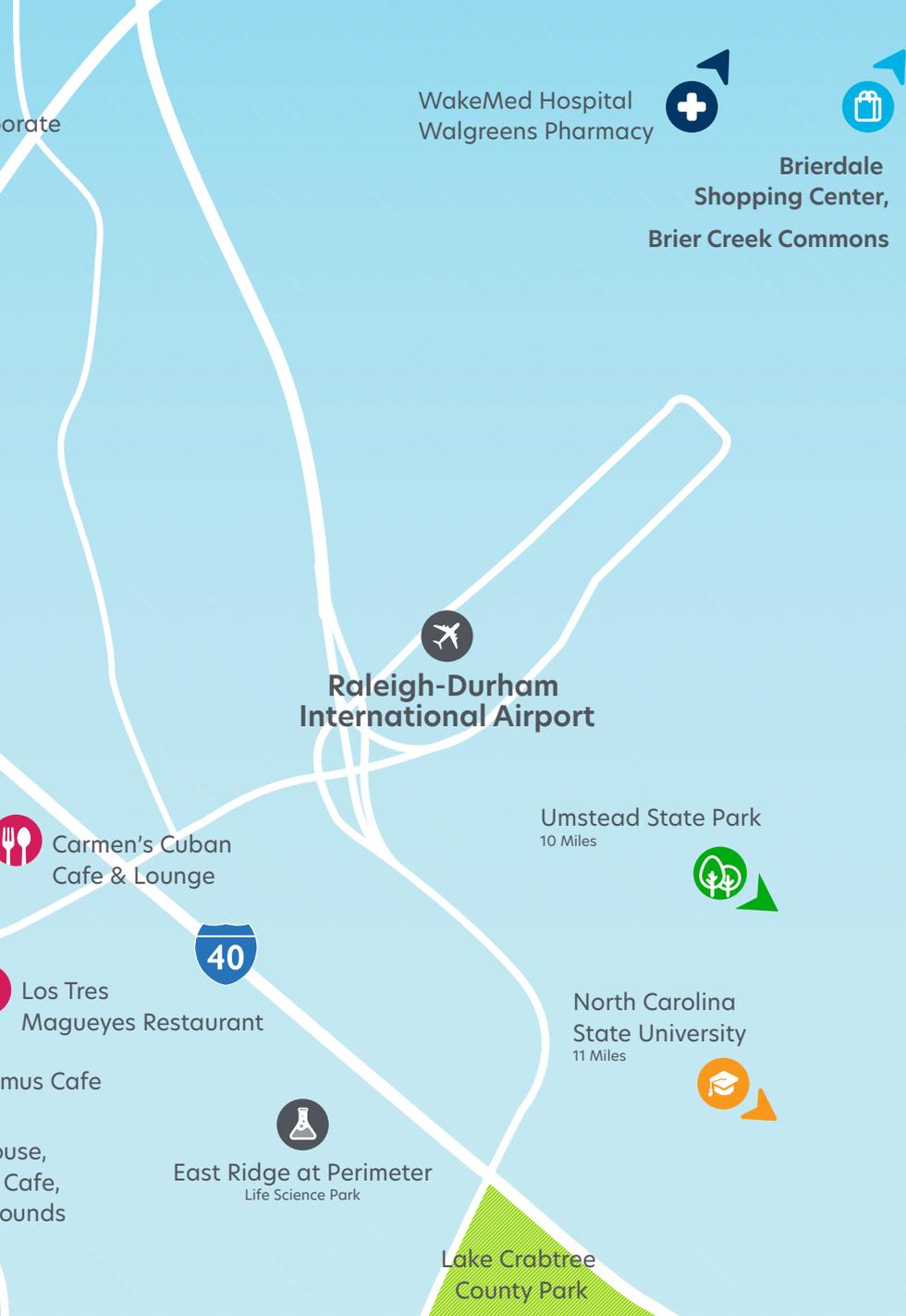
**MORE THAN TWO  
DOZEN HOTELS LOCATED  
WITHIN A 3-MILE RADIUS**





## LIFE SCIENCE R&D COMPANIES

- Biogen
- Eli Lilly
- Zoetis
- Syngenta
- BASF
- IQVIA
- Baebies
- Lab Corp
- Shattuck Labs
- Grail
- AgBiome
- Pairwise
- AskBio
- TRI-Pharma
- Liquidia Technologies
- Locus Biosciences
- Metabolon
- KBI Biopharma
- Aerie Pharmaceuticals, Inc.
- Pfizer
- LabCorp



## MAP KEY

-  RESTAURANTS
-  UNIVERSITIES
-  TECH COMPANIES
-  SHOPPING
-  AIRPORTS
-  HOSPITALS/  
PHARMACIES
-  MAJOR LIFE  
SCIENCE PARKS
-  RESEARCH PARKS
-  PARKS

### BIO-MANUFACTURING

- Merck
- United Therapeutics
- Bluebird bio
- FujiFilm
- Pfizer
- Seqirus
- Grifols
- Grail
- Novartis
- Novo Nodisk
- Collectis
- Novymes

### AIRPORT HOTELS

- Fairfield Inn & Suites
- SpringHill Suites
- Sheraton Imperial Hotel
- Hampton Inn
- Holiday Inn
- Microtel Inn & Suites
- Four Points by Sheraton  
Raleigh Durham Airport
- Staybridge Suites  
Raleigh-Durham
- La Quinta Inn & Suites
- Hyatt Place
- DoubleTree by Hilton  
Hotel Raleigh-Durham  
Airport at Research  
Triangle Park
- Delta Hotels by  
Marriott
- Marriott at Research  
Triangle Park
- Hilton Garden Inn



# THE WHY

They say one healthy decision leads to another, so we've created an environment thoughtfully designed to prioritize employees' health and wellness. Forty540 is brimming with forward-thinking amenities that support a well-rounded lifestyle and optimal productivity.

Active stairwells and educational point-of-decision signs at elevator call areas, encourage occupants to opt for the stairs to keep endorphins flowing. A smoke and tobacco-free policy ensures healthy, fresh air circulates both inside the building and throughout the Forty540 campus so you can breathe easy everywhere on campus, from your desk to the outdoor patio.

Finding the balance between work and wellness is seamless with the Forty540 fitness center with state-of-the-art showers. Plus, features such as water bottle refill stations, tenant health and wellness programs, and bike racks, make it easy to integrate wellness into your day from start to finish.





In addition to employee wellness, we've designed Forty540 with the health of the environment in mind.

LED lighting, which uses 16% less electricity than a typical office building, an energy-efficient HVAC with quality air filtering, and

water-saving technologies so that Forty540 uses 32% less water than a typical office building, are just a few of the LEED features found on campus.

On-site amenities include a fitness center, locker rooms, showers, social hub, outdoor patio space and walking trail.



For more info about leasing at Forty540, contact:

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