



Research Triangle Park  
North Carolina

One RTP Tower  
**AT HUB** RTP



# CONVENIENT. CONNECTED. CENTRAL.



7,000  
ACRES



375+ EST  
AND STARTUP  
COMPANIES



60,000  
EMPLOYEES

#1

STATE FOR  
BUSINESS IN 2023  
- CNBC

#1

HOTTEST HOUSING  
MARKET IN 2023  
- U.S. NEWS & WORLD

#5

HOTTEST LABOR  
MARKET IN 2023  
- WALL STREET  
JOURNAL

Located at the geographic center of three Tier-1 research universities, 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.



I-40 - 1 MIN



I-540 - 3 MIN



I-440 - 11 MIN



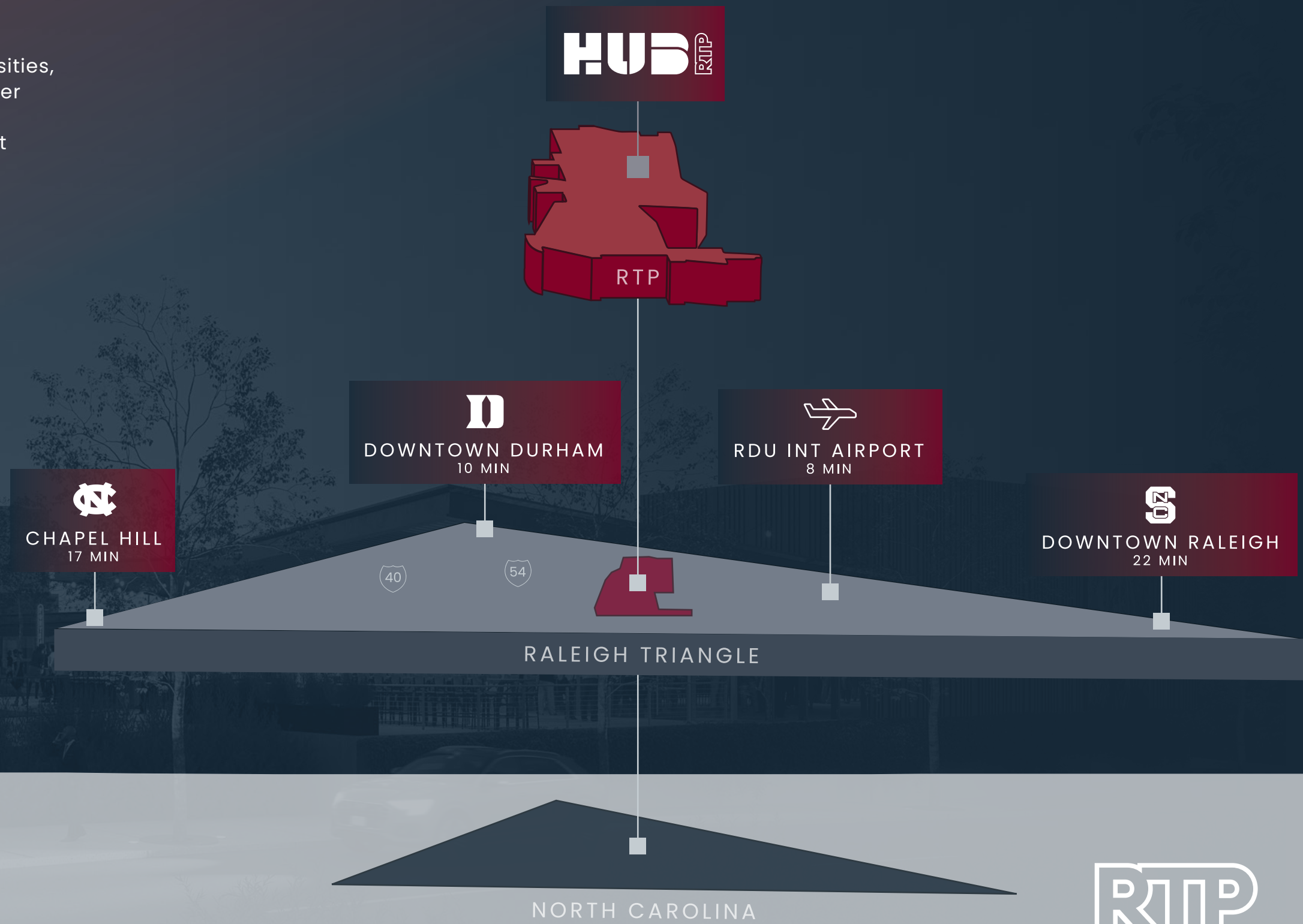
MORRISVILLE - 10 MIN



APEX - 18MIN



HOLLY SPRINGS - 22 MIN



LARGEST COMMERCIAL  
SUBMARKET IN THE  
TRIANGLE REGION



**KDC**  
BUILD-TO-SUIT  
OFFICE TOWERS

NEXT PHASE

4000 SANCAR WAY | OFFICE

HOTEL

LIFE SCIENCES TOWER

NEXT PHASE

NEXT PHASE

HORSESHOE  
RETAIL + OFFICE

STRUCTURED  
PARKING DECK

MULTI-FAMILY

MULTI-FAMILY

MULTI-FAMILY

**HUB** RTP

RTP'S NEW DOWNTOWN

I-40

40

I-40

DAVIS DRIVE

54

HIGHWAY 54

54



Forever  
Growing  
Learning  
Advancing





# Build-to-Suit your needs at Hub RTP

## WHAT IS ONE RTP TOWER?

A state-of-the-art, fully customizable **350K to 1M SF** office tower with an unparalleled signage opportunity along I-40.

### ONE RTP TOWER FLOORPLATES:

- Up to 19 floors
  - ◊ 6 parking floors
  - ◊ 12 office floors
- 30,000 SF floorplates
- Podium parking deck

### SAMPLE FLOORPLAN:



ALL THE BEST PARTS  
OF CITY LIVING MEETS  
ACRES OF GREENSPACE



350,000 to 1M SF



26-36 months from  
lease execution



3.5/1,000 podium  
parking deck, free  
and unreserved



Prime I-40 visibility  
with impressive  
signage package



Private wellness areas,  
outdoor and rooftop  
terraces



Fitness, cafe, and  
conference centers  
available

BREATHE DEEP, YOU'LL  
FIND EVERYTHING YOU  
NEED TO THRIVE



150,000 SF+



18-20 months from  
lease execution



3.5/1,000 parking  
deck, free and  
unreserved



Bridge to parking deck



Outdoor rooftop  
terrace

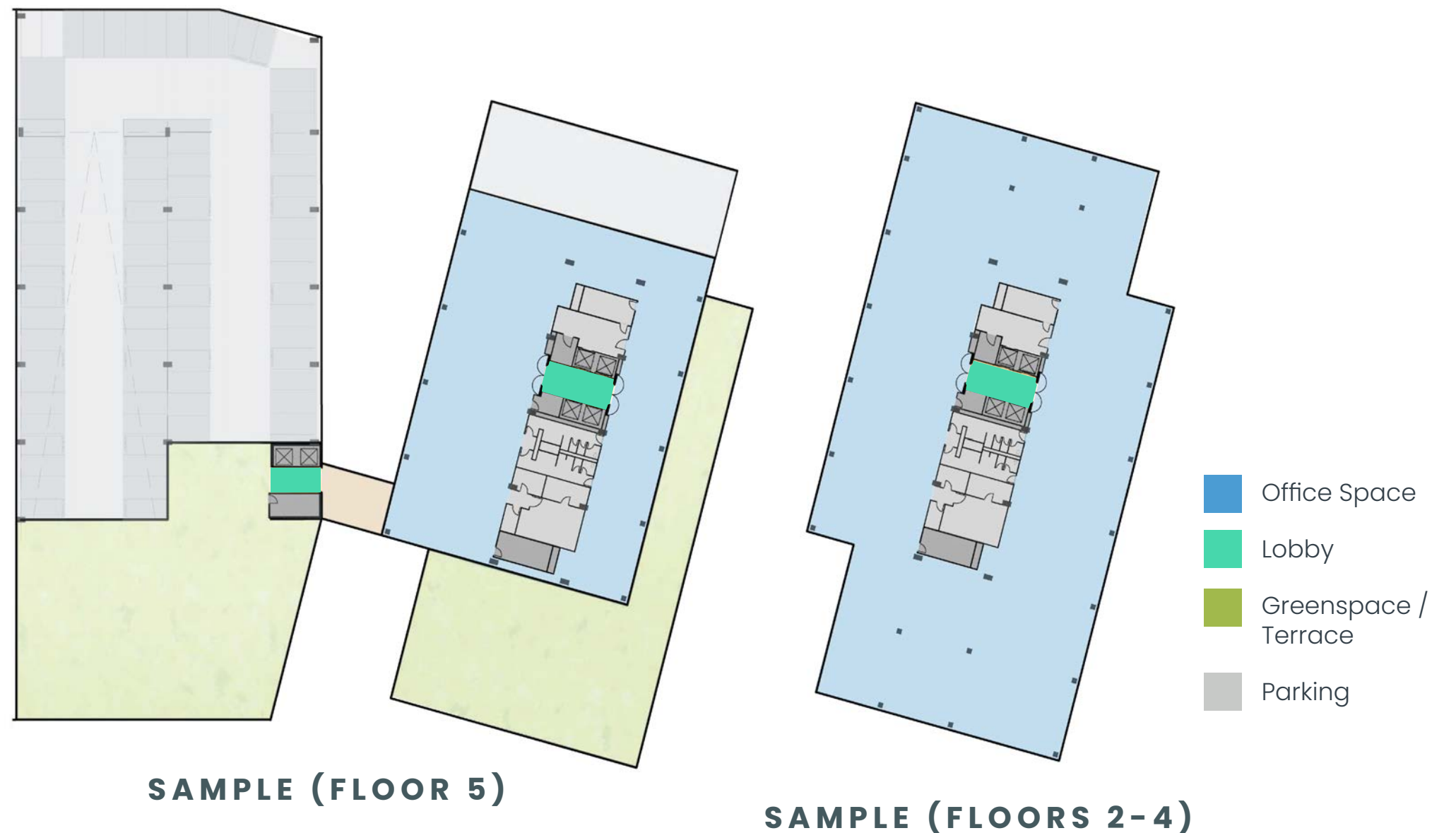
# Stand apart at Hub RTP

## WHAT IS SITE E?

Site E is a fully customizable **150,000 SF+** collaborative workspace located at Hub RTP. This stand-alone office and retail tower offers tenants rich amenity options, including communal conference rooms, fitness, bike storage, rooftop terrace and more.

### SITE E FLOORPLATES:

- 5 floors
- 30,000 SF floorplates
- 1st floor: Amenity options
- 5th floor: Rooftop terrace







# Boxyard

## RTP

Find unique flavors, one-of-a-kind experiences, and local products that fit your lifestyle just a **6-minute walk** from Hub RTP.

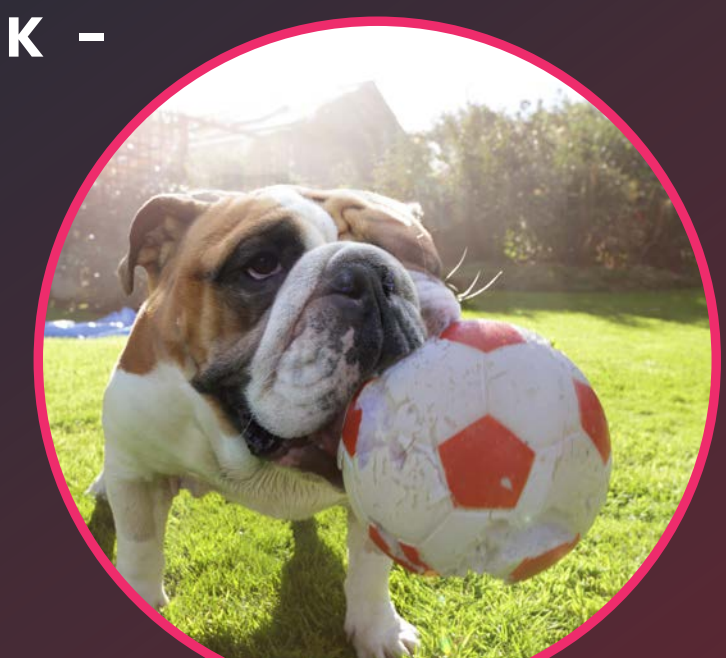
### VENDOR LIST

- Be Like Missy
- Beyu Caffè
- Bulkogi
- Buzzy Bakes
- Carrburritos
- Fullsteam
- Game on
- Lagoon Bar

- Lawrence Barbecue
- Meat & Graze
- Medicine Mama's
- Pop Box Gallery
- RTP Uncorked
- SkyeLight
- Trellis Beauty
- Wonderpuff



### PUBLIC DOG PARK - THE BARK YARD



Redefining how we shop, dine, and play



# Help Shape the Future at **HUB** PHILIP

DESIGNED TO FIT YOUR WORKPLACE NEEDS

**BUILDING DESIGN**      **RETAIL MIX**

**SPONSORED PROGRAMMING**      **SUSTAINABILITY GOALS**

FUTURE TECHNOLOGIES      HOTEL CONFERENCING NEEDS

**UNIVERSITY & HBCU PARTNERSHIPS**      **BUILDING MANAGEMENT SOFTWARE**





# Design Freedom at **HUB** RTP

Developed by:



## **Toyota** – Plano, TX

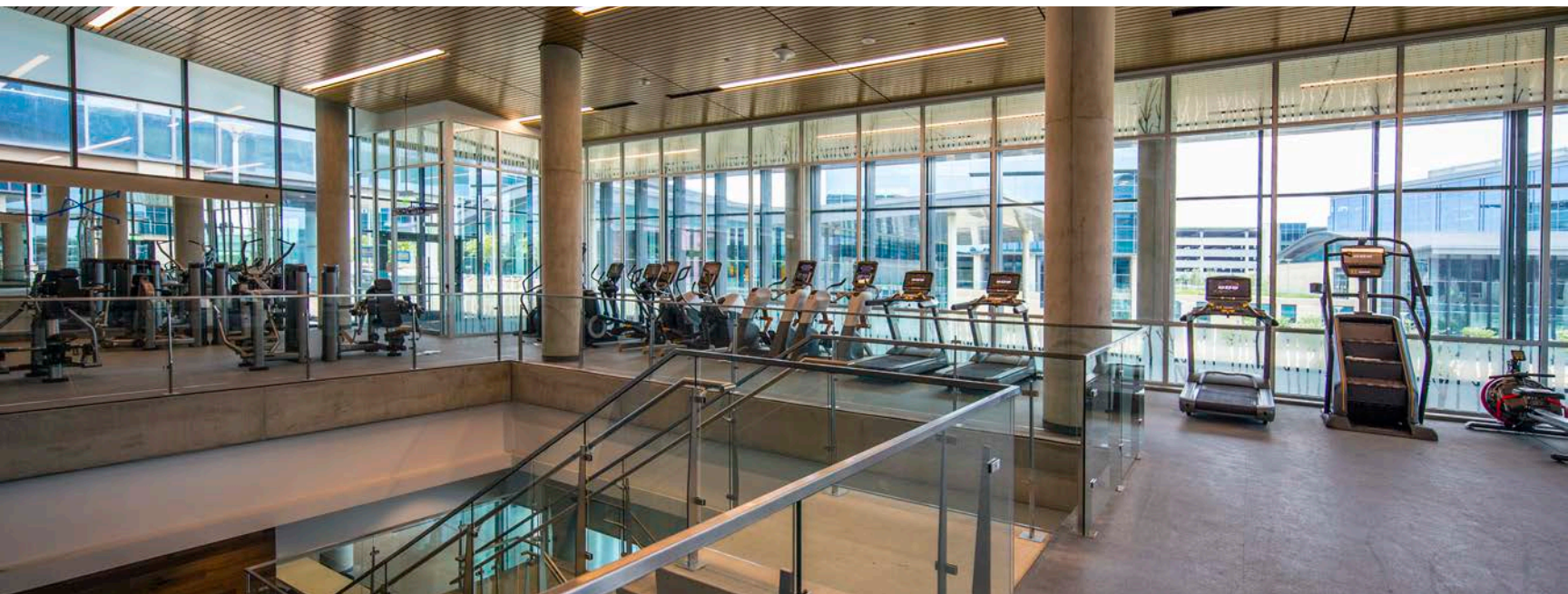
- **50/50** split of me/we spaces
- Solar system powers and fuels **30%** of campus demand
- **34%** of spend with MWBE vendors

**ONE TOYOTA** 7 BUILDINGS ON 100 ACRES

ONSITE TEST TRACT **WATER RECYCLING**

**HQ** ENVIRONMENTAL SUSTAINABILITY

LEED PLATINUM **PRESERVED WETLANDS**





# Design Freedom at **HUB** RTP

Developed by:



## State Farm – Atlanta, GA

- Oversized floors at **43K SF** each
- Highly robust buildings with full-loaded electrical back-up systems
- **Innovative approach** to storm water management

TRANSPORTATION ACCESS FOCUSED  
ROOF TOP GREEN SPACES **TWO-PHASE DELIVERY**  
**LEED GOLD** REGULATED STREAM CROSSING  
1.7 MSF ON 17 ACRES **REGIONAL HUB**





# Achieve your Sustainability Goals with KDC

OVER 10 MILLION SF OF LEED PLATINUM/GOLD CERTIFICATIONS

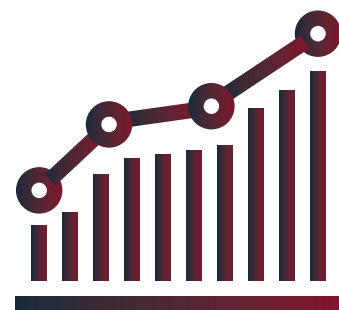
Pioneer Natural Resources



JPMorgan Chase



Chevron



Measurement of Reporting  
of Carbon Emissions



Implementation of  
Decarbonization Strategies



Neutralizing Remaining  
Carbon Emissions





**HUB** 

**Research Triangle Park**  
North Carolina

LEARN MORE AT **HUB.RTP.ORG**

FOR MORE INFORMATION, PLEASE CONTACT:

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