AVAILABLE NOW
3029 E. Cornwallis Rd.
Durham, NC

GENESIS
Genesis offers a truly customizable opportunity due to its unique zoning. Options ranging from 5-story office and R&D to advanced manufacturing give the flexibility to accommodate a variety of users.

### Site Overview

- **R&D Production Facilities**: 90,000 s.f. to 300,000 s.f.
- **Lab Space**: 90,000 s.f. to 250,000 s.f.
- **Office Space**: 90,000 s.f. to 450,000 s.f.
- **Maximum Building Height**: 120 feet

### Build-to-Suit Opportunity in the Research Triangle Park

- **Site Size**: 104 acres at the heart of RTP
- **Site Plan**: Approved
- **Size**: 90,000 s.f. to +/- 5.5M s.f.
- **Five Year Property Tax Incentive**: to tenants
- **Ability to Densify Parking**: to meet needs
- **Speed to Market**: Scale your needs
- **Brownfield**: Ability to densify parking to meet needs
WHY RTP?

The Research Triangle Park (RTP) is nestled within the Triangle region, centrally located between downtown Raleigh, downtown Durham, and Chapel Hill. Less than 8 miles from the Raleigh-Durham international airport, the RTP boasts convenience as well as a rich labor pool with highly reputable academic institutions: Duke University, UNC Chapel Hill and NC State University, all within 20 miles.

RTP is a huge economic driver for not only the 3 surrounding cities, but the region as whole. It’s the largest research park in the country and one of the most reputable R&D centers in the world due to the prestigious array of companies that call The Park home. RTP is at the frontline of Ag-Biotech with research centers for Syngenta and BASF, among others.

The Research Triangle Park contains over 300 employers of over 55,000 employees. In addition to the reputable neighbors listed above, The Park is also home to NetAPP, Cisco Systems, Dell EMC, and Lenovo.

It’s no surprise that RTP is recognized as one of the top life science hubs in the US with its rapidly growing and ever-evolving powerhouse of biotechnology and life science companies.

Reputable neighbors within 4 miles of Genesis site

- Aurobindo
- BASF Agricultural Solutions
- GSK
- IBM
- Labcorp
- NC Biotech Center
- United Therapeutics
- Wolfspeed
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