Built for the future, Hub RTP is an iconic community among tech and life science companies and innovators. With hotel, apartments, retail and green space – this is the new downtown of RTP.

### Lab & Office Space

<table>
<thead>
<tr>
<th>Name</th>
<th>Description</th>
<th>SF</th>
<th>Developer</th>
</tr>
</thead>
<tbody>
<tr>
<td>HORSESHOE</td>
<td>Developed by White Point &amp; RTF</td>
<td>175,000</td>
<td>White Point &amp; RTF</td>
</tr>
<tr>
<td>DEPLOYED BY LONGFELLOW</td>
<td>265,000 SF lab &amp; office</td>
<td></td>
<td>Longfellow</td>
</tr>
<tr>
<td>FRONTIER</td>
<td>Existing co-working &amp; office space</td>
<td></td>
<td></td>
</tr>
<tr>
<td>HUB OFFICE TOWERS</td>
<td>Developed by KDC + RTF</td>
<td>500,000+</td>
<td>KDC + RTF</td>
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<tr>
<td>FRONTER</td>
<td>HUB OFFICE TOWERS</td>
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</tbody>
</table>

### Multi-Family

<table>
<thead>
<tr>
<th>Name</th>
<th>Description</th>
<th>Units</th>
<th>Phase</th>
<th>Developer</th>
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</thead>
<tbody>
<tr>
<td>NIXIE MultiFamily Residential</td>
<td>Developed by MAA</td>
<td>406</td>
<td>I</td>
<td>MAA</td>
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</table>

### Hotel

<table>
<thead>
<tr>
<th>Name</th>
<th>Description</th>
<th>Rooms</th>
<th>Developer</th>
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</thead>
<tbody>
<tr>
<td>MARRIOTT RENAISSANCE HOTEL</td>
<td>Developed by Alamo Manhattan</td>
<td>250</td>
<td>Alamo Manhattan</td>
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</table>

### Retail

<table>
<thead>
<tr>
<th>Name</th>
<th>Description</th>
<th>Businesses</th>
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</thead>
<tbody>
<tr>
<td>BOXYARD RETAIL</td>
<td></td>
<td>14+</td>
</tr>
</tbody>
</table>
As part of the Hub RTP campus, you’ll be surrounded by retail and restaurants, a full service Renaissance hotel, multi-family apartments, and 16 acres of green space to engage both teams and guests.

Common ground for uncommon discoveries
Your link to the future

Via is built to be a connector between scientific progress and the people who make it happen. As a holistic experience, we lay the groundwork for teams, individuals, ideas, and next steps to align. Via isn’t just a new research center, it’s a new way to achieve together.

**TOTAL SIZE**
265,000 SF lab & office

**CONSTRUCTION DURATION**
18-20 months
*from signed lease*

**PARKING RATIO**
2.5/1000

**FLOORS**
8

**VISIBILITY**
High visibility from I-40

**INNOVATION**
State of the art lab space

**CAMPUSS**
Access to Hub amenities, retail, hotel, apartments, and more

**SUSTAINABILITY**
LEED Gold, Fitwel Certified

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265,000 SF lab & office

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18-20 months
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State of the art lab space

**CAMPUSS**
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**SUSTAINABILITY**
LEED Gold, Fitwel Certified
## Construction schedule

<table>
<thead>
<tr>
<th>Months</th>
<th>1</th>
<th>2</th>
<th>3</th>
<th>4</th>
<th>5</th>
<th>6</th>
<th>7</th>
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<tbody>
<tr>
<td>Core &amp; Shell Construction</td>
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<tr>
<td>Tenant Upfit Design</td>
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It’s more than just four walls

Stagnant spaces don’t sustain innovation. Instead, Via utilizes invigorating design and amenities to support the individuals driving progress in science.
FLOOR PLAN

Floor 8
± 35,000 SF

Available
Private Rooftop Terrace

TEST FIT
Conceptual Lab and Office Layout
Lab 12,794 SF  |  Office 13,075 SF
Elevate your work environment

Via is equipped with building exclusive amenities that engage and nourish tenants through Elevate, Longfellow’s hospitality brand. Along with Elevate, access to Hub amenities is also a perk of being part of the community.

**FITNESS**
1,579 SF fitness center to help keep you balanced

**TRAINING**
A training center that offers a capacity of 158 people

**SERVICE**
Coffee service and lounge area perfect for a morning pick-me-up

**GREENSPACE**
The Hub RTP campus offers over 16 acres of greenspace

**CONNECTIONS**
On-site programming that includes tenant-exclusive events

**COMMUNITY**
Surrounded by opportunities to connect with your team
Built-in community

With Hub RTP as your canvas, work goes beyond 9 to 5. Connect with your team beyond the lab at some of the buzziest restaurants, partake in weekly programming, and enjoy the ample outdoor space—all baked into one accessible campus.

14+ Retailers, including:

- RTP180
- Quarterly speaker series
- RTPFit
  Weekly yoga and rotating pop-ups
- Out of Office
  Weekly happy hour

Boxyard
Retail Availability
40K+ SF experiential and restaurant retail

Greenspace
Outdoor pathways and reclaimed stream + boardwalk
In the heart of North Carolina’s Research Triangle

Built for the future, Hub RTP is an iconic community among tech and life science companies and innovators. With hotel, apartments, retail and green space – you can call its downtown home.

KEY PLACES NEAR RTP:
- Duke/Durham: 8 Miles
- UNC/Chapel Hill: 12 Miles
- NC State/Raleigh: 16 Miles
- RDU Airport: 6 Miles

KEY INNOVATORS LOCATED IN RTP:
1. Lilly
2. BASF
3. IBM
4. Biogen
5. syngenta
6. United Therapeutics
7. FRTI
8. FUJIFILM
9. BD
10. Apple

LARGEST RESEARCH PARK
RTP is the largest research park in the U.S. with over 7,000 acres

IN LIFE SCIENCES
RTP is no. 5 in the Life Science Market in the U.S.

LIFE SCIENCE COMPANIES
There are over 570+ Life Science companies located in RTP

INVESTMENT
There has been $6.3 billion in Life Science investment since 2018
Investing in people at the forefront of our industries

Longfellow is a vertically integrated life science real estate developer and operator with a unique ability to offer a holistic suite of real estate services to our tenant partners. Our development expertise allows us to effectively deliver state of the art campuses, buildings, and lab spaces with a collaborative approach.

GLOBAL PORTFOLIO
16.5+ Million SF
North Carolina
Boston
New York
Philadelphia
Maryland
San Diego
Bay Area
United Kingdom

DEVELOPMENT
Strategy & Partnership
Advisory & Entitlements
Acquisitions & Conversions

INVESTMENTS
Asset Management
Investment Management

MANAGEMENT
Leasing
Project Management
Property Management
Elevate