



THE RESEARCH  
TRIANGLE PARK

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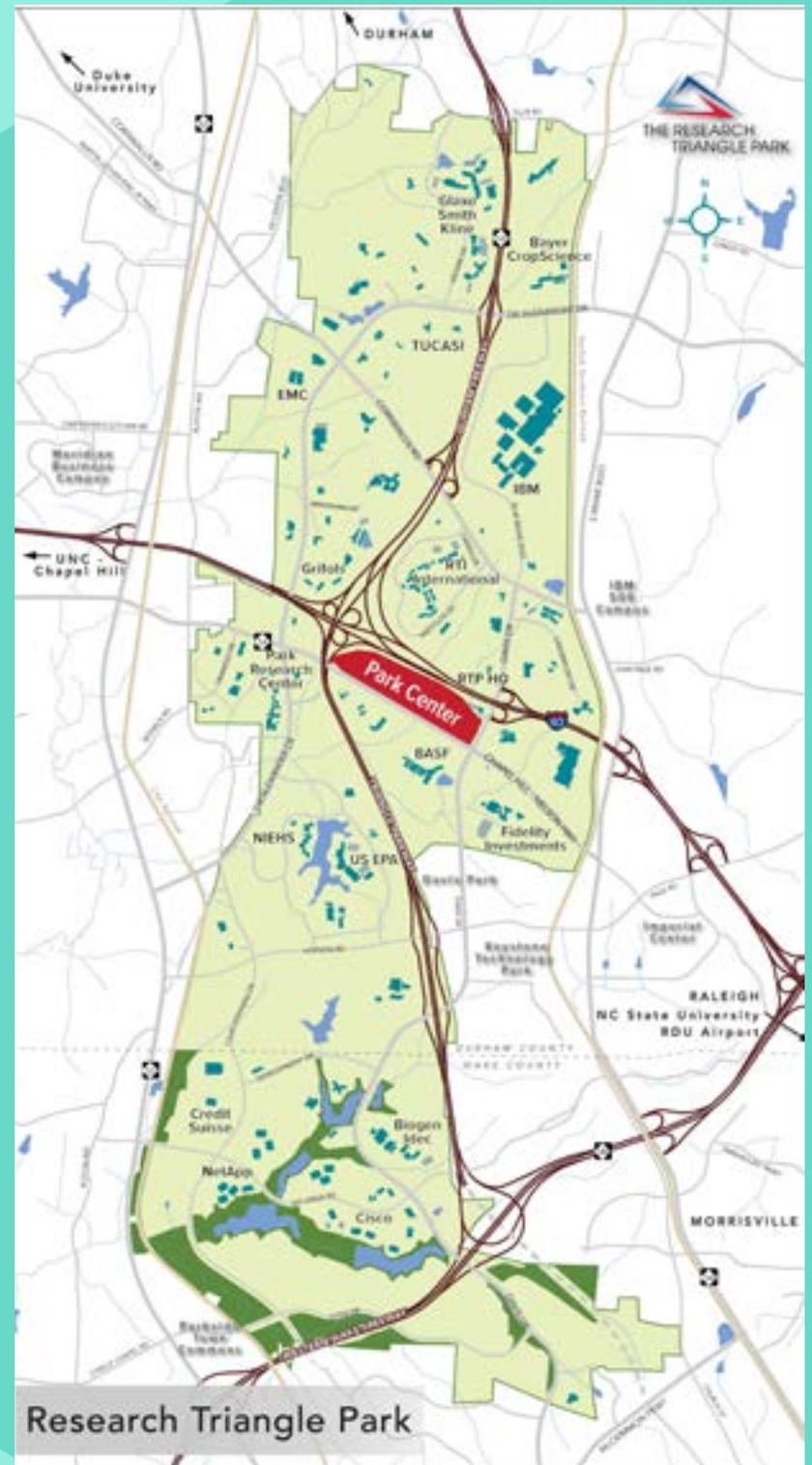
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# RESEARCH TRIANGLE PARK

## THE RTP MISSION

Support education and serve our partner universities.  
Create knowledge-based jobs across North Carolina.  
Improve the quality of life for all North Carolinians.



# RTP INNOVATIONS

**Taxol**  
This plant alkaloid chemotherapy drug attacks cancer cells while they are dividing. It was introduced by Bristol Myers Squibb & GlaxoSmithKline.

1967



1965

**Astroturf**  
This synthetic turf material, which is made to resemble real grass, is used in stadiums across the country. It was first introduced by Chemstrand.

**CTRL ALT DLT**  
A three-key function used to shut down a program on a computer, this task is performed by simultaneously pressing the "Control, Alt, Delete" buttons on your keyboard. This was introduced by David Bradley of IBM.

1980

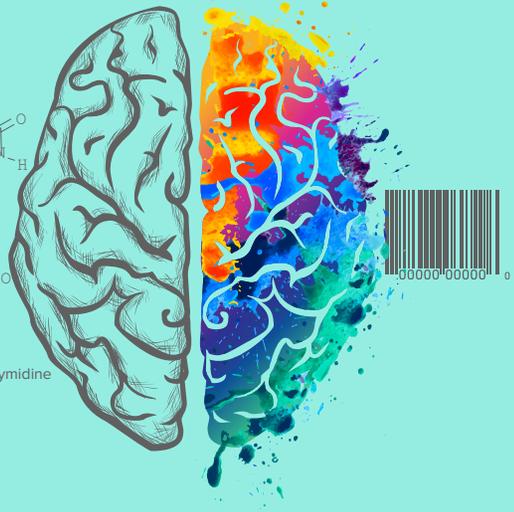
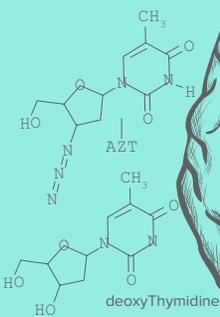


1972



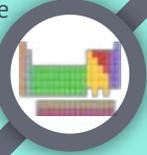
**The Barcode**  
Used on millions of products around the world, the barcode is an optical machine-readable representation of data relating to the object to which it is attached. It was introduced by IBM.

**Azidothymidine**  
Azidothymidine also known as Zidvudine is an antiretroviral medication used to prevent and treat HIV/AIDS. It was introduced by Burroughs Wellcome (GlaxoSmithKline) in RTP.



**Periodic Table of Elements**  
There are many versions of the periodic table. RTP's The International Union of Pure and Applied Chemistry designed the Periodic Table as we now know it. They also implemented the naming system that is utilized.

1988



1987



**LED Lighting**  
Cree brought the first blue LED to market. They also introduced the first "lighting-class" LEDs bright enough to be used in general-illumination applications.

1989



**Absolute Maxx**  
Bayer introduced this fungicide, a combination of two of their products, which maximizes yield protection in corn and winter wheat.

2016



# LEADERS

IN ACADEMIA, GOVERNMENT AND BUSINESS



**48,000**  
SKILLED WORKERS



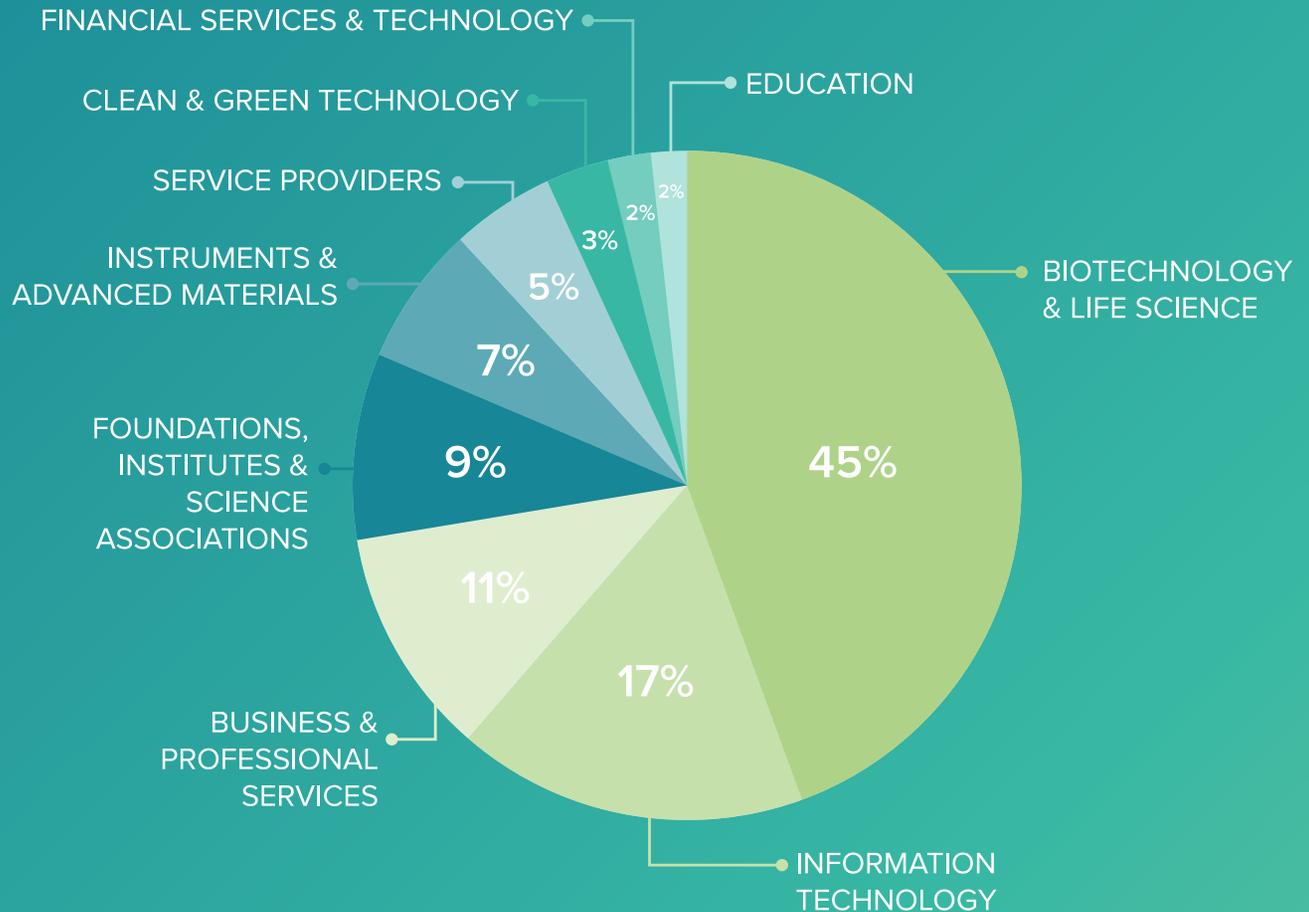
**3,256**  
PATENTS LANDED



**1,970**  
TRADEMARKS RECEIVED



**+\$1 BILLION**  
INVESTED IN RTP  
DURING THE PAST 5 YEARS



# 42

NEW COMPANIES IN  
2016 - 2017



# 264

COMPANIES IN RTP

STARTUPS &  
SPINOFFS

70

132

US  
HEADQUARTERS  
IN RTP

## TOP 10 RTP EMPLOYERS

IBM CORPORATION  
CISCO SYSTEMS, INC.  
GLAXOSMITHKLINE  
FIDELITY INVESTMENTS  
RTI INTERNATIONAL  
CREDIT SUISSE  
LENOVO  
NETAPP, INC.  
BIOGEN  
UNITED STATES ENVIRONMENTAL  
PROTECTION AGENCY



# 58%

OF RTP COMPANIES ARE  
LOCATED IN INCUBATOR OR  
STARTUP SPACES



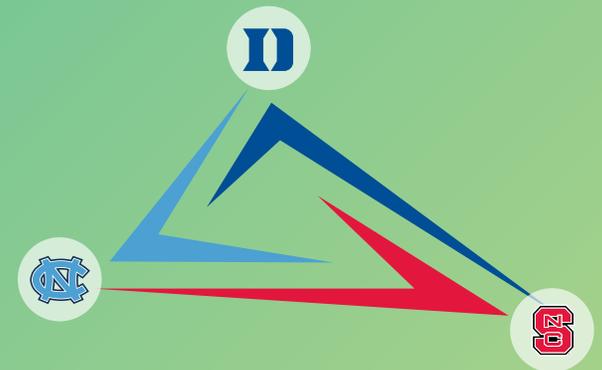
LOCATED MINUTES FROM  
**RDU INTL AIRPORT**

# 7,000 ACRES

ACROSS DURHAM & WAKE CO.

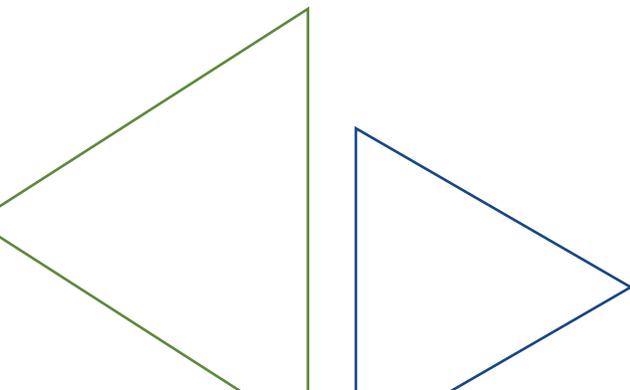


ANCHORED BY **3 TOP**  
RESEARCH UNIVERSITIES



# RTP AMENITIES

- Trails in RTP are open to everyone, offering the chance to be active and enjoy nature.
  - 18 miles of asphalt jogging trails extend throughout the Park, forming several loops and offering easy access to trails outside RTP
  - 4 miles of natural surface trails in southern RTP are available for mountain biking and hiking
- Athletic fields for pick-up games or league sports—4 softball fields, 6 sand volleyball courts and 2 grass volleyball courts
  - Field reservations are free for Park employees
- Active RTP leagues for softball, volleyball, kickball, and cricket
- Free meeting and event space available at The Frontier
- Ongoing events help to drive a thriving community
  - RTP180 is a TedX-style event that highlights our region's top talent
  - The Frontier Happy Hour provides a laidback networking atmosphere with local craft brews.



# RTP TRANSIT INITIATIVES

The Research Triangle Park is committed to finding smart solutions to link into planned and existing transportation networks across the Triangle. We actively partner with regional transportation organizations in order to plan for the Triangle's transit future. RTP will work to evaluate plans and options for creating the following transit points within the Park:

- RTP actively works with the teams charged with implementing the Durham-Orange Light Rail Transit Project and the Wake County Transportation plan. Both initiatives will have an impact on RTP and the surrounding communities.
- Development of longer term alternatives for location of the RTC as part of regional hub complex to be located at the Triangle Metro Center site which is adjacent to multi-state rail service and future commuter rail service.
- Improved circulator system in the Park, linking RTP companies to Park Center and the region.
- Improved pedestrian and bike access throughout RTP, linking pedestrian and transit uses with the new RTC, including bike share.



# RTP

## LOCATING A BUSINESS

### INCENTIVES

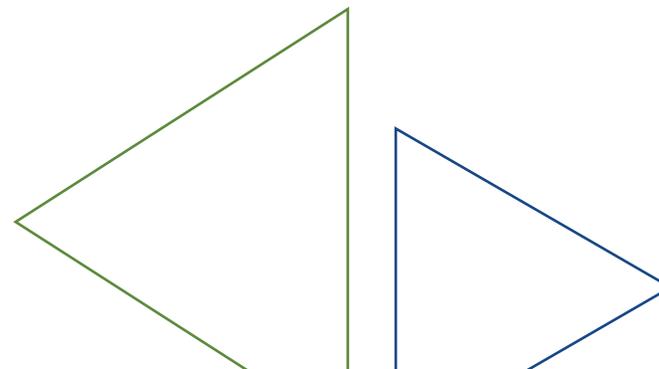
The Durham Wake Service and Production District is a special tax district that encompasses the Park. On average, companies paying the DWSD tax as opposed to municipal property tax save around 30% on total property taxes. DWSD tax funds get invested back into the Park for public improvements, including trails, wetlands, recreation fields, and roads. While RTP entities do not directly offer incentives to companies interested in locating within the Park, staff is readily available to help facilitate those conversations with the appropriate state and county leaders.

### COVENANTS

RTP has a set of historic covenants which govern and provide guidelines to businesses that operate within the boundaries of the Park. These covenants apply to all 7,000 acres of RTP. These covenants help serve as the identity statement for the Park.

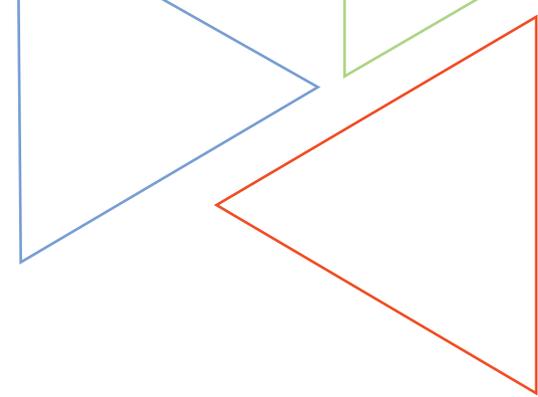
Specifically, the RTP Covenants outline that operations locating in the Park are required to include a high level of scientific input. Included in these uses are operations such as research and development; production and assembly; corporate, regional or divisional headquarters of knowledge based companies; data processing centers; nonprofit organizations; and educational facilities operated by UNC-Chapel Hill, Duke, or NC State. These guidelines also provide landowners and tenants with the ability to vote on issues specifically pertaining to RTP.

Durham County has rezoned Park Center, RTP's new 100 acre redevelopment project in the heart of the Park, to allow for office, retail, hospitality, and residential uses. However, approval is still required by RTP leaders.



# RTP

## SPACE OPTIONS



### GREENFIELD DEVELOPMENT

Currently, there are approximately 600 acres of land in RTP available for potential development. This acreage has been divided into numerous greenfield sites, though all sites can be further subdivided to meet varying requirements.

### MULTITENANT FACILITIES

There are a number of spaces in RTP offering Class A office and laboratory space. These spaces are not owned or operated by RTF, however staff will coordinate with the broker to determine if there is a possible option for a prospect.

### COWORKING AND STARTUP SPACES

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#### THE FRONTIER

An innovative community space that offers free and open co-working, meeting spaces as well as flexible, affordable office space for start-ups and growing businesses. For more information, please visit [www.rtp.org/frontier](http://www.rtp.org/frontier).

#### THE LAB

Owned and operated by the Research Triangle Foundation, The Lab is a multitenant laboratory and office space that currently holds 22 companies. Its mission, much like the mission of The Frontier, is to provide space for small and startup companies at affordable rates and flexible terms.

#### ADDITIONAL LOCATIONS

First Flight Venture Center, Alexandria Innovation Center and Alexander Business Suites each provide office and lab space for growing companies. These buildings provide smaller space options to startups and small businesses looking to locate in RTP. More information on these spaces can be found at [www.rtp.org](http://www.rtp.org).



# PARK CENTER RTP FORWARD

Park Center will be the future of the Research Triangle Park. It is here that RTP will create an area of density that does not currently exist within its 7,000 acres. This is the area where the innovators and dreamers of tomorrow will come to be inspired, where leaders in technology, science, the arts and the humanities will collaborate and create a better future for all North Carolinians. The space will not only include retail, residential and office amenities, but also an array of public parks and spaces that can be used by all the people of North Carolina.

In December 2013, the Research Triangle Foundation purchased 100 acres of land that make up the Park Center property. Located at the intersection of NC Highway 54 and Davis Drive, along I-40 between the Davis Drive (Exit 280) and NC Highway 147 (Exit 179) interchange, Park Center is the only parcel within RTP with zoning that allows for office, retail, hospitality and residential uses.

The unique land parcel offers long and short term options, as well as prime visibility along this highly trafficked corridor, for those interested in being a part of the development.



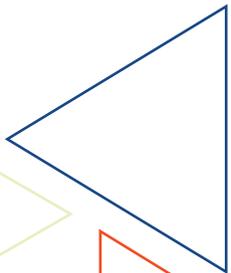
▲  
**THE  
PARK  
CENTER**  
RESEARCH TRIANGLE PARK

# PARK CENTER

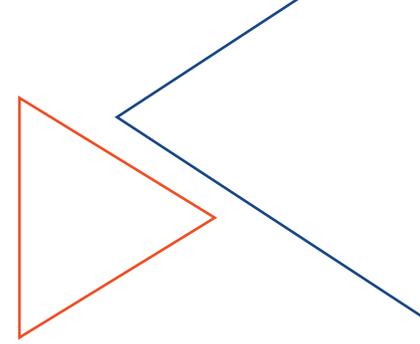
## SITE MAP



Park Center will be developed in two phases; the first will take place on the eastern side of Park Center's 100 acres and will include residential, retail and commercial opportunities.



# PARK CENTER EAST - 1<sup>ST</sup> PHASE



Park Center East will have almost 2 million total sq ft of real estate including:

- Retail/Restaurant – 350,000 sq ft
- Hotel – 2 hotels totaling 400 rooms
- Residential – 600-700 multifamily units
- Office – up to 1 million sq ft
- 7 acres of parks and open space (18% of development area)
- 2500 ft of retail frontage
- 1000 ft of frontage on I-40
- Buildings are a mix of heights, up to 15 stories



# THE FRONTIER

## PIONEERING INNOVATION

Interested in getting a glimpse at the future of RTP? Stop by The Frontier to see open innovation in action. Opened in January 2015, The Frontier was created to serve as a community gathering hub in the heart of RTP. By offering free co-working space, affordable private offices, flexible office space, community event space and on-site dining options, The Frontier is constantly evolving around the needs of the people using it.

Located on the western side of the Park Center redevelopment tract at 800 Park Offices Drive, The Frontier continues to attract a diverse array of companies and partners that use the space.

In a short time, The Frontier has become a community of university programs, RTP companies big and

small, and education initiatives that thrive alongside creatives such as writers, video producers and visionaries.

Serving as a programmatic heart within RTP, The Frontier offers many on-site perks. From fitness classes and weekly happy hours to community hosted events, companies at The Frontier have many opportunities for both engagement and professional development.



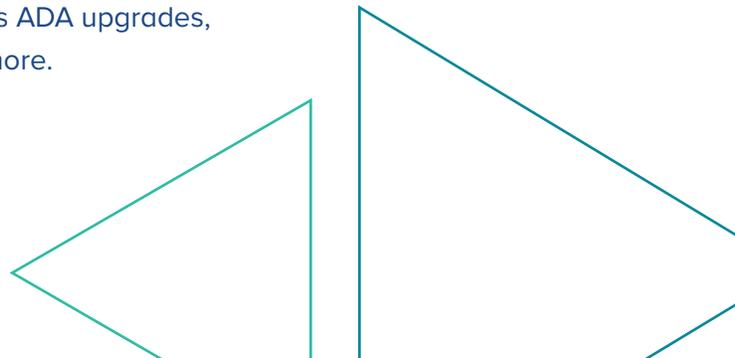


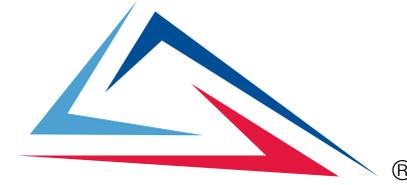
## AMENITIES

- Free co-working and meeting rooms on the 1st Floor
- Private office space
- Conveniently located in the heart of The Triangle minutes from RDU Airport
- Community programs including RTP Food Truck Rodeos, Happy Hours, community garden and RTP 180

## BUILDING FACTS

- Year Constructed: 1985
- Total Square Feet: 146,999
- Physical Description: Steel Frame with precast concrete & glass facade
- Floors: 5
- Roof: Built Up
- Class: B - Plenty of room to be creative, engaged, original and collaborative.
- Capital Improvements: \$1.2M; Includes ADA upgrades, HVAC overhaul, electrical work and more.





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TRIANGLE PARK

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05/2017