



LABS AT HUB RTP



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

DEVELOPED BY LONGFELLOW
265,000 SF lab & office

FRONTIER
Existing co-working & office space

HORSESHOE
DEVELOPED BY WHITE POINT & RTF
175,000 SF office & retail

HUB OFFICE TOWERS
DEVELOPED BY KDC + RTF
500,000+ SF

Multi-Family

NIXIE MULTIFAMILY RESIDENTIAL
DEVELOPED BY MAA
406 units in Phase I

Hotel

MARRIOTT RENAISSANCE HOTEL
DEVELOPED BY ALAMO MANHATTAN
250 rooms

Retail

BOXYARD RETAIL
14+ small businesses

A world-class campus
in the Research Triangle

Common ground for uncommon discoveries

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.



← Durham/Chapel Hill

HUB Office Tower
RTF | 350K+ SF

Raleigh →

← Boxyard

← Frontier

HUB Office Mid-Rise
RTF | 150K+ RSF

RENAISSANCE
Alamo Manhattan | 250 Rooms

Multi-family

Horseshoe Office & Retail
RTF & White Point | 157K+ SF

VIA
Longfellow | 265K RSF

Multi-family

Nixie Multi-Family
MAA | 406 Units in Phase 1

Multi-family

HIGHWAY 54

DAVIS DRIVE

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

ELEVATE
Building-exclusive amenities
via Elevate by Longfellow

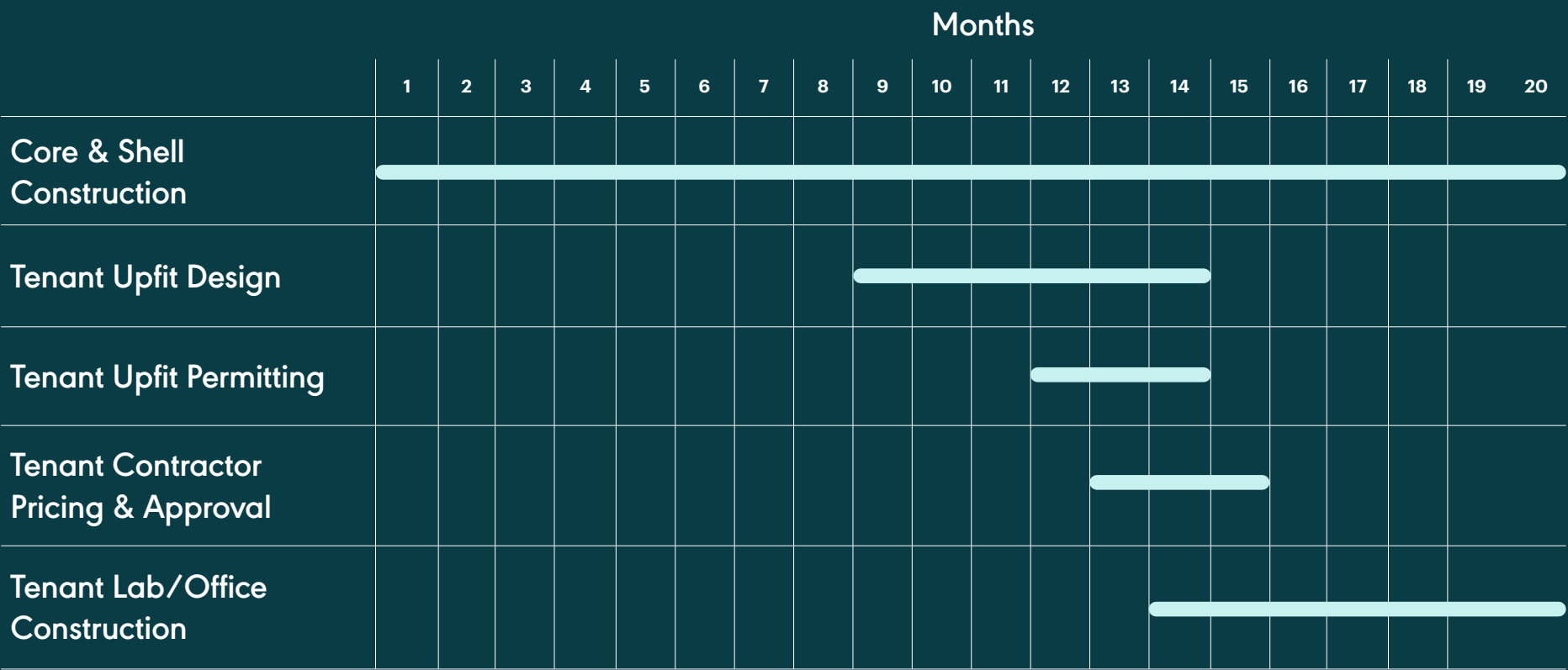
CAMPUS
Access to Hub amenities, retail,
hotel, apartments, and more

SUSTAINABILITY
LEED Gold
Fitwel Certified



View from I-40 at
Davis Drive Exit

Construction schedule



It's more than just four walls

FLOOR PLAN
Floor 1
7,300 SF Available



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

FLOOR PLAN
Floor 2-7
± 35,000 SF



FLOOR PLAN

Floor 8
± 35,000 SF

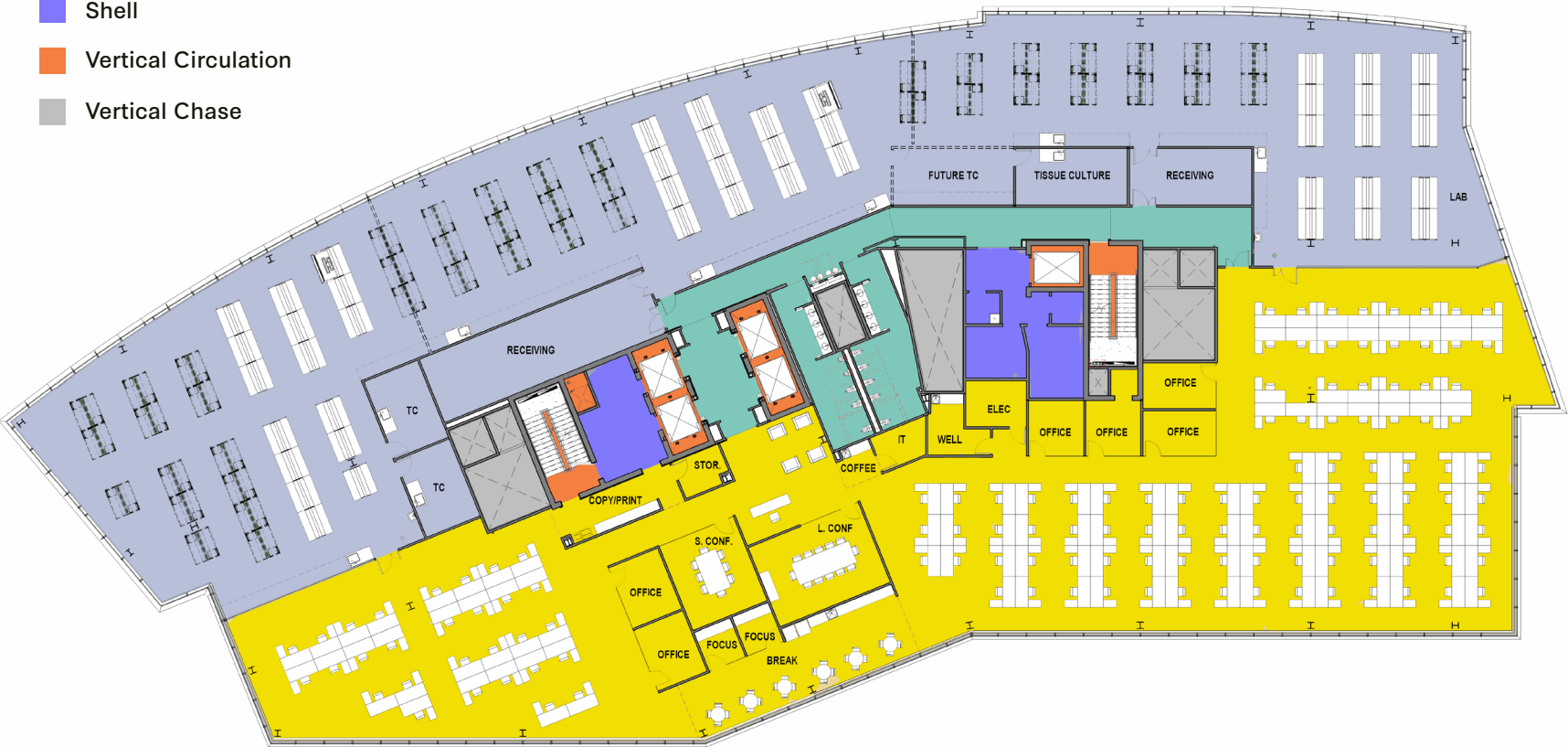
- Available
- Private Rooftop Terrace



TEST FIT

Conceptual Lab and Office Layout
Lab 12,794 SF | Office 13,075 SF

- Lab
- Office
- Common
- Shell
- Vertical Circulation
- Vertical Chase





ELEVATE



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.

Boxyard
RTP



14+ Retailers, including:

beyucaffè

LAWRENCE
BARBECUE



FRONTIER
RTP

RTP180
Quarterly speaker series

RTPFit
Weekly yoga and rotating pop-ups

Out of Office
Weekly happy hour



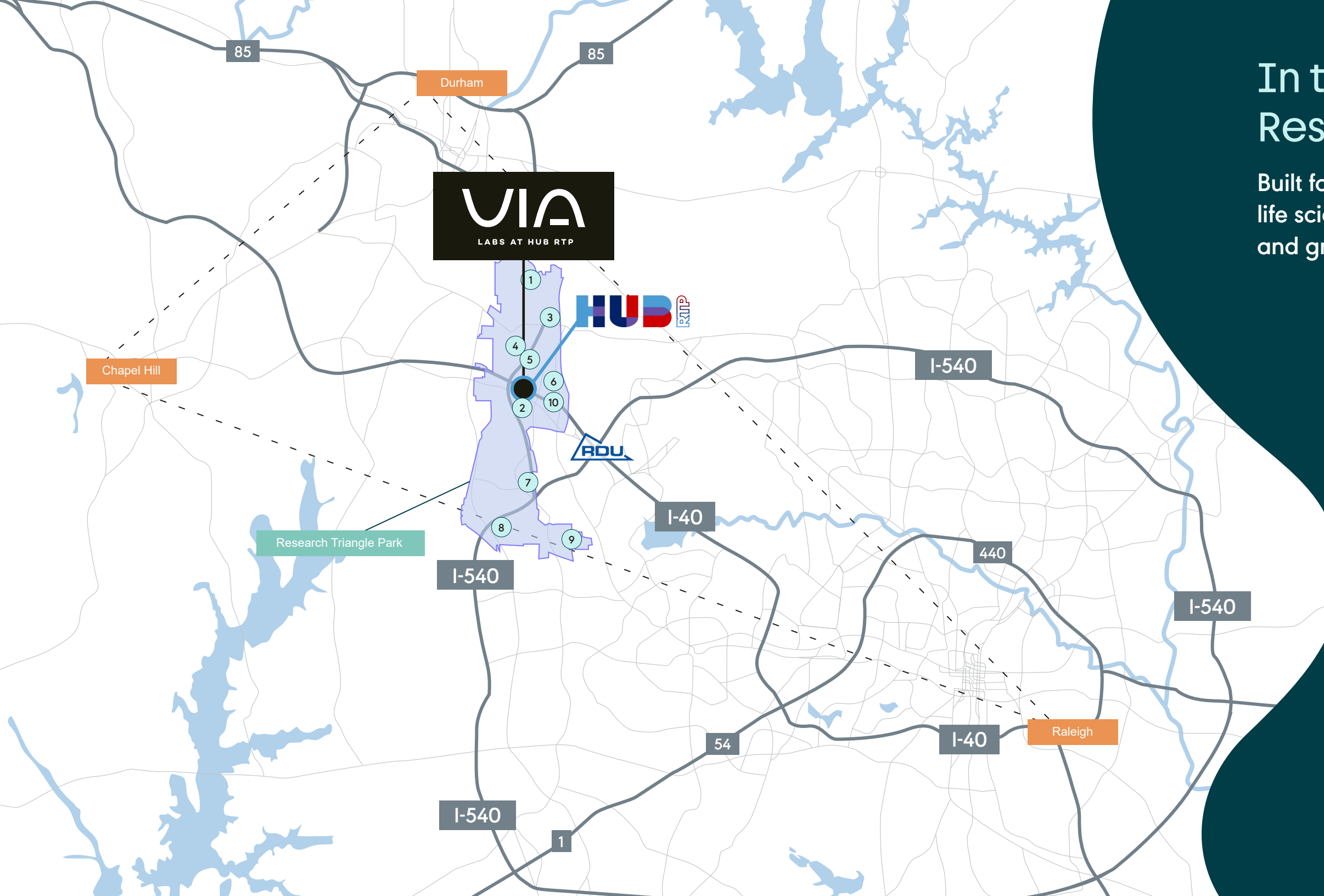
Greenspace
Outdoor pathways and reclaimed stream + boardwalk

Retail Availability
40K+ SF experiential and restaurant retail



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*

6 *syngenta*

2 **BASF**

7 *Biogen*

3 **IBM**

8

4 **United Therapeutics**
CORPORATION

9 **FUJIFILM**

5 **RTI**
INTERNATIONAL

10

#1

LARGEST RESEARCH PARK

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

#5

IN LIFE SCIENCES

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

500+

LIFE SCIENCE COMPANIES

There are over 570+ Life Science companies located in RTP

\$6.3B

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

INVESTMENTS

Asset Management
Investment Management

DEVELOPMENT

Strategy & Partnership
Advisory & Entitlements
Acquisitions & Conversions

MANAGEMENT

Leasing
Project Management
Property Management
Elevate





CLASS A LAB SPACE

265,000 SF

HUB RTP

RESEARCH TRIANGLE PARK,
NORTH CAROLINA



HUB
RTP

VIAL

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