

CBRE | Raleigh
A JOINT VENTURE

TAKE THE VIRTUAL TOURS



4501 BUILDING



4401 BUILDING

79 T.W. ALEXANDER DRIVE • RESEARCH TRIANGLE PARK, NC





RESEARCH COMMONS is situated at the interchange of Interstate 40 and Highway 147 (Durham Freeway), providing both tremendous accessibility and invaluable visibility. Research Commons is located at one of the highest points in the RTP, enhancing this visibility. The park consists of five high quality mid-rise assets, totaling 429,758 square feet on a 16 acre development parcel.

SITE PLAN



AVAILABLE

Up to 46,702 SF

FULLY LEASED

4301

5-STORY
150,000 SF
4.5 / 1000 SF

4-STORY
120,000 SF
4.5 / 1000 SF

FULLY LEASED

4201

FULLY LEASED

4101

AVAILABLE

Up to 11,698 SF

4501



NOW PRE-LEASING

- 4601 Building(s)
- Proposed Class A new construction
- Up to 270,000 SF available
- 4.5:1,000 SF parking ratio



AT-A-GLANCE

ADDRESS

79 TW Alexander Drive, RTP, NC

TOTAL SIZE (SF)

429,758

TOTAL AVAILABLE (SF)

1,534 up to 46,702

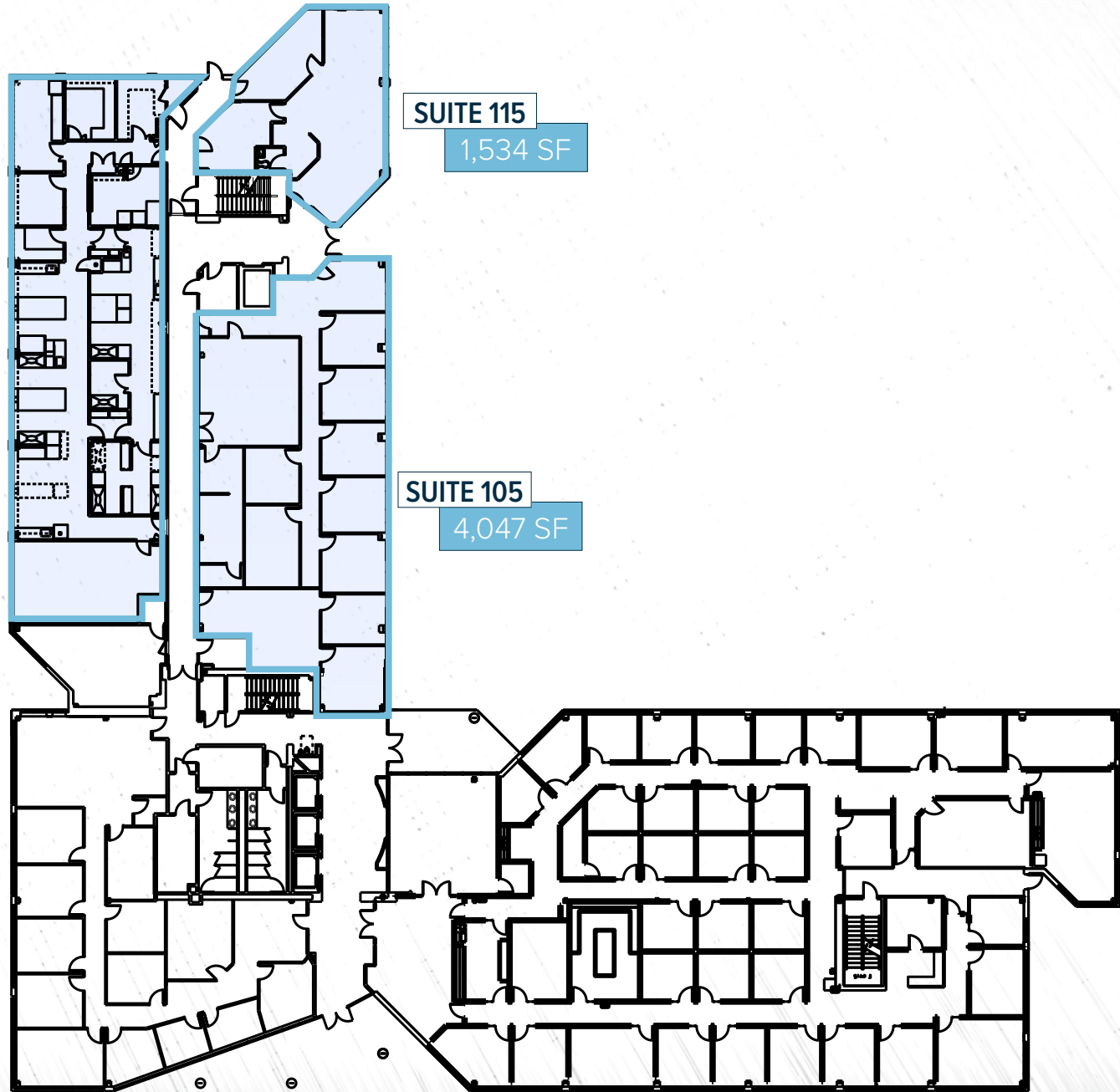
ASKING RATE

\$27.00 PSF, full service (4401 & 4501 Buildings)

- Five building Class A office campus
- Located at the intersection of NC Hwy 147 and I-40
- Future development opportunity (up to 270,000 SF)
- Corporate tenants focusing on research and innovation
- Abundant parking

FLOOR PLANS

BUILDING 4401 • 1ST FLOOR



SUITE 102

5,207 SF

LAB SPACE

available now

SUITE 115

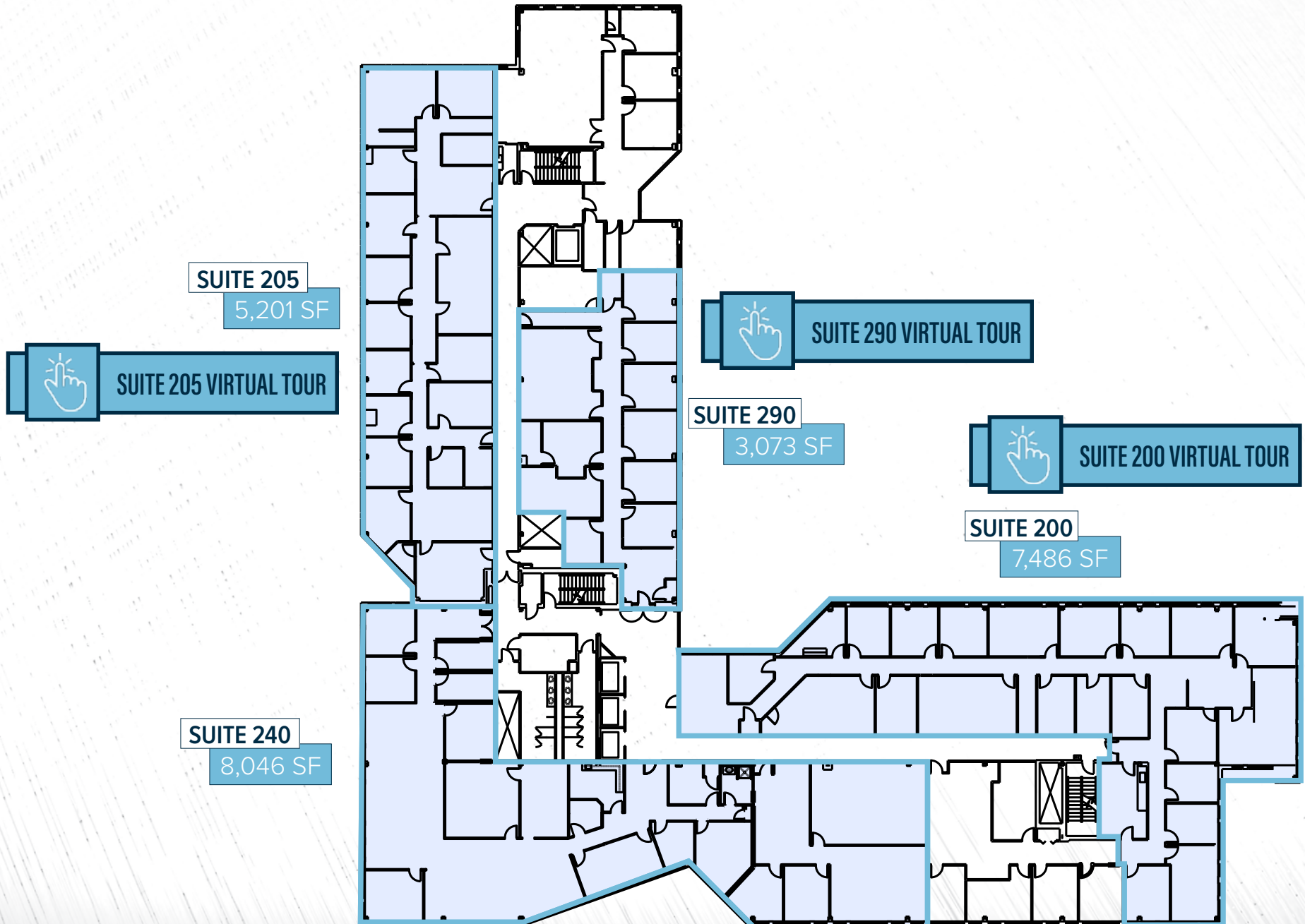
1,534 SF

SUITE 105

4,047 SF

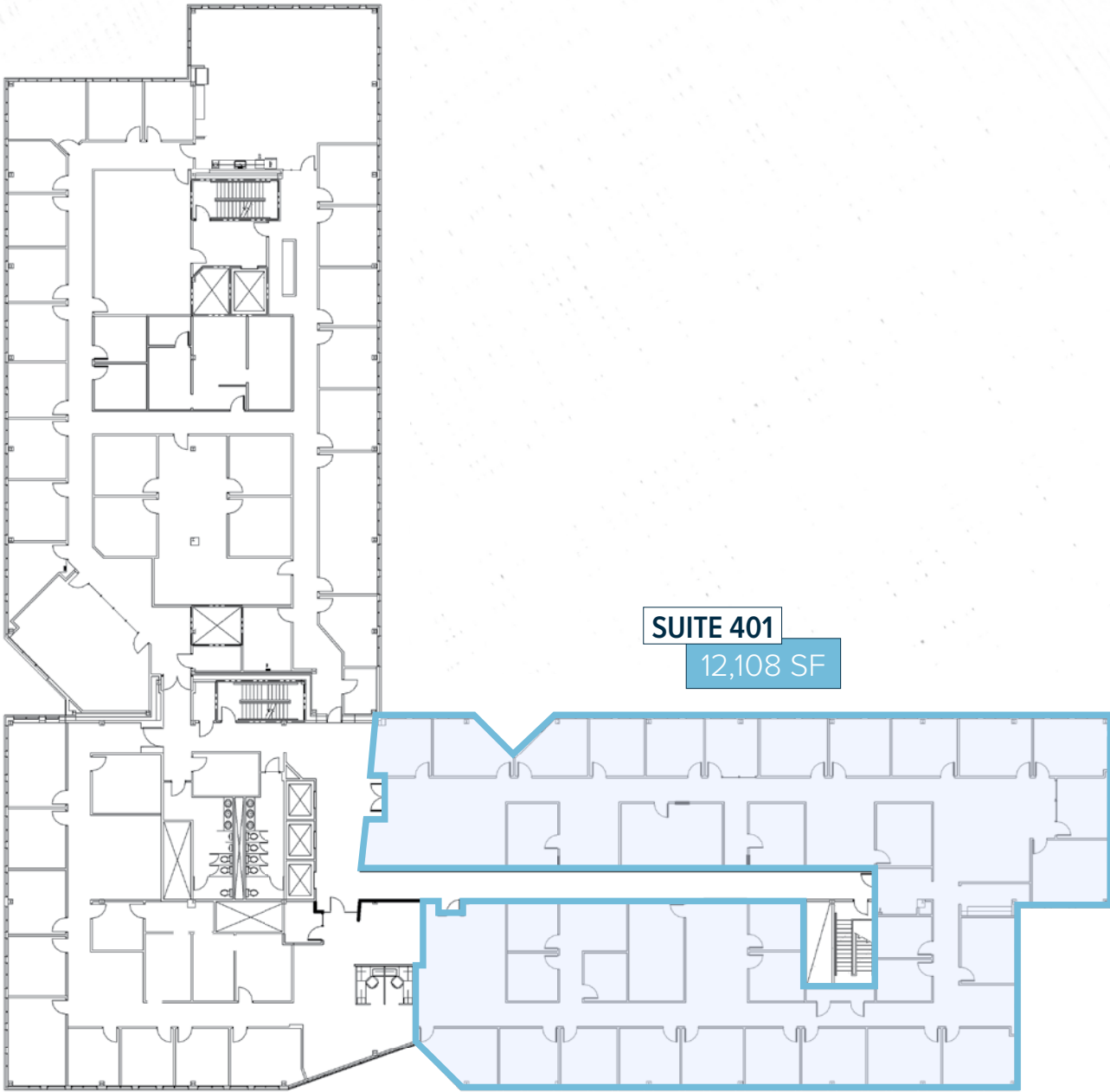
FLOOR PLANS

BUILDING 4401 • 2ND FLOOR



FLOOR PLANS

BUILDING 4401 • 4TH FLOOR

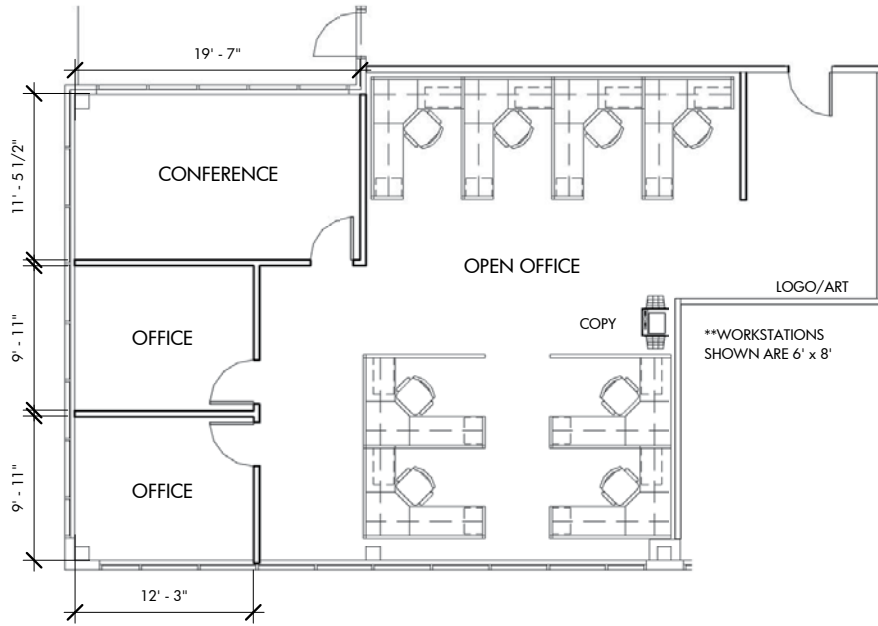


SUITE 401

12,108 SF

FLOOR PLANS

BUILDING 4501 • 1ST AND 2ND FLOORS

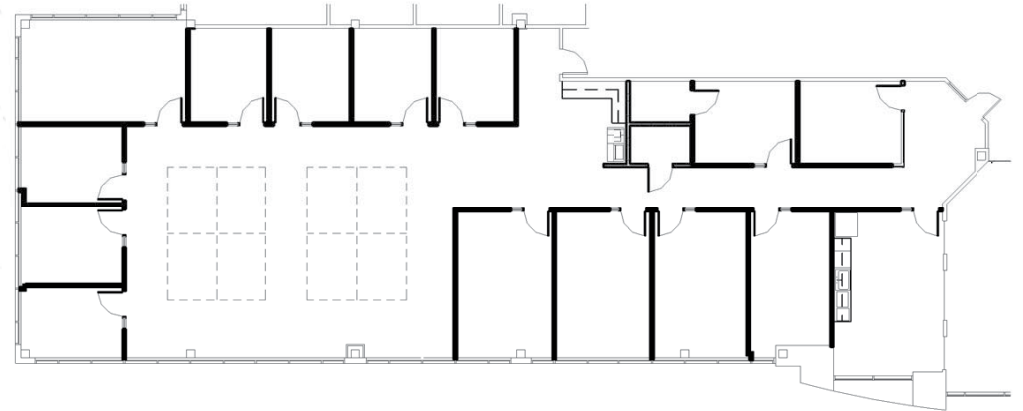


SUITE 195

1,598 SF



SUITE 195 VIRTUAL TOUR



SUITE 250

4,797 SF



SUITE 250 VIRTUAL TOUR

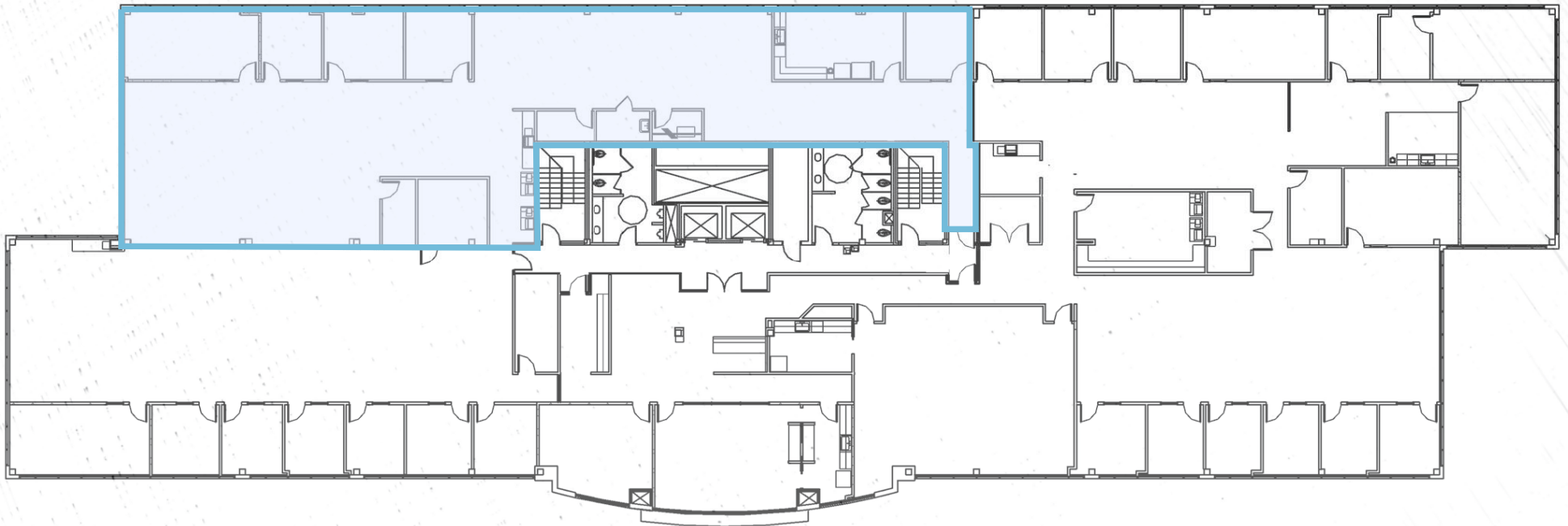
FLOOR PLANS

BUILDING 4501 • 3RD FLOOR

SUITE 310

5,303 SF

PLUG-AND-PLAY OPPORTUNITY



RESEARCH
COMMONS

GRIFOLS

ICON

GENERAL DYNAMICS

Chick-fil-A SUBWAY Pizza Hut
McDonald's Bojangles Famous Chicken 'n Biscuits Arby's
PAPA JOHN'S Residence INN COURTYARD

Boxyard
RTP
A retail & dining experience

RESEARCH TRIANGLE PARK

7,000

Acres

55,000+

Employees

24M+

SF Lab & Office

300+

Companies

1959

Established

THE RTP NEIGHBORHOOD



Bayer CropScience



DELL EMC



BANK OF AMERICA

CREDIT SUISSE

Lenovo



CONTACT US

CBRE | Raleigh

A JOINT VENTURE

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