



southport
INNOVATION CENTER

17-Building Science
+ Technology Campus
in Morrisville, NC

 CUSHMAN &
WAKEFIELD



Southport Innovation Center, a 95-acre, 17-building park totaling 912,000 sf offers a mix of lab, office and flex space designed to accommodate a wide range of life science + technology users. Adjacent to Research Triangle Park and RDU International Airport, Southport is conveniently accessible from I-40, I-540 and NC-147 and is well-positioned within one of the most renowned clusters of Tier-1 research universities in the nation. Life science and tech companies are drawn to the region by the strong existing talent pool and abundant pipeline of local college graduates. Southport provides an optimal environment for innovation and community within this thriving life science and technology region.

Adjacent to Research Triangle Park and RDU International Airport, Southport offers direct access to I-540, I-40 and highway 147, and is well-positioned between one of the most renowned clusters of tier-1 research universities in the nation: Duke University, University of North Carolina at Chapel Hill and North Carolina State University. Life science and tech companies alike, are drawn to the region by the strong existing talent pool and the abundant pipeline of local college graduates. Southport provides an optimal environment for innovation and community within this thriving life science and technology region.

No. of Buildings:	17
Total Size:	912,000 sf
Build-to-Suit Opportunity:	Two sites totaling 12 acres for future development
Year Built:	1988-2001
Parking:	2.9:1000
Clear Height:	16' - 19'



WIFI ENABLED
TENANT LOUNGE



ON-SITE FITNESS
CENTER



CONFERENCE AND
TRAINING ROOM



PICNIC & OUTDOOR
GATHERING SPACES



AMENITIES

Southport provides an exceptional customer services experience through on-site amenities and coordinated events.

- A** Picnic Areas
- B** Fitness Center
- C** On-Site Management Office
- D** Food Trucks & Car Detail
- E** Training Center
- F** Lake Crabtree Park
- G** Electric Charging Station
- H** Access to Lake Crabtree Walking Trail
- I** The Union Amenity Center
- J** Village Deli

the
Union

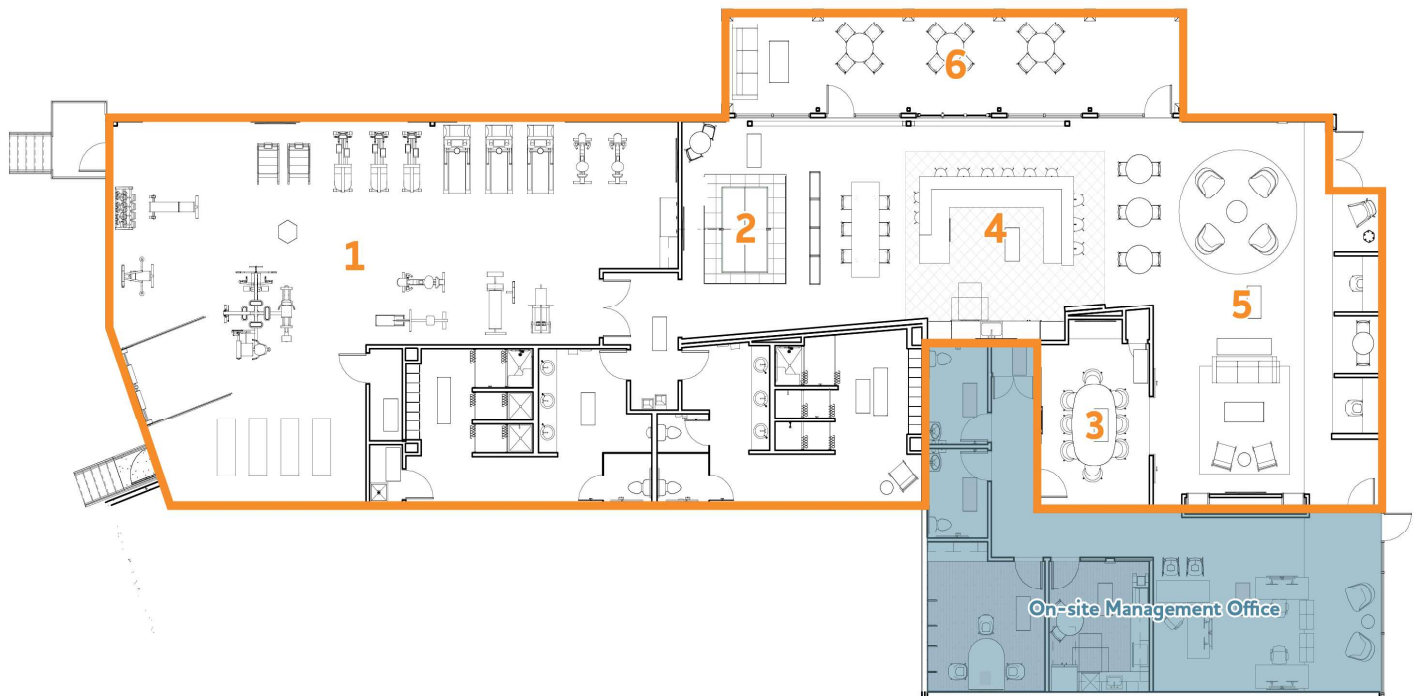


The Union provides Southport tenants a unique space where they can come together to collaborate, brainstorm, take a break from their desk, or simply blow off a little steam.



With conference space, an open air patio, lounge, fitness center, bar+café, and game room - it's sure to become everyone's favorite new spot.

NEW AMENITY CENTER OPEN NOW: THE UNION



- 1 Fitness Center and Locker Rooms
- 2 Game Room
- 3 Conference Center
- 4 Bar & Café
- 5 Lounge
- 6 Outdoor Gathering Space



NO. 1

TOP STATE FOR
BUSINESS

CNBC 2022



NO. 1

BEST CITY FOR
QUALITY OF LIFE

Numbeo 2022



NO. 1

LARGEST RESEARCH
PARK IN THE U.S.

Research Triangle Regional
Partnership



CONNECTED LOCATION

Hotels

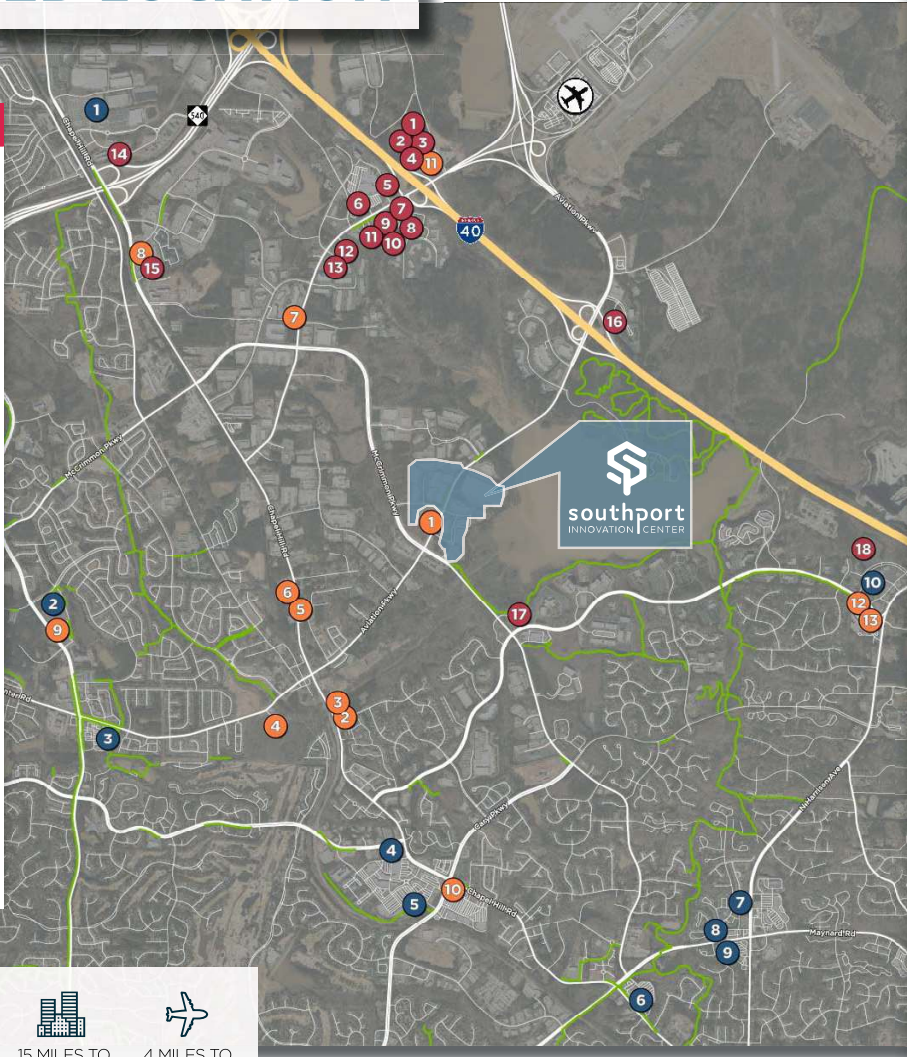
- 1 Tru by Hilton
- 2 Cambria Suites
- 3 Hyatt Place
- 4 Country Inn & Suites by Radison
- 5 Microtel Inn & Suites
- 6 Fairfield Inn & Suites by Marriott
- 7 La Quinta Inns & Suites
- 8 Quality Inn
- 9 Holiday Inn Express
- 10 Staybridge Suites
- 11 Hampton
- 12 Holiday Inn
- 13 Four Points by Sheraton
- 14 Home2 Suites
- 15 Hyatt House
- 16 Hilton Garden Inn
- 17 TownePlace Suites by Marriott
- 18 Embassy Suites Hotels

RETAIL

- 1 Walmart Supercenter
- 2 Wegmans
- 3 Walmart Neighborhood Market
- 4 Trader Joe's
- 5 Target
- 6 Lowe's
- 7 Lidl
- 8 Aldi
- 9 Walmart Neighborhood Market
- 10 Bass Pro Shops

Restaurants

- 1 The Village Deli
- 2 Paolo's on 54
- 3 Acacia Tree Asian
- 4 C&T Wok
- 5 La Cucina Italiana
- 6 Neomonde Baking Company
- 7 Baby Moon Café
- 8 Fount Coffee + Kitchen
- 9 Bul Box
- 10 Mi Cancun
- 11 Capital City Chop House
- 12 Ko An
- 13 Bonefish Grill



8 MILES TO
RTP



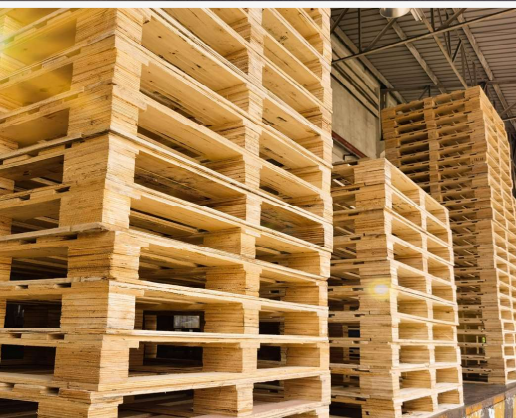
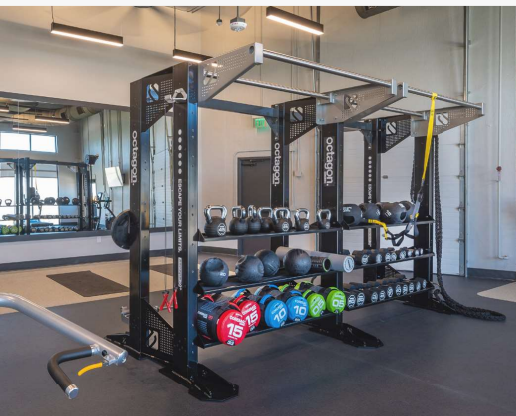
12 MILES TO
DOWNTOWN
RALEIGH



15 MILES TO
DOWNTOWN
DURHAM



4 MILES TO
AIRPORT



PALLET
RECYCLING



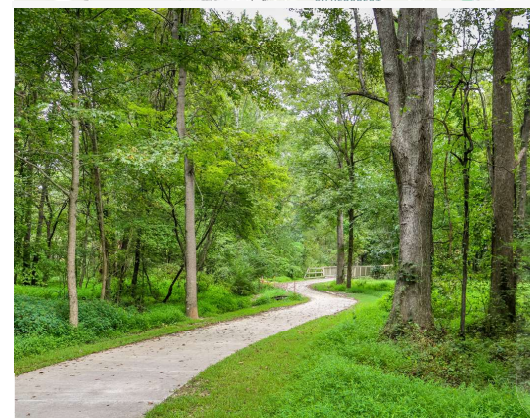
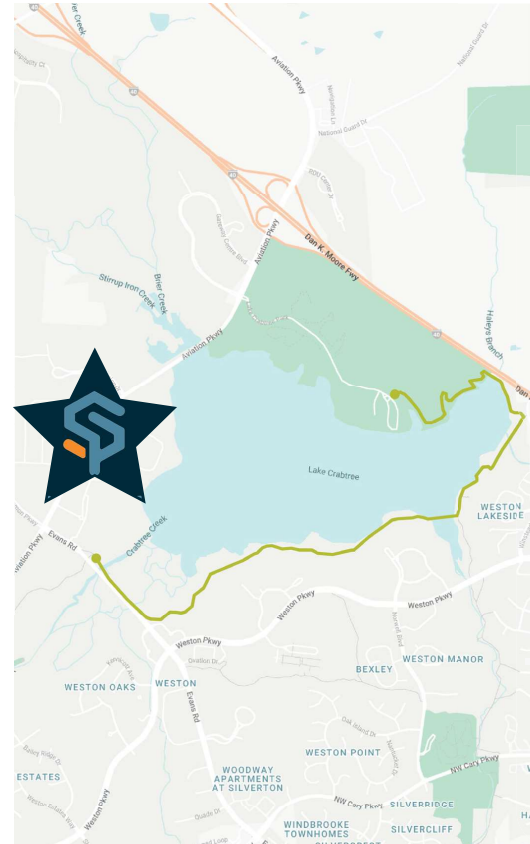
EV CHARGING
STATIONS



ON-SITE GYM
+
WALKING TRAIL



BUILDINGS 11 + 14
WELL CERTIFIED





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OWNED BY:



Trinity Capital Advisors focuses on the acquisition and development of institutional quality commercial real estate in the southeastern United States. The firm has invested over \$3.1 billion acquiring and developing over 21 million square feet of the most successful workplace real estate projects in North Carolina, South Carolina, Georgia, Virginia, Tennessee, and Florida, including CBD office towers, industrial portfolios, suburban office parks, and mixed use developments. Investments are capitalized through various Trinity Capital investment vehicles and partnerships with some of the country's top institutional investors.



Foundation Capital Ventures is a real estate investment, development, and operating platform focused on supporting the expansion of the knowledge economy. We are dedicated to delivering compelling returns by providing best in-class solutions and creating inspiring spaces that promote innovation and productivity. Our principals have combined experience of nearly 100 years in institutional real estate across North America, Europe, the Middle East and Asia and have overseen the investment, development and operations of almost 30 million square feet of life science product representing ~\$35 billion of consideration across every major innovation market around the globe.

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