



southport
INNOVATION CENTER

17-Building Science
+ Technology Campus
in Morrisville, NC





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INNOVATION CENTER

Southport Innovation Center is a 95-acre, 912,000 sf innovation park offering a mix of lab, office and flex space designed to accommodate a wide range of users.

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 cluster 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.

- Life-science enabled infrastructure to accommodate full breadth of lab users
- Activated park, amenities and events to promote workplace culture and connectivity
- On-site management

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** Food Trucks
- D** Car Detail
- E** Lake Crabtree Park
- F** Electric Car Plug-in
- G** Access to Lake Crabtree Walking Trail
- H** The Union Amenity Center and Southport Management Office
- I** Village Deli

the Union

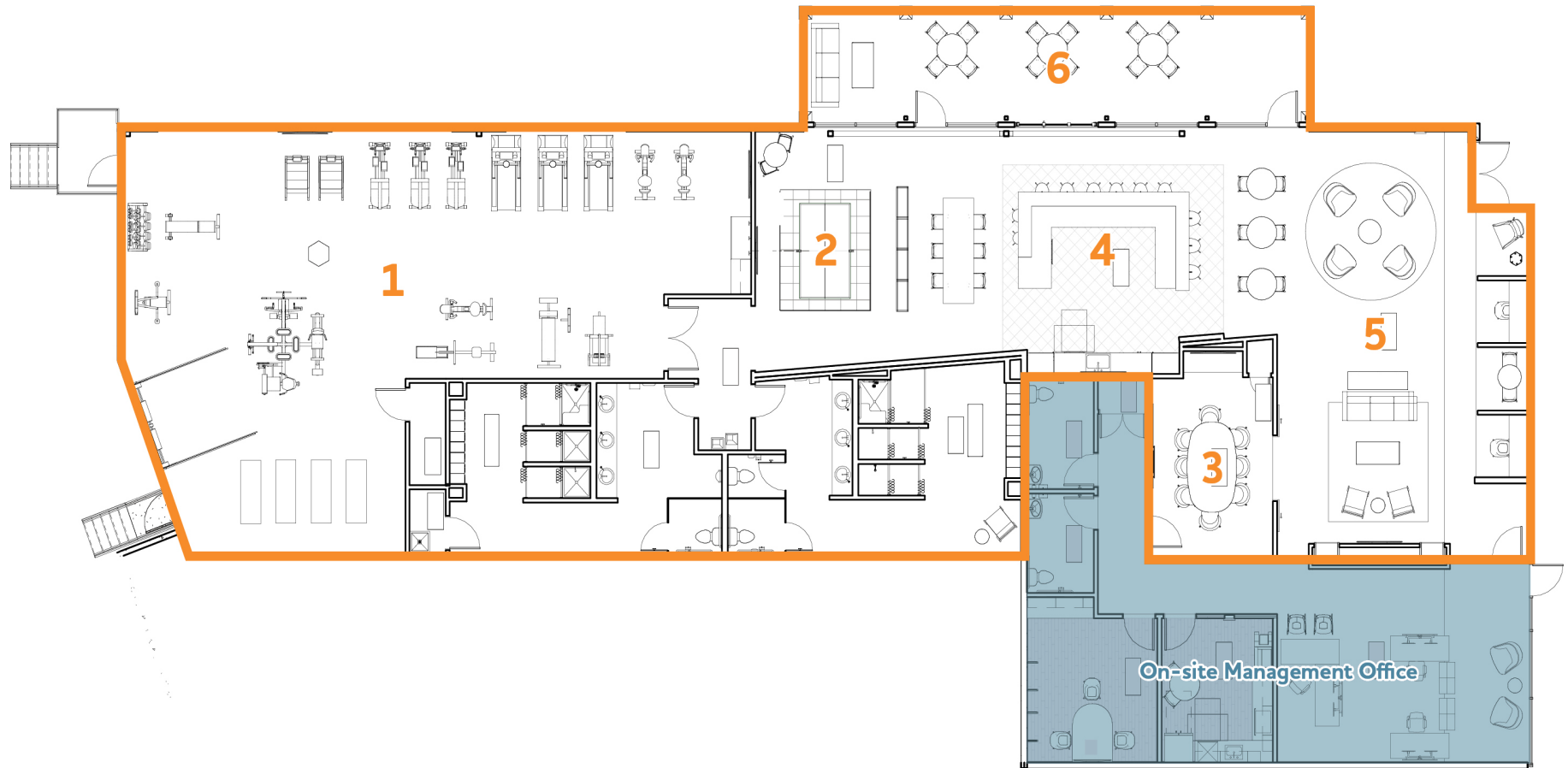


The Union provides Southport tenants a unique space where they can come together to collaborate, brainstorm, take a break from their desk, or simply blow off a little steam.

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 COMING SOON: THE UNION



1 Fitness Center and Locker Rooms

4 Bar & Café

2 Game Room

5 Lounge

3 Conference Center

6 Outdoor Gathering Space



NO. 1

**BEST STATE FOR
BUSINESS IN AMERICA**

Forbes 2019



NO. 2

**BEST CITY FOR
QUALITY OF LIFE**

Numbeo 2020



NO. 1

**LARGEST RESEARCH
PARK IN THE U.S.**

Research Triangle Regional
Partnership





CONNECTED LOCATION

- | | | | |
|----------------------------|------------------------------|------------------------------------|------------------------------|
| 1. Village Deli and Grill | 9. Babymoon Cafe | 17. Bul Box | 25. Hyatt Place |
| 2. Paolo's on 54 | 10. Dim Sum House | 18. Mi Cancun | 26. Cambria Hotel |
| 3. Acacia Tree Asian | 11. Cracker Barrel Old | 19. Smithfield's Chicken N' Bar-BQ | 27. Hilton Garden Inn |
| 4. C&T Wok | 12. Capital City Chop House | 20. Inchin's Bamboo Garden | 28. Embassy Suites by Hilton |
| 5. La Cucina Italiana | 13. Ko An | 21. TownPlace Suites by Marriott | 29. Hyatt House |
| 6. Neomonde Baking Company | 14. Bonefish Grill | 22. Four Points by Sheraton | |
| 7. Szechuan Garden | 15. Ruth's Chris Steak House | 23. Holiday Inn | |
| 8. Taqueria Esmeralda | 16. Fount Coffee + Kitchen | 24. Courtyard by Marriott | |



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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.



SOUTHPORTINNOVATIONCENTER.COM

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