PARK POINT

4001 NC HWY 54, RTP, NC

100-Acre Adaptive Re-Use Life Science Campus

PARKPOINTRTP.COM

PARK POINT

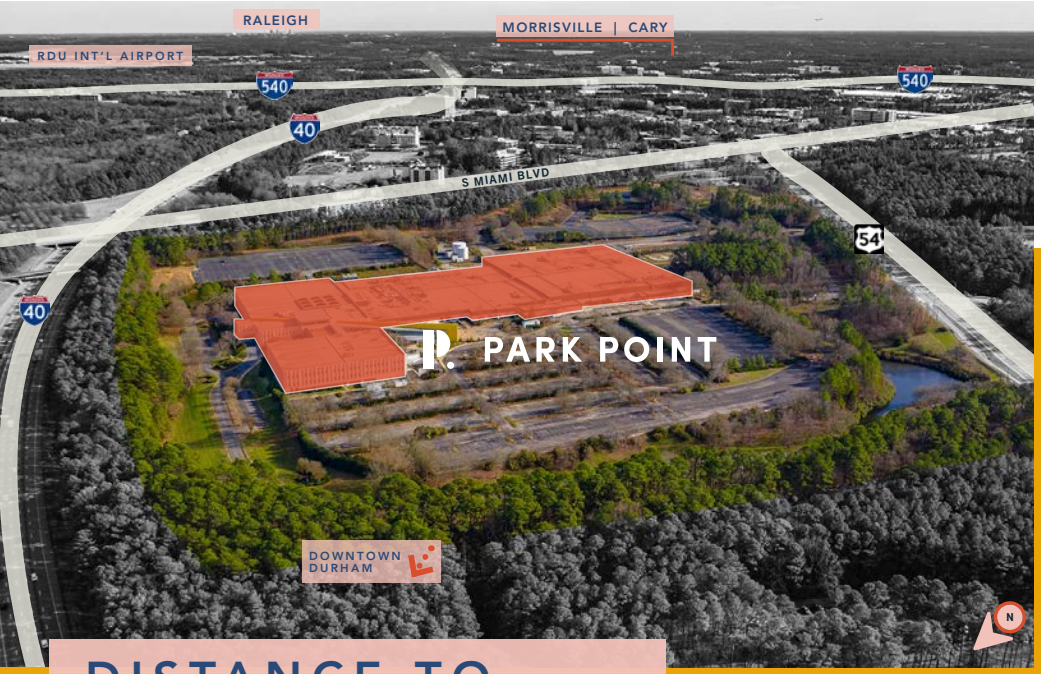
READY FOR OCCUPANCY

WINNER
Triangle Business Journal's 2022 SPACE Award for Best Redevelopment

With nearly $210 million in capital improvements, Park Point's transformation to the Triangle's cutting-edge creative office and life science campus is complete. The **reimagined adaptive re-use** of the 100-acre campus brings a dynamic and invigorating element to Research Triangle Park, inspiring visionary ideas for the future.

THE
Location.

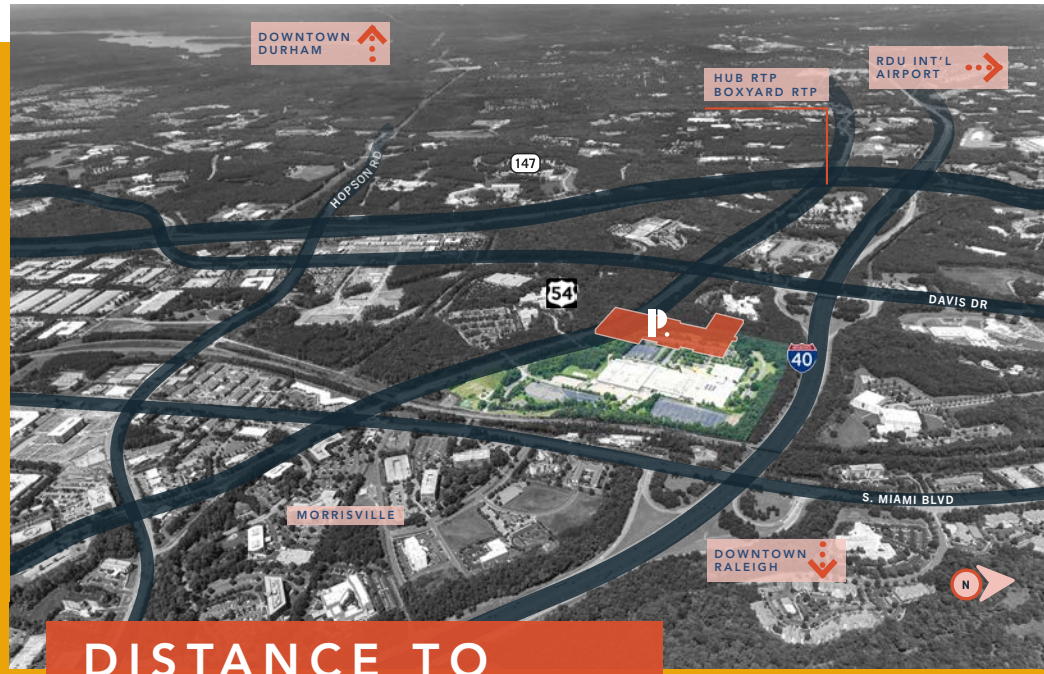
EAST FACING



DISTANCE TO

Morrisville | Cary	3.2 mi
RDU Int'l Airport	5.2 mi
Downtown Durham	9.7 mi
Downtown Raleigh	16 mi

WEST FACING

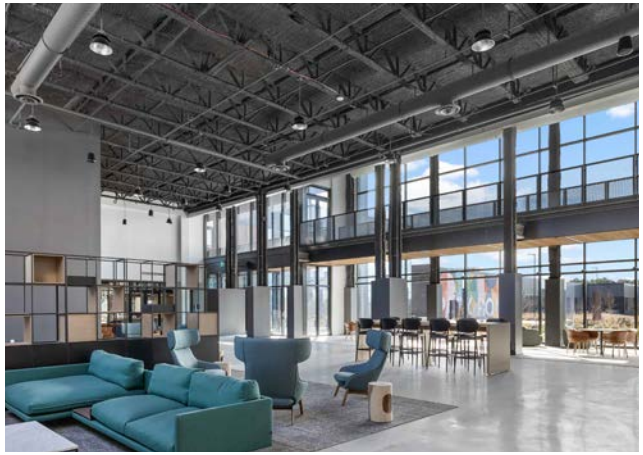


DISTANCE TO

HUB RTP + Frontier RTP	1.3 mi
RDU Int'l Airport	5.2 mi
Downtown Durham	9.7 mi
Downtown Raleigh	16 mi

THE

Campus.



Park Point is a workplace oasis, offering life science space with a focus on collaboration and fostering community through its **highly-amenitized campus** that includes athletic fields, walking trails, on-site food service, state-of-the-art fitness center, conference and training center, and over **30,000 SF of indoor and outdoor gathering areas**.

A PLACE TO

Do Your Best Work.

Discover a campus alive with unstoppable energy, where the world's top thinkers gather on fertile ground to question, to challenge, and to experience. Here, we bring the best together — work and wellness, tech and nature, focus and inspiration — we create the **ideal environment** so you can discover the next game-changing idea.

A PLACE TO

Innovate.

Park Point's campus is a hub for activity—where you'll find everything you need for your day to day, as well as a community of like-minded thinkers to **connect to the people and ideas around you**.

IMAGINE

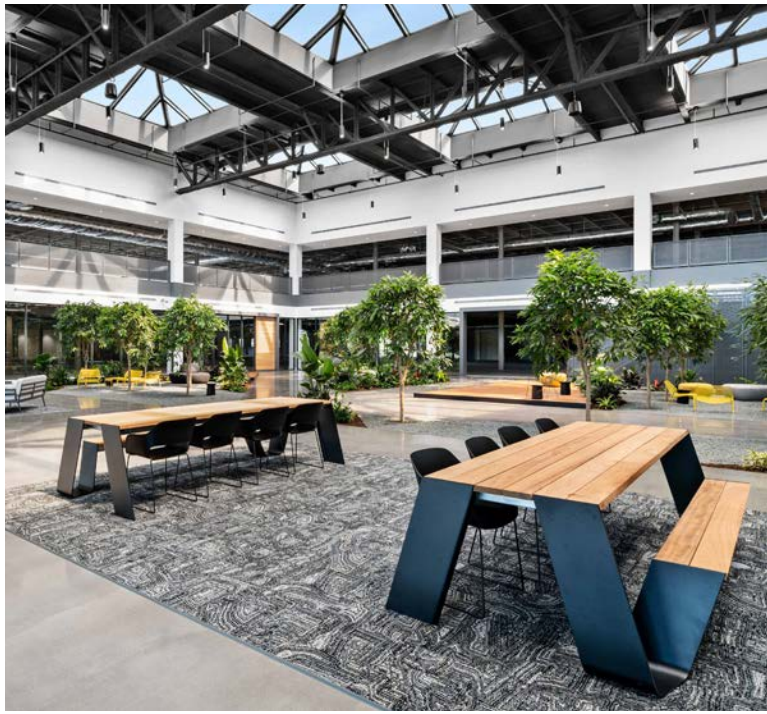
INSPIRE

COLLABORATE

DISCOVER

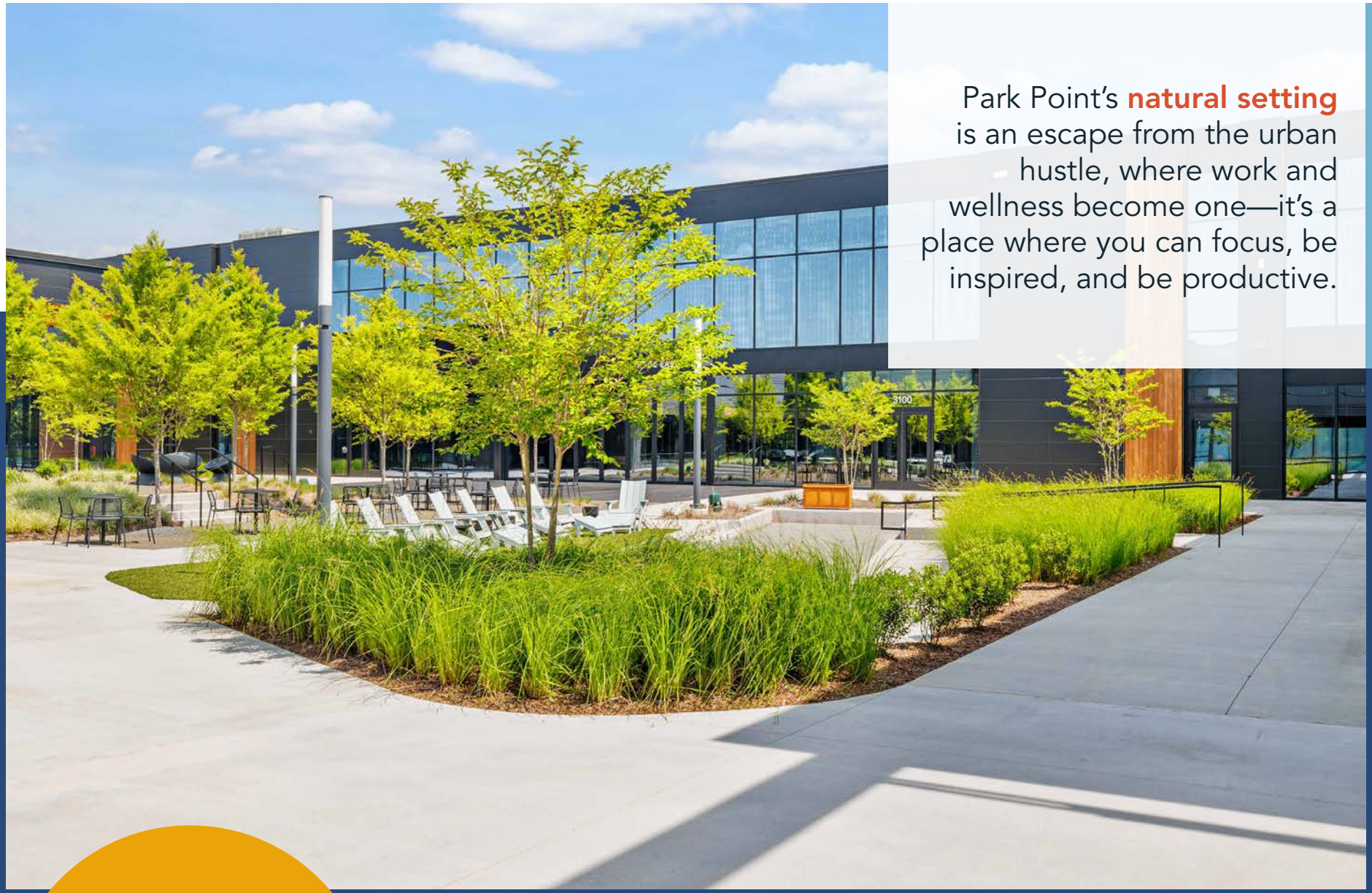
CONNECT

CREATE



A PLACE TO

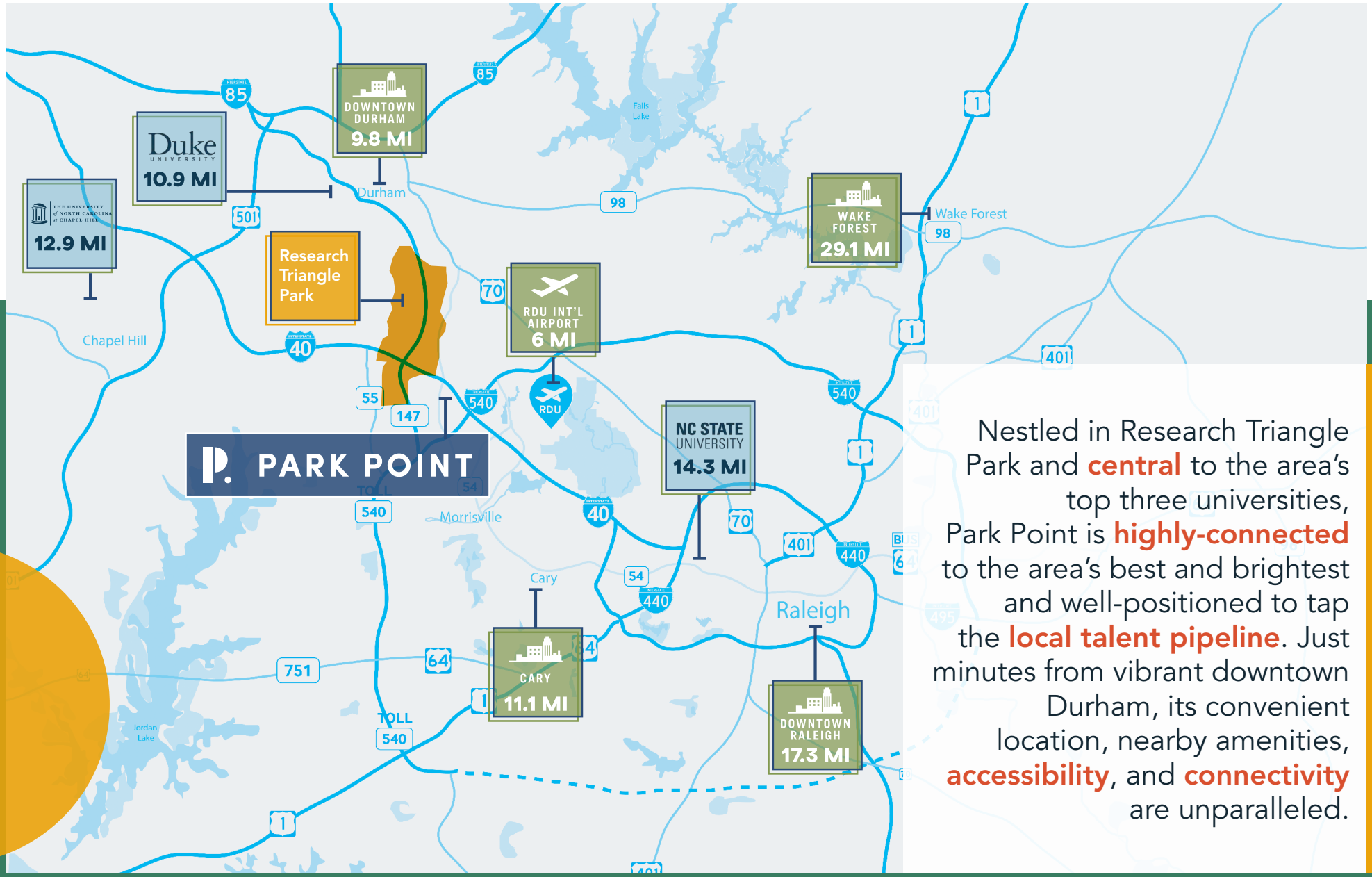
Find Your Balance.



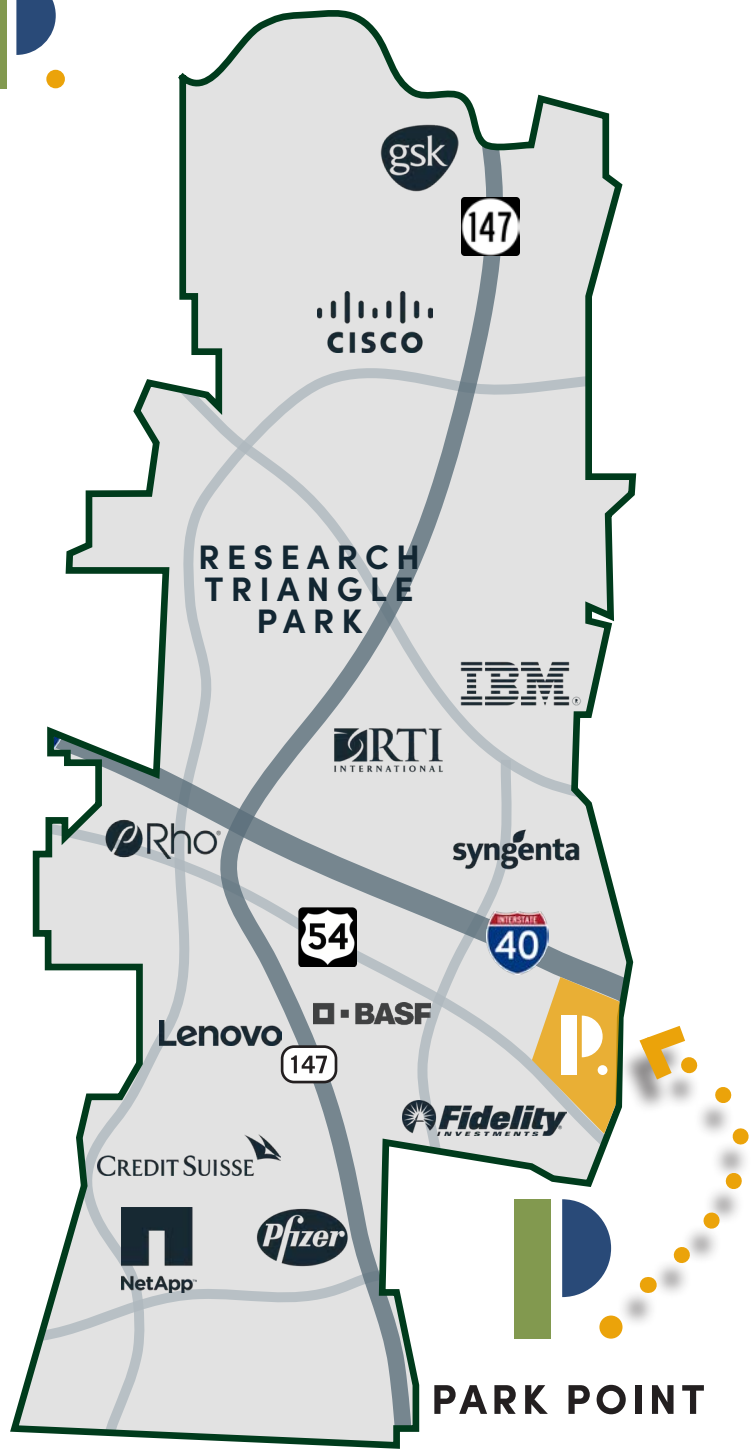
Park Point's **natural setting** is an escape from the urban hustle, where work and wellness become one—it's a place where you can focus, be inspired, and be productive.

A PLACE TO KEEP YOU

Conveniently Connected.



Nestled in Research Triangle Park and **central** to the area's top three universities, Park Point is **highly-connected** to the area's best and brightest and well-positioned to tap the **local talent pipeline**. Just minutes from vibrant downtown Durham, its convenient location, nearby amenities, **accessibility**, and **connectivity** are unparalleled.



RTP

Research Triangle Park.

Founded in 1959, RTP is the largest research park in the United States and a premier global innovation center. Its 7,000 acres house hundreds of companies, including science and technology firms, government agencies, academic institutions, startups and nonprofits. A community of dreamers, believers, planners, and creators — thriving on collaboration and the joy of discovery.

HUB RTP

Boxyard RTP

3K+
PATENTS AWARDED TO RTP BUSINESSES

 # 1
LARGEST RESEARCH PARK IN THE COUNTRY

50K
INTELLIGENT & CREATIVE PEOPLE

250+
BUSINESSES OF ALL SIZES CALL RTP HOME

RTP.ORG

NEARBY

Amenities.

WITHIN 3 MINUTES OR LESS

SELECT RESTAURANTS / RETAIL

- BLVD RTP
- Boxyard RTP
- Bruegger's Bagels
- Chipotle
- Curry Point Express & Subway
- Dharani South Indian Cuisine
- Firehouse Subs
- Fusion Fitness
- Greek Cuisine, Randy's Pizza, Societa, & Tropical Smoothie Cafe
- Gusto Farm to Street
- Hub RTP
- Jimmy John's & Starbucks
- McDonalds, Arby's, & Bojangle's
- Mez Contemporary Mexican
- Neo Japan
- Office Depot
- Page Road Grill
- Panera Bread
- Singas Pizza
- Walmart Supercenter
- Zaxby's

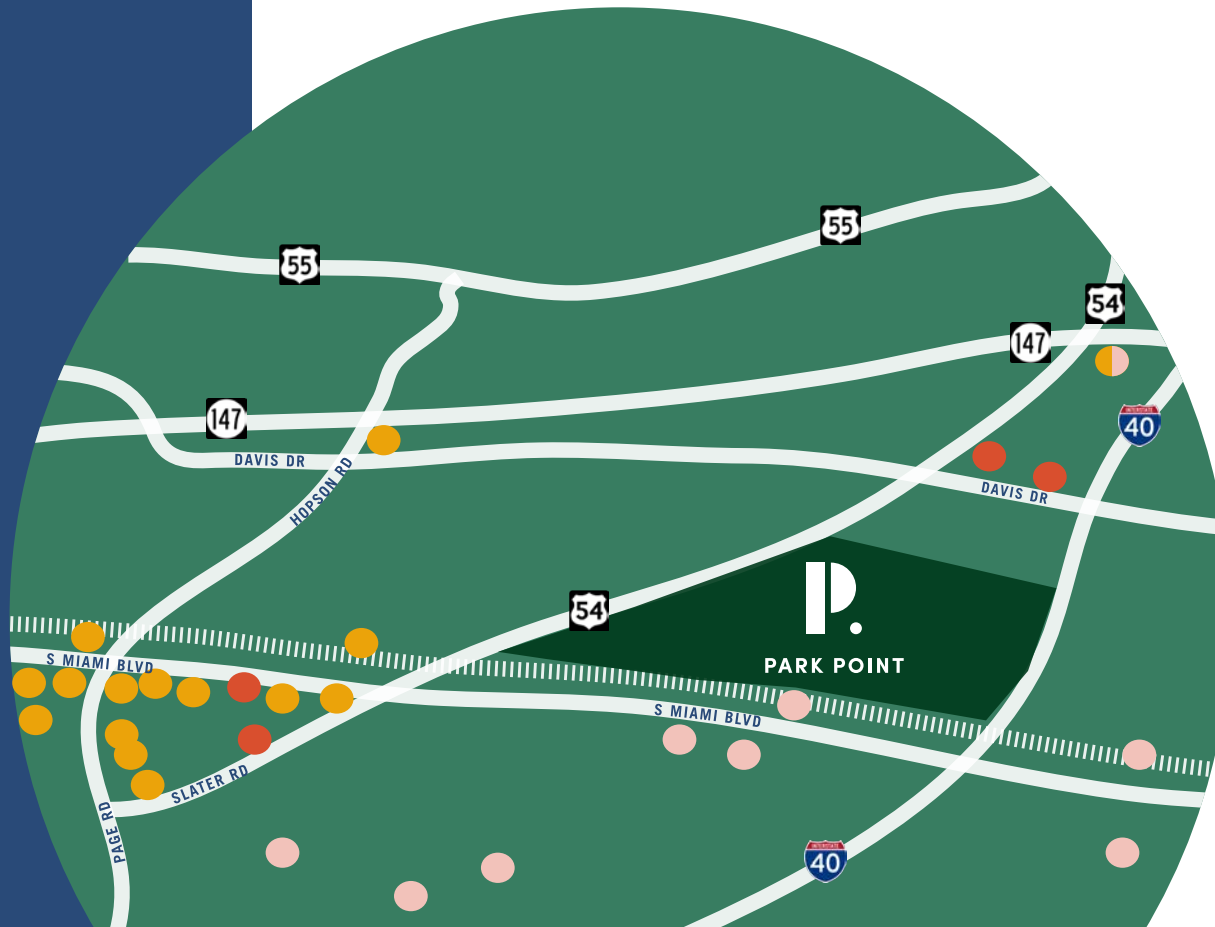
HOTELS

- DoubleTree by Hilton
- Extended Stay America
- Hilton Garden Inn
- Holiday Inn Express
- Homewood Suites
- Hotel Indigo
- Hub RTP
- Marriott at RTP

BANKS

- Bank of America
- BB&T
- RTP Federal Credit Union
- SECU
- Wells Fargo

With Park Point's **amenity-driven** campus, and convenient location, whether you are enjoying a bite at our **on-site café**, having lunch at Mez, or grabbing a beer after work at Boxyard's Fullsteam Brewery — you are mere steps, or just a short drive away from **everything you need**.

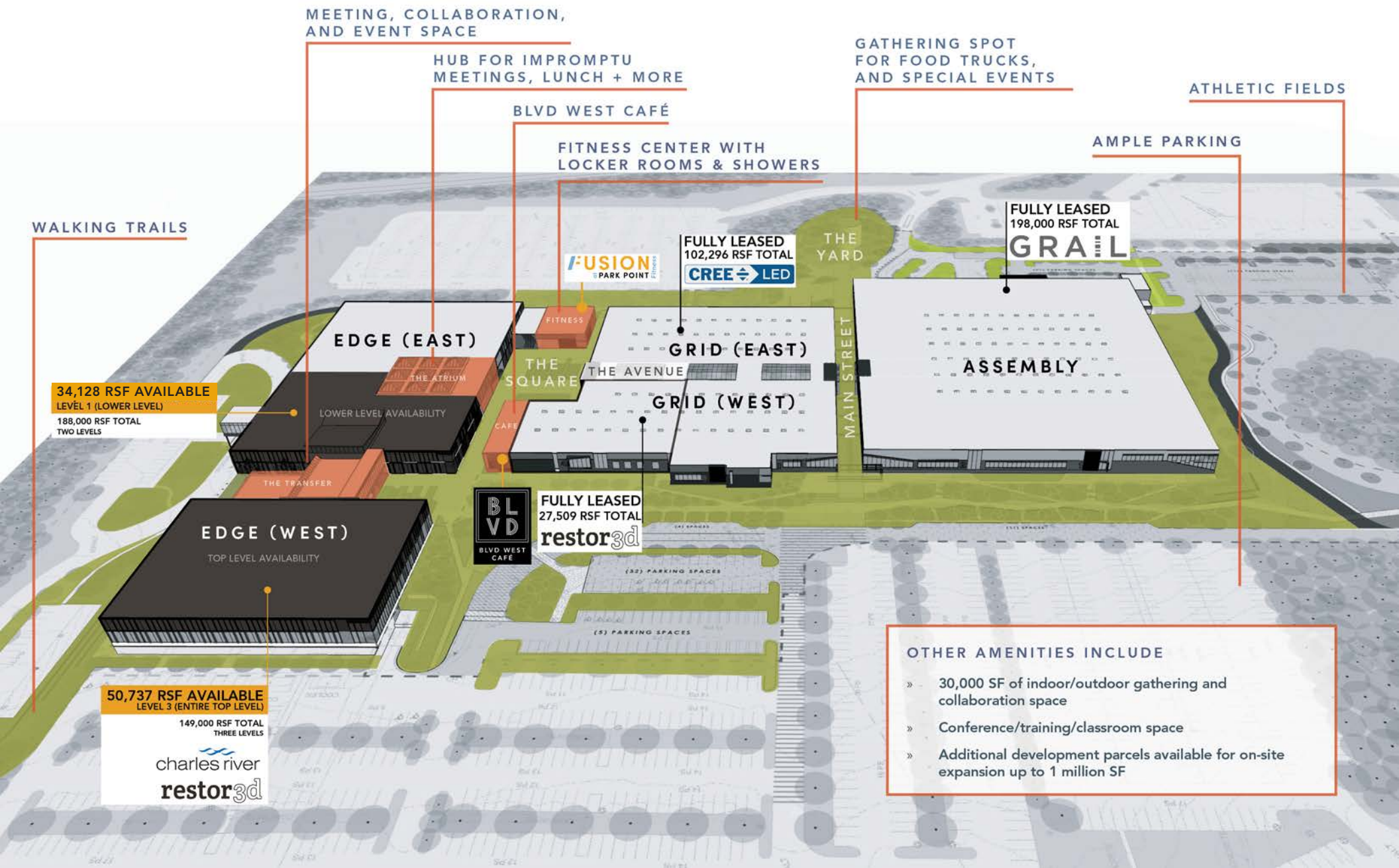


NEARBY

Amenities.

84,865 SF AVAILABLE

Site Plan.



AVAILABLE SPACE IN EDGE WEST AND EDGE EAST

Stacking Plan.

THE DETAILS

Life Science.

Park Point will be home to a community of innovation for industries ranging from life science to high-tech, and beyond. Tenants will enjoy the park-like campus, copious natural light from the numerous skylights throughout, and abundance of on-site, walkable, and nearby amenities. Both Assembly and Grid tenants can utilize amenities at The Yard, The Square, the café and fitness center, and the walkability to other areas of the campus via both Main Street and The Avenue, including trails surrounding the campus.

Single-Story Property Summary

Life Science	**Total** 324,000 RSF | **Fully Leased**
HVAC*	New high-efficiency packaged rooftop units installed as part of renovation. Specific exterior zones have been identified to accomodate supplemental or custom tenant infrastructure needs
Electrical*	Ten (10) points of electrical delivery to the entire campus with five (5) points dedicated to the single-story section; South east corner 1500 KVA , 2500 KVA, east side 2000 KVA, 1500 KVA, west side 2500 KVA
Generator*	Opportunities to install tenant specific infrastructure on exterior pads or on roof
Fire and Life Safety	Fully sprinklered with new code compliant fire panels throughout
Dock Height Loading Doors	Grid (East) building features two (2) 8′ x 10′ dock height loading doors. Assembly building features three (3) 8′ x 10′ dock height loading doors. Access and turning radius for both are designed to accommodate a WB50 truck
Clear Height	Grid (East) and (West) buildings — 19′
Column Spacing	30′ by 40′
Foundation	6″ reinforced concrete slab on grade

**** Life Science space designed to accommodate custom infrastructure to meet the specific needs of each tenant***

NO.1

Largest Research Park in the Country

600

Life Science companies call the Research Triangle region home

THE DETAILS

Creative Lab Space.

Multi-Story Property Summary

Total Floors	Edge West building — 3 levels | Edge East building — 2 levels
Availabilities	Edge West building — ± 50,737 RSF Edge East building — ± 34,128 RSF
Parking	5:1000
Ceiling Height	14′, deck to deck height
Exterior Wall	New curtain wall glazing system and existing pre-cast panels
Column Spacing	30′ by 30′
Structural	Steel frame structure; elevated concrete floors over corrugated deck
Access	Multiple options for tenant access and lobbies in both Edge East and Edge West buildings and The Atrium
Security	24-hour security staff with camera monitoring system and key card access to tenant suites
Life Safety	Fully sprinklered with new code compliant fire panels
Tenant Electrical Load Capacity	Four watts/sf for tenant use and one watt/sf for tenant lighting
Cooling Source	New packaged roof mounted variable air volume (VAV) conditioning system
Exterior Signage & Branding	Opportunities for building signage including frontage on I-40; additional opportunity for property monument signage on NC-54
Loading Doors	One dock high door in Edge East
Exterior Equipment Yard	Available for Edge East

Park Point offers a variety of office + lab opportunities with flexible floor plates, floor-to-ceiling glass offering ample light and tree-lined views, modern and unique finishes, not to mention the near front door access to The Transfer, The Atrium, Fitness Center, Café, and The Square. At the Edge buildings at Park Point, you can easily find a nearby spot to take work off our desk — and into one of our numerous collaboration zones just steps away, and throughout the park.

PARK POINT

FOR LEASE + DETAILS

CUSHMAN & WAKEFIELD

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