

Research Triangle Park
North Carolina



One RTP Tower

AT **HUB** RTP

 **KDC**  **JLL**

Forever Groundbreaking



Blue sky thinking,
greenspace living

Blaze a trail at the epicenter
of all things new, next, and
groundbreaking

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.

Continuous trails and lush nature to
promote wellness, inspiration and workplace
productivity all can be found at Hub RTP.

1M+ SF OF OFFICE

250 HOTEL ROOMS

75K SF OF RETAIL

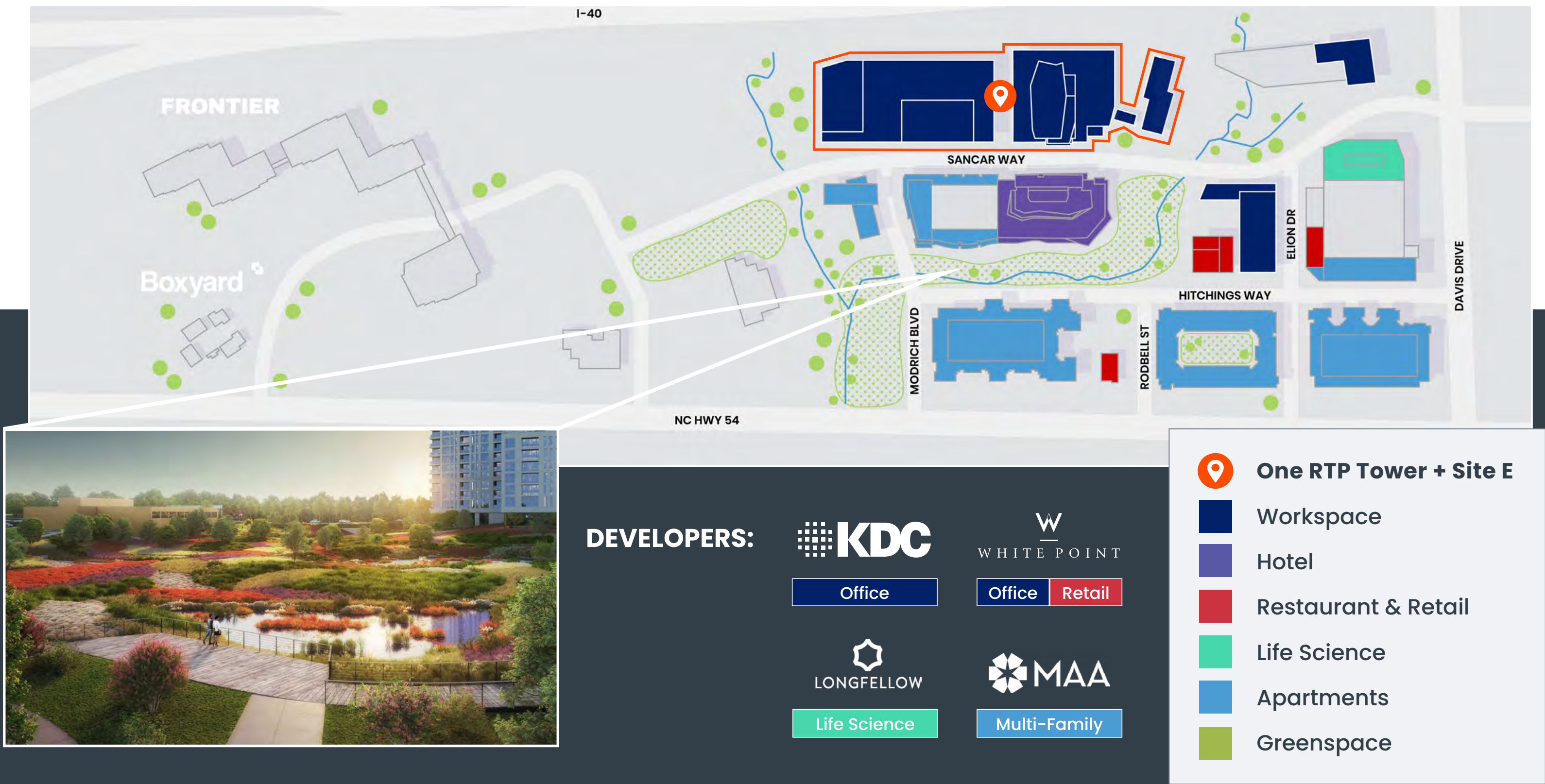
220K SF OF LIFE SCIENCE

366 MULTI-FAMILY UNITS

16 ACRES OF GREENSPACE

High tech meets the great outdoors

1 million s.f. of Class A workspace, nestled in 16+ acres of conserved greenspace with streamside paths, experiential dining, and modern apartment living all just steps away.



Forever
Growing
Learning
Advancing



Build-to-Suit your needs at Hub RTP

What is One RTP Tower?

A state-of-the-art, fully customizable **350K to 1M SF** office tower with an unparalleled signage opportunity along I-40.

One RTP Tower Floorplates:

- Up to 19 floors
 - ◊ 6 parking floors
 - ◊ 12 office floors
- 30,000 SF floorplates
- Podium parking deck

Sample Floorplan:



All the best parts
of city living meets
acres of greenspace



350,000 to 1M SF



26-36 months from
lease execution



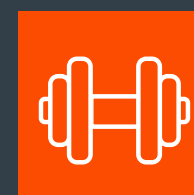
3.5/1,000 podium
parking deck, free
and unreserved



Prime I-40 visibility
with impressive
signage package



Private wellness areas,
outdoor and rooftop
terraces



Fitness, cafe, and
conference centers
available

Breathe deep, you'll find everything you need to thrive



150,000 SF+



18-20 months from lease execution



3.5/1,000 parking deck, free and unreserved



Bridge to parking deck



Outdoor rooftop terrace

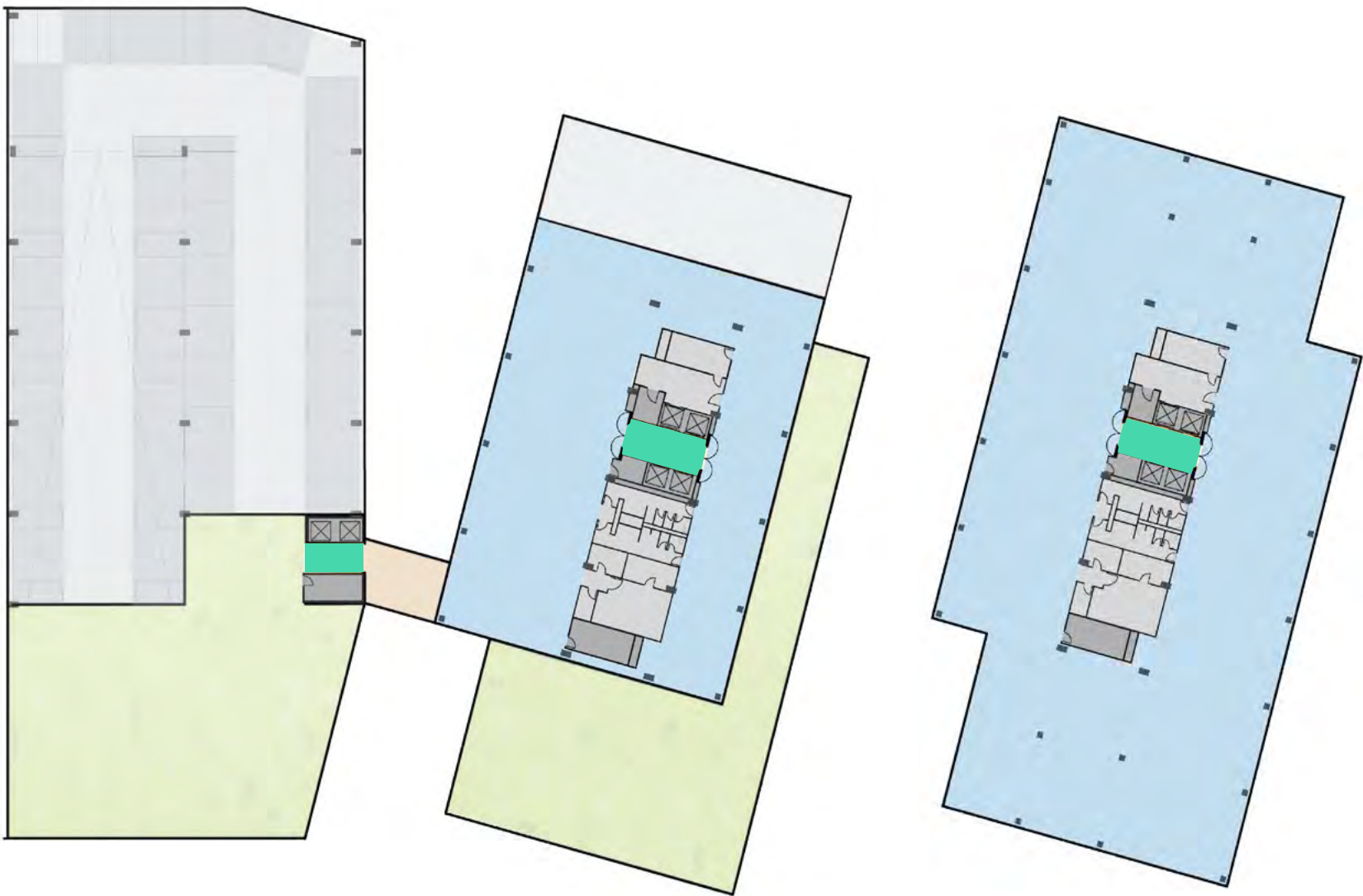
Stand apart at Hub RTP

What is Site E?

Site E is a fully customizable **150,000 SF+** collaborative workspace located at Hub RTP. This stand-alone office and retail tower offers tenants rich amenity options, including communal conference rooms, fitness, bike storage, rooftop terrace and more.

Site E Floorplates:

- 5 floors
- 30,000 SF floorplates
- 1st floor: Amenity options
- 5th floor: Rooftop terrace



Sample (Floor 5)

Sample (Floors 2-4)

An architectural rendering of a modern building's rooftop terrace at dusk. The terrace is a large, open space with a paved floor and a wooden ceiling. It features a large glass-walled structure on the right side, which appears to be a multi-story atrium or office space. The terrace is furnished with wooden benches, tables, and chairs. A long, rectangular fire pit with a fire is in the foreground. People are shown sitting on the benches, walking, and talking. The building has a modern design with large windows and a flat roof. The sky is a mix of orange and blue, indicating sunset. The overall atmosphere is one of a modern, social, and comfortable outdoor space.

The epicenter
of all things
groundbreaking

JPMorganChase

Plano, TX

1.5M s.f.

10,000 employees



State Farm

Atlanta, GA

1.8M s.f.

8,500 employees



CREDIT SUISSE

RTP, NC
(Research Triangle Park)

410K s.f.

3,600 employees



Who is KDC?

KDC is a leading national real estate development and investing company who will be responsible for developing three office towers at Hub RTP.

In the past 30 years

147
commercial projects

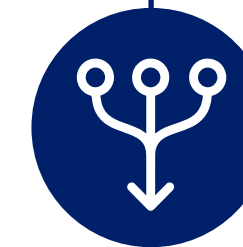
37 million
square feet

\$9 billion
developed

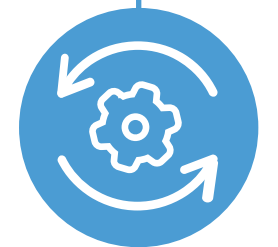
The motivation



**Cost Reduction &
Talent Access**



**Regional
Consolidation**



**Density &
Efficiency**

Employee experience

Access to on-site and walkable state of the art amenities

Employee attraction and retention

Quality of life focus and on-site state of the art amenities



Redefining how we **shop,** **dine,** and **play**

Find unique flavors, one-of-a-kind experiences, and local products that fit your lifestyle just a **6 minute** walk from Hub RTP.

Vendors:

- Be Like Missy
- Beyu Caffè
- Bulkogi
- Buzzy Bakes
- Carrburritos
- Fullsteam
- Game on
- Lagoon Bar
- Lawrence Barbecue
- Meat & Graze
- Medicine Mama's
- Pop Box Gallery
- RTP Uncorked
- SkyeLight
- Trellis Beauty
- Wonderpuff

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