

Office Space for Lease

1 Triangle Drive
Research Triangle Park, NC



Robin Roseberry Anders, SIOR
NAI Carolantic Realty, Inc.

tel +1 919 714 7133
cell +1 919 369 3713
randers@naicarolantic.com

Adderson Scott
NAI Carolantic Realty, Inc.

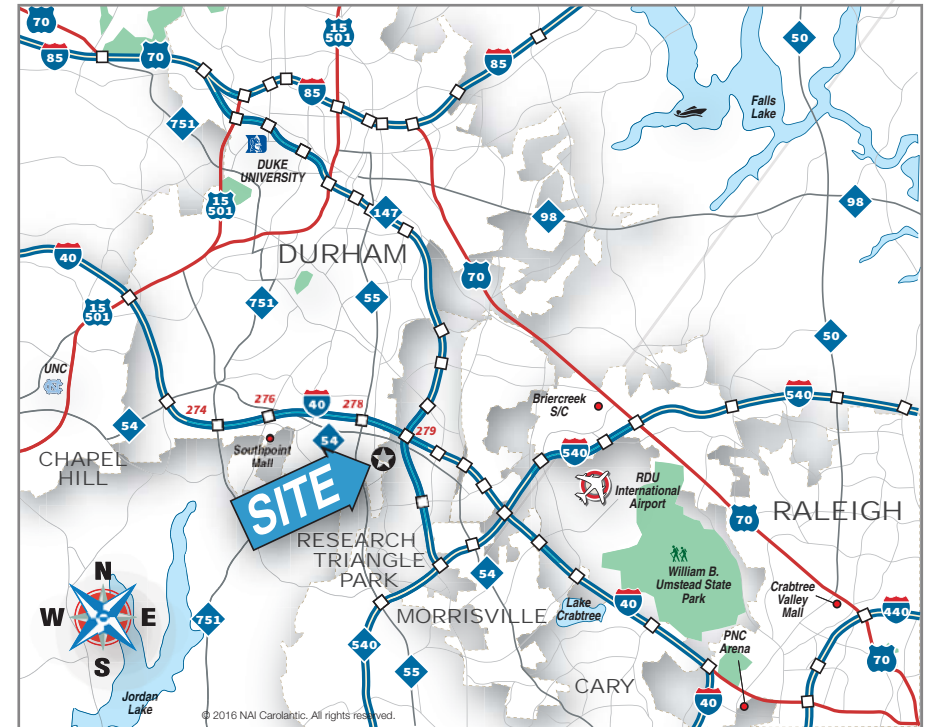
tel +1 919 714 7141
cell +1 919 524 8741
ascott@naicarolantic.com

Office Space for Lease One Triangle Drive

Property Summary

Well maintained single-story office in RTP.

Property Address	1 Triangle Drive, Research Triangle Park, NC, 27709
Location:	Located at the corner of NC Hwy. 54 & Triangle Dr.
PIN#:	0738-03-42-5054
Lease Rate	\$10.25/sf NNN
Rentable Square Feet	48,827 SF
Vacant Now	11,915 RSF
Balance Available	8/1/2017
Year Built	1978
Lot Size	12.87 Acres
Zoning	SRP (Science Research Park)



Offering Memorandum

One Triangle Drive

Property Description

NAI Carolantic Realty is pleased to present the opportunity to lease 1 Triangle Drive, a 48,827 square foot single story flex/office building located in the heart of North Carolina's world renowned Research Triangle Park ("RTP"). More than 200 companies call RTP home with over 50,000 experts in fields such as micro-electronics, telecommunications, biotechnology, chemicals, pharmaceuticals, and environmental sciences. Within and surrounding one of the largest research parks in the world, industries invest more than \$296 million in R&D at the region's universities each year – double the average R&D investment for innovation clusters elsewhere in the nation.

1 Triangle Drive is located within the geographic center of RTP. A well maintained office building built in 1978 and extensively remodeled in 2008, 1 Triangle Drive is sited on 12.87 acres with abundant parking in a heavily wooded setting. The site is large enough to allow room for future development, such expansion to include an additional two story 45,000 SF office or lab building, while still maintaining a 4:1000 surface parking ratio. Additional features include monument signage, direct access to the RTP trail system, visibility from Highway 54 and an ideal location within one mile of restaurants and shopping. The Streets at Southpoint, a major regional mall, is within a 5-minute drive, and Raleigh-Durham International Airport is only 10 minutes away. Within a 15 minute walk is RTP's Park Center, and specifically The Frontier, a centrally located collaborative hub for entrepreneurs (<http://www.rtp.org/about-us/the-frontier>). Park Center itself is soon to undergo a major redevelopment with the Research Triangle Foundation having secured \$50 million and all necessary zoning to initiate a mixed use plan on its 100 acres, inclusive of retail, residential, office, hotel and lab.



One Triangle Drive

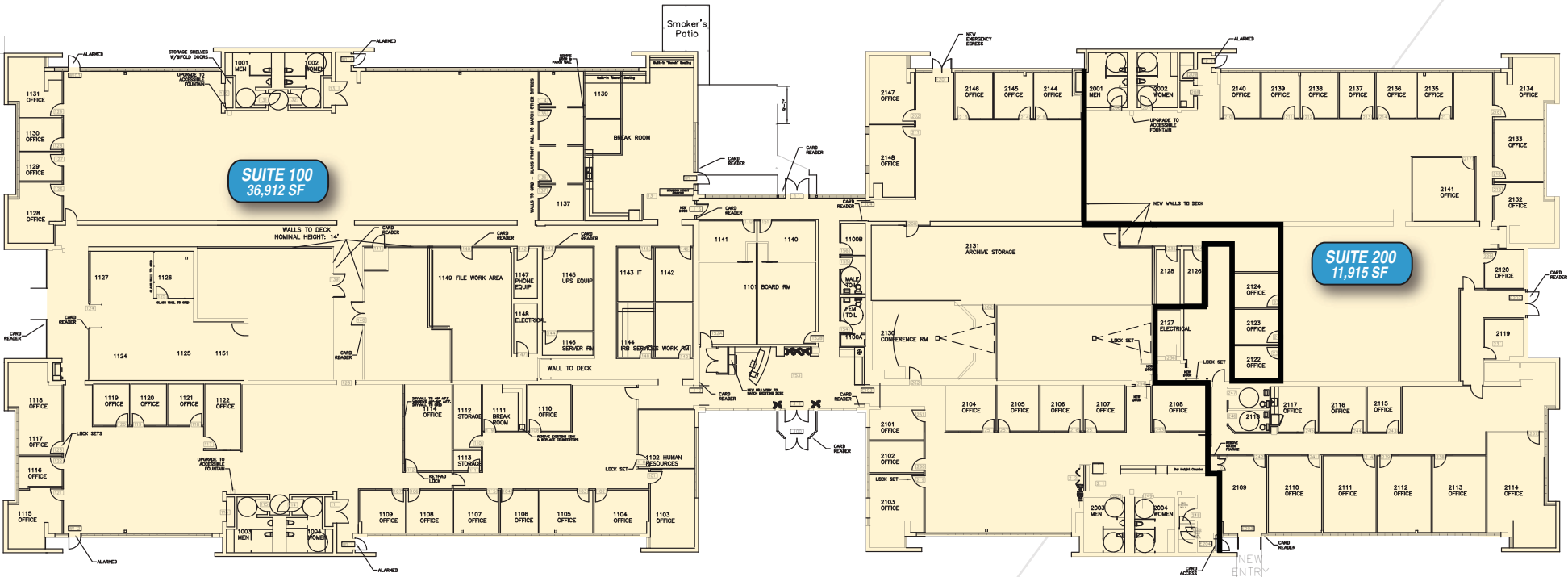
Physical Description



Address	1 Triangle Drive, Research Triangle Park, NC 27713
Property Type	Flex / Office
Square Feet	48,827
Year Built	1978
Percent Leased	75.6% leased until 7/31/17
Exterior	Brick veneer, EIFS (Exterior Insulation and Finish System), and wood paneling
Parking	193 regular spaces, 7 handicap (4.44 per 1,000 RSF)
Ceiling	Heights 9'0" floor to drop ceiling grid. Ceiling grid to joist-34". Ceiling grid to roof deck-4'11"
Fire Protection	Chemical fire-suppression system located in records-storage room of suite 100
Foundation	Reinforced 4" poured concrete slab
Electrical	(2) 800 AMP services that feed the building (one in each suite). 480 volt-3 phase / 277 one leg
HVAC	(1) 50-ton, (1) 40-ton, (1) 5-ton and (4) 3-ton rooftop units (31) heat boxes, (3) variatric controls. All HVAC equipment manufactured by Trane.
Lighting	Fluorescent fixtures
Roof	Flat metal roof system with TPO membrane (added in approximately 2008)
Windows	Double pane windows in anodized metal frames
Utilities	City of Durham
Zoning	SRP, Science Research Park by Durham County
Site Improvements	Site improvements include landscaping, separate monument signage for each suite, sidewalks, surface parking and exterior lights

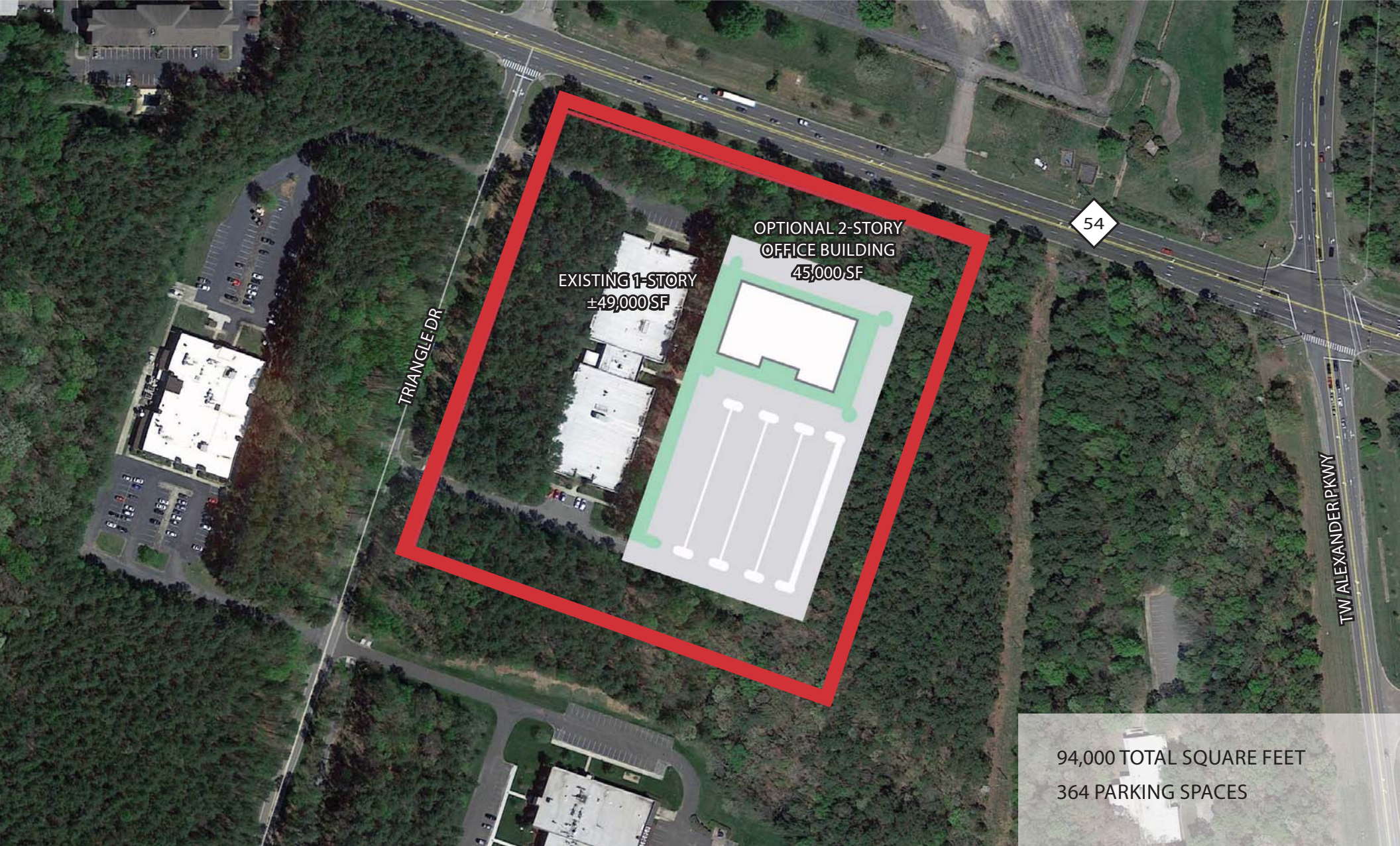
Office Space for Lease One Triangle Drive

Floor Plan



Office Space for Lease One Triangle Drive

Property
Aerial



EXISTING 1-STORY
±49,000SF

OPTIONAL 2-STORY
OFFICE BUILDING
45,000SF

54

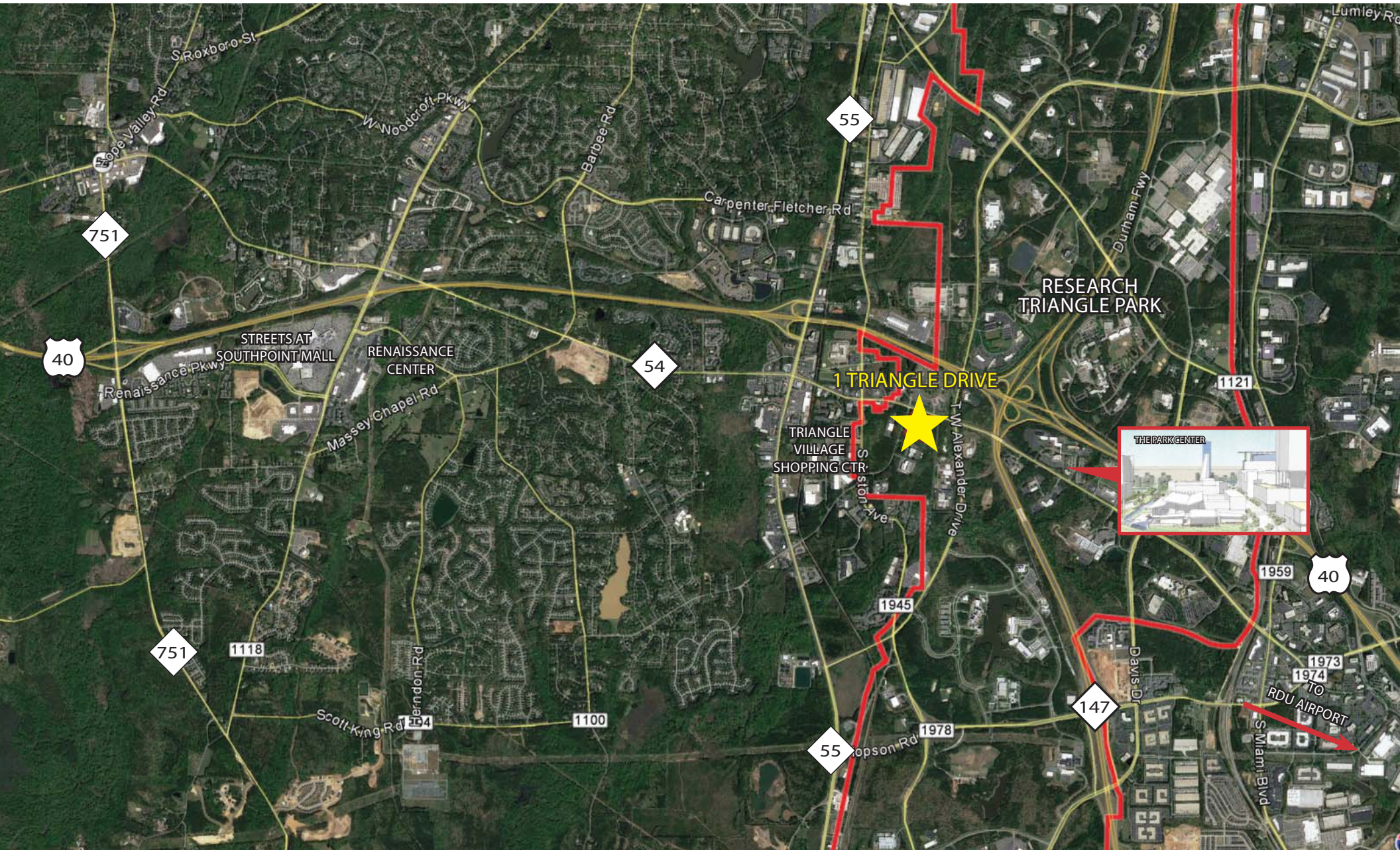
TRIANGLE DR

TW ALEXANDER PKWY

94,000 TOTAL SQUARE FEET
364 PARKING SPACES

Office Space for Lease One Triangle Drive

Area
Aerial



Office Space for Lease One Triangle Drive

Area Amenities



Office Space for Lease One Triangle Drive

Property Photographs



Office Space for Lease One Triangle Drive

Property Photographs



Office Space for Lease One Triangle Drive

Property Photographs



Offering Memorandum One Triangle Drive

Park
Center

The Research Triangle Foundation has announced it has secured \$50 million for the Park Center redevelopment through a series of public-private partnerships. Park Center is a 100-acre property located in the heart of North America's largest science park that was purchased by RTF in 2014. Park Center will be the first major redevelopment in RTP's history, and will bring together private industry, universities and all of North Carolina in an inspiring setting at the heart of the Triangle. For more information: <http://www.rtp.org/about-us/park-center/>



The logo for NAI Carolantic Realty features the letters 'NAI' in a bold, white, sans-serif font, followed by the words 'Carolantic Realty' in a similar white font. The entire logo is set against a solid red rectangular background.

NAI Carolantic Realty

5121 Kingdom Way, Suite 200
Raleigh, NC 27607
+1 919 832 0594
naicarolantic.com