The First of Its Kind
Premier Retail

RESEARCH TRIANGLE PARK
NORTH CAROLINA
HUB RTP will be an **urban, walkable** district offering **vibrant experiences, restaurants, and retail** uniquely positioned amidst **6 million square feet** of office, hotels, and over 850 on-site residential units at the **heart of the Triangle** market.

- **1.1M** square feet of office*
- **150,000** square feet of retail
- **375** hotel rooms*
- **80,000** square feet of convergence center*
- **850** residential units**

*Developed by others; **MAA developing initial 450 units

Phase 1: 2.5M SF, Phase 2: 3.5M SF
#1 LARGEST RESEARCH PARK IN THE COUNTRY
#1 REGION FOR TECH EMPLOYMENT GROWTH
46.9% (2006-2016)
#3 BIGGEST BOOMTOWNS IN AMERICA
Magnify Money, August 2018
#2 BEST PLACES FOR BUSINESS AND CAREERS
Forbes, 2018
#2 BEST PLACES TO LIVE IN AMERICA
Money Magazine, 2018
#3 U.S. MARKETS TO WATCH FOR OVERALL REAL ESTATE PROSPECTS IN 2019
The Urban Land Institute

2.3M POPULATION
RALEIGH-DURHAM-CHAPEL HILL COMBINED STATISTICAL AREA
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HUB RTP
DURHAM CO.
WAKE CO.
14.7 mi from HUB RTP
12.1 mi from HUB RTP
10.9 mi from HUB RTP
54
DAVIS DR
CORNWALLIS RD
TW ALEXANDER DR
40
54
HUB RTP
RTP
RTP HQ
ROADS
TOP EMPLOYER
STREETS AT SOUTHPOINT
GREENWOOD COMMONS
PARKSIDE TOWN COMMONS
ALSTON TOWN CENTER
25M+ SF of office within RTP
25M+ SF of office within RTP
HUB RTP is a rare development in one of the world’s premier innovation communities.

- **131,591**
  - Projected population in 2022 within 10 min drive

- **$93,336**
  - Average HH income within 10 min drive

- **155K+**
  - Employees within 10 min drive

- **60%**
  - Of population has college degree, masters or doctorate
Daily traffic counts of over **210,000**

- **I-40** 170,000 VPD
- **NC 54** 19,000 VPD
- **DAVIS DRIVE** 23,000 VPD

**Applications**
- Wayfinding/Signage
- Co-Branding
- Pitch decks

**Identity System:**
- **Primary Logo**

**Legend:**
- Purple: Office
- Red: Residential
- Light Blue: Retail
- Blue: Hotel & Convergence
**Retail Site Plan A**

- **Anchor**
  - 4,000 SF
- **Hotel & Conference Center**
- **Office**
- **4 Level Parking Garage**
  - 446 Spaces
- **Residential C**
  - 4,540 SF
- **Residential H**
  - 3,000 SF
- **Splash Park**
- **Streets**: 1, 5, 6, 7, 9
- **NC Highway 54**
- **Davis Drive**

**Site Area (SF)**
- 506,629 Acres

**Ground Level**
- **Building Area**
  - 132,223
- **FAR**
  - 0.26
- **Parking**
  - 763 Surface
  - 288 Parallel
  - 446 Garage
- **Parking per 1,000**
  - 5.77

**Upper Levels**
- **2nd Floor Office**
  - 12,000 SF
- **3rd Floor Office**
  - 12,000 SF
- **Total Area**
  - 156,223
- **FAR**
  - 0.31
- **Parking per 1,000**
  - 4.88

**Applications**
- Wayfinding/Signage
- Co-Branding
- Pitch decks

**Identity System:**
- PRIMARY LOGO

**Contact Information**
- **BCT Architects, LLC**
  - 100 N Charles Street | 18th Floor
  - Baltimore, Maryland 21201
  - 410.837.2727
  - www.bctarchitects.com

**Phase 1 Retail Site Plan**

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RETAIL SITE PLAN B

Office

HOTEL &
CONFERENCE CENTER

4 Level
Parking Garage
446 Spaces

Anchor
4,000 SF

M2
14,160 SF

M
4,057 SF

L
4,000 SF

11,091 SF

9,095 SF

14,160 SF

12,000 SF

5,160 SF

E
7,320 SF

F
5,160 SF

D
6,627 SF

NC HIGHWAY 54

I-40 ↑

136 Spaces

135 Spaces

446 Spaces

20,000-35,000 SF

Loading

23,000 VPD

Davis Drive

20,000-35,000 SF

19,000 VPD

2,540 SF

Splash Pad

Park Green

Stream

Applications

Wayfinding/Signage

Co-Branding

Pitch decks

Identity System:

Primary Logo