



**Research Triangle Park**

3151 Elion Drive, North Carolina

# One RTP Tower AT HUB



# Discover your **best life.**



## We're creating a new way of living

With a hub of activities to choose from, you design life in Research Triangle Park. This iconic community isn't just a place to work anymore, it's a destination to live among gamechangers, explore nature's best, and try new experiences. **Welcome to life at HUB RTP, the park's vibrant downtown.**

## Find greenspace to think

Continuous trails and lush nature to promote wellness, inspiration and workplace productivity all can be found at Hub RTP.

## OFFICE

+/- 1M SF

## MULTI-FAMILY

406 UNITS

## RETAIL

+/- 50K SF

## LIFE SCIENCE

265K SF

## HOTEL

252 ROOMS

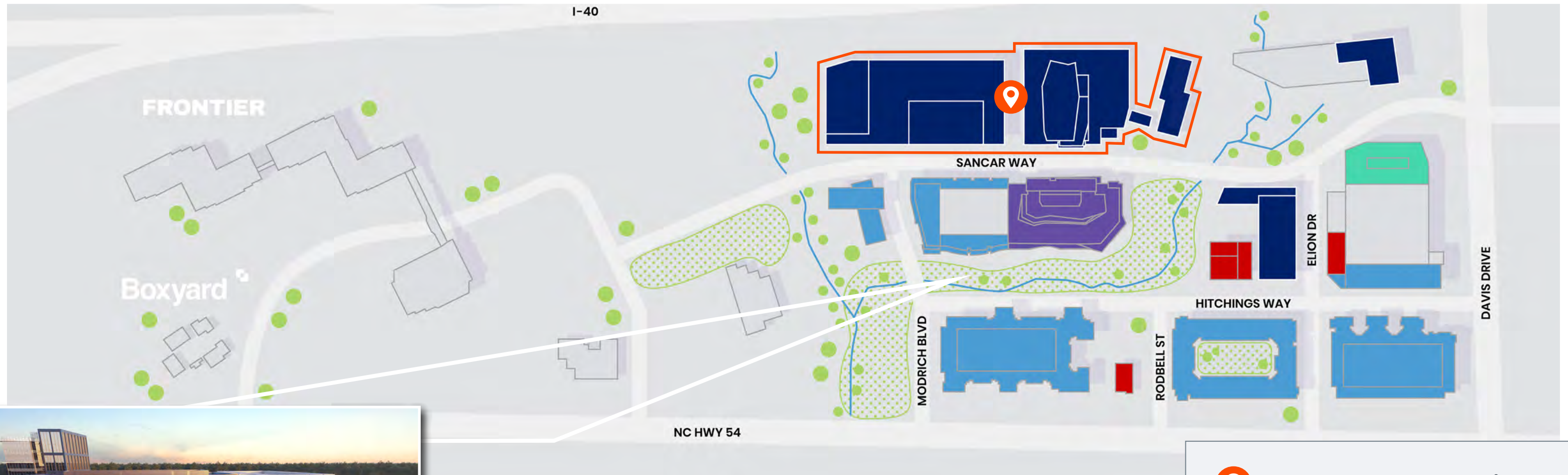
## GREENSPACE

16 ACRES



# Your Built-In Community

**1 million s.f.** of Class A workspace, nestled in **16+ acres** of conserved greenspace with streamside paths, experiential dining, and modern apartment living all just steps away.



## DEVELOPERS:



ALAMO MANHATTAN  
NEXPOINT

Hotel



Office



LONGFELLOW

Life Science



Office

Retail



MAA

Multi-Family



**One RTP Tower + Site E**



Workspace



Hotel



Restaurant & Retail



Life Science



Apartments



Greenspace



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



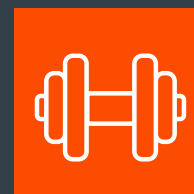
3.5/1,000 podium  
parking deck, free  
and unreserved



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

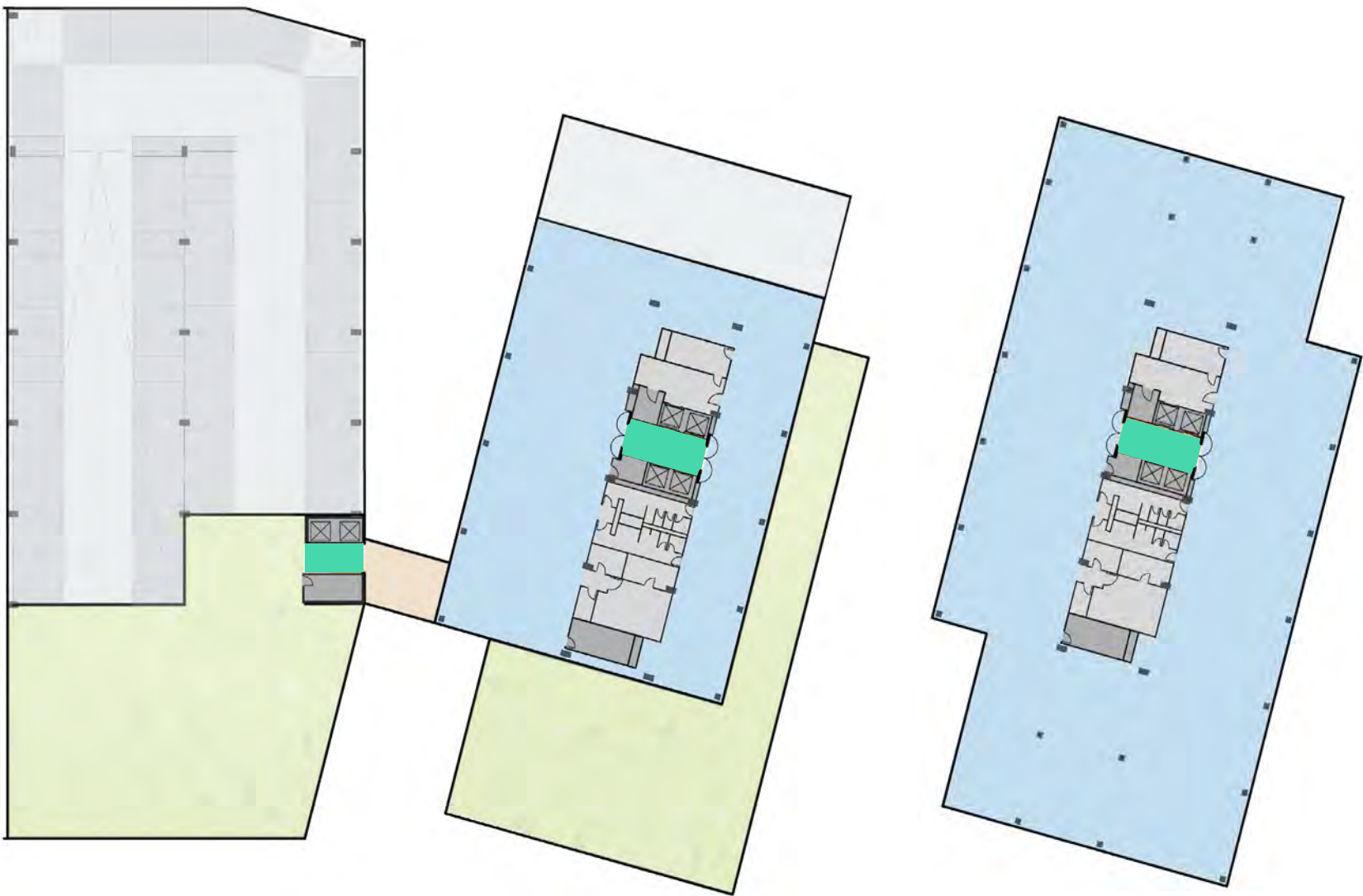
# Stand apart at Hub RTP

## 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



Sample (Floor 5)

Sample (Floors 2-4)





Redefining how we  
shop, dine, and play

# 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**





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

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** RTIP

## Toyota – Plano, TX

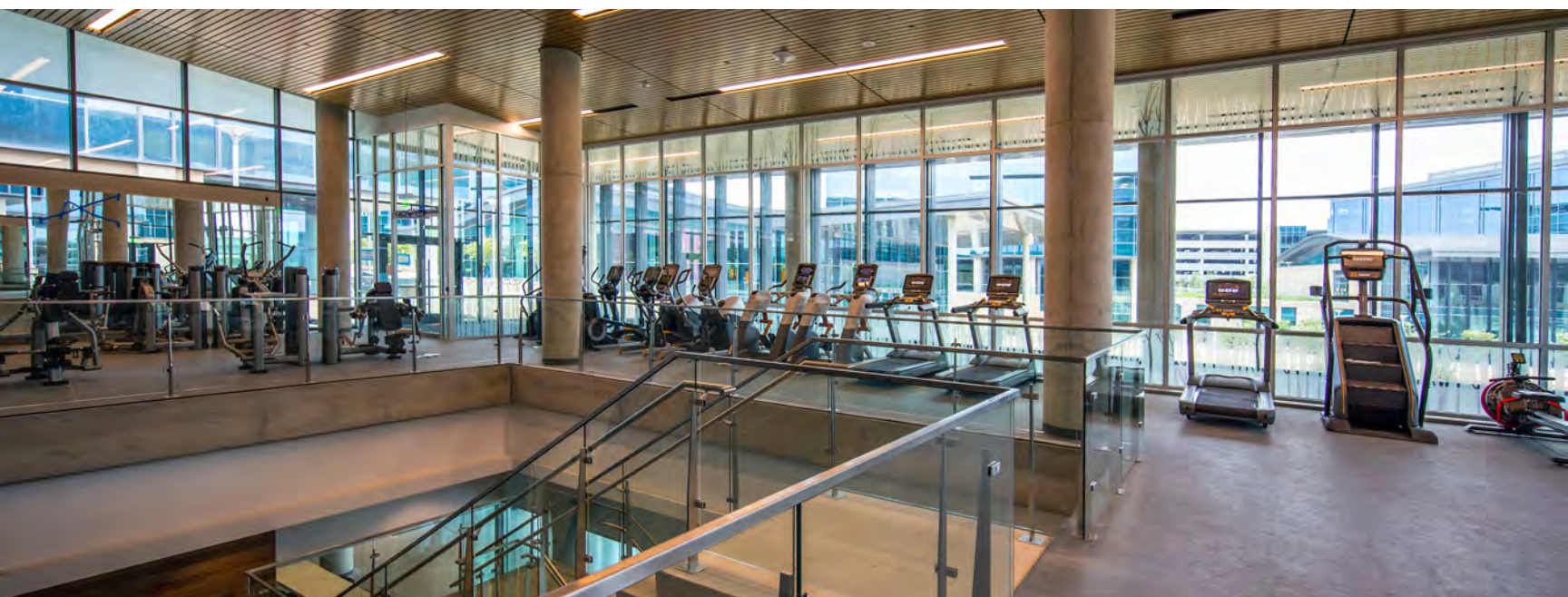
- **50/50** split of me/we spaces
- Solar system powers and fuels **30%** of campus demand
- **34%** of spend with MWBE vendors

ONE TOYOTA 7 BUILDINGS ON 100 ACRES

ONSITE TEST TRACT **WATER RECYCLING**

**HQ** ENVIRONMENTAL SUSTAINABILITY

LEED PLATINUM **PRESERVED WETLANDS**





# Design Freedom at **HUB** RTIP

## 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**



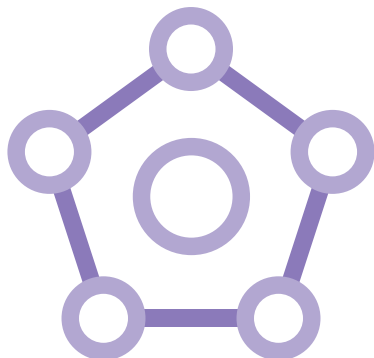


Achieve your Sustainability Goals with 

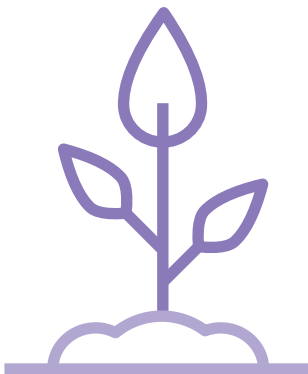
**OVER 10 MILLION SF OF LEED  
PLATINUM/GOLD CERTIFICATIONS**



Measurement of Reporting  
of Carbon Emissions



Implementation of  
Decarbonization Strategies



Neutralizing Remaining  
Carbon Emissions





**HUB** RTP

**Research Triangle Park**  
North Carolina

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