



HORSESHOE

AT **HUB** RTP

RESEARCH TRIANGLE PARK • NORTH CAROLINA • 3151 ELION DRIVE

UNDER CONSTRUCTION DELIVERING Q2 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

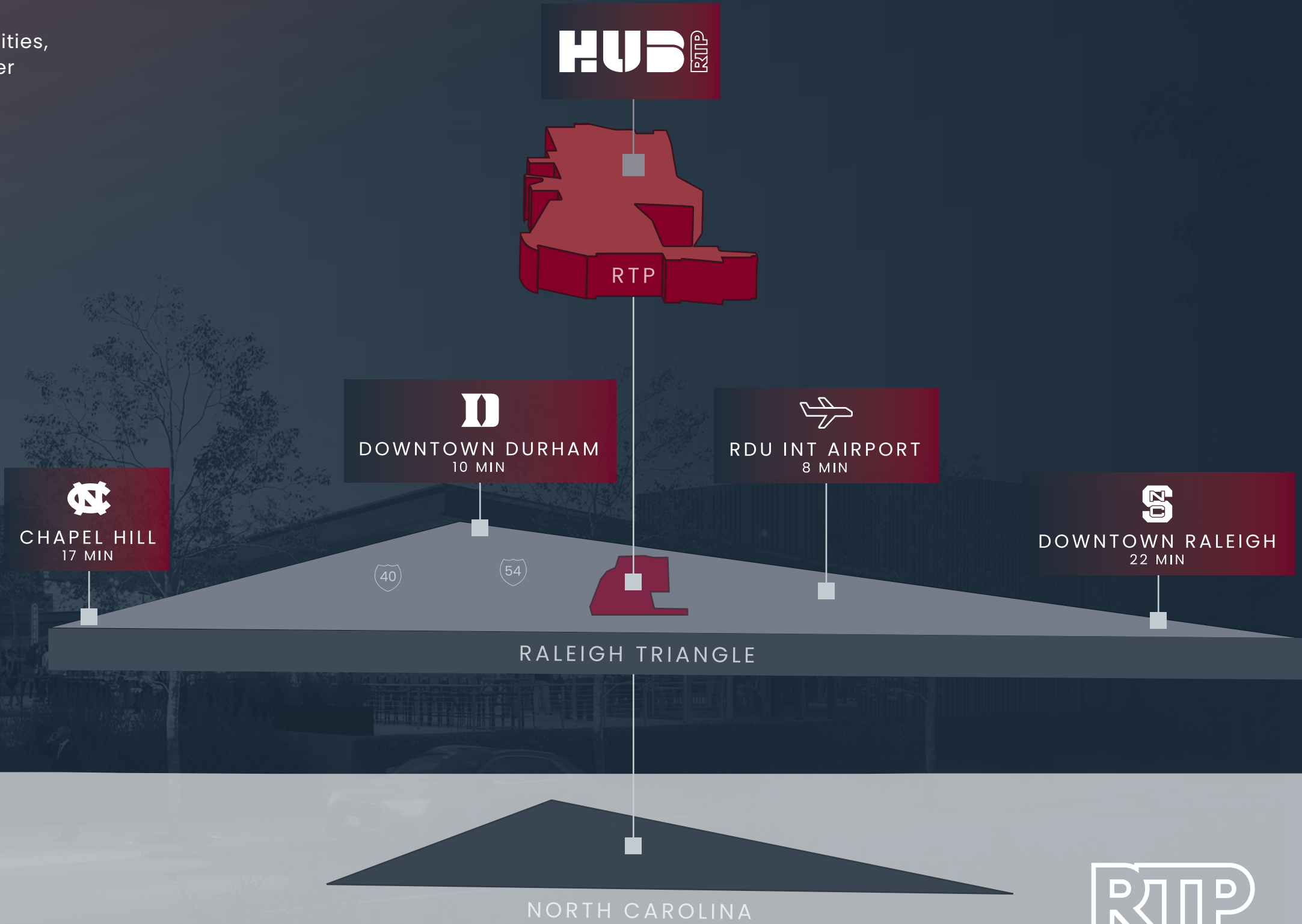
STATE FOR
BUSINESS IN 2023
– CNBC

#1

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

#5

HOTTEST LABOR
MARKET IN 2023
– WALL STREET
JOURNAL



RTP

LARGEST COMMERCIAL
SUBMARKET IN THE
TRIANGLE REGION



BUILD-TO-SUIT OFFICE TOWER

BUILD-TO-SUIT OFFICE TOWER

NEXT PHASE

4000 SANCAR WAY | OFFICE

HOTEL

LIFE SCIENCES TOWER

NEXT PHASE

NEXT PHASE


RETAIL + OFFICE


STRUCTURED
PARKING DECK

MULTI-FAMILY

MULTI-FAMILY

MULTI-FAMILY

HUB RTP

RTP'S NEW DOWNTOWN

THE MAIN ATTRACTION *of* HUB RTP

2024

DELIVERY
Q2 2024

2023

TOPPED
OUT
MAY 2023

2022

GROUND
BREAKING
OCTOBER 2022



29,958 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

EXPERIENCE A DAY IN THE LIFE *at* HUB RTP

WHERE YOUR
GUESTS WILL STAY

HAVE DINNER
WITH A CLIENT

GO FOR AN AFTERNOON
WALK BY THE STREAM

RELAX BY
THE FIRE

BREAKFAST, LUNCH
& DINNER WE HAVE
YOU COVERED

BIKE TO WORK

ENJOY LIVE MUSIC
ON THE LAWN

TAKE A BREAK
& WALK YOUR DOG

DRINKS AFTER WORK

LUNCH IN THE
COURTYARD

SKIP THE GYM,
RUN THE TRAILS

GRAB A COFFEE
ON THE WAY IN

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'
-  **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





EVERYTHING YOU NEED

ALL IN ONE PLACE

FEATURING OVER **29,000 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

JLL

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