



PARK OVERLOOK

NEW 162,000-SF FLEX WAREHOUSE,
R&D, AND LIFE SCIENCE PARK
COMING SOON

**NC HIGHWAY 55 AND GREEN LEVEL CHURCH ROAD
CARY, NORTH CAROLINA, 27519**





PARK OVERLOOK

RESEARCH
TRIANGLE PARK

SAY HELLO TO PARK OVERLOOK

**THE RESEARCH TRIANGLE PARK IS THE 2ND
LARGEST LIFE SCIENCE HUB IN THE UNITED STATES.**

Park Overlook is a new 162,000-Square-Foot Flex Warehouse, R&D, and Life Science Park located in Cary, North Carolina, immediately adjacent to the Research Triangle Park, the largest technology and innovation district in the United States. It is located at the center of three Tier-1 universities (North Carolina State University, Duke University, and the University of North Carolina at Chapel Hill) and between the Raleigh-Cary and Durham-Chapel Hill MSAs.



PARK OVERLOOK

162,000-SF FLEX WAREHOUSE, R&D, AND LIFE SCIENCE PARK

Park Overlook is a New Class A RTP Flex-R&D-Life Sciences park with anticipated delivery coming Q3 2023. Offering wide-ranging tenant flexibility, with accommodating bay sizes, ceiling heights, loading dock doors with an interior truck court and Class A office entrance facades. Park Overlook will allow for maximum flexibility for tenants providing optimum use of space, while enhancing collaboration and productivity in a modern workspace environment.

FEATURES



Roof

TPO membrane roof system with structure for rooftop equipment



Construction

Precast concrete with architectural brick inlay and glass storefront



Dock Doors

- Dock-high doors (9'x10') plus additional pop out panels
- Dock doors can be ramped to provide additional grade level access.



Clear Height

Minimum 20' clear



SPECIALIZED LAB FEATURES



- Minimum 20' Clear Height
- Insulated Building Envelope
- Fully Sprinklered
- Oversized Utilities
- Suited for Individual Needs

LOCATION



1.8

Miles north of I-540/NC Hwy 55

2.5

Miles south of I-40/NC Hwy 55

RATE / TICAM



Rate

Call for rate & tenant improvement information.

\$3.00/SF

Projected range of TICAM

UTILITIES



Electric

Duke Progress

277/480 V, 3-phase

Transformer size and type can be customized for special uses.



Gas

Dominion Energy



Water & Sewer

Town of Cary



Fiber

Google, Spectrum, Verizon, & Frontier Fiber available

SITE PLAN

- 1 BUILDING 1**
103,360 SF

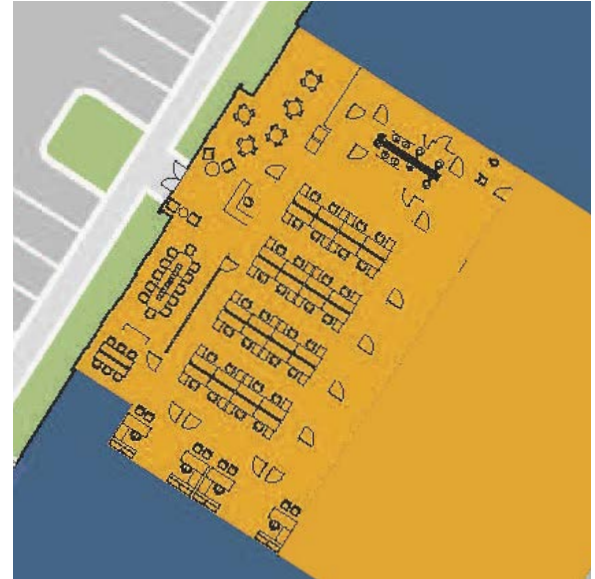
- 2 BUILDING 2**
58,179 SF

- 3 COLUMN SPACING**
50' (W) x 60' (D)

- 4 BAY SIZES**
50' x 120' (6,000 SF)

- 5 PARKING**
2.5 parking spaces per 1,000 SF

CONCEPT LAYOUT



COMMUNITY
GATHERING AREA

GREEN LEVEL CHURCH ROAD

NC HWY 55

PARK OVERLOOK WAY

6,000-SF

120'

50'



AN ADDRESS WHERE LOCATION MATTERS

- Research Triangle Park
- Corporate Campuses
- Major City
- ▬ Interstate
- ▬ Highway
- 🏨 Hotel
- 🍴 Restaurant
- 🛍️ Retail
- ✈️ Airport

PARK OVERLOOK

ACCESSIBILITY

8 miles to the RDU International Airport

Accessible by Hwy 55, 3 miles to I-40, 2 miles to I-540, 2 miles to Hwy 147, 8 miles to Hwy 64, 12 miles to US 1.

RESEARCH TRIANGLE PARK

Adjacency to RTP provides immediate access to the more than 300 companies located on its 7,000 acres, including science and technology firms, government agencies, academic institutions, start-ups and nonprofits.

AMENITIES

Surrounded by restaurants, hotels, shopping centers, and everyday to-dos.





40

55

54

147

540

40

54

EPA Campus

JMC USA

Imperial Center

Lenovo

Credit Suisse

Biogen

Perimeter Park

Cisco

NetApp

Future Apple

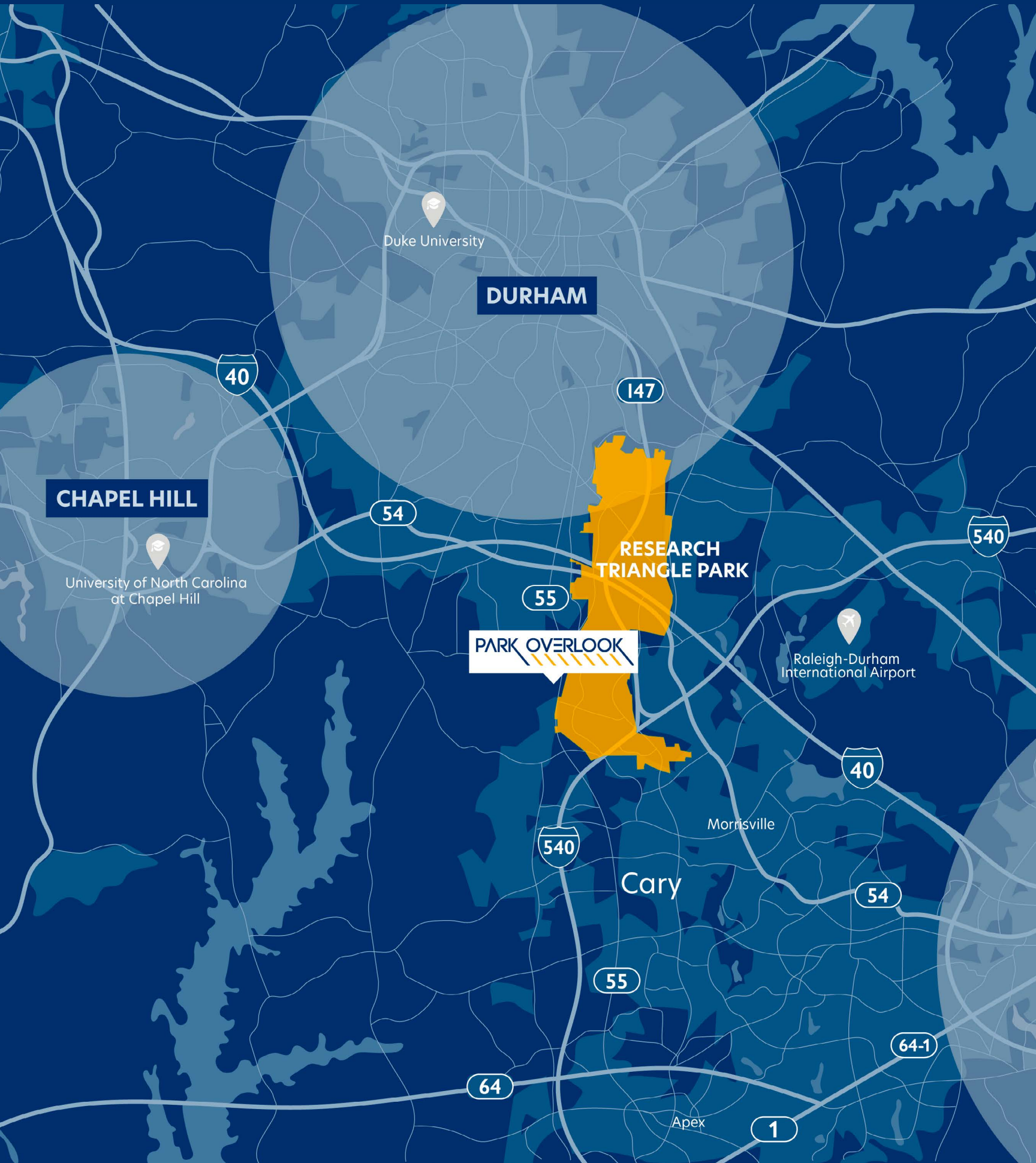
Green Level Church Rd

10 miles to Hwy 64

12.5 miles to US 1

Lake C
Count

Lake Crabtre



DURHAM

CHAPEL HILL

RESEARCH TRIANGLE PARK

PARK OVERLOOK

Cary

64

1

Duke University

University of North Carolina at Chapel Hill

Raleigh-Durham International Airport

Morrisville

Apex

40

147

54

55

540

40

540

54

55

64-1

STRONG ECONOMIC FUNDAMENTALS

REGIONAL POPULATION



52%

Population Growth (2001-2018)



36.1

Median Age



77

People moving to the region everyday



1,002,500

Regional Labor Force

CONNECTIVITY

Centrally located between New York and Miami, the Research Triangle Region is easily accessible by Raleigh-Durham International Airport, six regional airports, two ports, and multiple interstates that span from Florida to New York and North Carolina to California.

RDU is ranked the most connected medium airport in the U.S.



14.2M

Passengers
in 2019

42%

Increase
since 2010

600

Daily flights, over 57 nonstop
destinations, 12 major airlines

Rail

CSX, Norfolk Southern, and North Carolina Railroad Company

Access

Located in between New York and Miami

Interstates I-40, I-95 and I-85

Less than three hours to two deep water ports

RALEIGH

EDUCATION



176,000

Total students
enrolled in higher ed



65,000

Annual
graduates



\$2.72B

Research and
development conducted
at tier-1 universities



Ranked #2

In life science hub
ratings



4th

Highest concentration
of PhDs in the country

North Carolina
State University





**FOR MORE LEASING INFO,
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DEVELOPED BY:



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