

4000 SANCAR WAY

Research Triangle Park
North Carolina





HOTEL AND RESTAURANT

6-MINUTE WALK
279-ROOM MARRIOTT RENAISSANCE

INDOOR/OUTDOOR FOOD HALL AND DOG PARK

15-MINUTE STROLL
TO BOXYARD RTP

16 ACRES OF GREENSPACE

5-MINUTE WALK
TO POND OVERLOOK

MILES OF TRAILS AND OUTDOOR PATHS

5-MINUTE WALK
TO STREAM & BOARDWALK

RESTAURANTS, RETAIL & COURTYARD

4-MINUTE WALK
TO HORSESHOE NORTH PAVILION

THE HEART OF HUB RTP

3-MINUTE WALK
TO HORSESHOE

MAA NIXIE

WALK HOME
400+ THOUGHTFULLY DESIGNED APARTMENTS

YOU ARE HERE

4000
SANCAR WAY

HUB RTP

RTP'S NEW DOWNTOWN

Full Building Renovations Completed

Building Highlights



1,420 SF – 11,803 SF



4.0/1,000
Parking Ratio



\$28.50 SF, Full Service
Rental Rate



Covered parking



9 minute drive to RDU
International Airport

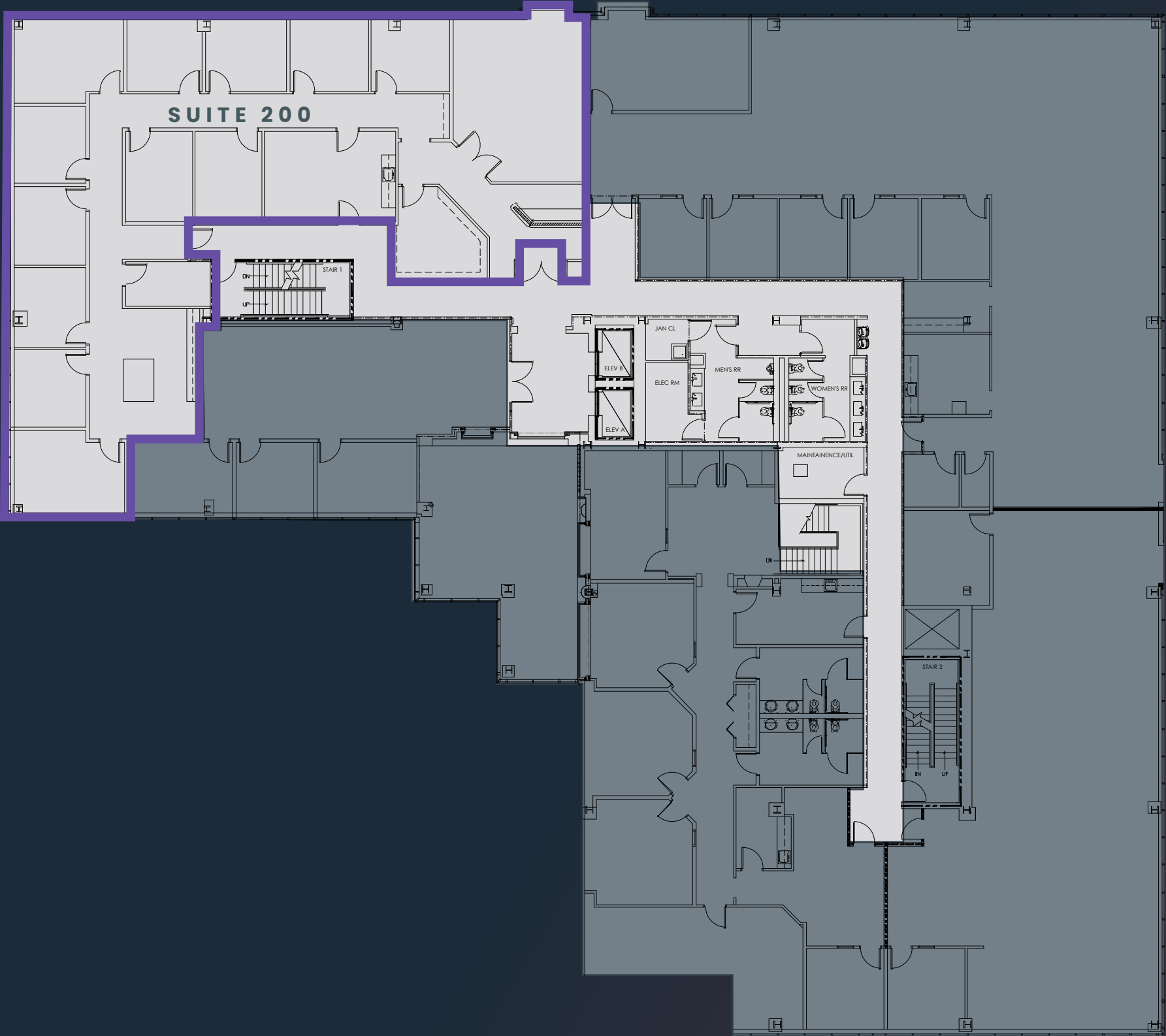
First Floor

Suite 110 - 3,846 SF spec suite
[Click for Virtual Tour](#)



Second Floor

suite 200 - 4,588 SF



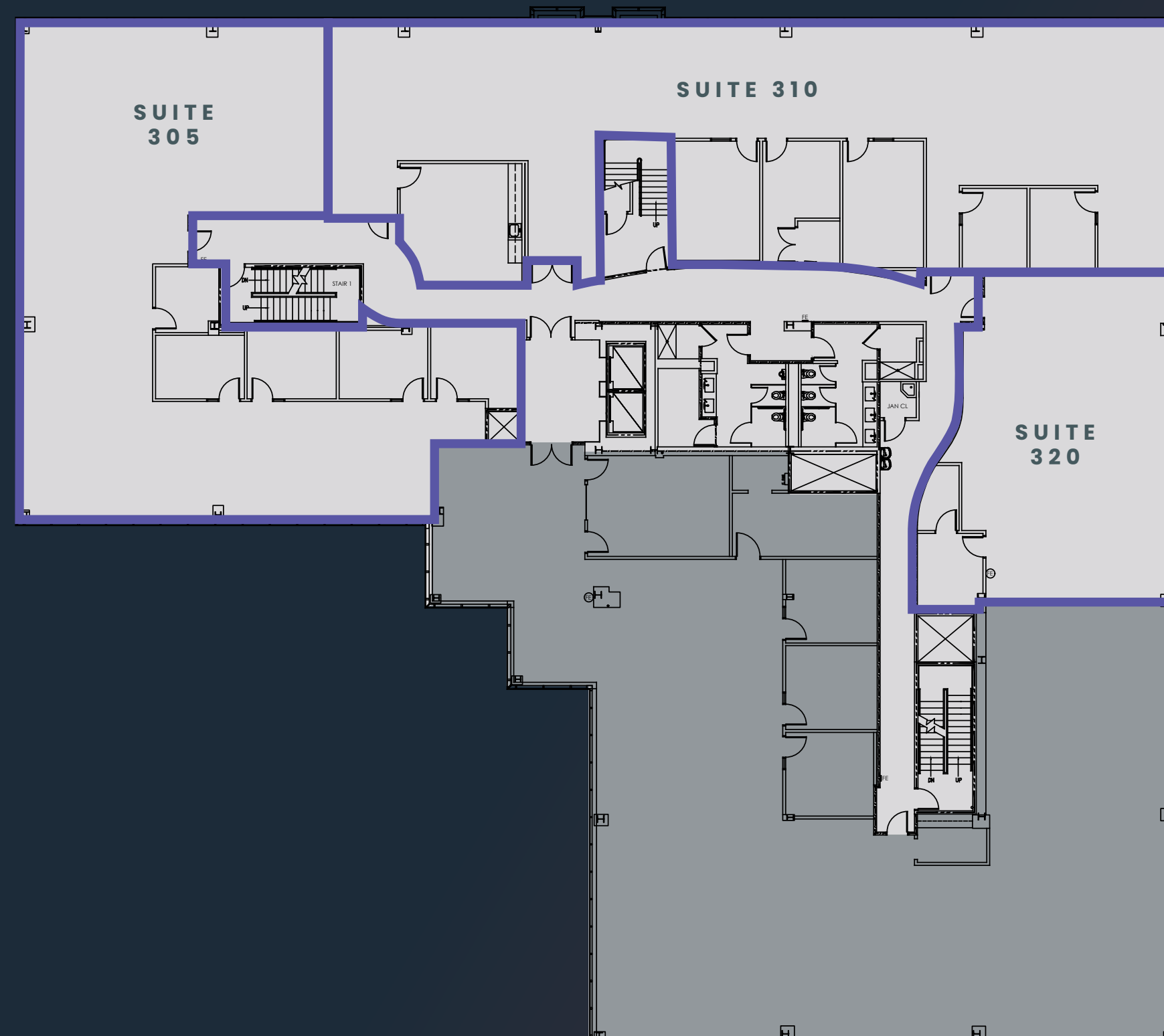
Third Floor

Suite 305 - 4,350 SF

Suite 310 - 5,471 SF

Suite 320 - 1,982 SF

*Suites can be combined for a
total of 11,803 SF*



Fourth Floor

Suite 420 - 1,665 SF *spec suite*

Suite 430 - 3,524 SF *spec suite*

Suite 440 - 1,420 SF *spec suite*



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For more information:
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HUB RTP

JLL