

FOR LEASE

SPACE AVAILABLE IN NEW RESEARCH AND INNOVATION CENTER



THE PARK AT AUBURN

For more than ten years, The Park at Auburn has been a vibrant entrepreneurial ecosystem that fosters creativity and innovation, leveraging Auburn University expertise to support and advance tech-based business in Alabama and beyond.

Located in eastern Alabama adjacent to the campus of Auburn University, the 171 acre mixed-use park is convenient to major metropolitan hubs—Atlanta, Birmingham, Columbus, and Montgomery—and 90 minutes from one of the country's largest international airport's, Hartsfield-Jackson.

A Research and Innovation Center is an opportunity for new partners to join the Auburn community, known for exceptional quality of life and commitment to supporting the knowledge-based businesses that drive Alabama's economy.

THE RESEARCH AND INNOVATION CENTER

Research and Innovation Center is a unique 100,000 square foot facility designed to foster interaction between businesses in all stages of growth and university expertise

The Research and Innovation Center, a 105,000 square foot, 5-story structure, was completed in the third quarter of 2020. The new building will house Auburn University's Research and Economic Development Office, the New Venture Accelerator, Full Stream Solutions, Amsterdam Cafe at the Park, and a new event center, 540 at the Park.



The Park at Auburn tenants have access to amenities that include but are not limited to:

- Immediate proximity to the Auburn University campus
 - Access to award-winning faculty nationally recognized in their fields of research with expertise in a range of tech-related disciplines.
 - Onsite day care services, provided by Big Blue Marble Academy
 - Immediate proximity to neighborhood retail, dining, hotel and conference facilities
 - Close to Atlanta's Hartsfield-Jackson International Airport (90 minute drive)
 - Nearby local airport that accommodates small and medium-sized jets
- Access to talented students and graduates
 - Licensing opportunities for university-owned inventions
 - Opportunities for advanced degree programs for employees
 - Use of many university recreations facilities
 - Free transportation around campus via Tiger Transit
 - Free parking for tenants and their clients

To learn more about The Park at Auburn, visit auburnrtf.org.



The information contained herein has been obtained from sources deemed reliable, however, HRS makes no guarantees, warranties or representation as to its completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change of price or conditions, prior to sale or lease or withdrawal without notice.

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CLASS A OFFICE SPACE

Call for Pricing and More Information on this New Development Opportunity

- ±105,000 SF Total Building Size

Building Availability:

- 3rd Floor: ± 1,056 RSF and 3,179 RSF
- 4th Floor: ±2,257 RSF
- 5th Floor: ±21,000 RSF
- ±1,056 – 21,000 SF Contiguous Space

DEMOGRAPHICS:

POPULATION

1 mile **5,387**
3 miles **49,655**
5 miles **70,588**

DAYTIME BUSINESS POPULATION

±29,000 within 5 miles

AVERAGE HH INCOME

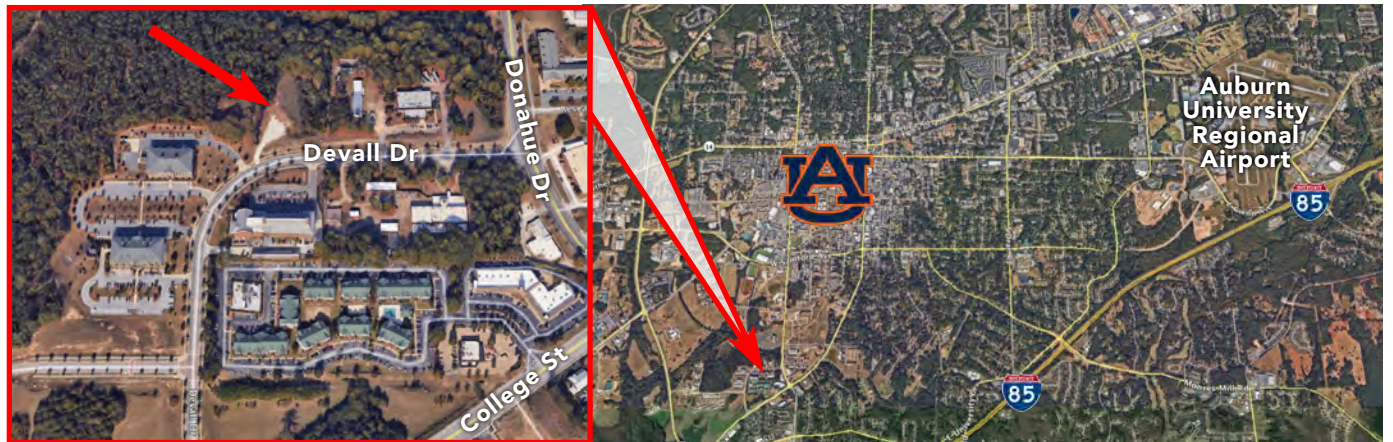
1 mile **\$ 47,772**
3 miles **\$ 57,514**
5 miles **\$ 63,860**

TRAFFIC COUNTS

±23,000 cars/day on College Street
±10,000 cars/day on S Donahue Drive

FURTHER STATISTICS

- Auburn/Opelika MSA has a population greater than **160,000**
- Auburn University has an enrollment of over **30,000** students



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