



14 TW Alexander Drive

RESEARCH TRIANGLE PARK, NORTH CAROLINA

OFFERING MEMORANDUM



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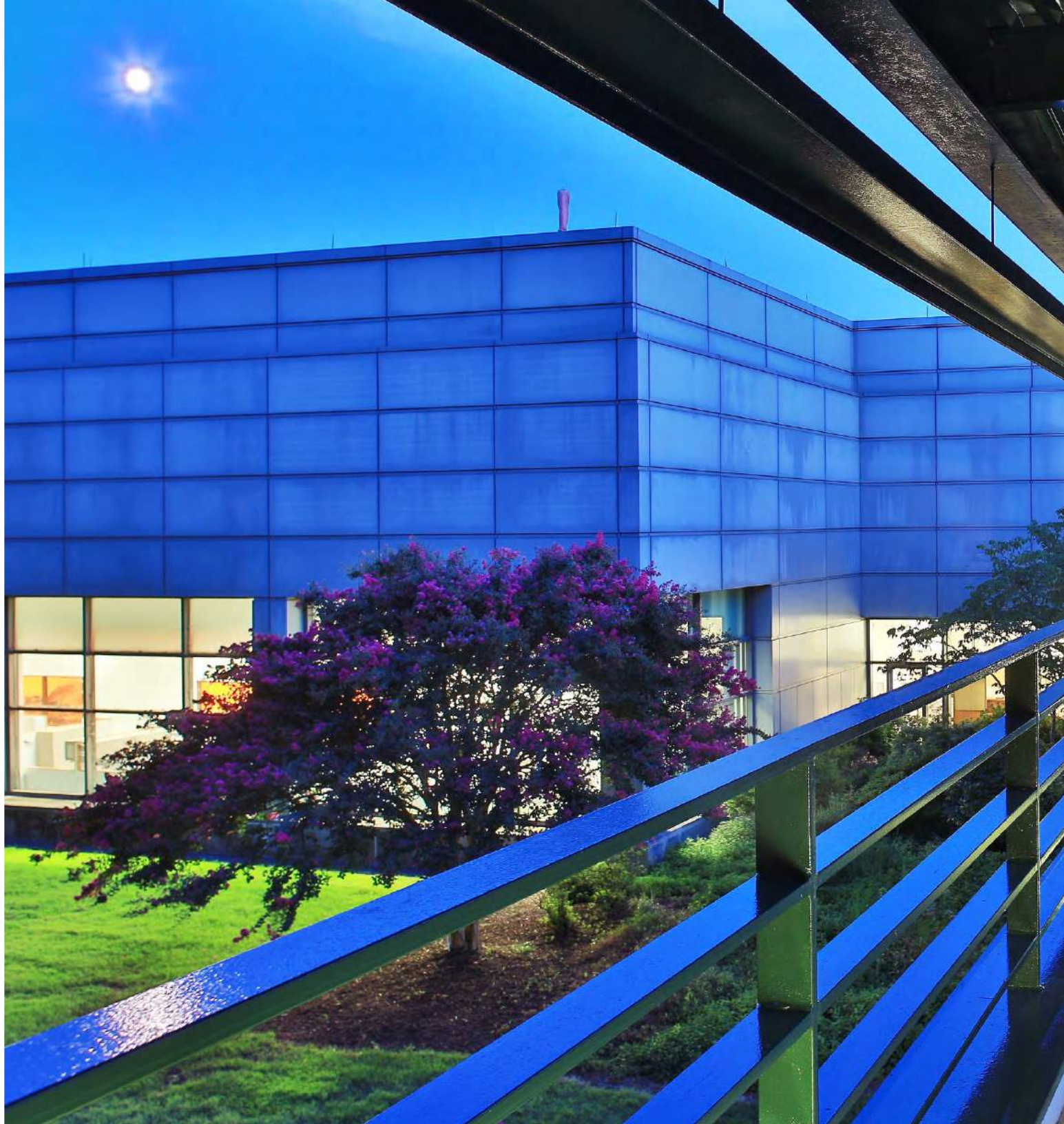




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Property Description

Cushman & Wakefield is pleased to offer 14 T.W. Alexander Drive, in Research Triangle Park for sale. This beautiful campus is situated on 45 acres in the heart of RTP and includes office, laboratory and manufacturing space. The site can accommodate an additional building and parking for future campus growth. DuPont is in the process of relocating its operations to a new facility and 14 T.W. Alexander Drive is presented as a vacant building sale.

DuPont built this 276,726 square foot facility between 1984-1986 for their electronics division in the heart of the world renowned Research Triangle Park which has long been a hub location for hundreds of science and technology companies. The building has been well maintained as a DuPont core asset and is powered by a central plant which has run continuously since its inception. This specialty building is designed from the ground up to accommodate sophisticated laboratory and manufacturing with extensive support level space that allows for easy access, maintenance and modification to the technical spaces in the building.

Building Highlights

- Rare campus opportunity located in the prominent Research Triangle Park with a well-known T.W. Alexander Drive address
- 276,726 gross square foot building featuring a mix of office, laboratory and pilot production space with exceptional support infrastructure in place
- On-site cafeteria, security, multiple training rooms and conference rooms
- Building sits on a 45-acre site with ample parking and capacity for future expansion
- Price reduced from \$24,940,000 to \$17,900,000 to **\$13,500,000**



\$13,500,000
SALE PRICE



276,726 SF
GROSS SQUARE FEET



1984 - 1986
YEAR BUILT



144,000 SF
OPTIONAL 2-STORY BUILDING



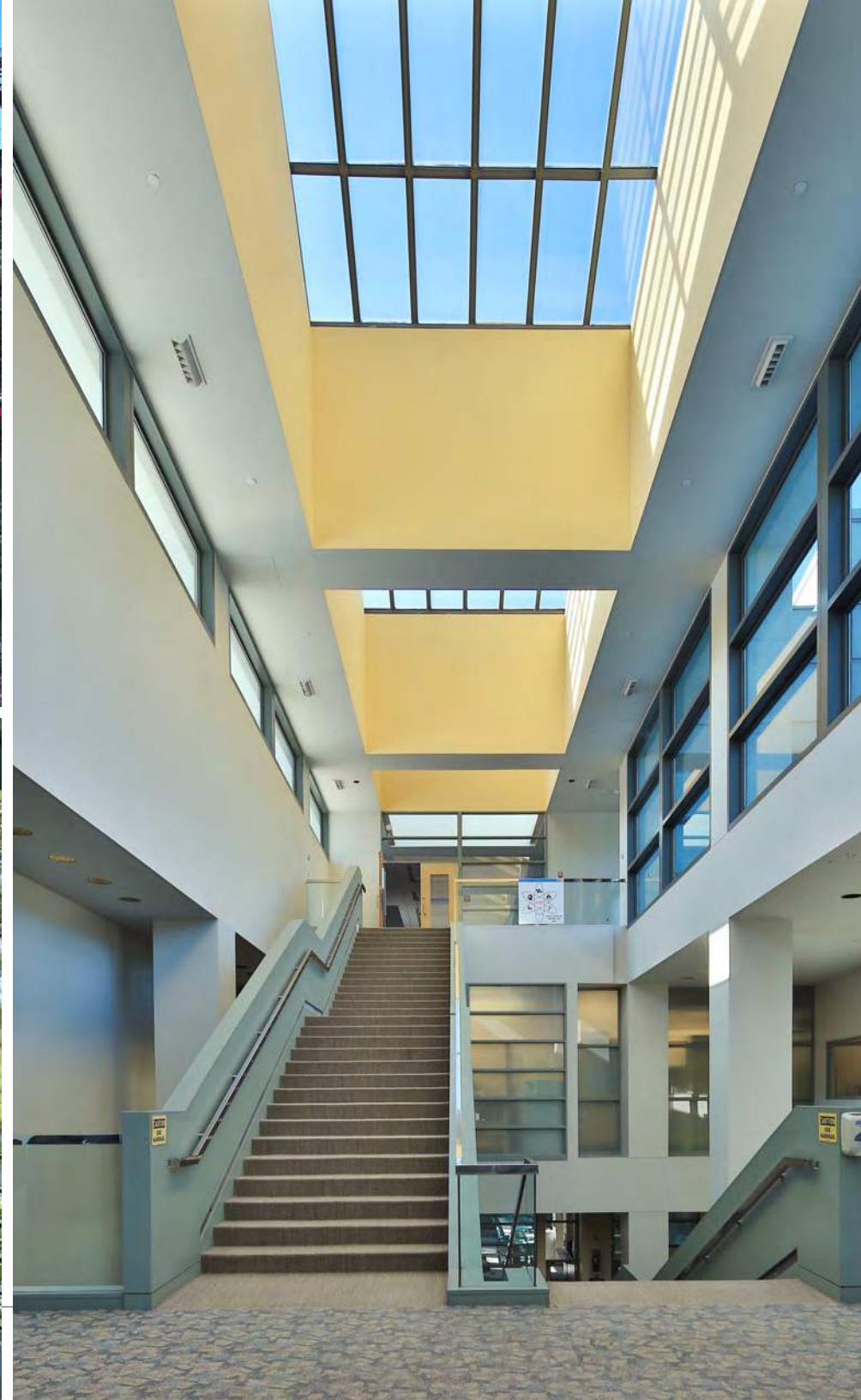
343
PARKING SPACES



45
ACRES



Nearby Amenities
50+ RESTAURANTS WITHIN 5 MILES





Property Overview

Address	14 TW Alexander Drive
Construction Type	Fireproofed Structural Steel
Gross Square Feet	276,726
Acreage	44.973
Year Built	1984 - 1986
Zoning	SRP (Scientific Research Park) by City of Durham
Parking	343 Spaces (8 Handicap)
Ceiling Heights	Varying Heights
Sewer	City of Durham
HVAC	18 Air Handlers & 4 Liebert Units

Generator	75KW Diesel Generator for Life Safety Only
Natural Gas	PSNC Energy
Water	City of Durham
Electrical	3 Duke Energy Power Transformers 2,000 KVA, 24.9 KV Delta Primary, 277\400 V Wye Secondary
Chillers	4: (2) 450-Ton & (2) 800-Ton
PM & CMMC System	SAP / PM
Security System	Honeywell
Fire Sprinkler	Fire Sprinkler System Coverage
Dock Doors	4 Dock-High Doors Available

Lab Details

Fume Hoods
Lab Exhaust
Equipment Exhaust
Once-Through Lab Air Supply
Compressed Air (90 PSI and Very Dry)
Nitrogen Gas
Localized Liquid Nitrogen
Vacuum
DI Water
Chilled Water Supply / Return

Operating Expenses

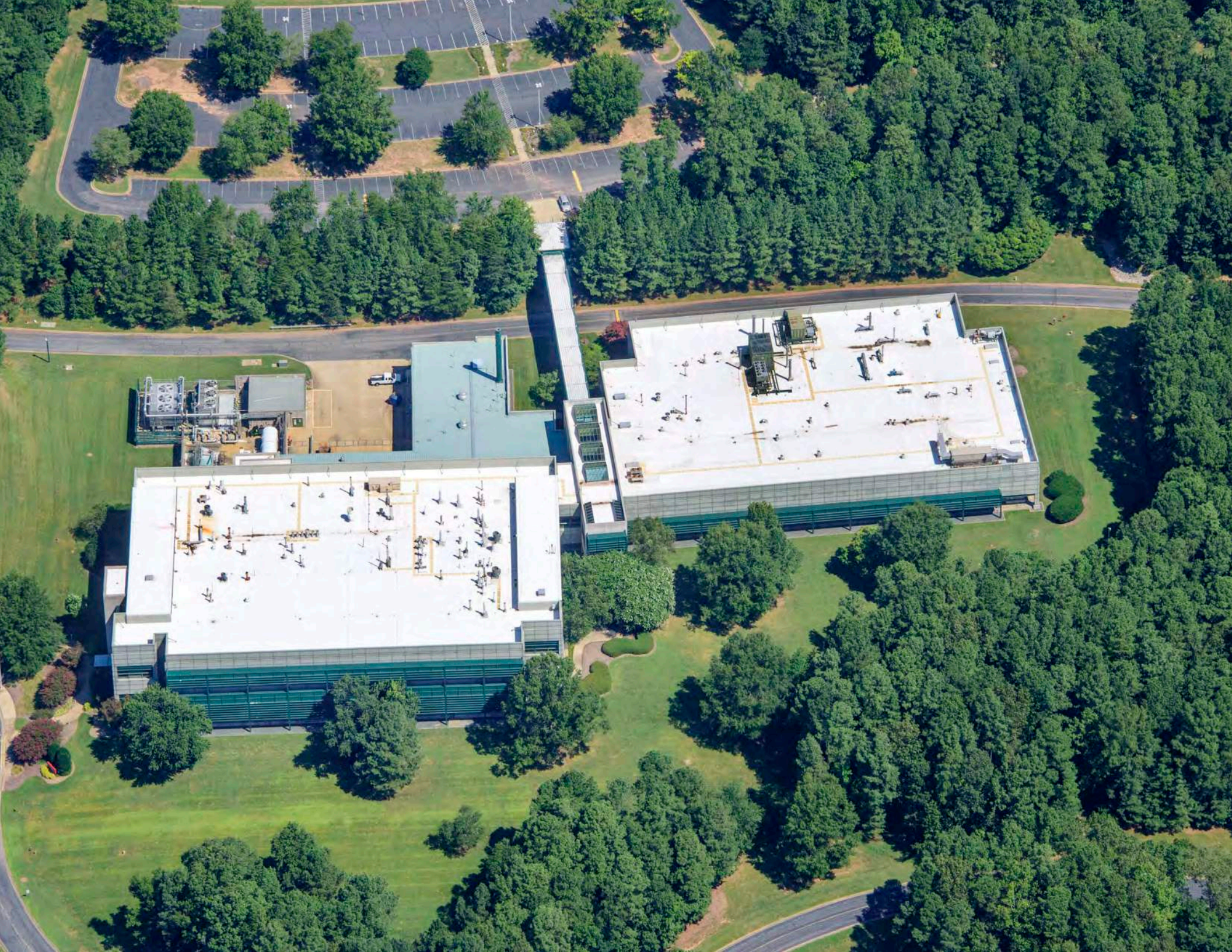
	2014	2015	2016
Gas, Water, Sewer	\$791,000	\$625,000	\$407,000
Electricity	\$908,000	\$911,000	\$740,000
Total	\$1,699,000	\$1,536,000	\$1,147,000

Site Plan Potential

The 45-acre site could accommodate a new two-story 144,000 SF office, R&D lab and manufacturing building and increased parking in addition to the existing 276,726 SF office building.

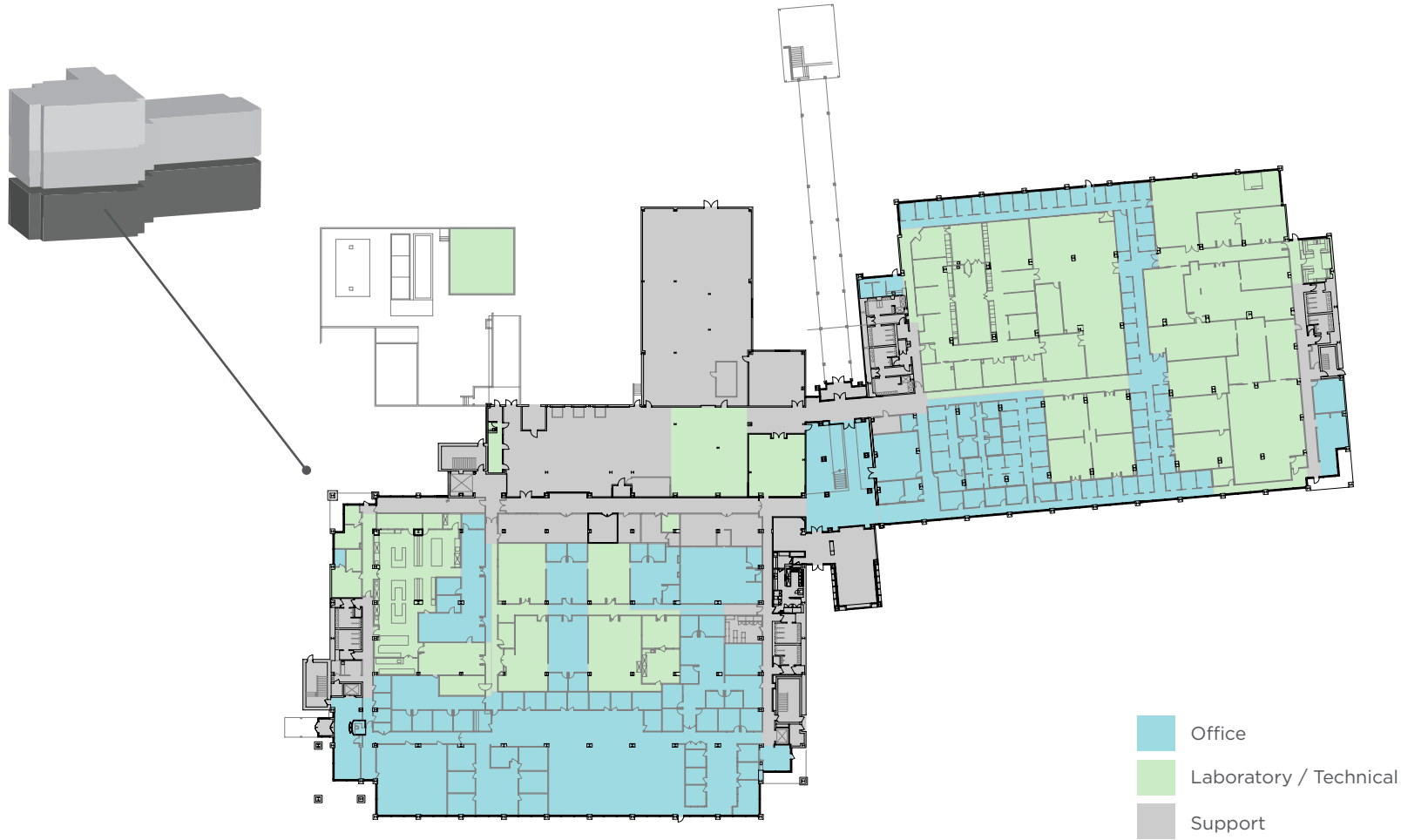






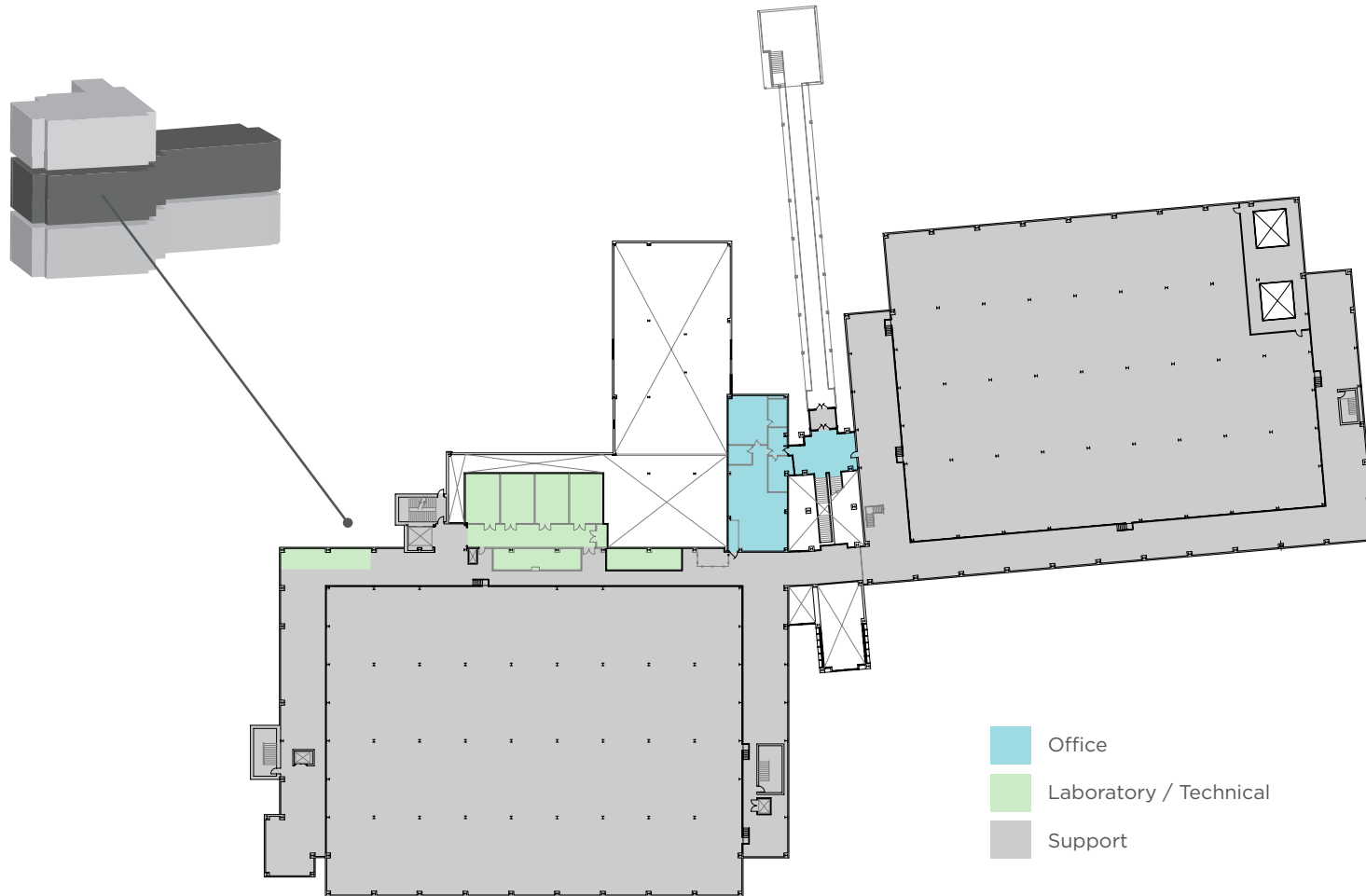
Level 1

116,185 Gross SF



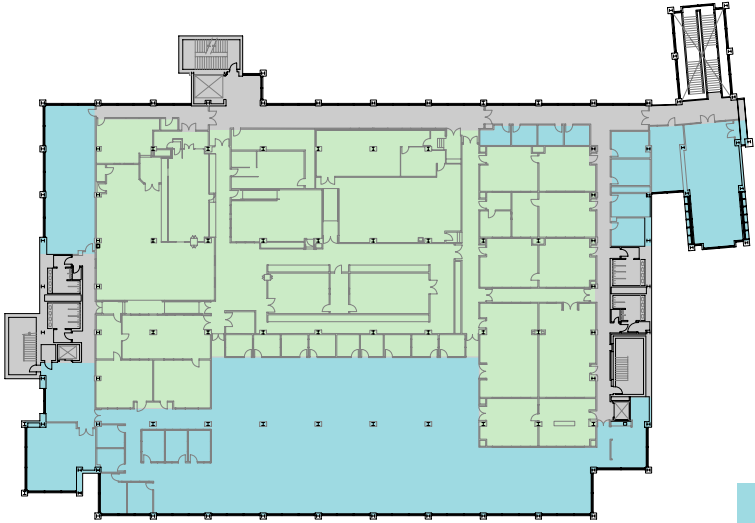
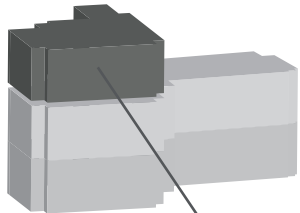
Level 2

102,812 Gross SF



Level 3

50,756 Gross SF



- Office
- Laboratory / Technical
- Support

**6,972 Gross square feet penthouse above, on Level 4*



E Cornwallis Road

14 TW Alexander Drive

TW Alexander Drive

Location Overview

14 TW Alexander Drive is located within Research Triangle Park, the largest research park in the country, and has become a major hub for innovation in industries ranging from life science to technology following its establishment in 1959. Over the past half century, the park has grown to include approximately 200 companies, 50,000 employees, and \$300 million in annual R&D investments at the regions universities.

The research “triangle” is shaped by three renowned research universities — Duke University in Durham, the University of North Carolina in Chapel Hill, and NC State University in Raleigh — each sitting at their respective vertices of the “triangle.” The central location of the park, access to higher learning facilities, and one of the nations most highly educated workforce’s attracts businesses and researchers from around the world hoping to tap into the abundant human capital in the region.

Research Triangle Park acts as the area’s economic engine. Prominent Fortune 100 multi-national operations, university spin-outs and start-up businesses in more than a dozen pioneering industries, including biotechnology, information technology, and clean technologies, all call RTP home. An increasingly diversified group of businesses have also located to the Park in recent years, including financial groups and other service providers.

In 2015, 38 companies moved into the RTP, many of which moved into one of the park’s six different incubators which house approximately 115 startups in total. Of the companies currently in the park, more than 50% were founded locally.

A Recipe for Growth - Since RTP’s Founding



245
company startups

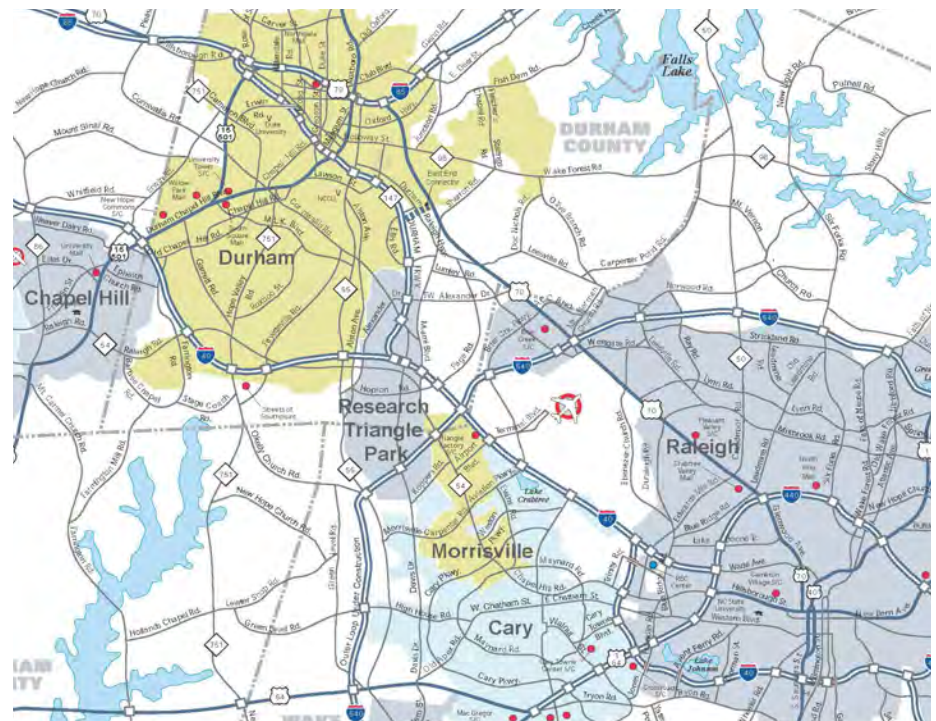
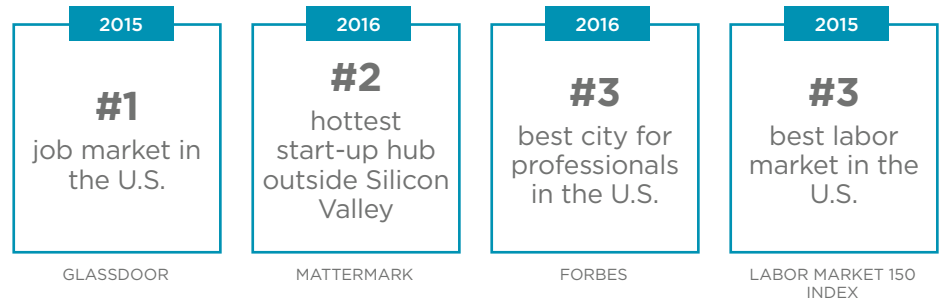


3,256
patents landed

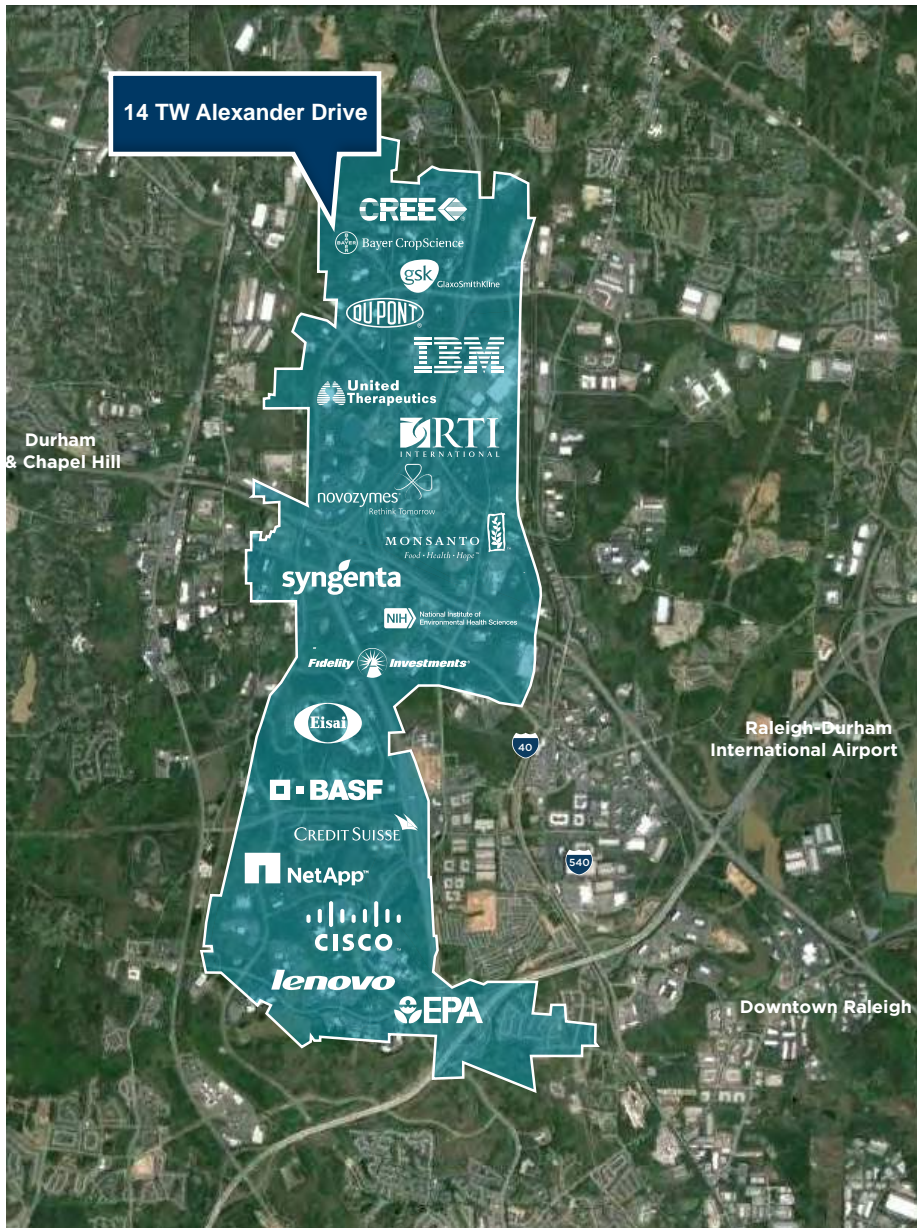


1,970
trademarks received

Select Triangle Area Accolades

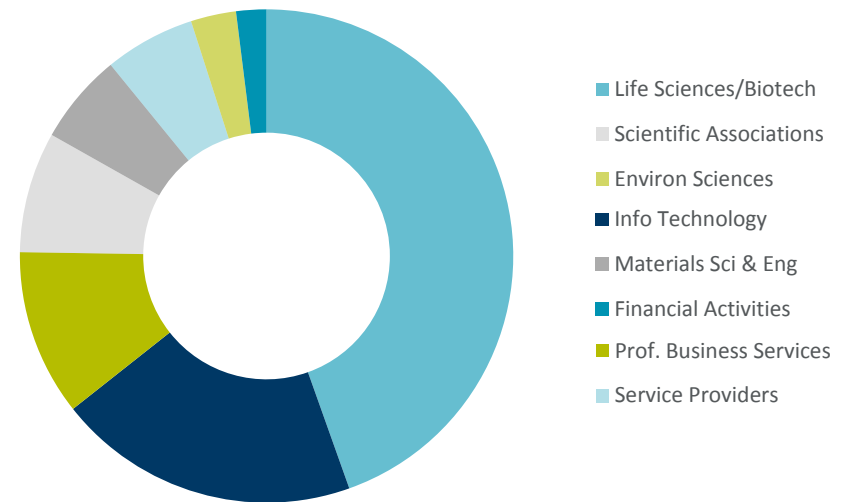




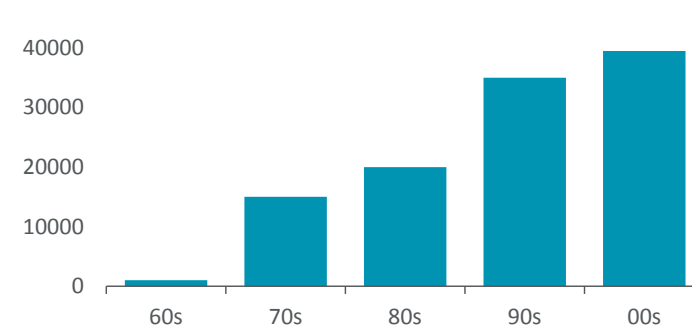


The majority of tenants occupying the park's 22.5 million SF of built space are highly technical firms and research/development arms of global companies.

RTP Company Breakdown by Industry



RTP Company Breakdown by Industry







Amenities

14 TW Alexander Drive is a convenient Research Triangle Park office and lab building adjacent to NC-147 and easy access to I-40 via and about 9 miles from RDU International Airport. A draw to employees seeking nearby amenities, the property boasts numerous dining and shopping resources, including over 50 restaurants, 15 hotels, 5 fitness centers, 10 banking institutions, and more within less than five miles.



Restaurants within 5 mile radius

- Chick-Fil-A
- Jamaica Jamaica
- William's Gourmet Kitchen
- Papa John's Pizza
- Thai China Buffet
- Spice & Curry
- Cinco De Mayo Mexican Restuarant
- Brigs
- Golden Corral
- Akashi
- Mr. Wok
- Subway
- Sarah's Empanadas
- Tandoor Indian Restaurant
- Thai Lanna
- Mez
- Jimmy John's
- Starbucks
- Page Road Grill
- Brixx
- Dairy Queen
- Gigi's Cupcakes
- Longhorn Steakhouse
- Noodles and Company
- Jason's Deli
- Rocky Mountain Chocolate Factory
- Greek Fiesta
- Bruegger's Bagels
- Panera
- Which Wich?
- Rise
- Slice of NY Pizza
- Applebee's
- Aladdin's Eatery
- Brasa Brazilian Steakhouse
- Caribou Coffee
- Chili's
- FujiSan Japanese Steakhouse
- Mixx Ice Cream
- Tamarind Oriental Express



Shopping and Services within 5 mile radius

- Autosmart
- DMV
- South Durham Farmers' Market
- Burn Bootcamp
- Food Lion
- Target
- Staples
- TJ Maxx
- Barnes & Noble
- BB&T
- Dick's Sporting Goods
- HomeGoods
- Massage Envy
- Party City
- PetSmart
- UPS
- Tips 2 Toes
- Ross
- Total Wine
- Advance Tailors
- Amazing Lash Studio
- Blo Hair Salon
- Brier Creek Cleaners
- BJ's
- Verizon Wireless
- Movies at Brier Creek Stadium 14
- Michael's
- Hallmark

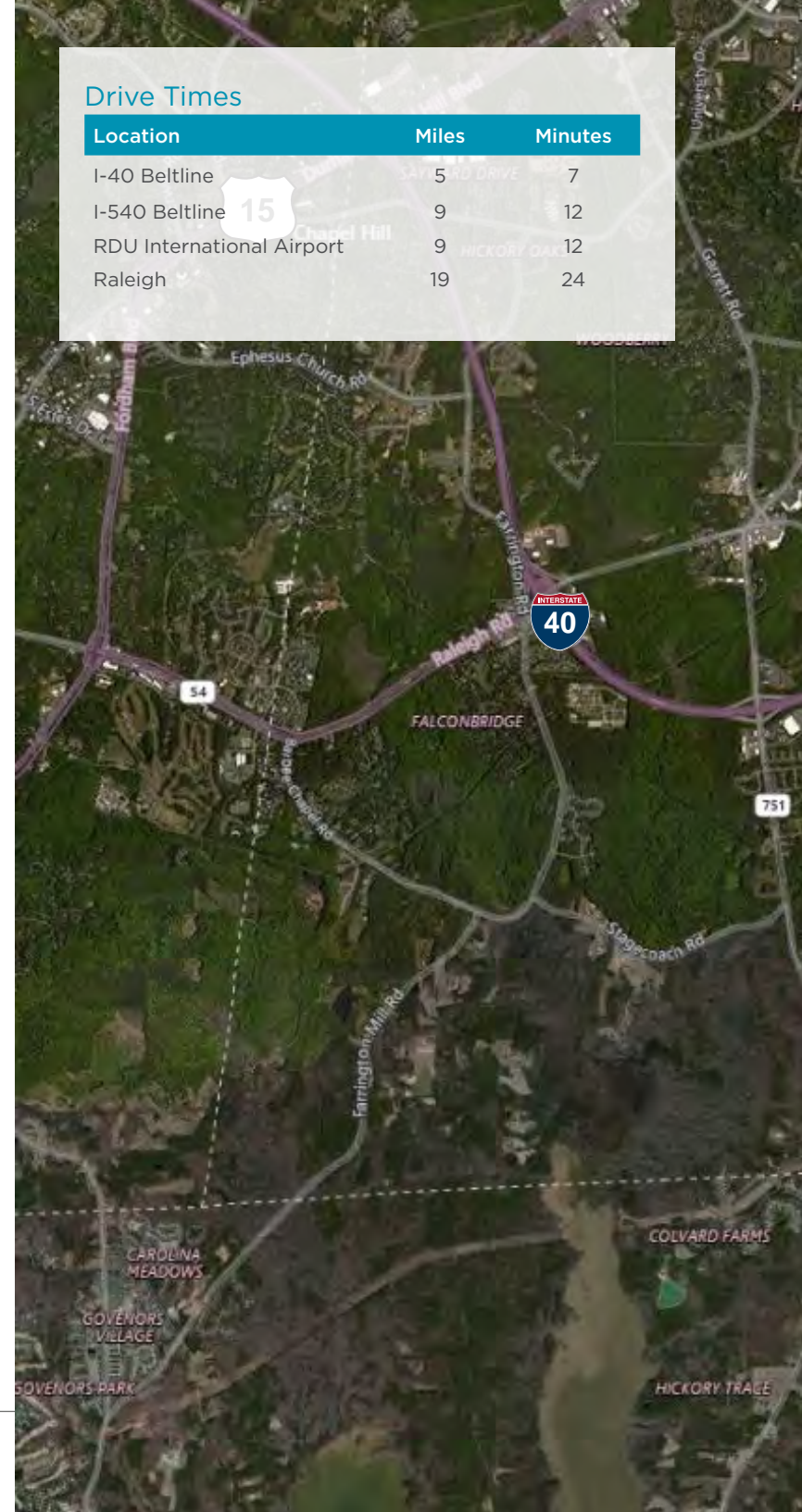


Hotels within 5 mile radius

- Candlewood Suites
- Courtyard
- Residence Inn
- LaQuinta
- DoubleTree
- Red Roof Inn
- (2) Extended Stay America

Drive Times

Location	Miles	Minutes
I-40 Beltline	5	7
I-540 Beltline	9	12
RDU International Airport	9	12
Raleigh	19	24



14 T.W. Alexander Drive






Thai China Buffet


JAMAICA JAMAICA


Spice & Curry

extended STAY AMERICA

























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