

LABS @

**HUB** RTP



265,000 SF  
Purpose-Built Lab Space

[HUBRTP.ORG](http://HUBRTP.ORG)

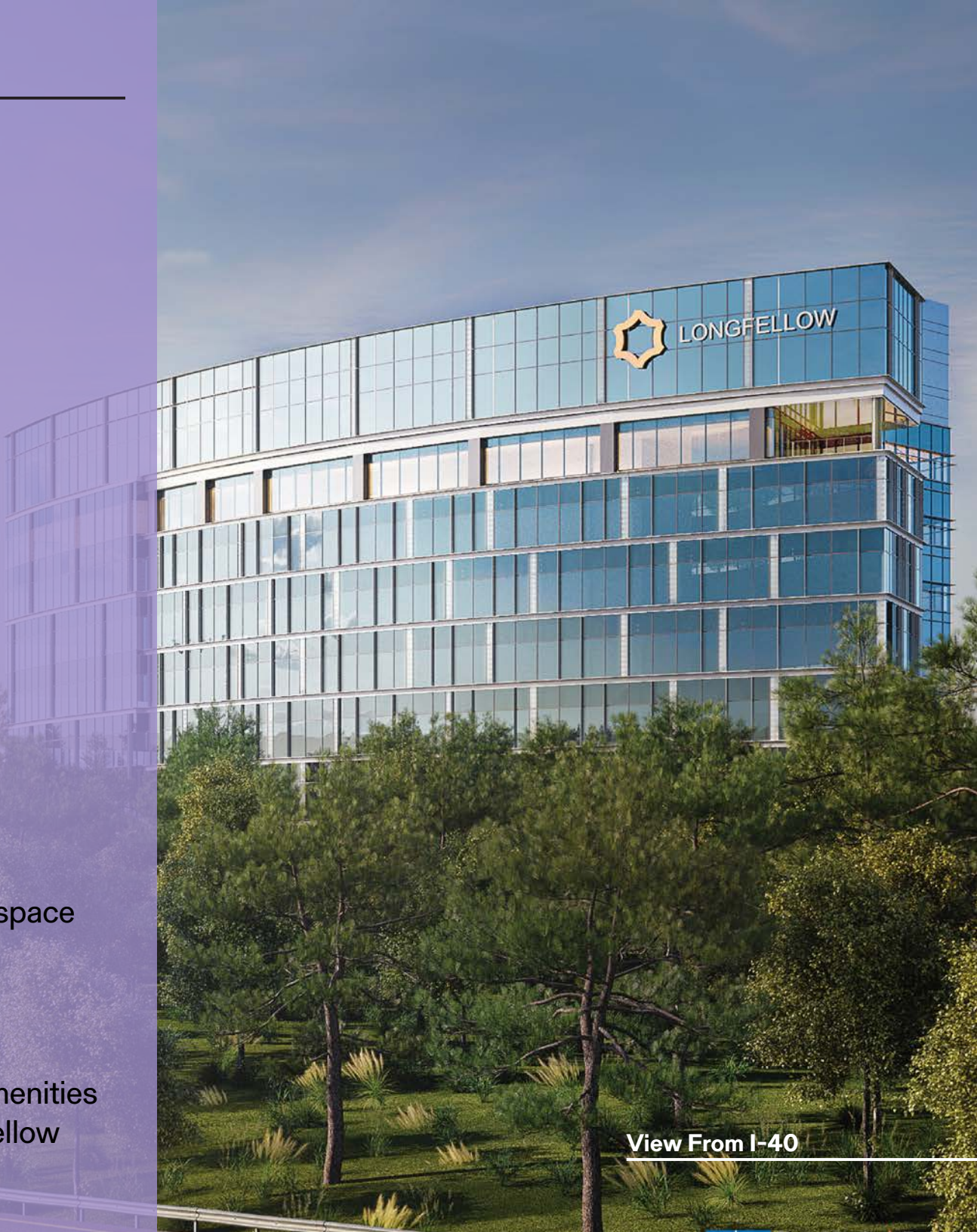


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# Building Highlights

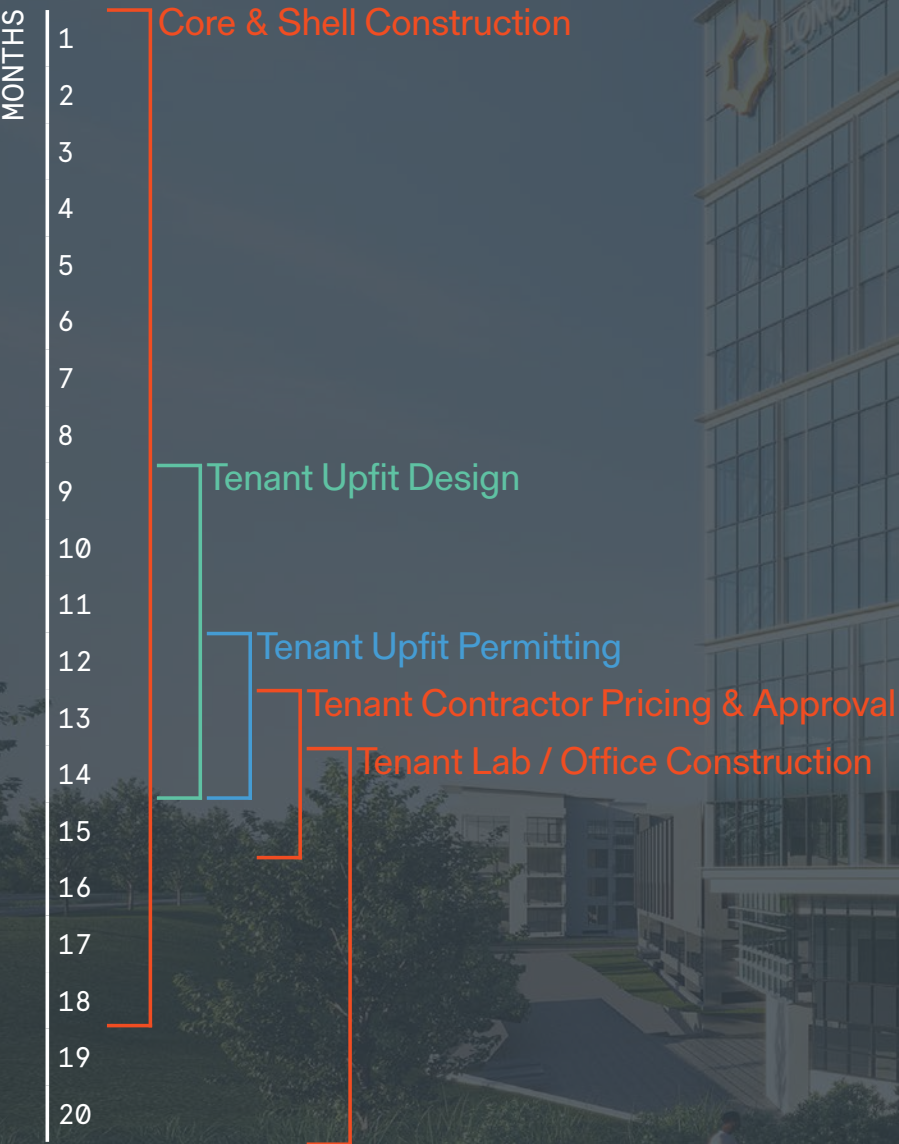
TOTAL SIZE	265,000 SF
CONSTRUCTION DURATION	22 Months
FLOORS	8 Floors
FLOOR PLATE	34,105 RSF
PARKING RATIO	2.5/1000
FEATURES	State-of-the-art lab space LEED Gold Fitwel Certified Building exclusive amenities via Elevate by Longfellow



View From I-40



# Construction Schedule



View From Sancar Way





Labs  
@ HUB

Main  
Entrance  
to HUB

Davis Drive





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HUB





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HUB

STANLEY GLENBERG









Building entrance





Outdoor patio

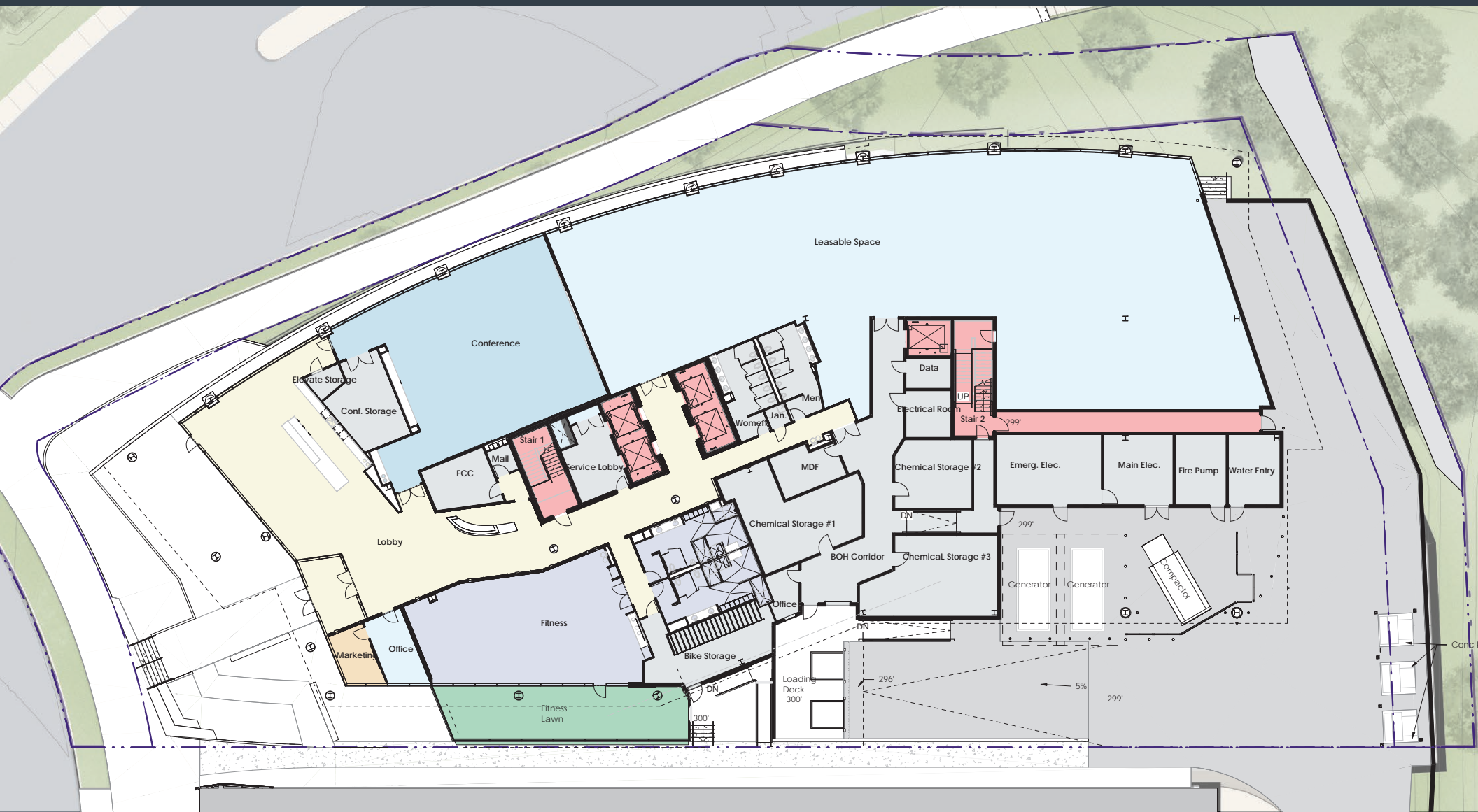




**Building lobby**



First Floor





Conceptual Lab / Office Plan \_\_\_\_\_





## Building Amenities

A2 will feature amenities and programming through Elevate, our proprietary tenant experience platform.

Featuring coffee bar, lounge, front desk concierge, conference space, and fitness center.

Plus easy access to Hub's 16 acres of green space, hotel, and retail just steps away.

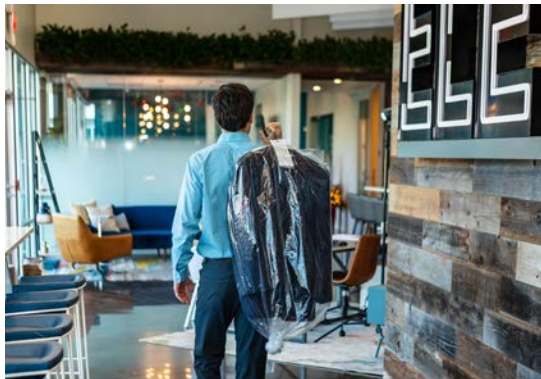


Elevate lounge



# ELEVATE

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Your daily experience, redefined.

Elevate by Longfellow is the final word in thoughtful, curated workplace experiences. We create modern, functional workspaces and enhance them with exclusive, intentional amenities. It's our job to cultivate greatness and deliver peace of mind.

## **BALANCE**

Fitness Classes  
Wellness Events  
Workshops

## **ACCESS**

Car Detailing Services  
Mobile Hospitality Services

## **TASTE**

Rotating Food Trucks  
Beer & Wine Tastings

## **BRAIN POWER**

Lunch & Learn Workshops  
Fully Equipped Meeting Spaces

## **GENEROSITY**

Donation Collections  
E-Waste Recycling  
Blood Drives

## **CONNECTIONS**

Networking & Happy Hours  
Seasonal Events  
New Tenant Welcome Tours  
Gifts & Giveaways

## **PLAY**

Tenant Competitions & Prizes  
Outdoor Gaming

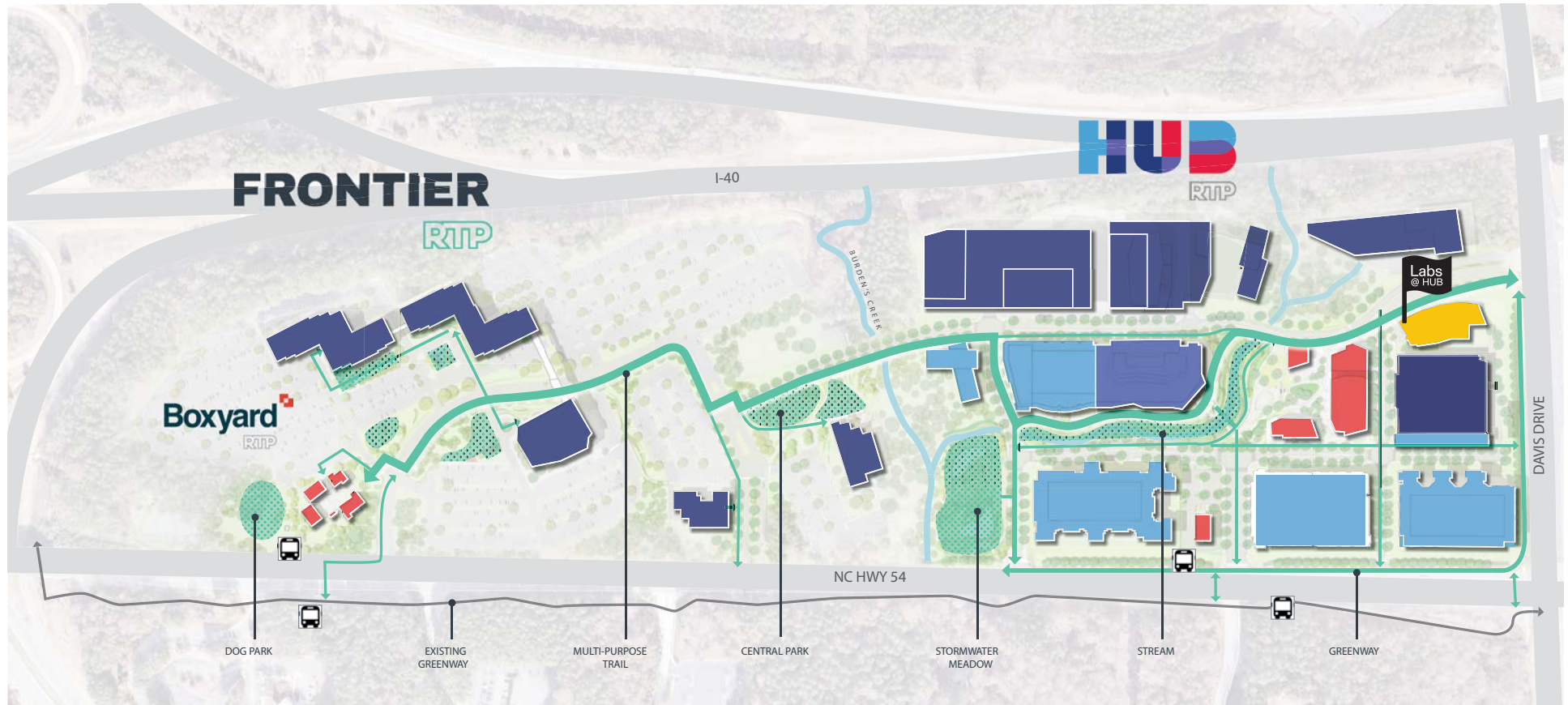
Follow on @elevatebylongfellow

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# Hub RTP

Project Site



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

- |                                                                                                   |                                                                                                            |
|---------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------|
|  Office      |  Retail               |
|  Residential |  Life Science         |
|  Hotel       |  Open Space Amenities |



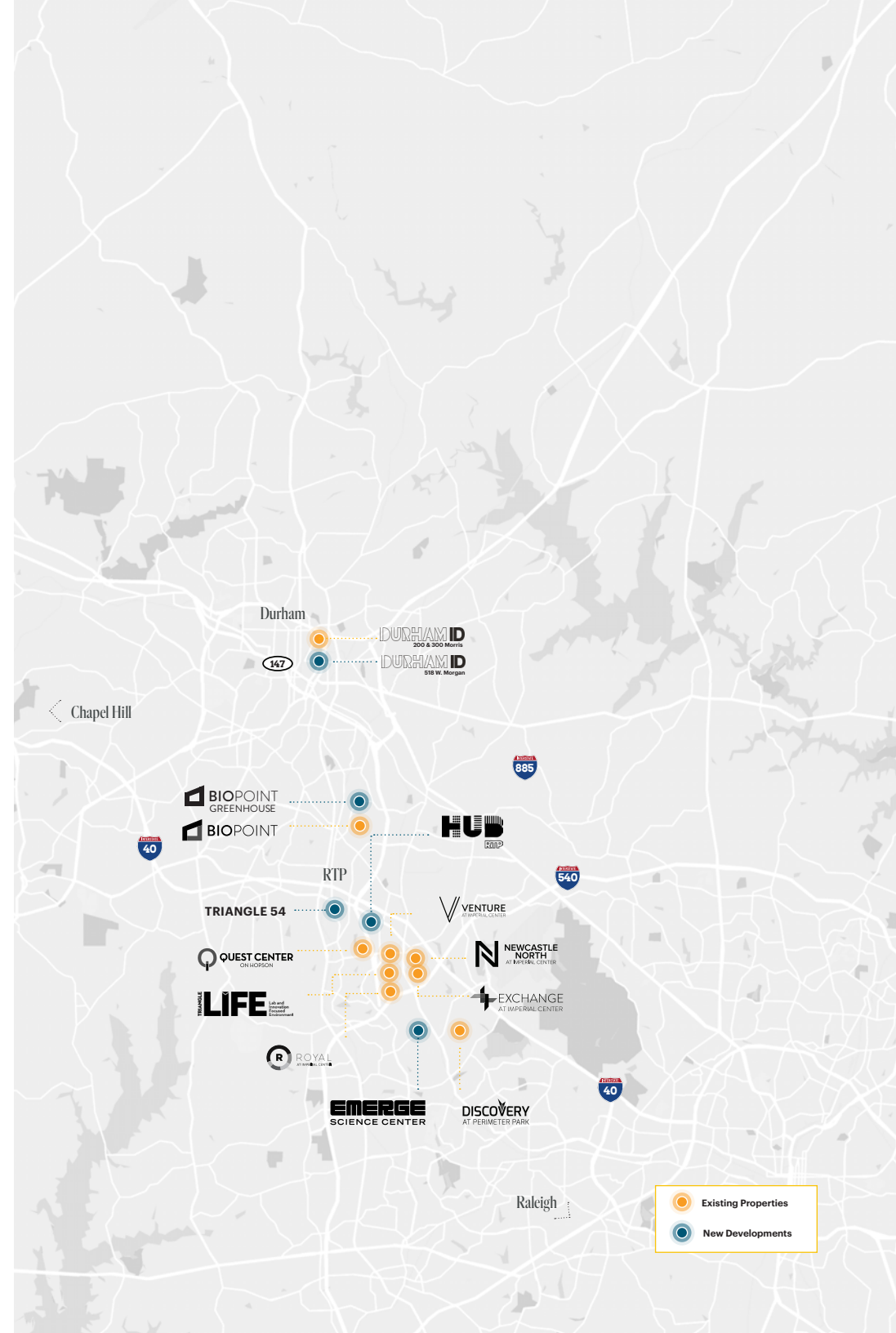


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Longfellow's North Carolina presence spans over a decade and currently includes over 5 million square feet of existing and proposed lab and office space.

*With the expansion of the region, Longfellow is set to meet the growing demands of tomorrow with upcoming developments such as Hub RTP, Emerge Science Center, Triangle 54, and more.*

From dry labs to wet labs and everything in-between, we provide the infrastructure for our clients to be industrious.







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HUB RTP

Thank you.

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