HORSESHOE
AT HUB RTP
RESEARCH TRIANGLE PARK • NORTH CAROLINA • 3151 ELION DRIVE
UNDER CONSTRUCTION DELIVERING Q2 2024
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.

- 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

I-40 – 1 MIN
I-540 – 3 MIN
I-440 – 11 MIN
MORRISVILLE – 10 MIN
APEX – 18 MIN
HOLLY SPRINGS – 22 MIN
THE MAIN ATTRACTION
of HUB RTP

GROUND BREAKING
OCTOBER 2022

TOPPED OUT
MAY 2023

DELIVERY
Q2 2024

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

ENJOY LIVE MUSIC ON THE LAWN

DRINKS AFTER WORK

LUNCH IN THE COURTYARD

TAKE A BREAK & WALK YOUR DOG

BREAKFAST, LUNCH & DINNER WE HAVE YOU COVERED

BIKE TO WORK

SKIP THE GYM, RUN THE TRAILS

GRAB A COFFEE ON THE WAY IN

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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

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

5TH FLOOR SHARED AMENITY SPACE

- CONFERENCE ROOM Seats 18 people
- LOUNGE
- OUTDOOR TERRACE
- TRAINING/CONFERENCE ROOM

4,450 SF

- TENANT LOUNGE + KITCHEN
- CONNECTED TERRACE OVERLOOKING HORSESHOE COURTYARD
- TRAINING/CONFERENCE ROOM
EVERYTHING YOU NEED AND MORE 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.
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