AVAILABLE NOW
3029 East Cornwallis Road
Research Triangle Park,
North Carolina
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.

**SITE OVERVIEW**

DESIGNED FOR ULTIMATE FLEXIBILITY

R&D Production Facilities
- Lab Space
- Office Space

- **Size**
  104 acres in the heart of RTP

- **Speed to market**
  Site plan approved, shovel ready

- **Scale your needs**
  90,000 s.f. to +/- 5.5M s.f.

- **Vertical coverage**
  Maximum building height: 120’

- **Brownfields**
  Five year property tax incentive

- **Parking**
  Ability to densify parking to meet needs
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.

The Keith Corporation’s local experience

1. Various users 82,282 s.f.
2. American Tobacco Campus 500,644 s.f.
3. Rho 159,000 s.f.
4. Veritas 128,212 s.f.
5. Argos Therapeutics (bluebird bio) 97,500 s.f.
6. Empire Distributors 230,580 s.f.
7. LabCorp 110,596 s.f.
8. LabCorp 74,425 s.f.
9. Implus 258,964 s.f.
10. Various users 25,065 s.f.
11. Duke Medical 12,000 s.f.
13. Tractor Supply 59,695 s.f.
15. Ashley Furniture 176,906 s.f.

Projects completed in 34 states
Developed over 25 million s.f.
Valued at over $3 billion

NATIONAL + GLOBAL PRESENCE

Mexico  Australia
Canada  Scotland + UK
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.
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.
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