



HORSESHOE

AT **HUB** RTP

RESEARCH TRIANGLE PARK • NORTH CAROLINA • 3151 ELION DRIVE



UNDER CONSTRUCTION DELIVERING Q1 2024

W
WHITE POINT

RTP

JLL

CONVENIENT. CONNECTED. CENTRAL.

Located at the geographic center of three Tier-1 research universities, RTP is the largest research park in the United States and a premier global innovation center. Its 7,000 acres house hundreds of companies, including science and technology firms, government agencies, academic institutions, startups and nonprofits.

-  **I-40 – 1 MIN**
-  **I-540 – 3 MIN**
-  **I-440 – 11 MIN**
-  **MORRISVILLE – 10 MIN**
-  **APEX – 18MIN**
-  **HOLLY SPRINGS – 22 MIN**



7,000
ACRES



375+ EST
AND STARTUP
COMPANIES



60,000
EMPLOYEES

#1

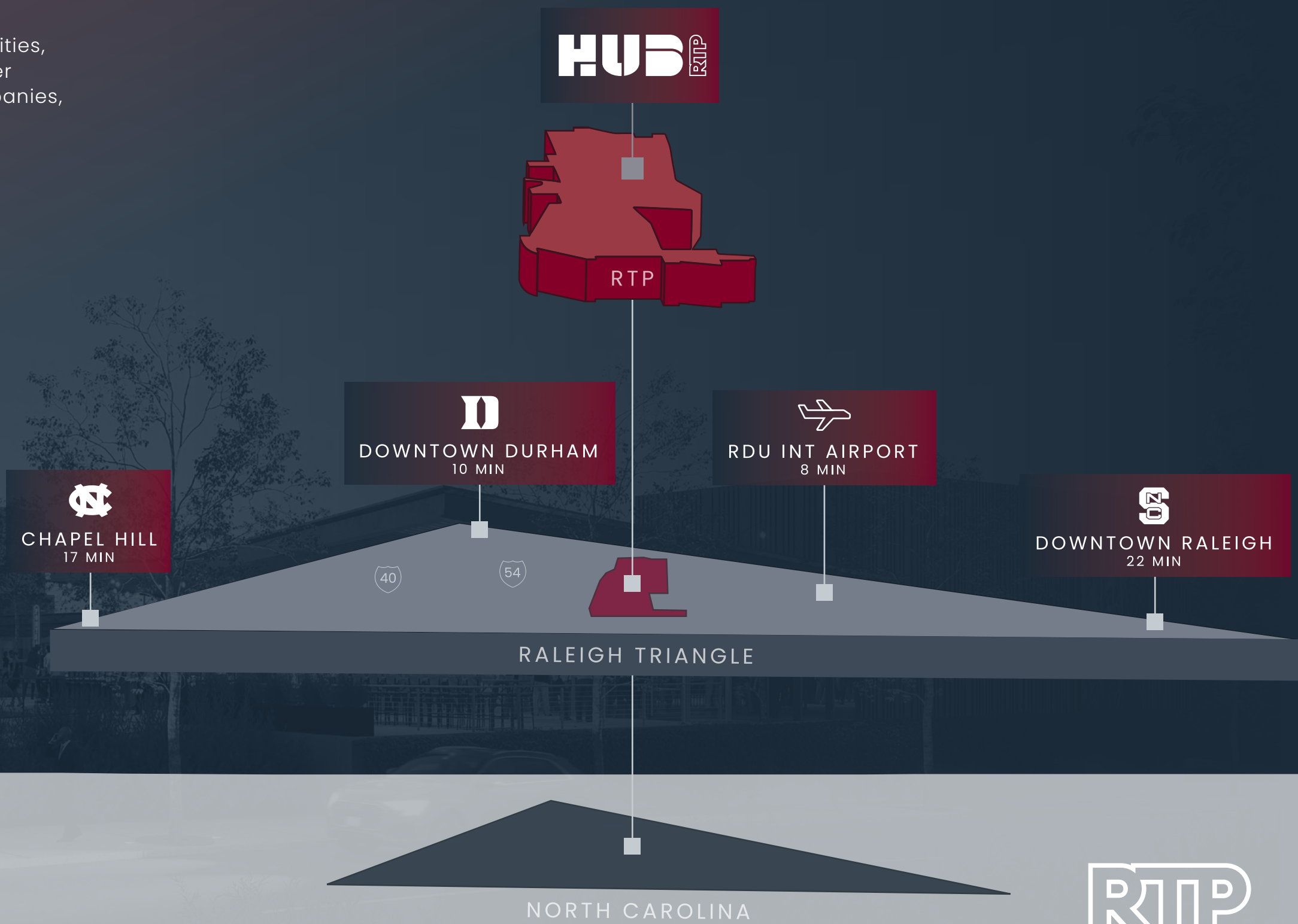
STATE FOR
BUSINESS IN 2023
– CNBC

#1

HOTTEST HOUSING
MARKET IN 2023
– U.S. NEWS & WORLD

#5

HOTTEST LABOR
MARKET IN 2023
– WALL STREET
JOURNAL



LARGEST COMMERCIAL
SUBMARKET IN THE
TRIANGLE REGION



RTP'S NEW DOWNTOWN

THE MAIN ATTRACTION *of* HUB RTP


38,580 SF OF
RESTAURANT
+ RETAIL SPACE


119,065 SF
OF OFFICE
SPACE


COVERED
STRUCTURED
PARKING


SHARED OFFICE
TERRACE AMENITY


LARGE OUTDOOR
SEATING AREA


1-ACRE
COURTYARD


PROGRAMMED
ENTERTAINMENT


WATER +
FIRE FEATURES


RECLAIMED STREAM
+ BOARDWALK

DELIVERY
Q1 2024

**TOPPED
OUT**
MAY 2023

**GROUND
BREAKING**
OCTOBER 2022

2024

2023

2022

HORSESHOE OFFICE

DESIGNED TO BE THE VIBRANT AND ENERGETIC
CENTER OF RTP'S NEW DOWNTOWN

ADDRESS: 3151 Elion Drive | RTP, NC 27709

NUMBER OF FLOORS: 5 TOTAL RSF: 119,065 SF

↑
CEILING
HEIGHTS 14'

P PARKING Adjacent structured parking garage
4 / 1,000 with EV stations available

↑↓
FLOOR-TO-CEILING GLASS

🚩
PROMINENT SIGNAGE OPPORTUNITIES

↔
TWO DEDICATED TENANT AMENITY SPACES

📺
SHARED TRAINING/CONFERENCE ROOM

🚲
BIKE STORAGE



AMENITY SPACES

ACCESS TO THE OUTDOORS
AT EVERY TURN

5TH FLOOR SHARED AMENITY SPACE

4,450 SF



TENANT LOUNGE + KITCHEN



CONNECTED TERRACE
OVERLOOKING HORSESHOE
COURTYARD



TRAINING/CONFERENCE ROOM



GROUND FLOOR AMENITY SPACE

DESIGNED FOR SOCIAL GATHERING
DURING AND AFTER WORK HOURS



GOLF SIMULATOR



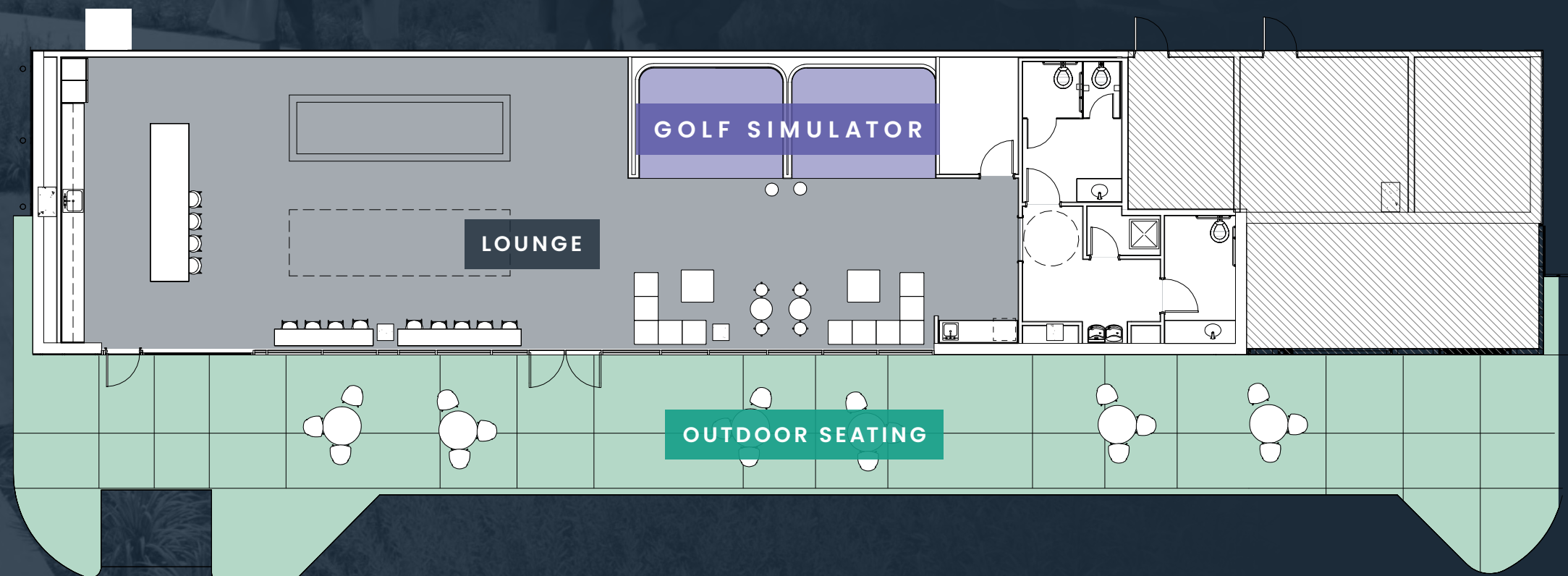
GAMING ZONE



SHUFFLEBOARD



KITCHEN + SEATING AREA





EVERYTHING YOU NEED

ALL IN ONE PLACE

FEATURING OVER **38,000 SF** OF EXPERIENTIAL RETAIL SPACE, HORSESHOE BRINGS A UNIQUE VARIETY OF RETAIL AND DINING OPTIONS TO RTP. THIS WILL BE A DESTINATION FOR RTP EMPLOYEES, TRIANGLE RESIDENTS AND THE **170K** DAILY TRAVELERS ON I-40.



NUMEROUS
RESTAURANT
OPTIONS



16 ACRES OF
GREENSPACE



20 MILES OF
WALKING +
BIKING TRAILS



AND MORE



FOR MORE INFORMATION

W
WHITE POINT

RTP

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