

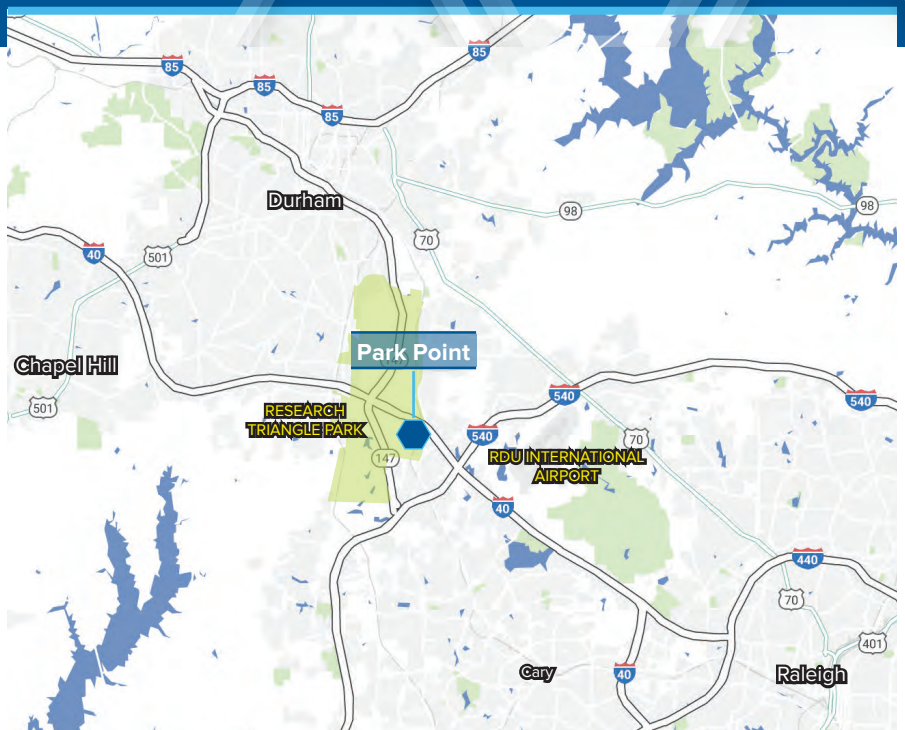
4001 EAST NC HIGHWAY 54, RESEARCH TRIANGLE PARK, 27709



Park Point

733,013 SF OFFICE & WAREHOUSE FOR LEASE IN THE HEART OF RESEARCH TRIANGLE PARK

Located off NC Highway 54 in Research Triangle Park, just minutes from I-40 and US Hwy. 15/501, Park Point is a rare large block opportunity totaling 325,131 SF of high quality office space and 407,882 SF of efficient warehouse space.



CBRE | Raleigh

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PROPERTY OVERVIEW

- Large efficient floor plates ideal for big-block corporate users
- Ability to accommodate a high parking ratio (5+/1,000 SF)
- Center-of-the-market location in RTP with exceptional visibility adjacent to I-40
- Superior power and infrastructure with transformer on-site
- On-site fitness center with showers and lockers
- Abundance of amenities nearby, including the Shops at Imperial Point

Owned and operated by Zurich with significant capital improvements planned and design visions by Gensler



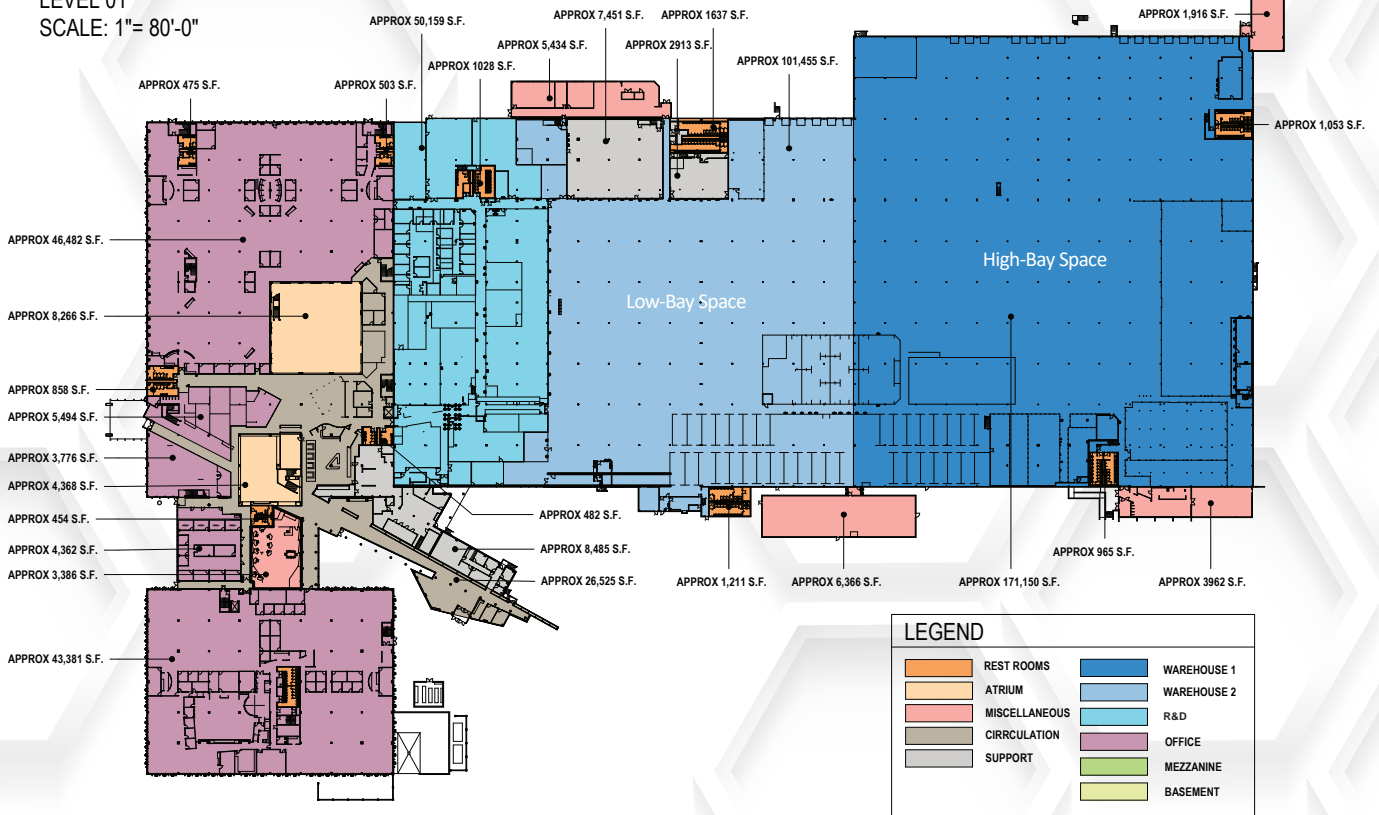
INDUSTRIAL COMPONENT

TOTAL INDUSTRIAL SPACE	±356,700 SF (±407,882 SF including mezzanine)
LOW BAY SECTION	±101,455 SF, 18'+ clear height, nine (9) dock-high doors & ±18,646 SF of restrooms/miscellaneous space
HIGH BAY SECTION	±171,150 SF, 24' to the joist, fifteen (15) 8' x 9.5' dock-high doors with levelers and ±7,896 SF of restrooms/miscellaneous space
RESEARCH & DEVELOPMENT	±50,159 SF & ±1,028 SF restrooms
MISCELLANEOUS SPACE	±6,366 SF
SECOND STORY OFFICE	±3,489 SF
MEZZANINE OFFICE	±47,693 SF

- 100% conditioned
- ESFR sprinklered with two fire pumps, a 150,000 gallon water tank and a 300,000 gallon water tank
- T8 fluorescent lighting
- 6" concrete flooring
- 480volt, 3-phase power
- Parking ratio 5+1,000 SF
- Duke Energy electric, Durham County water and sewer, and PSNC natural gas service providers

First Floor

LEVEL 01
SCALE: 1"= 80'-0"



INDUSTRIAL COMPONENT

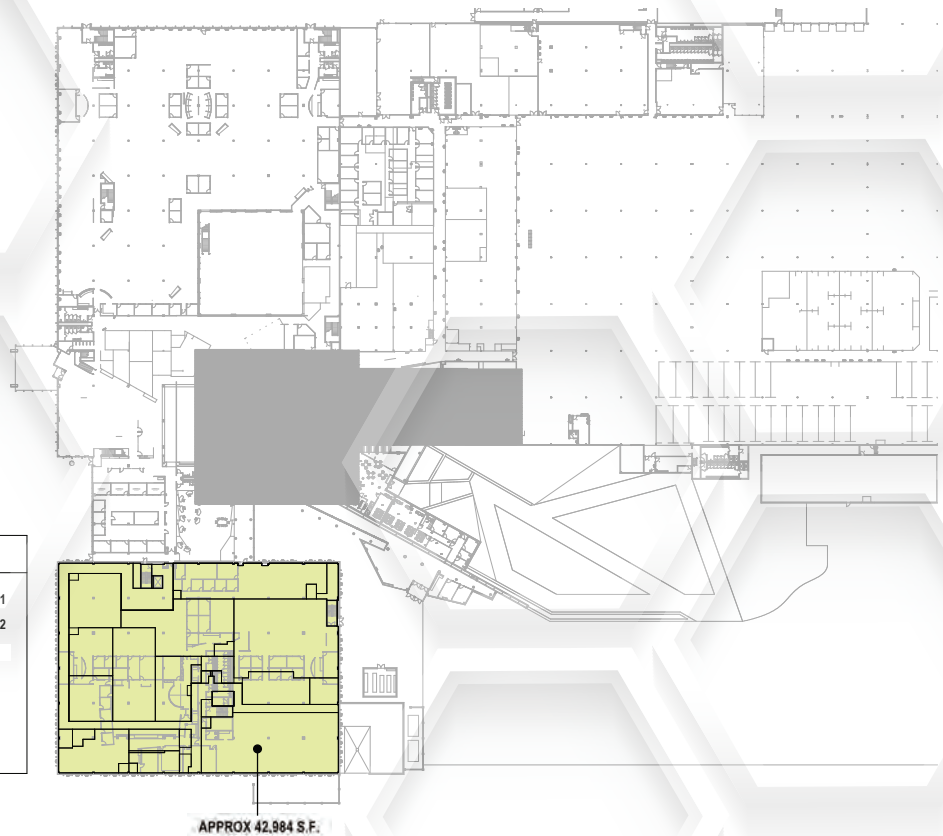


OFFICE COMPONENT

TOTAL OFFICE AREA	±282,147 SF (±325,131 SF including basement)
OFFICE SPACE	±226,509 SF
RESTROOMS	±4,608 SF
ATRIUM	±12,634 SF
CIRCULATION AREA	±26,525 SF
MISCELLANEOUS	±11,871 SF
BASEMENT AREA	±42,984 SF



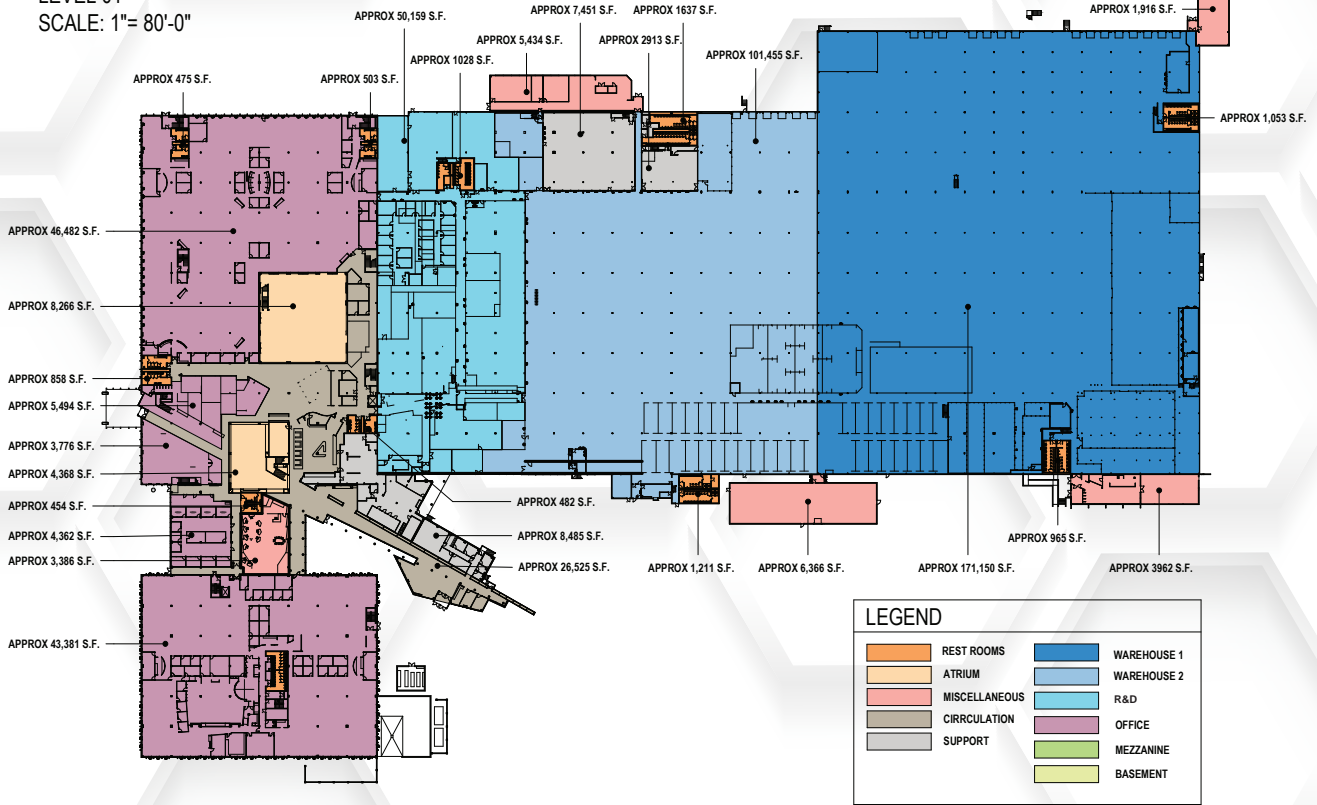
BASEMENT
SCALE: 1" = 80'-0"



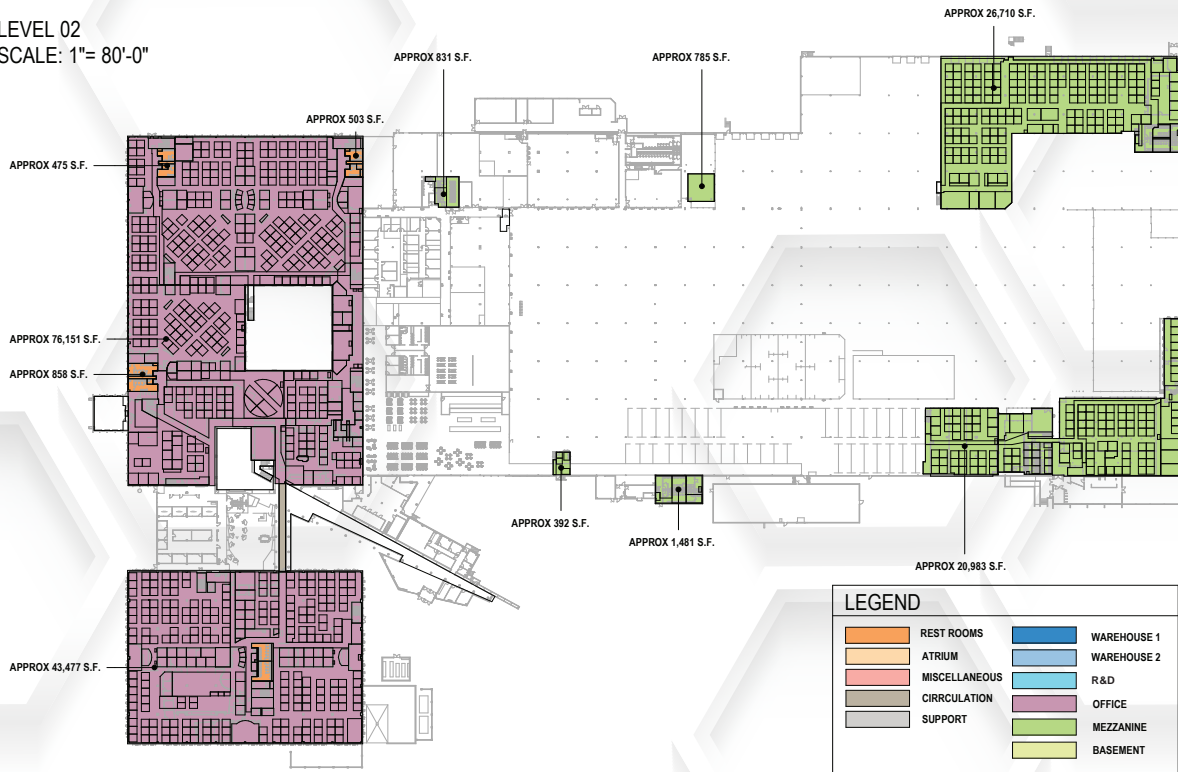
LEGEND	
 REST ROOMS	 WAREHOUSE 1
 ATRIUM	 WAREHOUSE 2
 MISCELLANEOUS	 R&D
 CIRCULATION	 OFFICE
 SUPPORT	 MEZZANINE
	 BASEMENT

OFFICE COMPONENT

LEVEL 01
SCALE: 1"= 80'-0"



LEVEL 02
SCALE: 1"= 80'-0"



OFFICE COMPONENT



DESIGN VISION BY GENSLER

Creative reuse of the existing asset, additions to the site, or full scale redevelopment*

- Signage and campus identity improvements
- Refresh facades, screen back-of-house elements like generators, and upgrade parking amenities and appearance
- Upgrade shared amenity spaces like courtyards and outdoor spaces



DESIGN VISION BY GENSLER

Creative reuse of the existing asset, additions to the site, or full scale redevelopment*

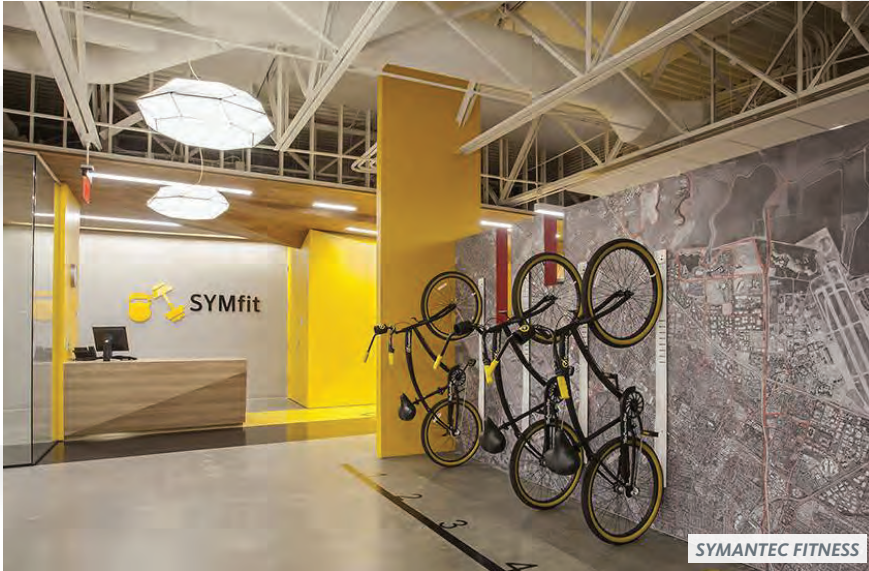
- Develop outdoor, shared common areas and amenities that draw people outside and into collaborative, social zones
- Selective demolition creates opportunities for new ground-up development
- Carve into the existing building mass to break down the scale and create individual pieces, as well as compelling new in-between spaces; this also allows for creative new architectural finishes that activate and modernize the building facades



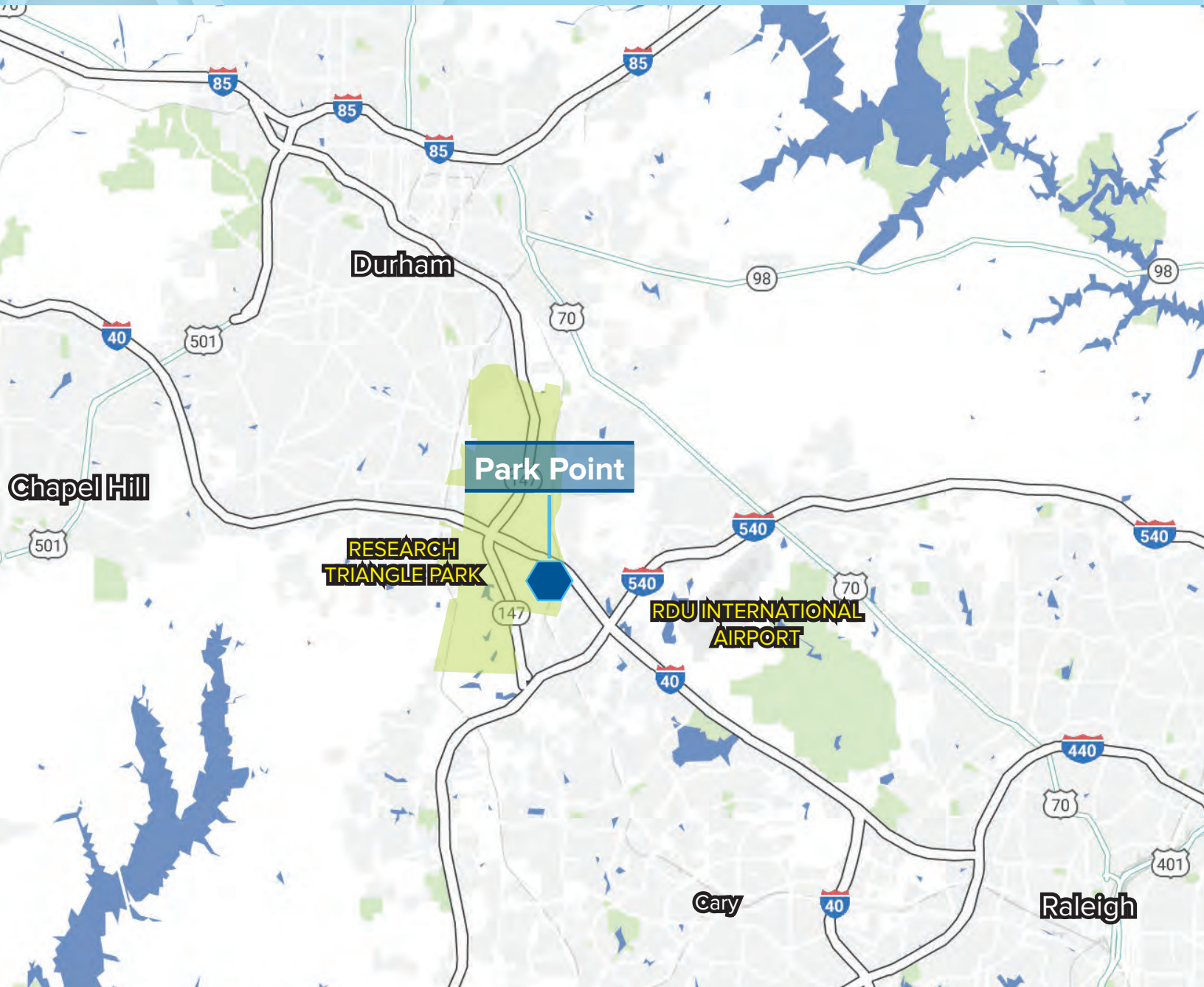
*tenant dependent

DESIGN VISION BY GENSLER

Creative reuse of the existing asset, additions to the site, or full scale redevelopment*



*tenant dependent



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