



HORSESHOE

AT **HUB** RTP



THE BEATING HEART OF THE RTP

3151 ELION DRIVE • RESEARCH TRIANGLE PARK • NORTH CAROLINA

W
WHITE POINT

CBRE

D DOWNTOWN DURHAM
10 MINS

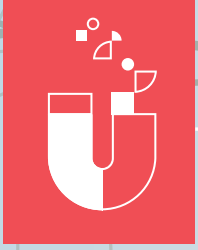
159,259
PROJECTED POPULATION IN
2023 WITHIN 10 MIN DRIVE

\$129K
AVERAGE HH INCOME
WITHIN 10 MIN DRIVE

156K+
EMPLOYEES WITHIN
10 MIN DRIVE

65%
OF POPULATION HAS COLLEGE
DEGREE, MASTERS OR
DOCTORATE

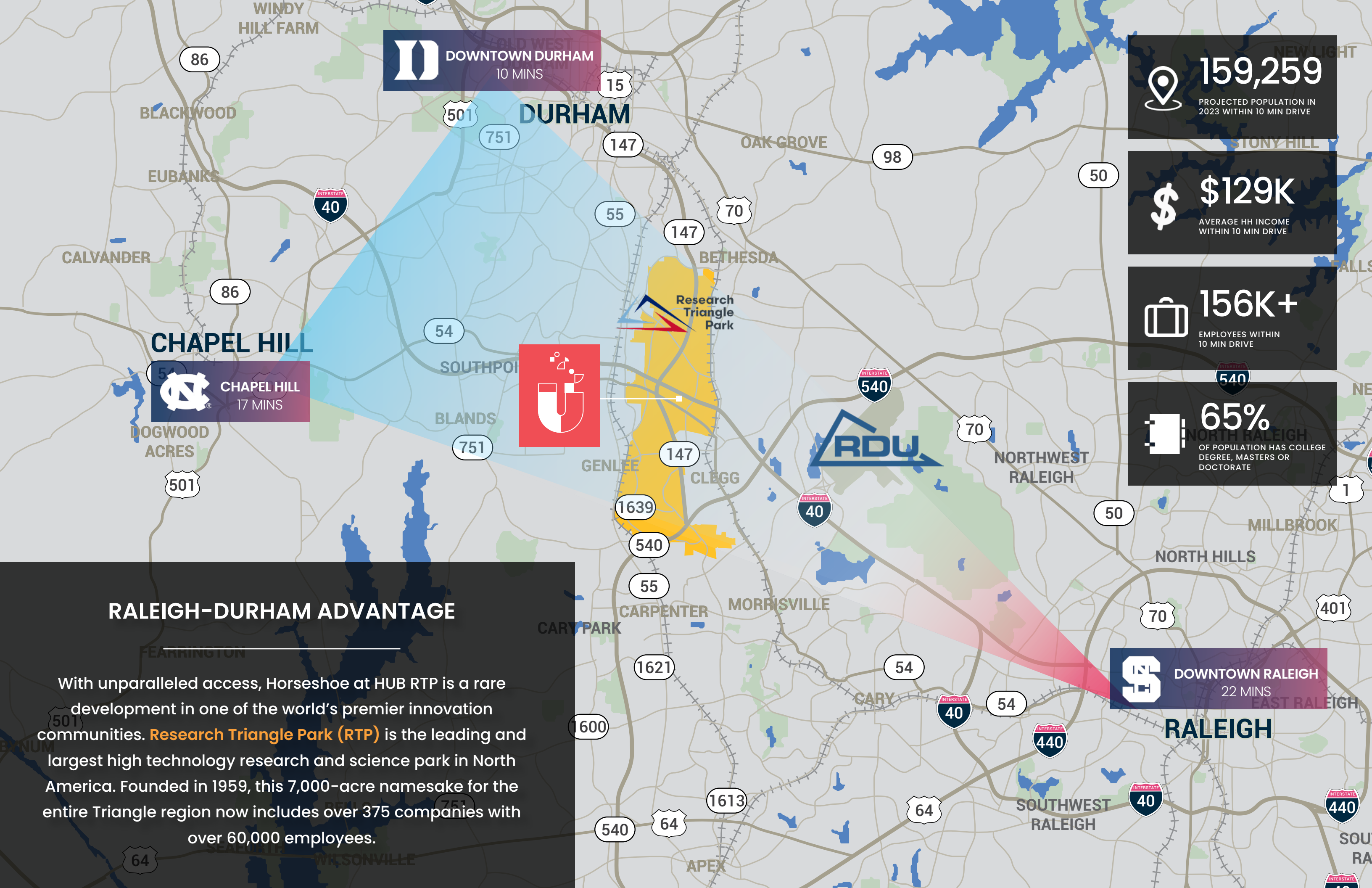
CHapel Hill
17 MINS



S DOWNTOWN RALEIGH
22 MINS

RALEIGH-DURHAM ADVANTAGE

With unparalleled access, Horseshoe at HUB RTP is a rare development in one of the world's premier innovation communities. **Research Triangle Park (RTP)** is the leading and largest high technology research and science park in North America. Founded in 1959, this 7,000-acre namesake for the entire Triangle region now includes over 375 companies with over 60,000 employees.



DELIVERY Q1 2024



Horseshoe will be at the heart of HUB RTP, an urban, walkable district designed to bring people together to work, stay, shop, drink and dine for the first time with RTP.



29,958 square feet of restaurants and retail



1.2M square feet of office/lab space



252 hotel rooms



406 residential units
(Phase I)

NEXT PHASE

BUILD-TO-SUIT OFFICE TOWER

HOTEL

BUILD-TO-SUIT OFFICE TOWER

MULTI-FAMILY

LIFE SCIENCES TOWER

4000 SANCAR WAY | OFFICE

RETAIL + OFFICE

MULTI-FAMILY

STRUCTURED
PARKING DECK

MULTI-FAMILY

54

54

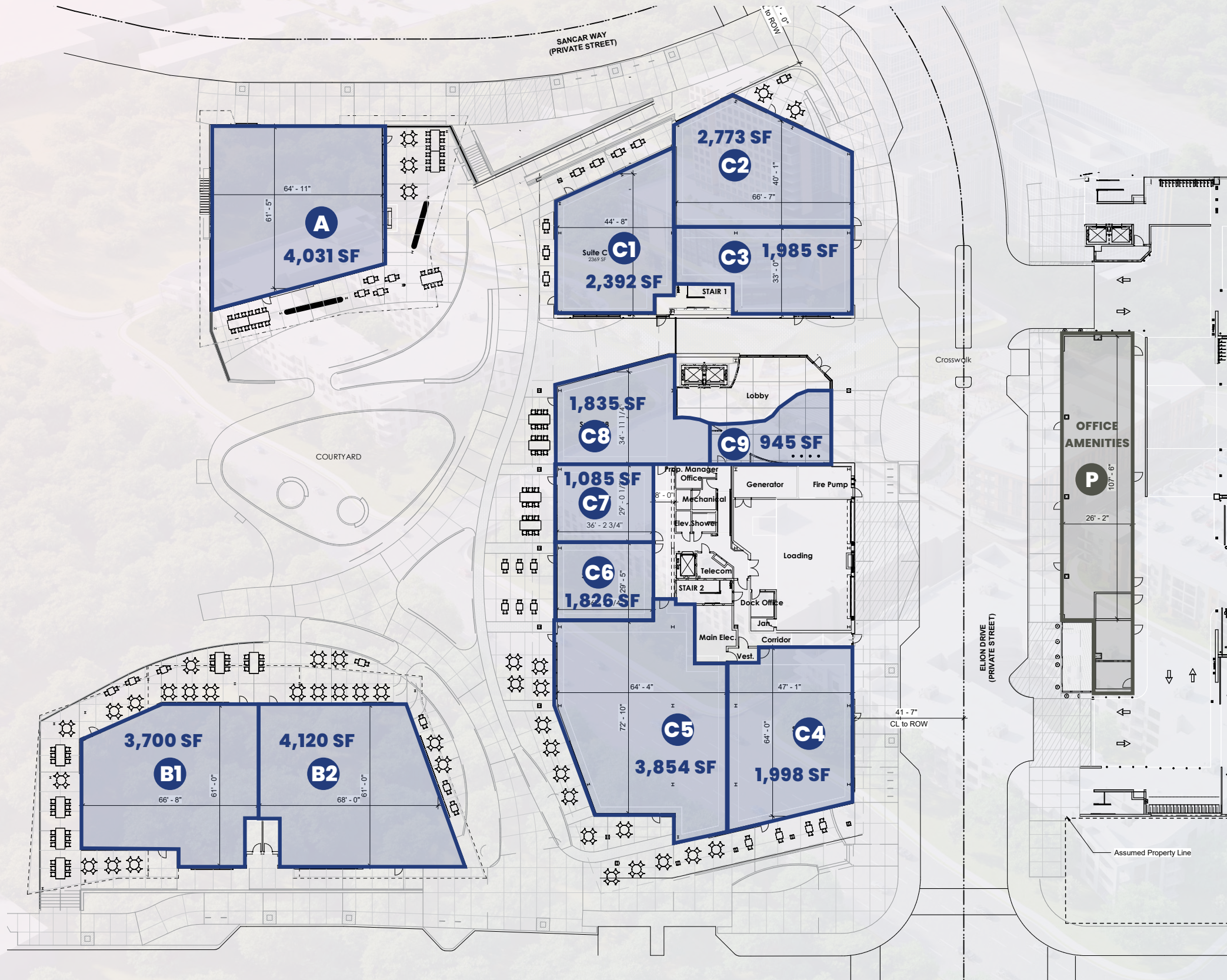
HIGHWAY 54

DAVIS DRIVE

HUB **RTIP**



RETAIL SITE PLAN





W
WHITE POINT

CBRE

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