

COMMITTED TO GROWTH IN DURHAM COUNTY

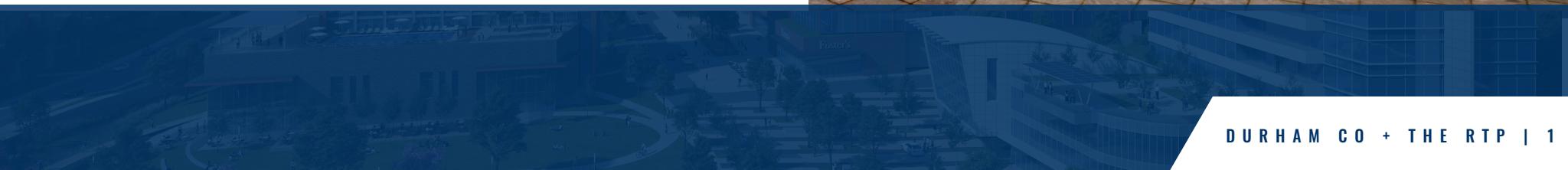
January 7, 2019



PARK CENTER RTP

WHAT'S CHANGED SINCE 2015?

- Frontier RTP an unexpected success
- Market testing led to revised retail plan
- Refocused on active public space and recreation
- Connection of Park Center East to Frontier RTP via pedestrian/vehicular bridge
- Preparing for changes in mobility—bike routes, parking, and P2P cab services within RTP



PARK CENTER RTP

WHAT'S CHANGED SINCE 2015?

	ORIGINAL	TODAY
Office	1.1M	1.1M
Retail	357K	275K
Residential (SF/Units)	540K / 600	665K / 800
Hotels (SF/Keys)	416K / 500	377K / 400
Convergence Center	77K	80K
Public Parking	1000	800
Total SF	2.5M SF	2.5M SF

A PEDESTRIAN-FRIENDLY MIXED-USE DEVELOPMENT

- 2M total SF
- 1.1M SF of office space
- 275K SF of retail
- 400 hotel rooms
- 13.5 acres of open green space



A CAMPUS DESIGNED FOR TODAY'S STARTUPS

- Formerly vacant IBM buildings converted into affordable office, meeting and event space
- Empowering startups to focus on business, not overhead
- More than 100 companies located in a half million SF of lab and office space (65% leased)
- Outdoor amenities and programming enhance community



A UNIQUE CARGOTECTURE DEVELOPMENT IN THE HEART OF THE TRIANGLE

- Affordable permanent space for Durham's small businesses to reach the RTP market
- 15,000 SF (15 units) of creative eateries, service providers, and speciality shops
- A dog-friendly indoor/outdoor gathering place to enjoy a live performance, spend time with colleagues, or try something new



PARK CENTER RTP

DURHAM COUNTY PROJECTED ECONOMIC IMPACT



\$324M
direct
investment

\$1B
direct
investment

ONGOING ECONOMIC IMPACT

5,900
on-site
jobs

\$248M
annual
labor

7,040
on-site
jobs

\$524M
annual
labor

*assumes 5% discount rate

GIVING **ALL** THE OPPORTUNITY TO HELP SHAPE PARK CENTER RTP



UP NEXT...

Site Plan Overview



**Walt Havener,
Surface 678**

Economic Impact Study Results for Park Center



**Sara Lawrence,
RTI International**



**Zack Oliver,
RTI International**