



# PARK OVERLOOK

NEW 162,000-SF CLASS A, SHALLOW BAY  
FLEX/INDUSTRIAL PARK – DELIVERY 2023

**NC HIGHWAY 55 AND GREEN LEVEL CHURCH ROAD  
CARY, NORTH CAROLINA, 27519**



GREENBERG GIBBONS  
PROPERTIES





PARK OVERLOOK

RESEARCH  
TRIANGLE PARK

# SAY HELLO TO PARK OVERLOOK

**THE RESEARCH TRIANGLE PARK IS THE 2ND  
LARGEST LIFE SCIENCE HUB IN THE UNITED STATES.**

Park Overlook is a new 162,000-Square-Foot Flex Warehouse, R&D, and Life Science Park located in Cary, North Carolina, immediately adjacent to the Research Triangle Park, the largest technology and innovation district in the United States. It is located at the center of three Tier-1 universities (North Carolina State University, Duke University, and the University of North Carolina at Chapel Hill) and between the Raleigh-Cary and Durham-Chapel Hill MSAs.





# PARK OVERLOOK

## 162,000-SF CLASS A SHALLOW BAY FLEX/INDUSTRIAL PARK

Park Overlook is a new Class A, Shallow Bay, Flex/Industrial park with anticipated delivery coming Q3 2023. Offering wide-ranging tenant flexibility, with accommodating bay sizes, ceiling heights, loading dock doors with an interior truck court and Class A office entrance facades. Park Overlook will allow for maximum flexibility for tenants providing optimum use of space, while enhancing collaboration and productivity in a modern workspace environment.

### FEATURES



#### Roof

TPO membrane roof system with structure for rooftop equipment



#### Construction

Concrete and glass with masonry and glass exterior



#### Dock Doors

- Dock-high and drive-in doors
- Dock doors can be ramped to provide additional grade level access



#### Clear Height

Minimum 18' - 23' clear



## SPECIALIZED LAB FEATURES



- Minimum 18' Clear Height
- Insulated Building Envelope
- Fully Sprinklered
- Oversized Utilities
- Suited for Individual Needs

## LOCATION



**1.8**

Miles north of I-540/NC Hwy 55

**2.5**

Miles south of I-40/NC Hwy 55

## RATE / TICAM



### Rate

Call for rate & tenant  
improvement information.

**\$2.95/SF**

Projected range of TICAM

## UTILITIES



### Electric

Duke Progress

277/480 V, 3-phase

Transformer size and type can be  
customized for special uses.



### Gas

Dominion Energy



### Water & Sewer

Town of Cary



### Fiber

Google, Spectrum, Verizon, &  
Frontier Fiber available

# SITE PLAN

1

## BUILDING 1

103,360 SF

2

## BUILDING 2

58,179 SF

3

## COLUMN SPACING

50' (W) x 60' (D)

4

## BAY SIZES

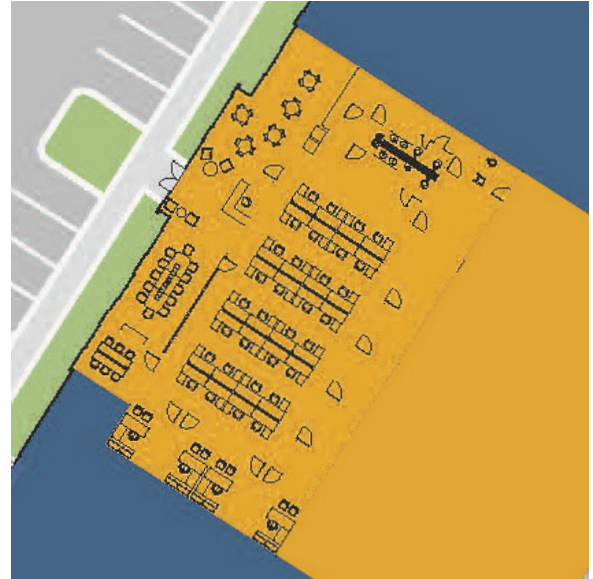
50' x 120' (6,000 SF)

5

## PARKING

2.5 parking spaces per 1,000 SF

## CONCEPT LAYOUT





COMMUNITY  
GATHERING AREA

GREEN LEVEL CHURCH ROAD

NC HWY 55

PARK OVERLOOK WAY

6,000-SF

120'

50'

# AN ADDRESS WHERE LOCATION MATTERS

- Research Triangle Park
- Corporate Campuses
- Major City
- ▬ Interstate
- ▬ Highway
- 🏨 Hotel
- 🍴 Restaurant
- 🛒 Retail
- ✈️ Airport

PARK OVERLOOK

## ACCESSIBILITY

8 miles to the RDU International Airport

Accessible by Hwy 55, 3 miles to I-40, 2 miles to I-540, 2 miles to Hwy 147, 8 miles to Hwy 64, 12 miles to US 1.

## RESEARCH TRIANGLE PARK

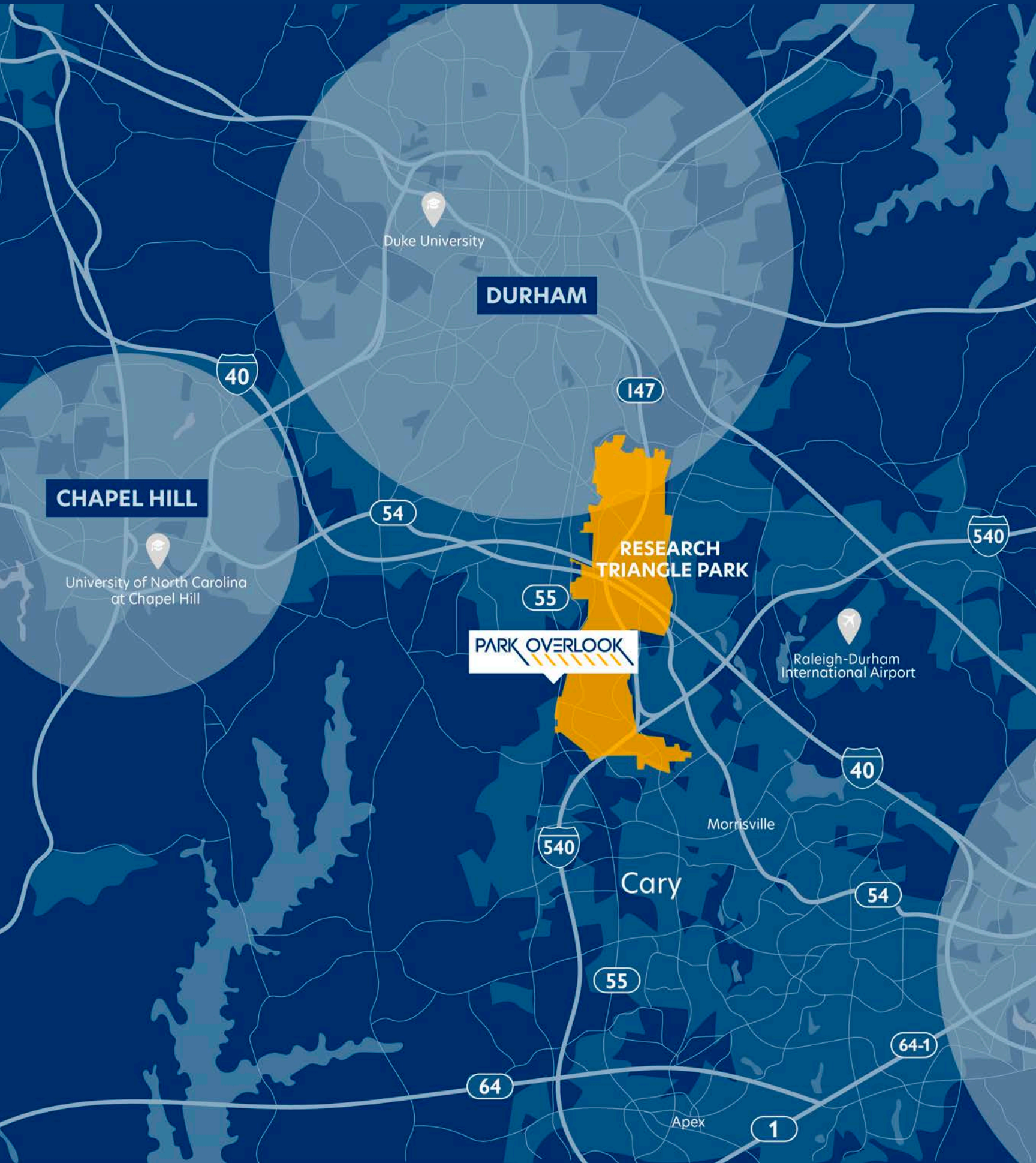
Adjacency to RTP provides immediate access to the more than 300 companies located on its 7,000 acres, including science and technology firms, government agencies, academic institutions, start-ups and nonprofits.

## AMENITIES

Surrounded by restaurants, hotels, shopping centers, and everyday to-dos.







Duke University

DURHAM

40

147

CHAPEL HILL

University of North Carolina  
at Chapel Hill

54

55

PARK OVERLOOK

RESEARCH  
TRIANGLE PARK

Raleigh-Durham  
International Airport

540

40

Morrisville

Cary

54

540

55

64

Apex

1

64-1

# STRONG ECONOMIC FUNDAMENTALS

## REGIONAL POPULATION



**52%**

Population Growth (2001-2018)



**36.1**

Median Age



**77**

People moving to the region everyday



**1,002,500**

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 is ranked the most connected medium airport in the U.S.



**14.2M**

Passengers  
in 2019

**42%**

Increase  
since 2010

**600**

Daily flights, over 57 nonstop  
destinations, 12 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

**RALEIGH**

## EDUCATION



**176,000**

Total students  
enrolled in higher ed



**65,000**

Annual  
graduates



**\$2.72B**

Research and  
development conducted  
at tier-1 universities



**Ranked #2**

In life science hub  
ratings



**4th**

Highest concentration  
of PhDs in the country

North Carolina  
State University





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