

Campus Entrance



AVAILABLE NOW

3029 East Cornwallis Road

Research Triangle Park,
North Carolina

GENESIS

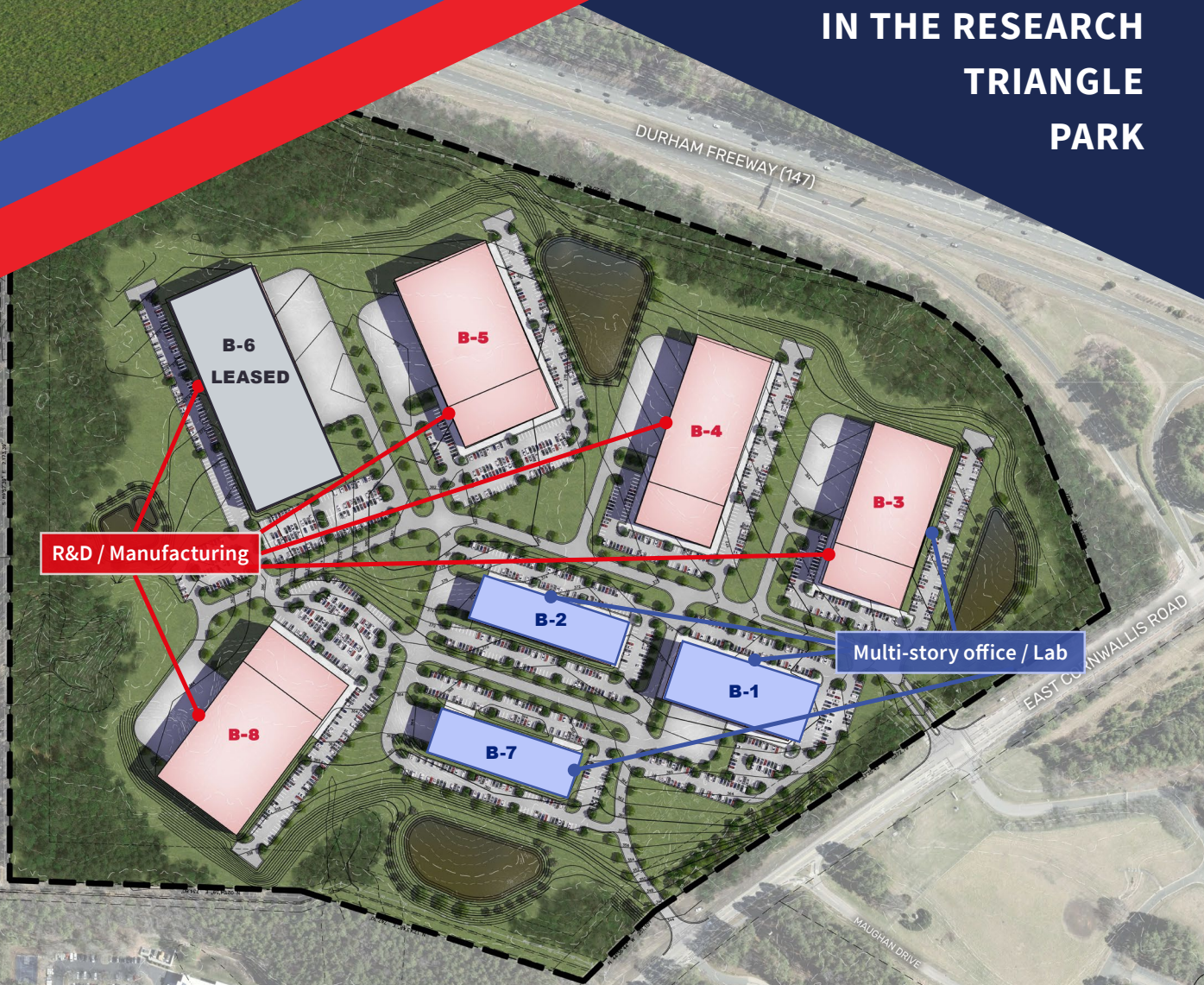


THE KEITH CORPORATION





**BUILD-TO-SUIT
OPPORTUNITY
IN THE RESEARCH
TRIANGLE
PARK**







SITE OVERVIEW

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

DESIGNED FOR ULTIMATE FLEXIBILITY

R&D Production Facilities
Lab Space
Office Space

 <p>Size 104 acres in the heart of RTP</p>	 <p>Speed to market Site plan approved, shovel ready</p>	 <p>Scale your needs 90,000 s.f. to +/- 5.5M s.f.</p>
 <p>Vertical coverage Maximum building height: 120'</p>	 <p>Brownfields Five year property tax incentive</p>	 <p>Parking Ability to densify parking to meet needs</p>

THE KEITH CORPORATION

The Keith Corporation (TKC) is a full service commercial real estate firm headquartered in Charlotte, NC. TKC was founded in 1989 as a single-tenant, net lease build-to-suit development company. Projects in the Raleigh-Durham area include the American Tobacco campus, CenterPoint, multiple projects for LabCorp, Becton Dickinson's East Coast Distribution Center in Four Oaks and Rho's headquarters office building in the RTP.

Projects completed in

34

states

Projects completed in

5

countries

Developed over

25

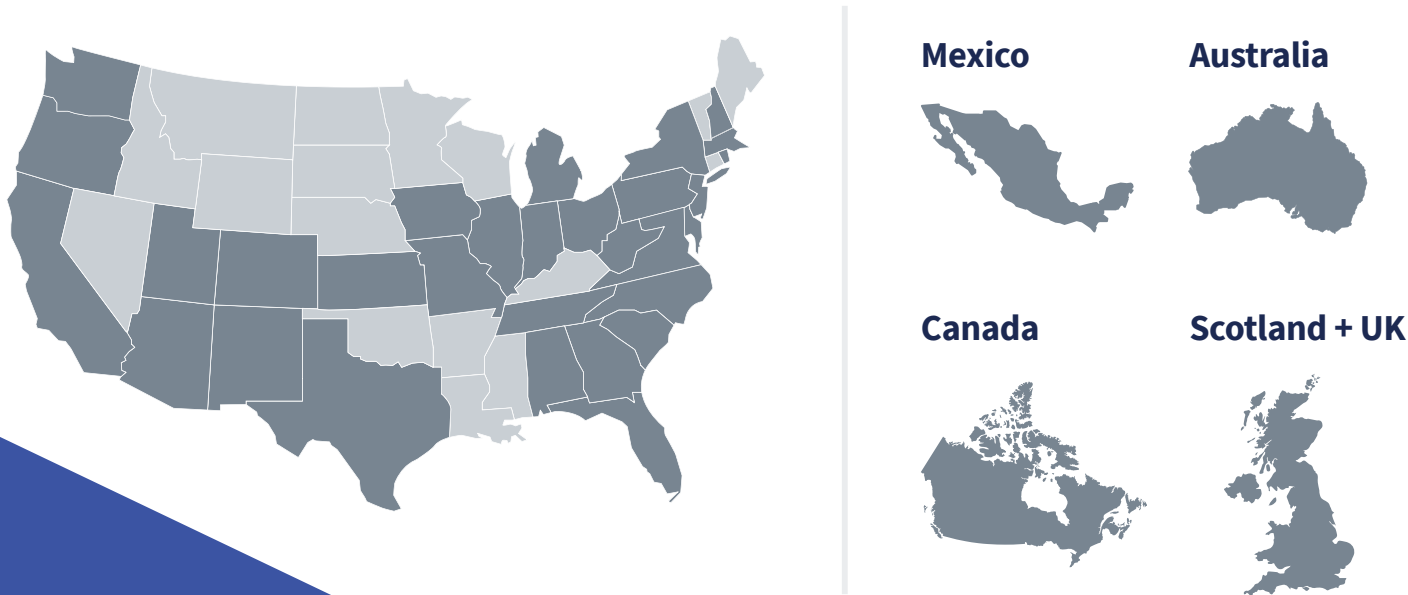
million s.f.

Valued at over

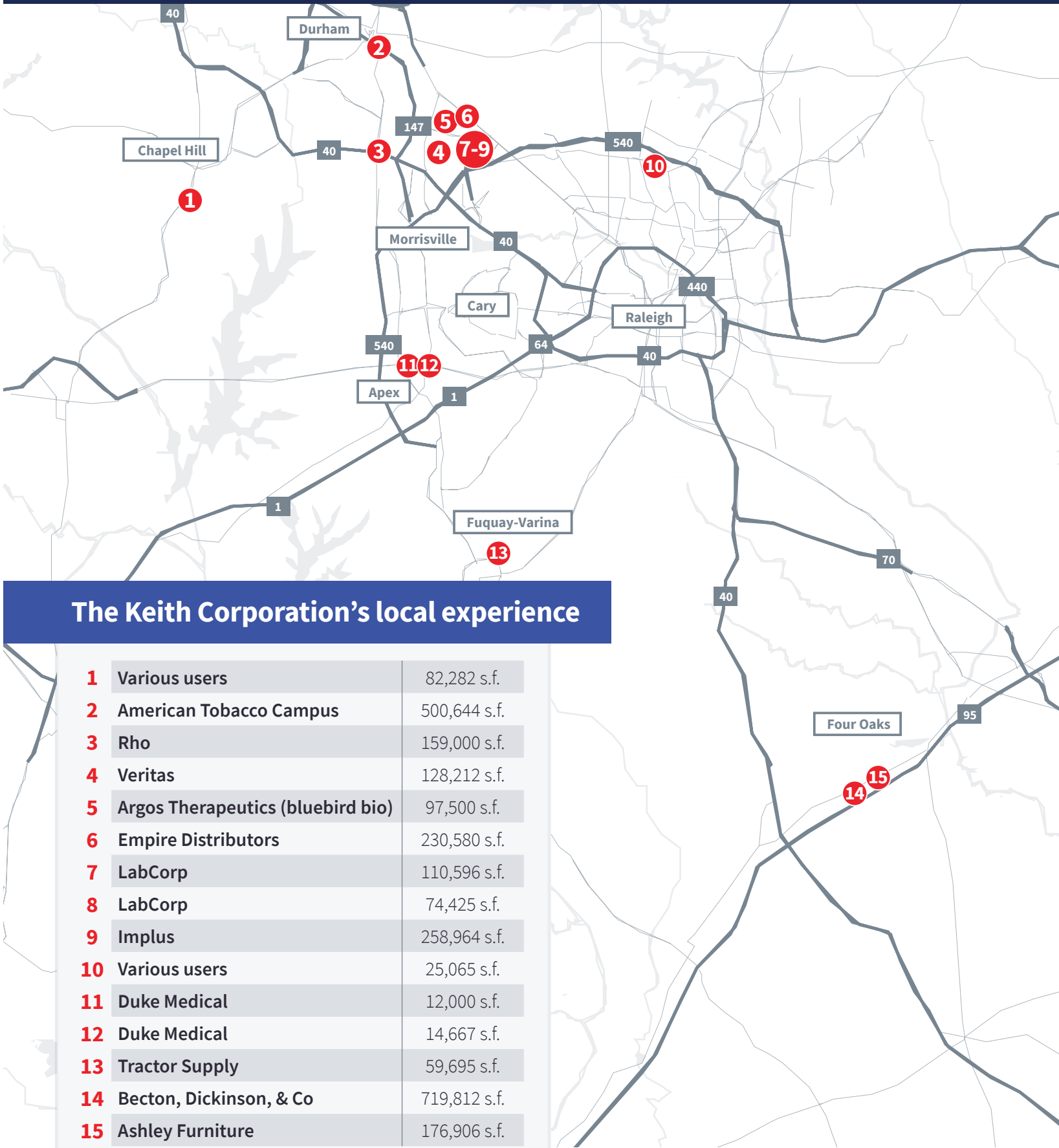
\$3

billion

NATIONAL + GLOBAL PRESENCE



2.6 MILLION+ S.F. Developed in RTP / The Triangle



DID YOU KNOW?

Genesis is perfectly located

Located right off the highway, Genesis is only **0.25 miles** from NC 147 and only **1 mile** from Interstate 40.



Phase 1 of site work is completed

Genesis has the ability to deliver a building within **8 months** and can provide vertical office coverage up to **5.5 M s.f.**



There is endless opportunity for you

Genesis offers options of a flex single story life science building & industrial/manufacturing up to a **583,000 s.f. footprint**.



Genesis is in the NC Brownfields Program

Reduced occupancy cost via a real estate tax exclusion on qualified improvements for the first **5-years** of occupancy.



Genesis is close to abundant amenities

The perfect location with **30+** restaurants within **5 miles**, a future mixed-use development in RTP just **2.7 miles** away, and the ability to accommodate **on-site amenities-to-suit**.

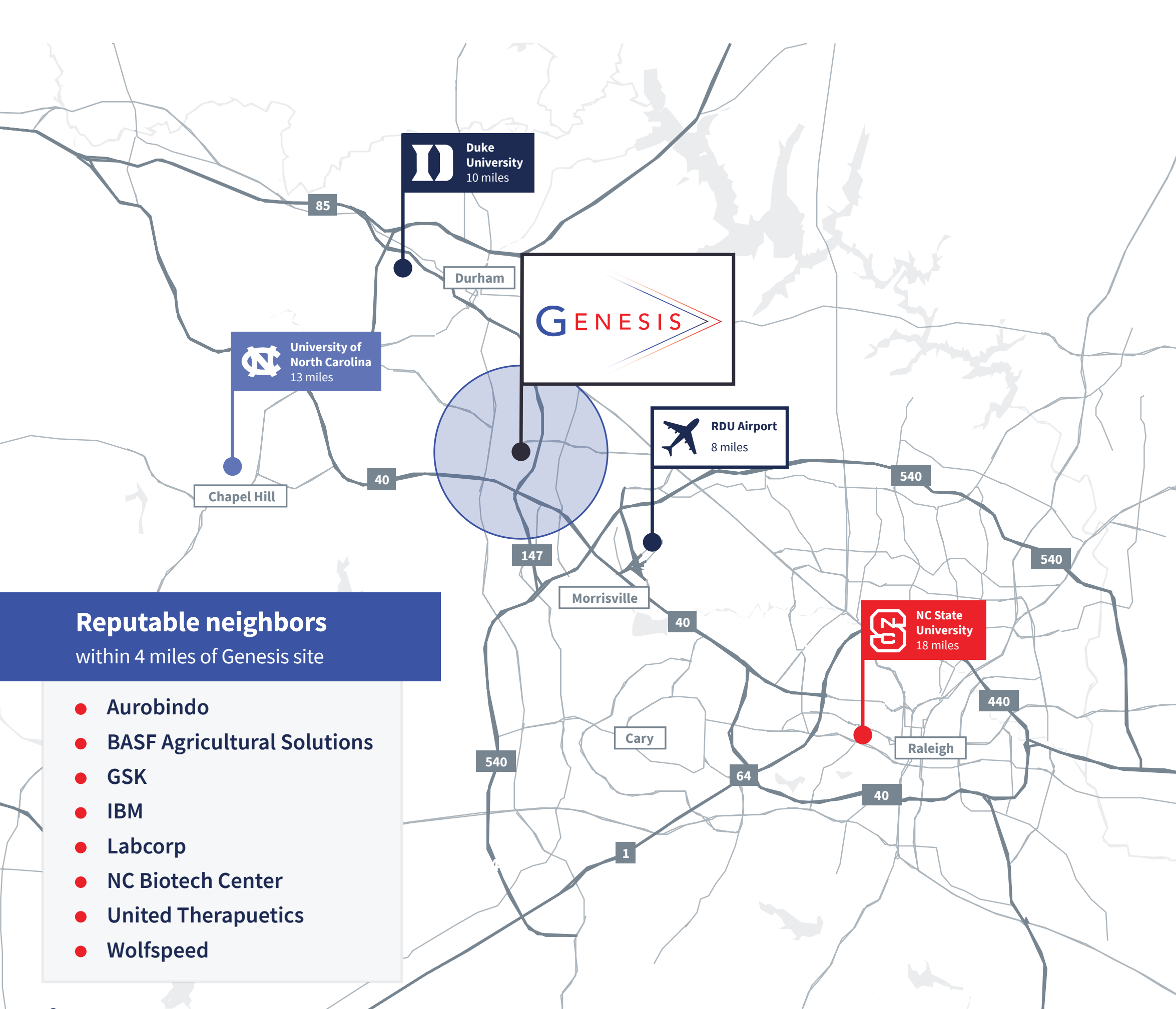


FLEXIBILITY

Genesis' 104 acre site offers the ultimate flexibility for office, life science, and Research & Development users in the market.



Sample Rendering



Reputable neighbors within 4 miles of Genesis site

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

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 18 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 front line 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.

FOOD + BEVERAGE

- 1 Starbucks

2 NUVOTACO

3 East Durham Bake Shop

4 Bojangles

5 Blue Ridge Deli & Cafe

6 Cook Out

7 Dulce Cafe

8 Bocci Trattoria & Pizzeria

9 Cafe Meridian

10 Bowl of Pho

11 V's Kitchen

12 Jersey Mike's

13 First Watch

14 Bean Traders

15 The Streets at Southpoint

16 Buffalo Wild wings

17 Starbucks

18 Moe's Southwest Grill

19 Ted's Montana Grill

20 Chick-fil-a
- 21 Thia 55

22 Brigs at the Park

23 Starbucks

24 El Dorado Mexican

25 Williams Gourmet Kitchen

26 Akashi

27 Carolina Ale House

28 Longhorn steakhouse

29 Caribou Coffee

30 Brixx Wood Fired Pizza

31 Chick-fil-a

32 Angus Barn

33 Baba Ghannouj

34 Randy's Pizza

35 Thali Indian

36 Mez Contemporary Mexican

37 Page Road Grill

38 Wayback Burgers

39 Carmen's Cuban Cafe

40 Capital City Chop House

HOTELS

- 1 Double Tree Suites

2 La Quinta Inn & Suites

3 Courtyard by Marriott

4 Residence Inn by Marriott

5 Candlewood Suites

6 They Wyndham hotel

7 Marriot

8 Aloft Raleigh-Durham

9 Hyatt House Raleigh

10 Hampton Inn & Suites

11 Embassy Suites by Hilton
- 12 Holiday Inn Express & Suites

13 Homewood Suites by Hilton

14 Doubletree by Hilton

15 Sheraton Imperial Hotel

16 SpringHill Suites by Marriott

17 Tru by Hilton

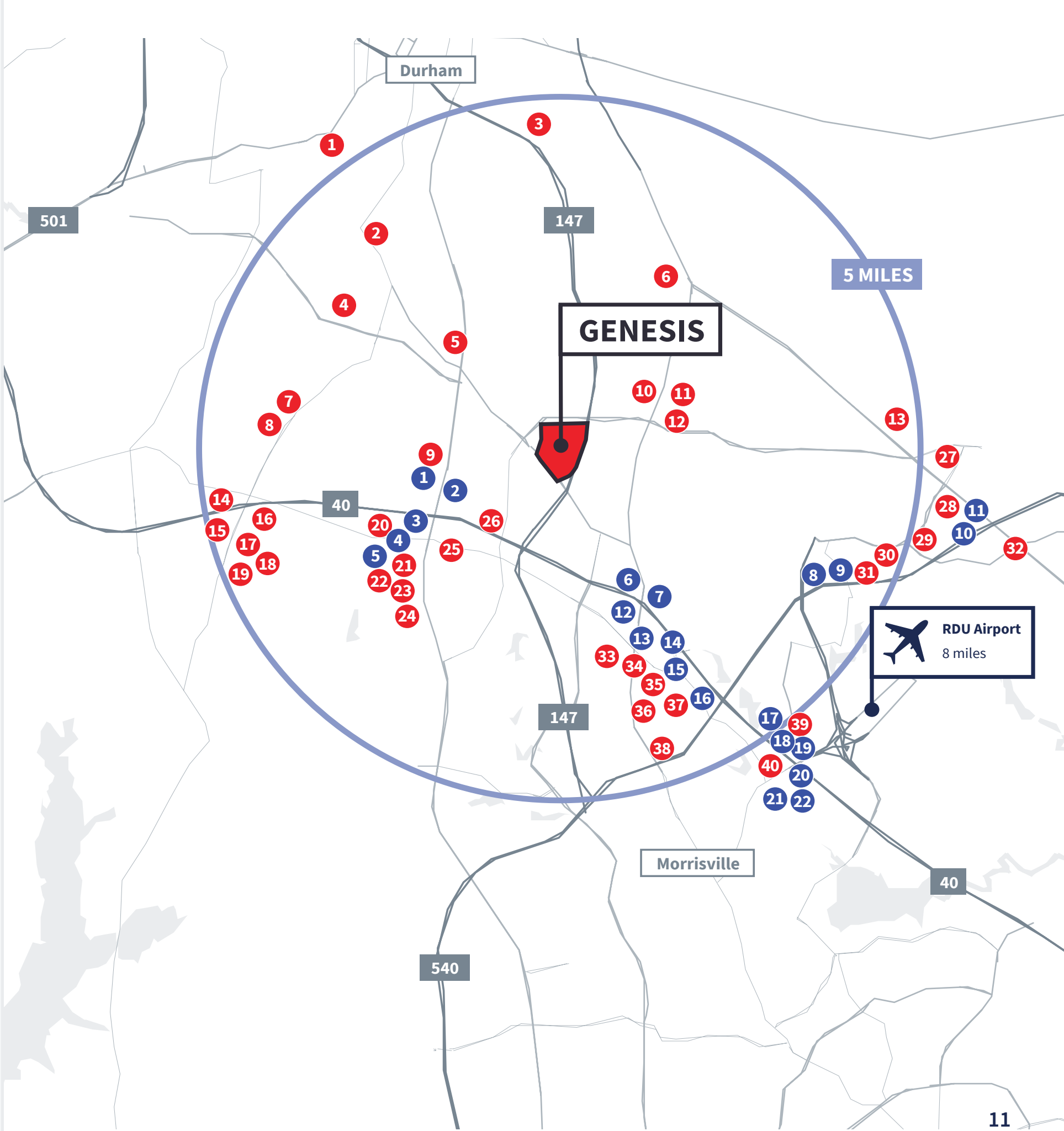
18 Cambria Hotel

19 Hyatt Place

20 Courtyard by Marriott

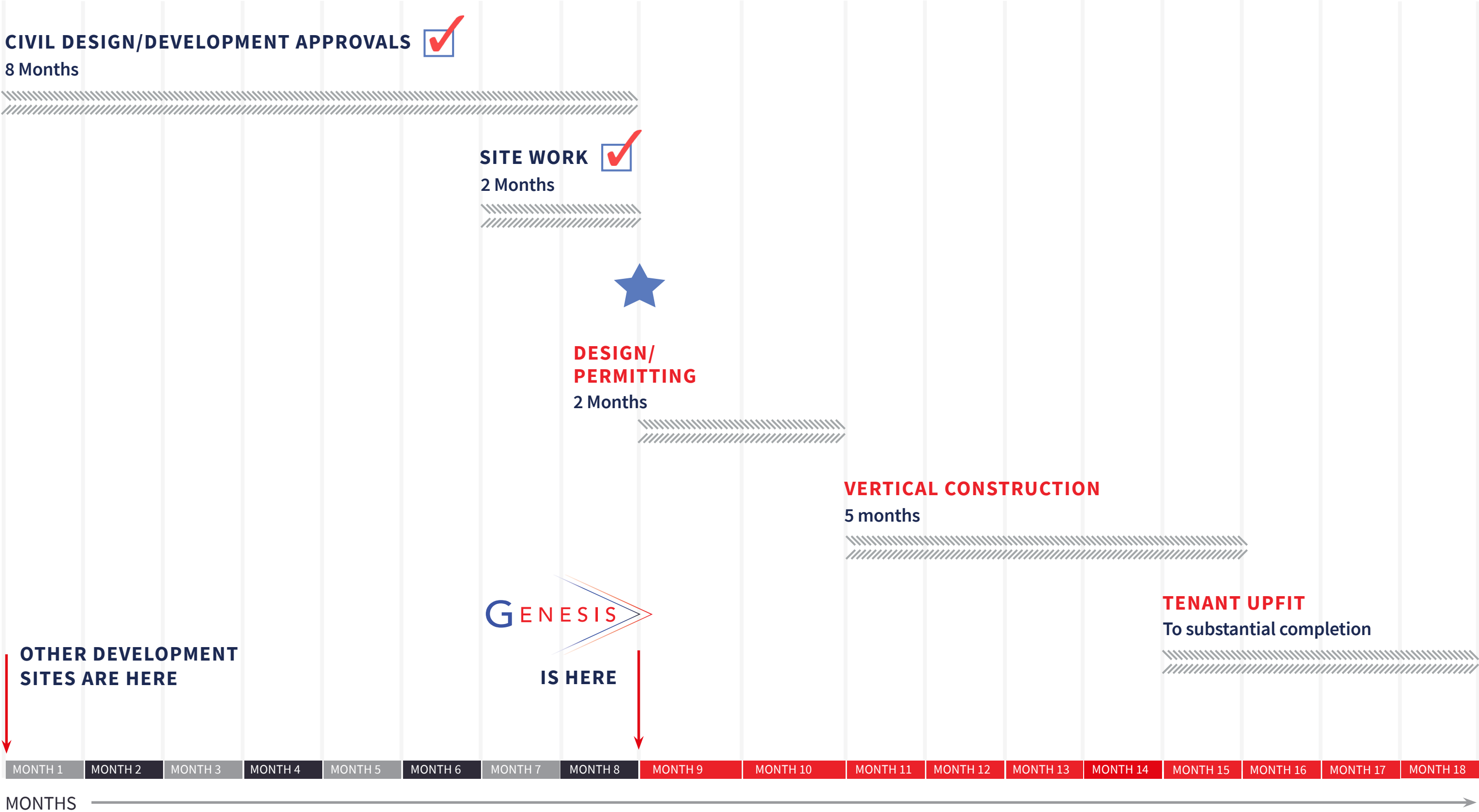
21 Hampton Inn

22 Residence Inn by Marriott



GENESIS DEVELOPMENT TIMELINE

 Tenant Commitment





Sample Rendering



AVAILABLE NOW

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