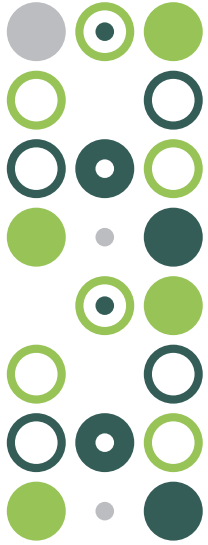


GREEN LEVEL BUSINESS PARK

FLEX/OFFICE
AVAILABLE
SUMMER 2022



FACT SHEET



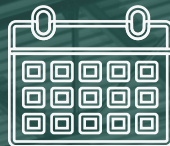
LOCATION

1.8 miles north of
the I-540/NC Hwy
55 interchange



SIZE

±170,000 SF
Flex/Office/R&D/Mfr
Bldg 1: 107,720 SF



TIMING

Available
Mid to Late
Summer 2022



CLEAR HEIGHT

Minimum 20'
Clear



CONSTRUCTION TYPE

Tilt-up concrete with
architectural brick in-
lay & metal awnings.
Abundant window



COLUMN & BAY SIZES

Typical Column Span:
40' x 40'
(Poss. some 40' x 50')

Typical Bay Sizes:
50' x 120' (6,000 SF)



DOCK DOORS

- Easy tractor trailer access off Hwy 55.
- Mostly dock high doors (9' x 10' & 10' x 12) plus additional pop out panels.
- Dock doors can be ramped to provide additional grade level access. Some limited grade level access provided in the dock area.



UTILITIES

Electric: Duke Progress (substation less than 1 mile)
120/208 V, 3-phase
(transformer size can be spec)

Gas: Dominion Energy

Water: Town of Cary

Fiber: AT&T & Spectrum Fiber available at site



ROOF

TPO membrane structure available for rooftop equipment

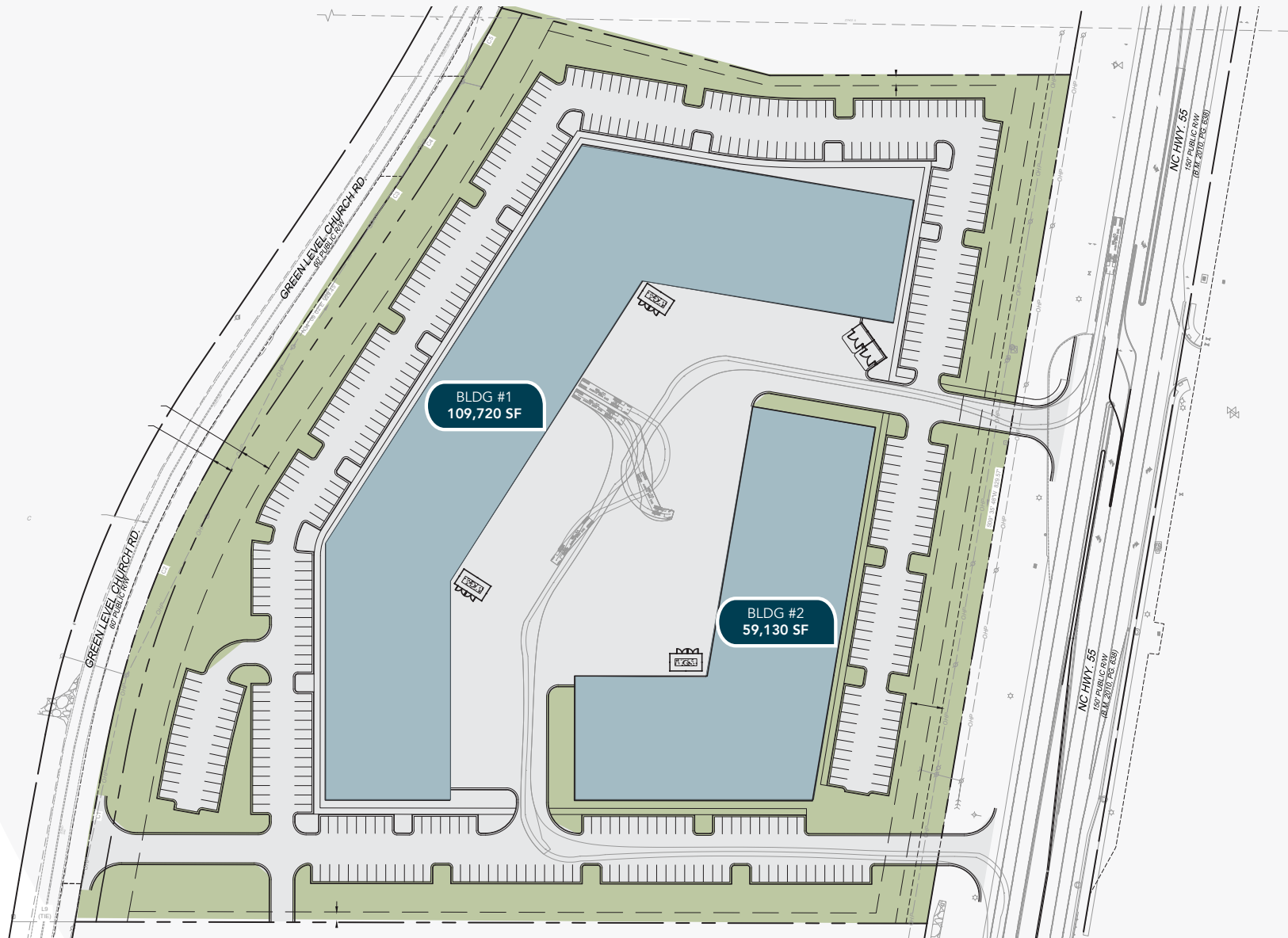


RATE / TICAM

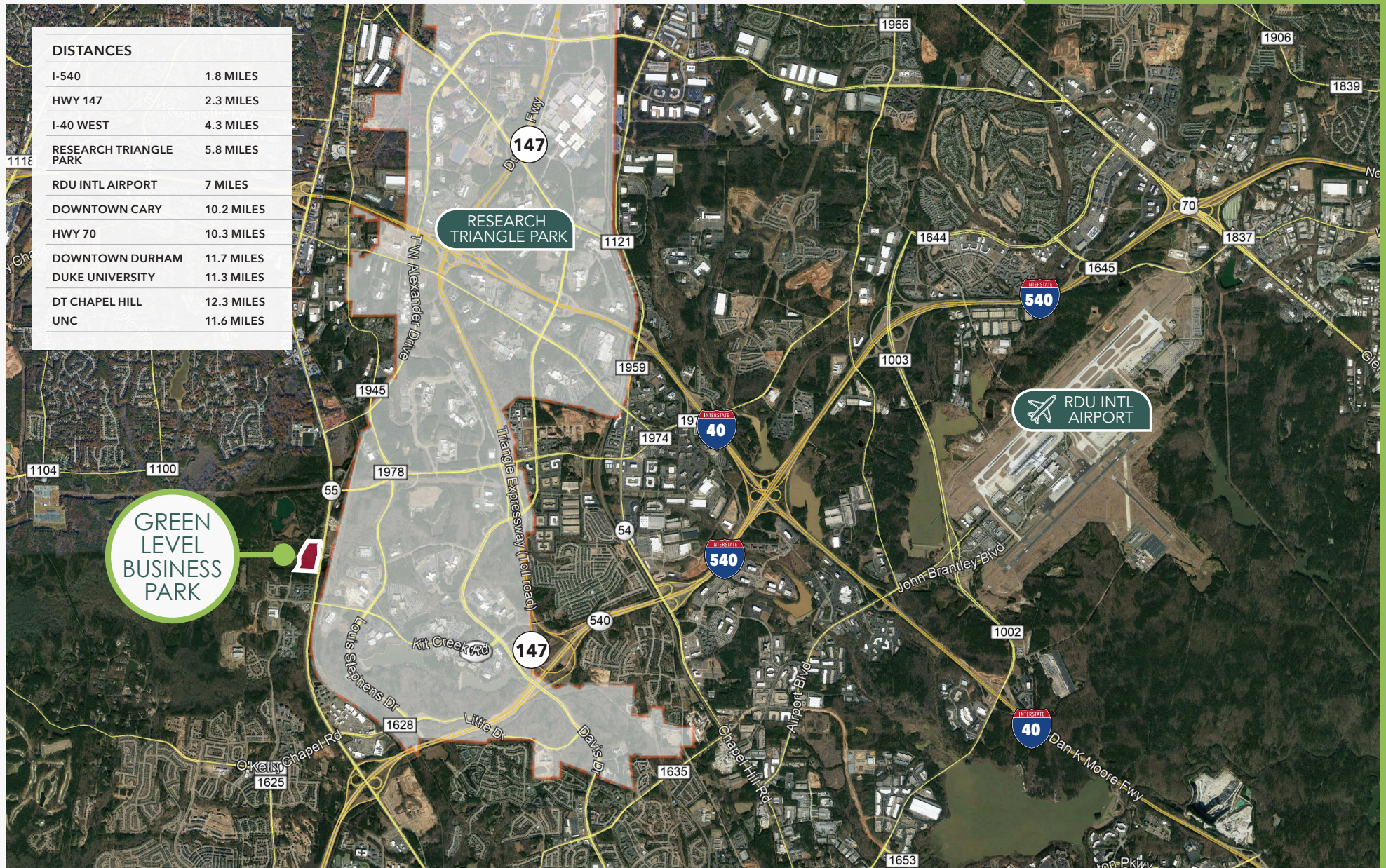
Rate: Call for rate and tenant improvement information

TICAM: Projected to be in the \$3.00/SF range

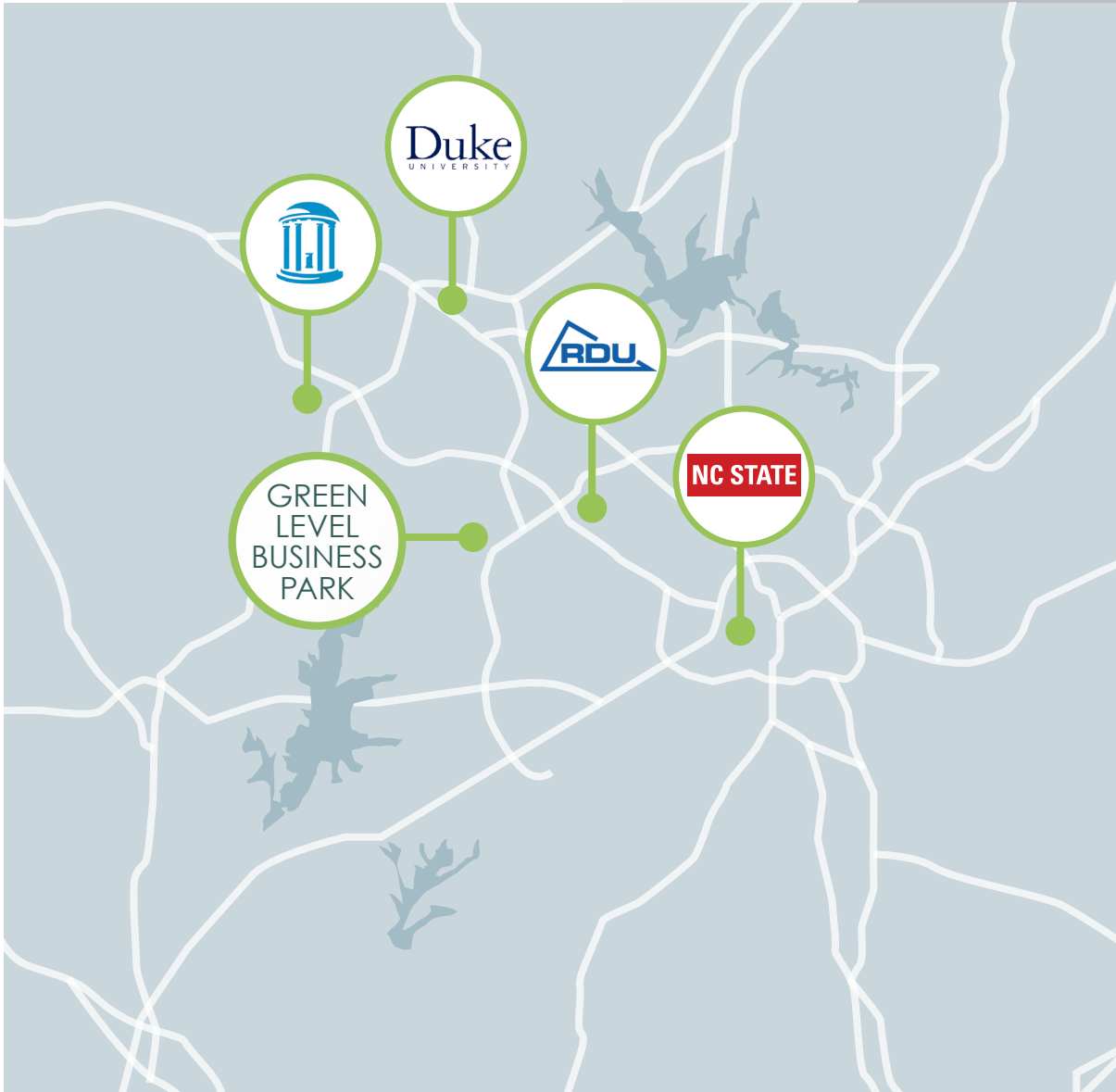
SITE PLAN



AREA AMENITIES



RESEARCH TRIANGLE REGIONAL INFORMATION



Located in the heart of North Carolina, the Research Triangle Region gets its name from Research Triangle Park and **three Tier 1 research universities** — Duke University, North Carolina State University and the University of North Carolina Chapel Hill — located only minutes apart.

The region is comprised of ten member counties and the Research Triangle Park. A diverse business ecosystem, talented workforce, and high quality lifestyle are major factors in the area's continued growth.

RESEARCH TRIANGLE REGIONAL INFORMATION

REGIONAL POPULATION



70%

POPULATION
GROWTH
(2000-2018)



37

MEDIAN
AGE



76

PEOPLE MOVING
TO THE REGION
EVERY DAY



1,039,775

REGIONAL LABOR FORCE

CONNECTIVITY

Centrally located between New York and Miami, the Research Triangle Region is easily accessible by Raleigh-Durham International Airport, six regional airports, two ports, and multiple interstates that span from Florida to New York and North Carolina to California.

RDU RANKED THE MOST CONNECTED MEDIUM-SIZED AIRPORT IN THE US



12.8

MILLION PASSENGERS
IN 2018

42%

INCREASE
SINCE 2010

400+

DAILY FLIGHTS
Over 65 nonstop destinations
7 international destinations
11 major airlines



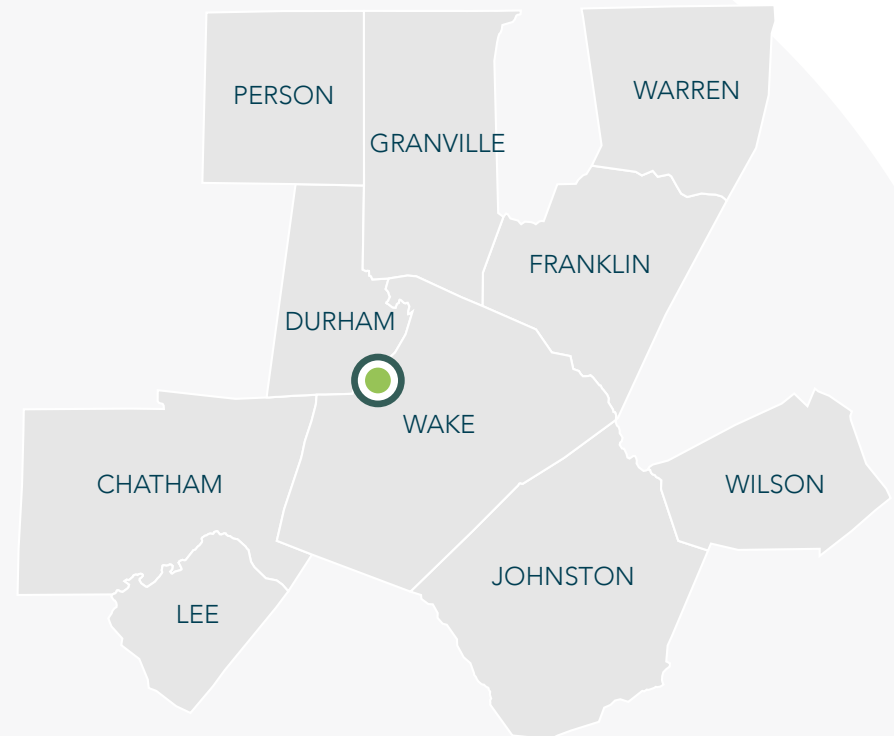
RAIL

CSX, NORFOLK SOUTHERN, AND NORTH CAROLINA RAILROAD COMPANY



ACCESS

LOCATED IN BETWEEN NEW YORK AND MIAMI
INTERSTATES: I-40, I-95 AND I-85
LESS THAN THREE HOURS TO TWO DEEP WATER PORTS



EDUCATION



176,000

TOTAL STUDENTS
ENROLLED IN HIGHER ED

42,000

ANNUAL
GRADUATES

\$2.72B

R&D RESEARCH
CONDUCTED AT
TIER 1 UNIVERSITIES

SOURCE: RESEARCH TRIANGLE REGIONAL PARTNERSHIP

FOR LEASING, CONTACT

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