



**SITUS**  
OFFICE PARK



1100, 1121, AND 1130 SITUS COURT | RALEIGH, NC

**PRIMELY POSITIONED  
CLASS A OFFICE CAMPUS**  
IMMEDIATELY ACCESSIBLE TO I-40 AND I-440



THE SIMPSON ORGANIZATION

**CBRE**

**JOHN BREWER**

[john.brewer@cbre.com](mailto:john.brewer@cbre.com) | +1 919 831 8214

**BRIAN CARR, CCIM**

[brian.carr@cbre.com](mailto:brian.carr@cbre.com) | +1 919 831 8256

**CHRISTIAN SLOAN**

[christian.sloan@cbre.com](mailto:christian.sloan@cbre.com) | +1 919 831 8181

[SITUSOFFICEPARK.COM](http://SITUSOFFICEPARK.COM)



# PROPERTY HIGHLIGHTS

Situs Office Park is a 14-acre, Class A office campus located at the crossroads of US1, I-40 and I-440 in West Raleigh. Recently acquired by The Simpson Organization, Situs is on the verge of entering its next chapter as a fully amenitized campus soon to offer new tenant-focused shared spaces to improve your workday. Now is the perfect opportunity to explore flexibly sized workspaces at Situs One and Situs Two while availability remains.



## EXCELLENT I-40 + I-440 ACCESS

Interchange improvements will offer quick access to Raleigh, Cary, and surrounding areas



## ABUNDANT PARKING

4.6/1,000 Parking Ratio



## TENANT FOCUSED AMENITIES

Central amenity hub underway at Situs Two



## ON-SITE MANAGEMENT

Providing attentive service and convenient, consistent upkeep



### SITUS ONE

1130 SITUS COURT

2,745 - 13,563 RSF  
Available

**SPEC SUITES UNDERWAY &  
AVAILABLE SOON!**



### SITUS TWO

1121 SITUS COURT

1,471 - 10,269 RSF  
Available



### SITUS THREE

1100 SITUS COURT

*Fully Leased*

**JOHN BREWER**

john.brewer@cbre.com | +1 919 831 8214

**BRIAN CARR, CCIM**

brian.carr@cbre.com | +1 919 831 8256

**CHRISTIAN SLOAN**

christian.sloan@cbre.com | +1 919 831 8181



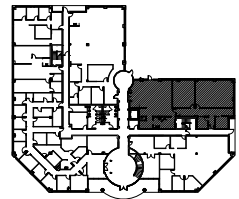
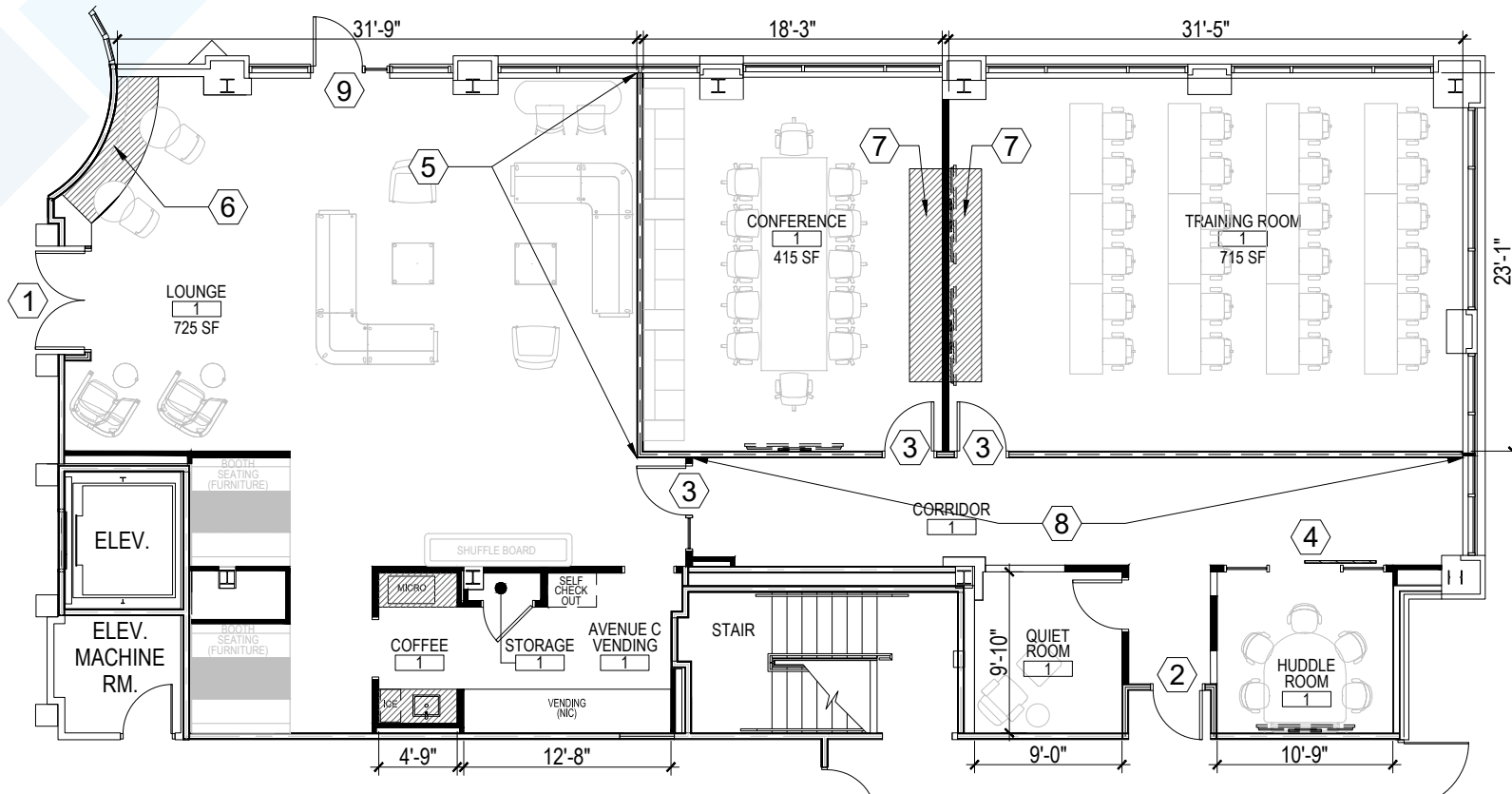
THE SIMPSON ORGANIZATION

# CBRE

# TENANT FOCUSED AMENITIES



Coming Soon!



JOHN BREWER

john.brewer@cbre.com | +1 919 831 8214

BRIAN CARR, CCIM

brian.carr@cbre.com | +1 919 831 8256



THE SIMPSON ORGANIZATION

CHRISTIAN SLOAN

christian.sloan@cbre.com | +1 919 831 8181

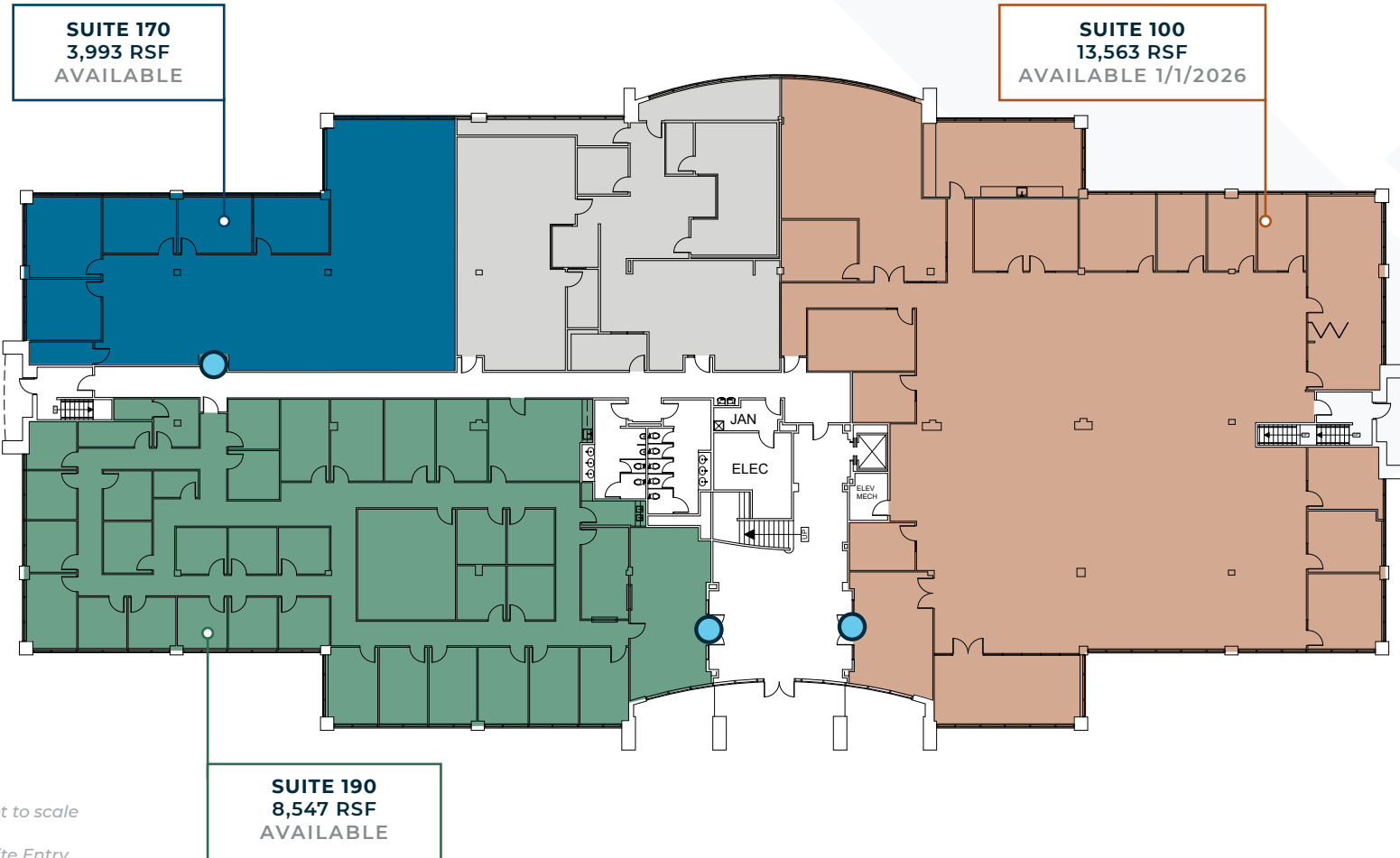
**CBRE**



# SITUS ONE

1130 SITUS COURT

## FIRST FLOOR



**JOHN BREWER**  
john.brewer@cbre.com  
+1 919 831 8214

**BRIAN CARR, CCIM**  
brian.carr@cbre.com  
+1 919 831 8256

**CHRISTIAN SLOAN**  
christian.sloan@cbre.com  
+1 919 831 8181



THE SIMPSON ORGANIZATION

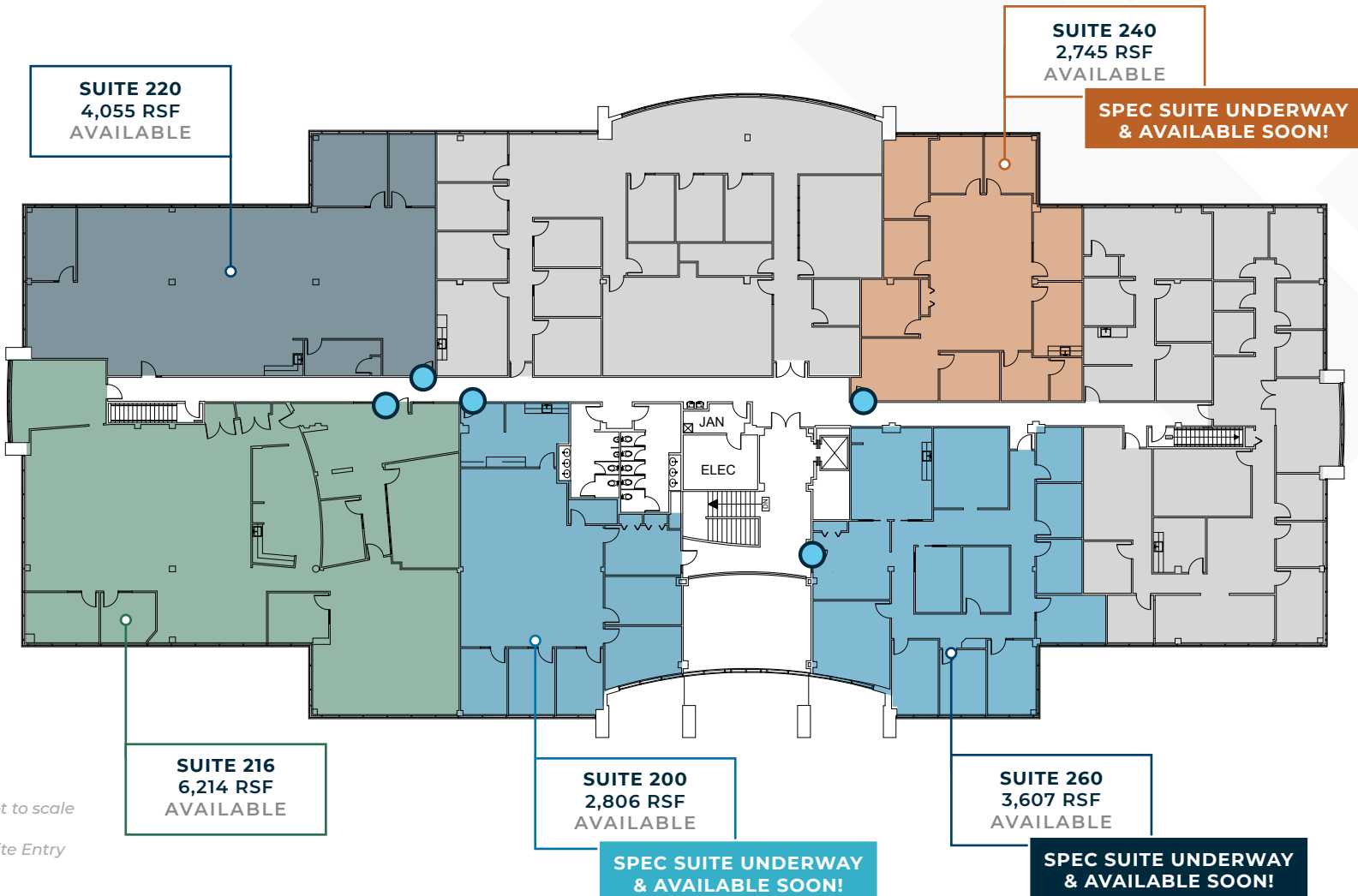
**CBRE**



# SITUS ONE

1130 SITUS COURT

## SECOND FLOOR



**JOHN BREWER**  
john.brewer@cbre.com  
+1 919 831 8214

**BRIAN CARR, CCIM**  
brian.carr@cbre.com  
+1 919 831 8256

**CHRISTIAN SLOAN**  
christian.sloan@cbre.com  
+1 919 831 8181

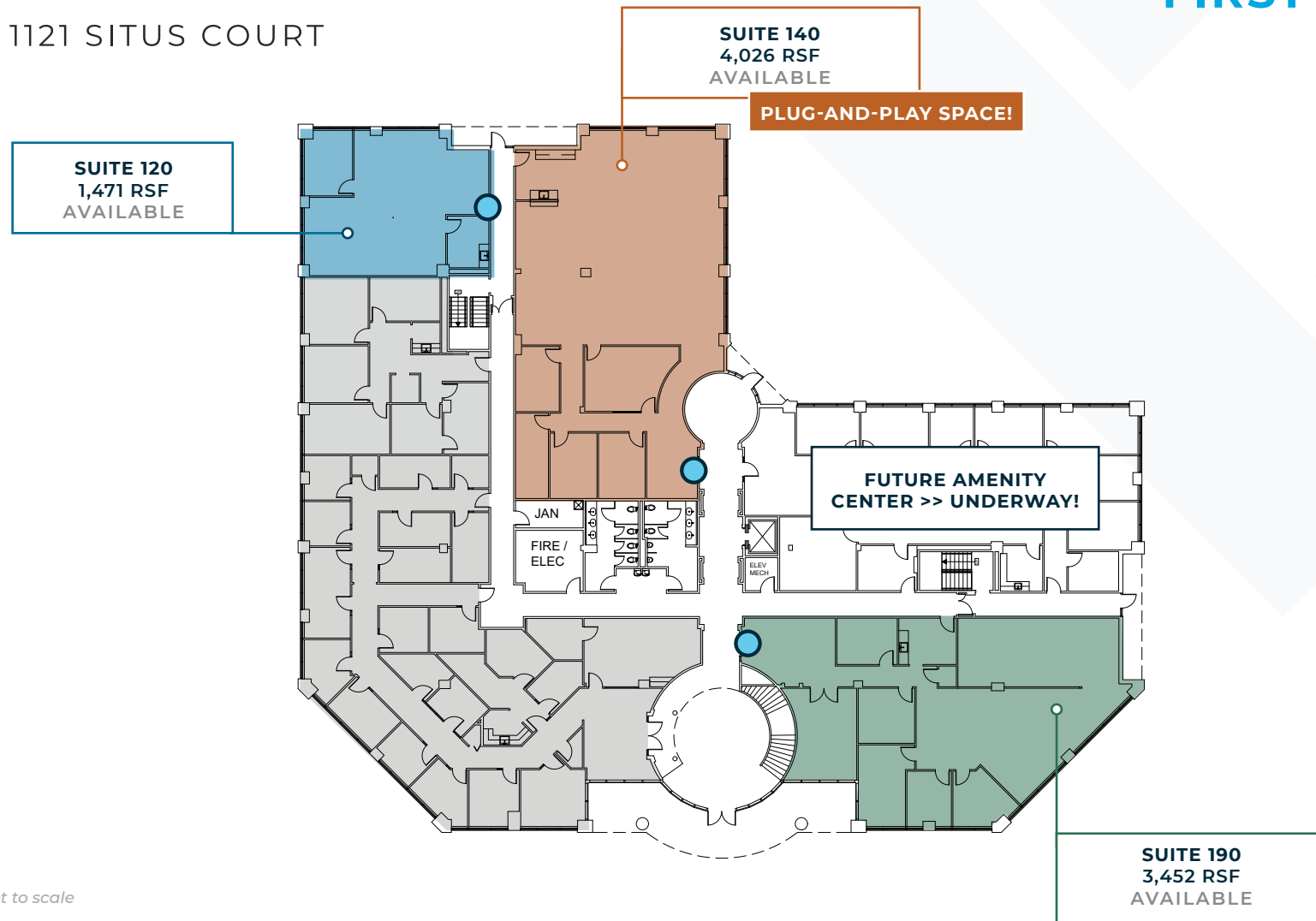




# SITUS TWO

1121 SITUS COURT

## FIRST FLOOR



Note: Drawing not to scale

● = Primary Suite Entry

JOHN BREWER  
john.brewer@cbre.com  
+1 919 831 8214

BRIAN CARR, CCIM  
brian.carr@cbre.com  
+1 919 831 8256

CHRISTIAN SLOAN  
christian.sloan@cbre.com  
+1 919 831 8181



THE SIMPSON ORGANIZATION

**CBRE**



# SITUS TWO

1121 SITUS COURT

## SECOND FLOOR



Note: Drawing not to scale

● = Primary Suite Entry

Suites 250 and 285 can be combined for 10,477 RSF

JOHN BREWER  
john.brewer@cbre.com  
+1 919 831 8214

BRIAN CARR, CCIM  
brian.carr@cbre.com  
+1 919 831 8256

CHRISTIAN SLOAN  
christian.sloan@cbre.com  
+1 919 831 8181



THE SIMPSON ORGANIZATION

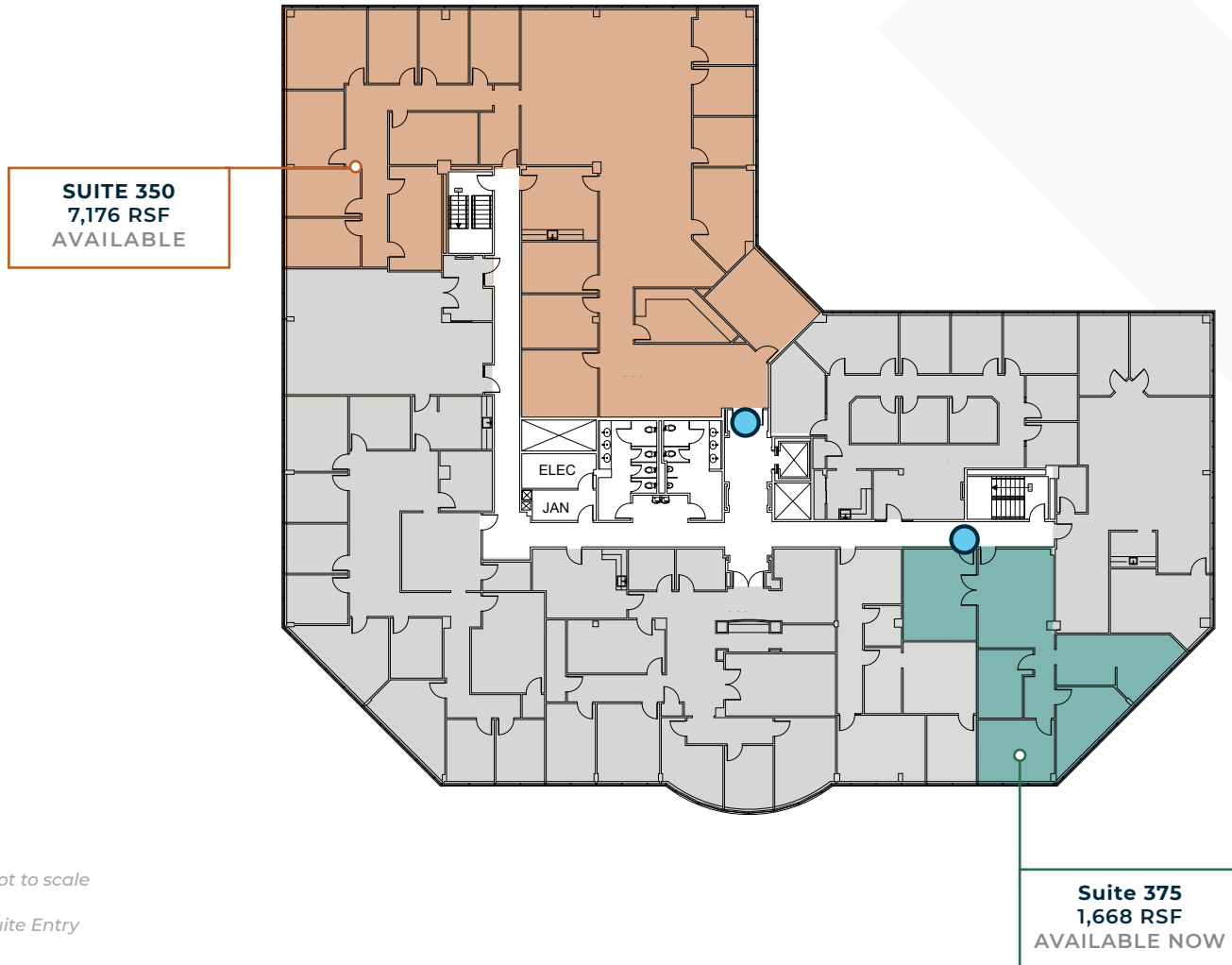
**CBRE**



# SITUS TWO

1121 SITUS COURT

THIRD FLOOR



JOHN BREWER  
john.brewer@cbre.com  
+1 919 831 8214

BRIAN CARR, CCIM  
brian.carr@cbre.com  
+1 919 831 8256

CHRISTIAN SLOAN  
christian.sloan@cbre.com  
+1 919 831 8181



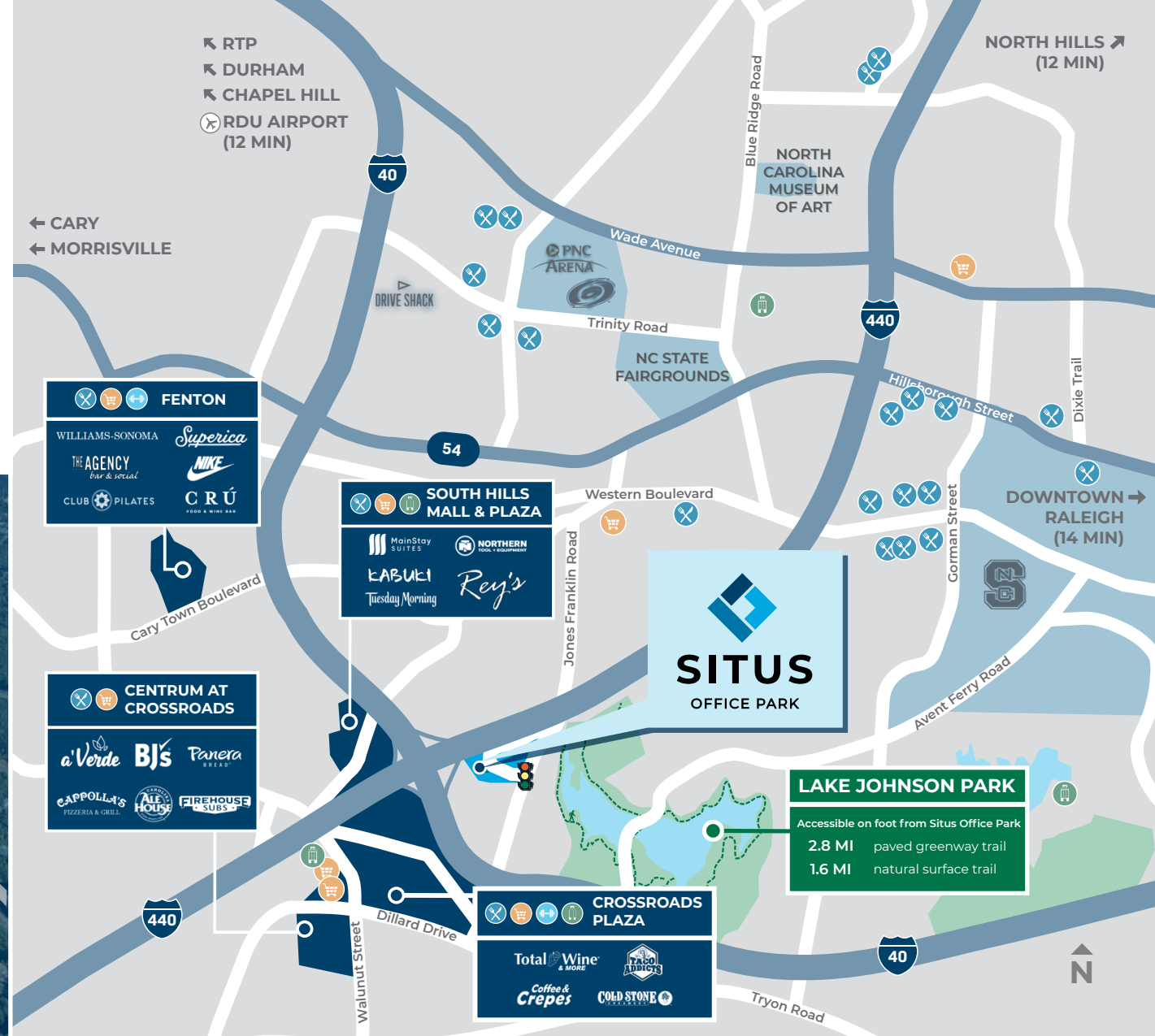
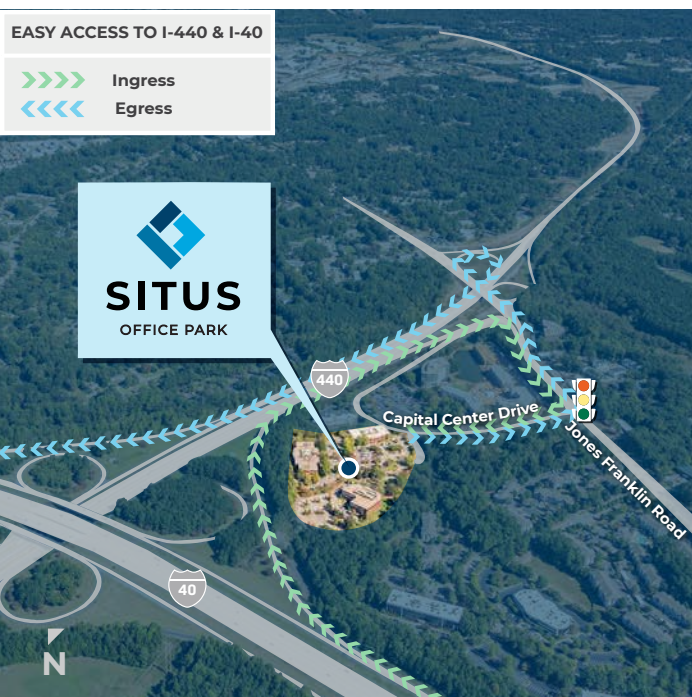
THE SIMPSON ORGANIZATION

**CBRE**



# AREA FEATURES

Positioned at the intersection of I-40 and I-440, minutes from the RDU International Airport, Situs offers quick, convenient access to desirable residential and dining/shopping districts throughout North Hills, Downtown and NC State's Tier-1 University corridors.



JOHN BREWER

john.brewer@cbre.com | +1 919 831 8214

BRIAN CARR, CCIM

brian.carr@cbre.com | +1 919 831 8256

CHRISTIAN SLOAN

christian.sloan@cbre.com | +1 919 831 8181



THE SIMPSON ORGANIZATION

# CBRE





## UNDER TRUSTED OWNERSHIP

Under the proactive ownership of The Simpson Organization (TSO), Situs Office Park is well equipped to support the advancement of the goals, careers and lifestyles of its celebrated campus community. A well-capitalized market leader with notable local real estate repositioning including BOA Downtown, Arbors and Carolina Corporate Center, TSO is thrilled to bring its tenant-first approach to Situs while partnering with Raleigh-based property management. Holding true to its notable mantra of Curated Quality for Life and Work, TSO is thrilled to welcome new tenants to join this unique community.

**JOHN BREWER**

[john.brewer@cbre.com](mailto:john.brewer@cbre.com) | +1 919 831 8214

**BRIAN CARR, CCIM**

[brian.carr@cbre.com](mailto:brian.carr@cbre.com) | +1 919 831 8256

**CHRISTIAN SLOAN**

[christian.sloan@cbre.com](mailto:christian.sloan@cbre.com) | +1 919 831 8181



THE SIMPSON ORGANIZATION

[SITUSOFFICEPARK.COM](http://SITUSOFFICEPARK.COM)

**CBRE**