



4000 SANCAR WAY

Located at **HUB**
RTP



SQUARE FOOTAGE

73,751 RSF

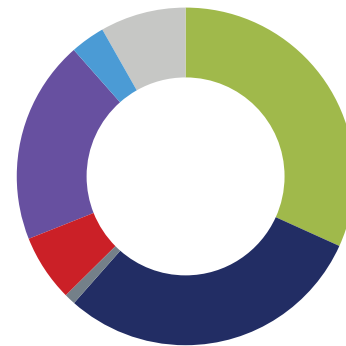


PARKING RATIO

4.0 / 1,000

Sample Test Fit – Hybrid Floorplan

**TI not included*



Office

Workstation

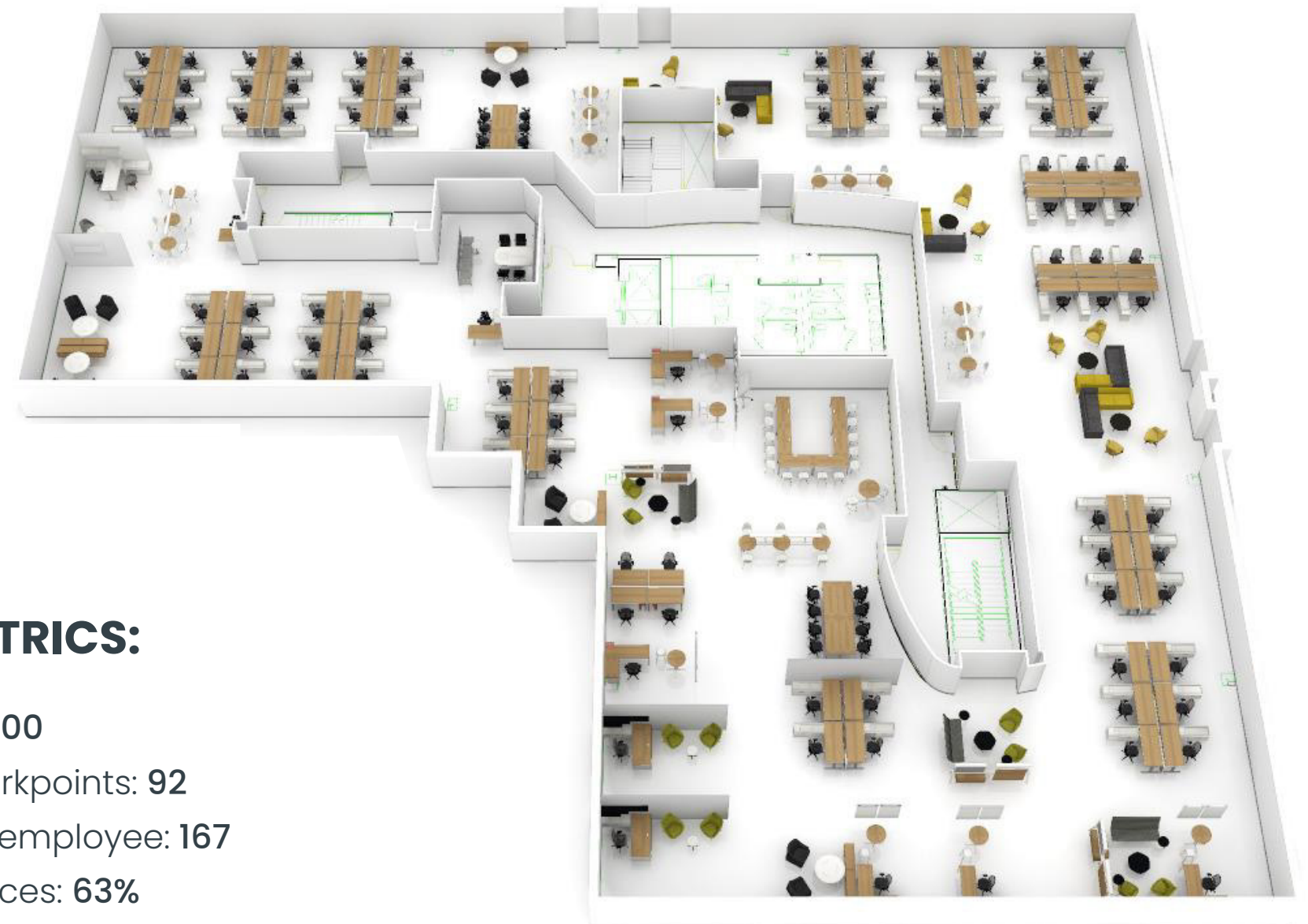
Touch Down

Huddle Space

Meeting / Break-out

Multi-Purpose

Work Café



SPACE METRICS:

Usable SF: 18,400

Dedicated Workpoints: 92

Usable SF per employee: 167

Individual Spaces: 63%

Group Spaces: 37%

Renovations Are Underway





INTERSTATE 40

I-40 W

4000 SANCAR WAY
73,751 RSF

SANCAR WAY

I-40 E

DAVIS DR

High tech meets **the great outdoors**



- Workspace
- Hotel
- Restaurant & Retail
- Greenspace
- Apartments

BLAZE A TRAIL AT THE EPICENTER OF IT ALL.

At Hub RTP, all the best parts of city living meet acres of greenspace. From collaborative, customizable workspace and pioneering new restaurant concepts to outdoor space where you can breathe deep, you'll find everything you need to thrive.

Developers:



Office



Retail



Multi-family

1M SF OFFICE

75K RETAIL

425 HOTEL ROOMS

1200 MULTI-FAMILY
UNITS

13+ ACRES OF
GREENSPACE

Forever Groundbreaking



WHAT WORKS FOR YOU WORKS FOR US.

Build-to-suit up to 1 million square feet of Class A workspace, nestled in 13+ acres of conserved green space with streamside trails, experiential food and beverage, and modern apartment living all just steps away.

BLUE SKY THINKING, GREENSPACE LIVING.

We believe in pulling the outside in. Enjoy Carolina blue skies with open-air amenities, 20+ miles of trails, and lush nature to promote wellness, inspiration and workplace productivity.

In the **Heart** of
North Carolina's
Research Triangle

 UNC / Chapel Hill

 Duke / Durham



 RDU Airport

 NC State / Raleigh

Distance to HUB RTP (mi.):

6 - RDU Airport

8 - Duke / Durham

12 - UNC / Chapel Hill

16 - NC State / Raleigh

4000 Sancar Way

Research Triangle Park, NC 27709



FOR MORE INFORMATION:

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