



The Beating Heart of the RTP

RESEARCH TRIANGLE PARK
NORTH CAROLINA



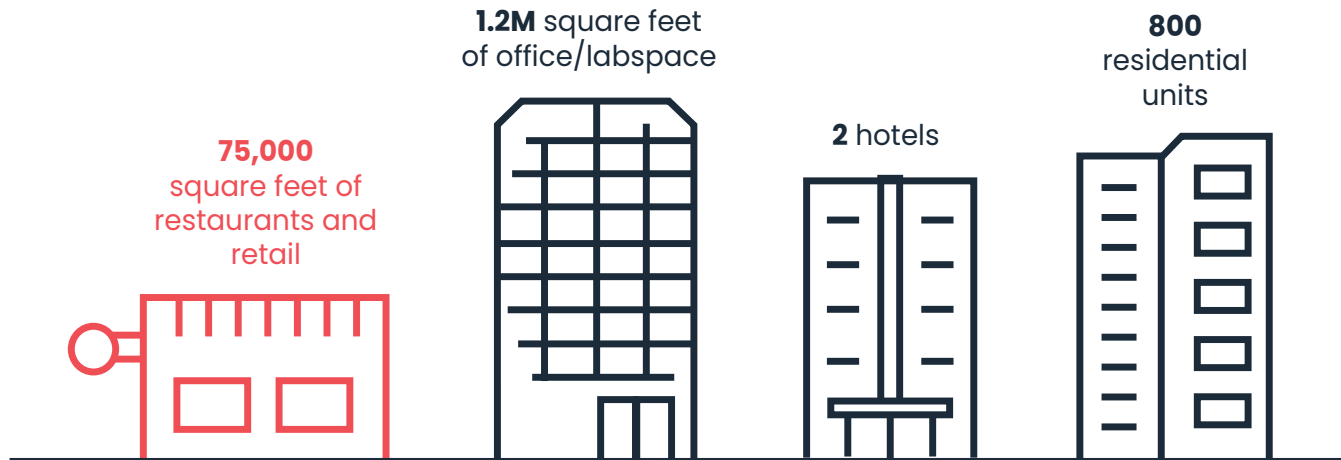
WHITE POINT

CBRE



HORSESHOE
AT **HUB**

Horseshoe will be at the heart of HUB RTP, an **urban, walkable** district with **1.2 million square feet** of office/labspace, 75,000 square feet of **retail** and **restaurants**, up to two hotels, and 800 residential units, all designed to **bring people together** to work, stay, shop, drink and dine for the first time within RTP.



Horseshoe at HUB RTP is a rare development in one of the world's premier innovation communities.

Unparalleled Access



131,591

PROJECTED POPULATION IN
2022 WITHIN 10 MIN DRIVE



\$93,336

AVERAGE HH INCOME
WITHIN 10 MIN DRIVE



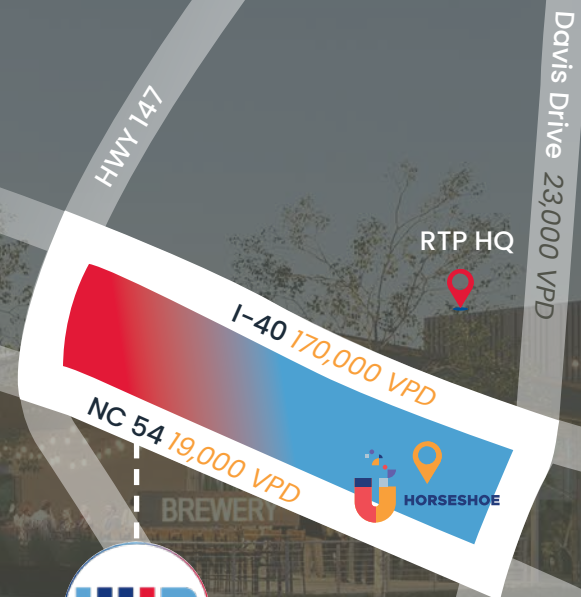
155K+

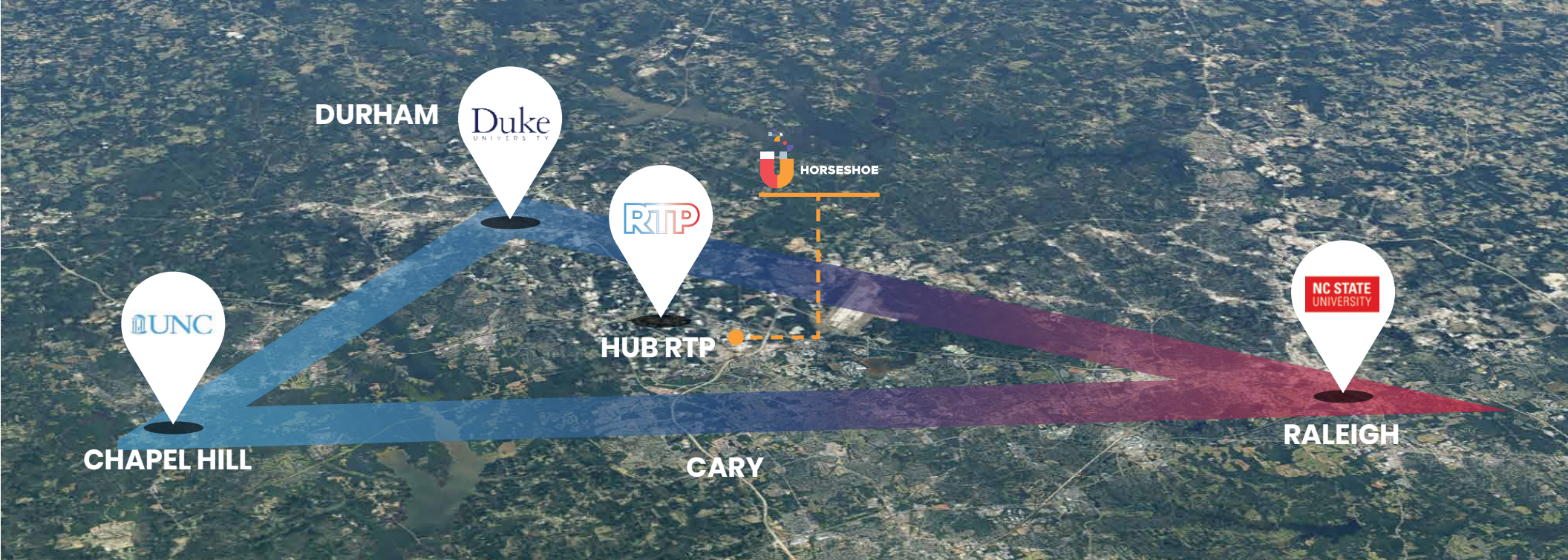
EMPLOYEES WITHIN
10 MIN DRIVE



60%

OF POPULATION HAS COLLEGE
DEGREE, MASTERS OR
DOCTORATE





RALEIGH-DURHAM ADVANTAGE

Raleigh-Durham benefits from robust, diversified demand drivers that have amplified population growth 4x faster than the US growth rate since 2010. The CSA is buoyed by growing, sustainable medical, educational, life sciences and tech employment bases. Positive employment announcements throughout the pandemic point to continued oversized gains in population through in-migration trends and retention of many of the 80,000 students from the MSA's three Tier One research universities – Duke, UNC Chapel Hill and NC State.

#1

**OVERALL REAL ESTATE
MARKET PROSPECT**

*ULI Emerging Trends in Real
Estate 2021*

TOP 10

**US CITIES BEST
POSITIONED TO RECOVER
FROM COVID 19**

Forbes 2020

#3

**FASTEST GROWING
MILLENNIAL
POPULATION**

CommercialCafe

3,000

NEW APPLE JOBS

\$1 Billion Investment

#5

**LIFE SCIENCES MARKET
IN THE US**

CBRE 2020

#1

**HOMEBUILDING
PROSPECTS**

*ULI Emerging Trends in Real
Estate 2021*



PARK DR

INTERSTATE 40

I-40 W

I-40 E

PARK DR

DAVIS DR

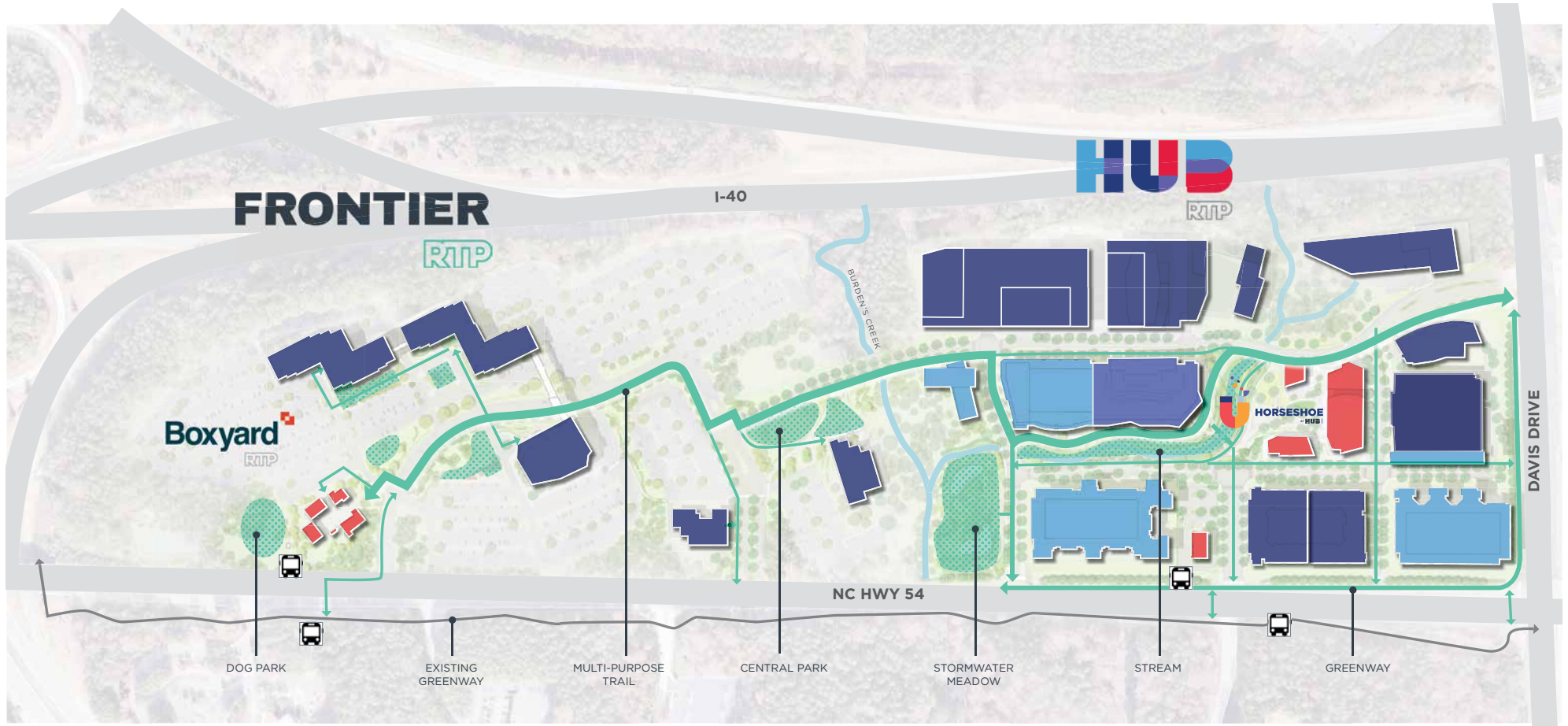
CROSS ST

MAIN ST

HIGHWAY 54

HUB
RMP

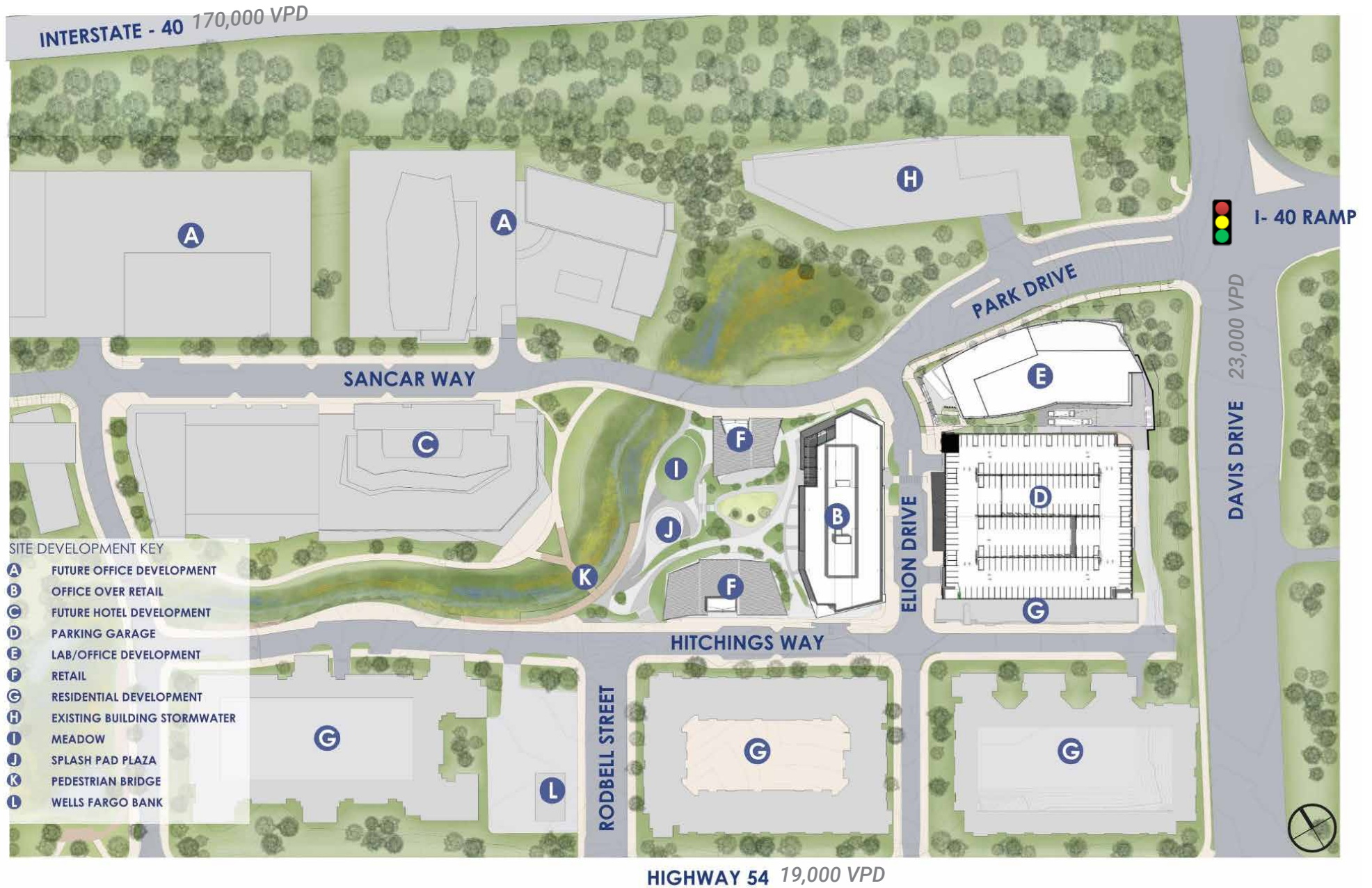
 **HORSESHOE**



- OFFICE
- RESIDENTIAL
- HOTEL
- RETAIL
- OPEN SPACE AMENITIES

1" = 100'

MASTER SITE PLAN



RETAIL SITE PLAN





**HUB RTP STREAM &
PEDESTRIAN BRIDGE**









RETAIL LEASING CONTACTS

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