

EASTRIDGE

AT PERIMETER PARK


FOR LEASE 5,000 UP TO 55,000 RSF

PREMIER CLASS-A LIFE SCIENCE CAMPUS

PERIMETER PARK DRIVE, MORRISVILLE, NC 27560



nuveen



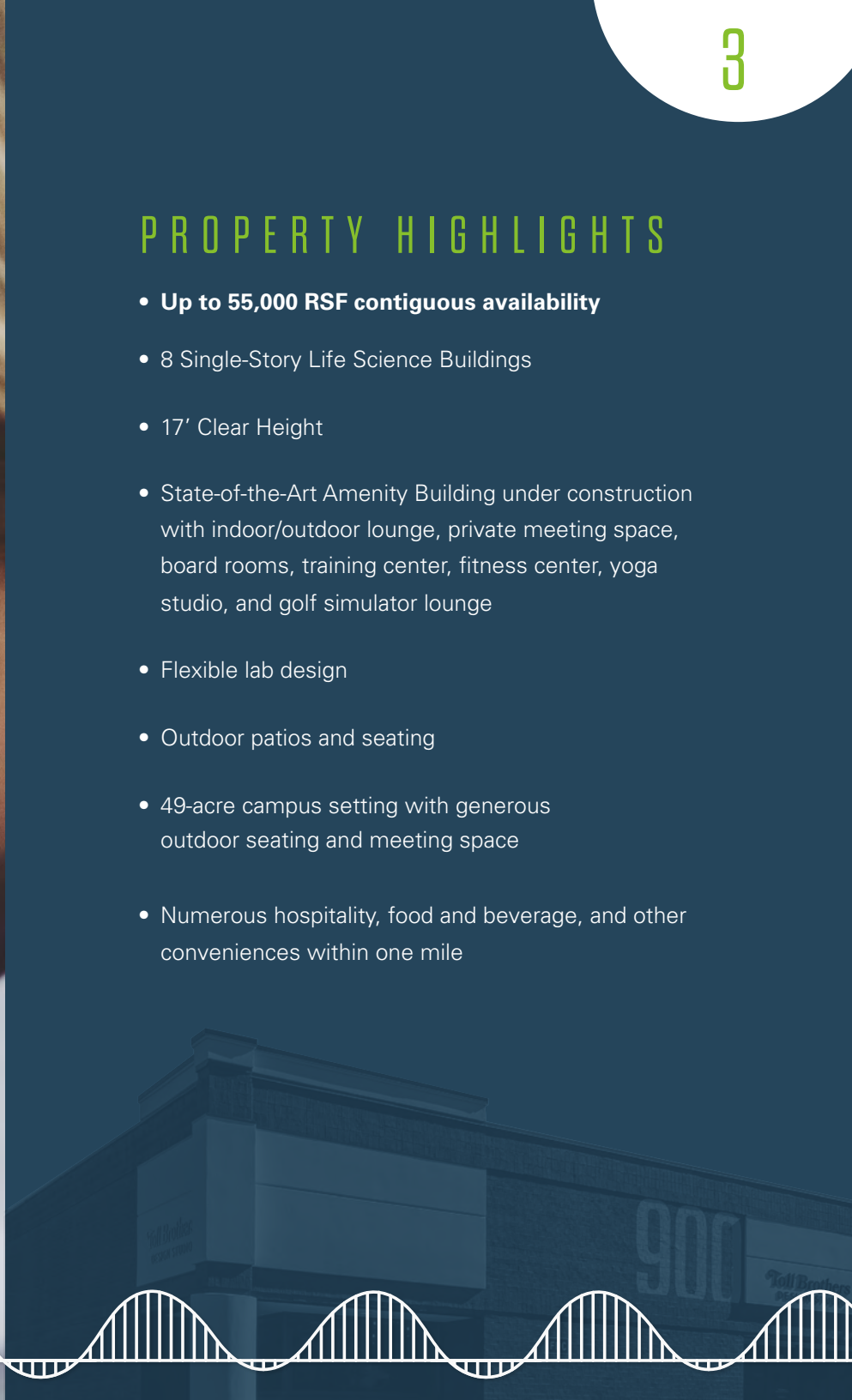
CUTTING-EDGE MULTI-TENANT RESEARCH CAMPUS IN THE HEART OF THE TRIANGLE

Eastridge at Perimeter Park is a Premier Class-A Life Science Campus. The forty-nine acre, eight-building, 479,000 square-foot campus is designed to accommodate our tenants and their growth. As a result of the convenient RTP location, our tenants benefit from proximity to RDU International Airport, 540, and I-40.



PROPERTY HIGHLIGHTS

- **Up to 55,000 RSF contiguous availability**
- 8 Single-Story Life Science Buildings
- 17' Clear Height
- State-of-the-Art Amenity Building under construction with indoor/outdoor lounge, private meeting space, board rooms, training center, fitness center, yoga studio, and golf simulator lounge
- Flexible lab design
- Outdoor patios and seating
- 49-acre campus setting with generous outdoor seating and meeting space
- Numerous hospitality, food and beverage, and other conveniences within one mile





STATE-OF-THE-ART AMENITY BUILDING

Eastridge provides numerous amenities to tenants and all appropriate guests of the campus



Food:

- Avenue C Cafe featuring artisanal coffee, fresh salads, sandwiches, and other snacks
- Curated food truck program



Sports and Extracurricular Activities:

- Fitness Center
- Yoga Studio / Fitness Classroom
- Golf Simulator Lounge
- Outdoor yard games
- Private Lockers and Showers



Business Amenities:

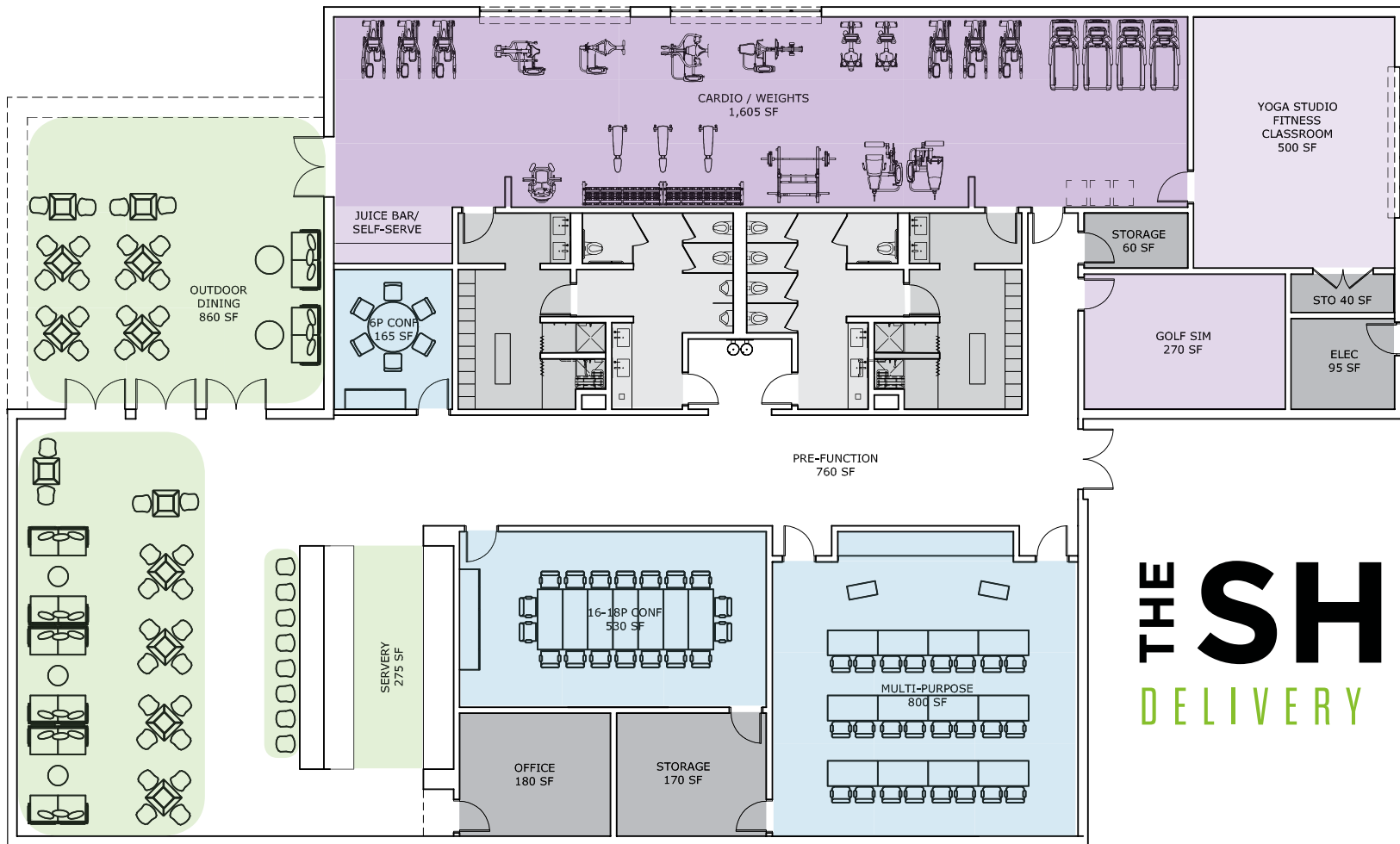
- Private Conference Rooms
- Board Room
- Training Center Accommodating up to 30
- Large & Small Sitting Areas
- On-site Property Management

Current Amenities are located in Building 900 & include:

- Public WiFi
- Fitness center with yoga studio, restrooms and lockers
- Training center & conference room
- Technology-laced training center
- Open break / collaboration room



BEE DOWNTOWN COMMUNITY APIARY



THE SHED

DELIVERY Q1 2023



EASTRIDGE

AT PERIMETER PARK

THE SHED
AMENITY BUILDING
Under Construction
Opening Q1 2023

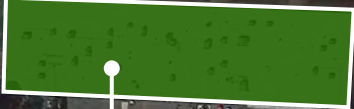
BUILDING 900
SUITE C: 5,597 RSF



BUILDING 500
SUITE D: 16,059 RSF



BUILDING 1000
55,000 RSF
Available 4/1/23



100

200

800

300

500

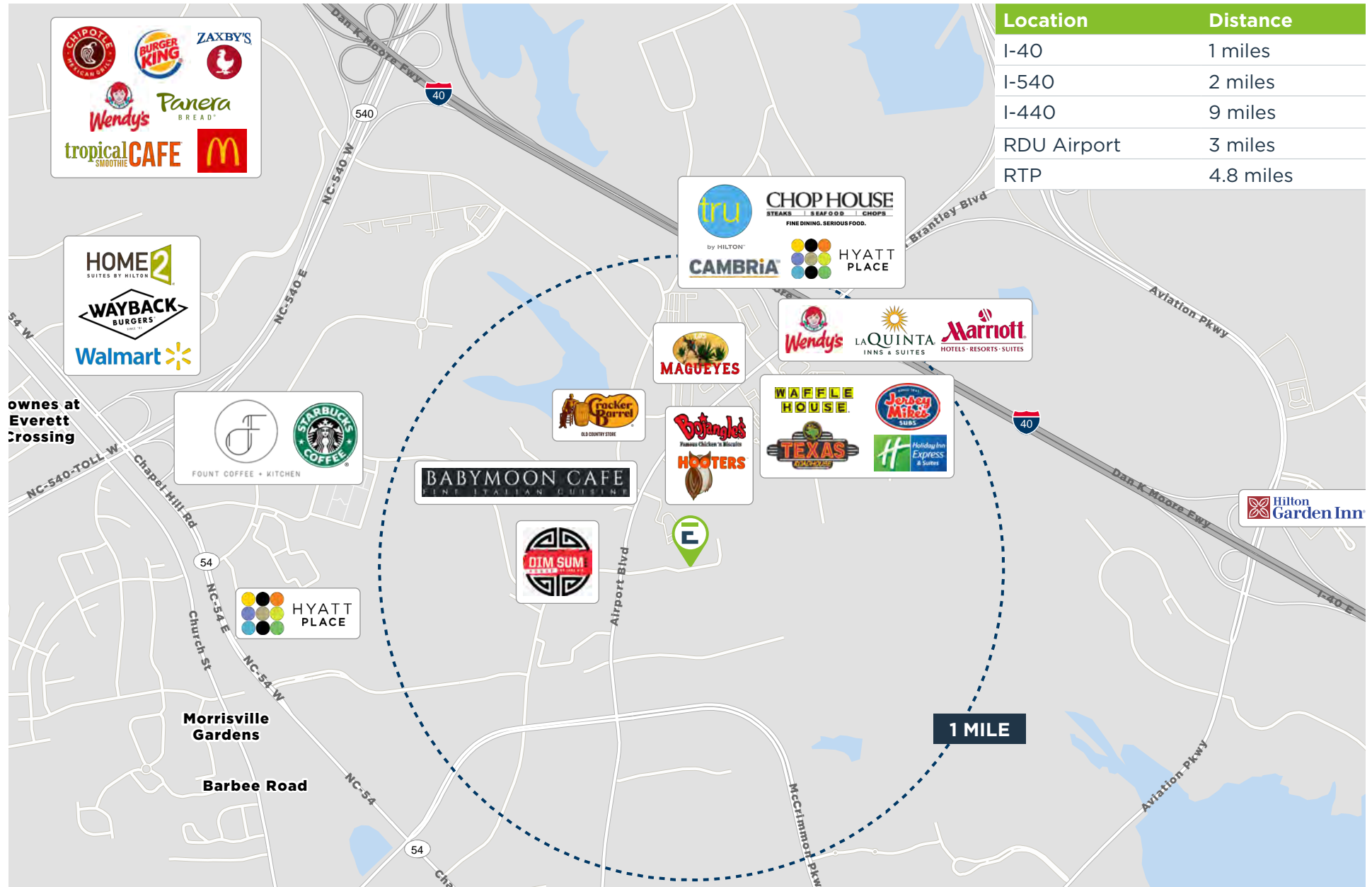
400

900

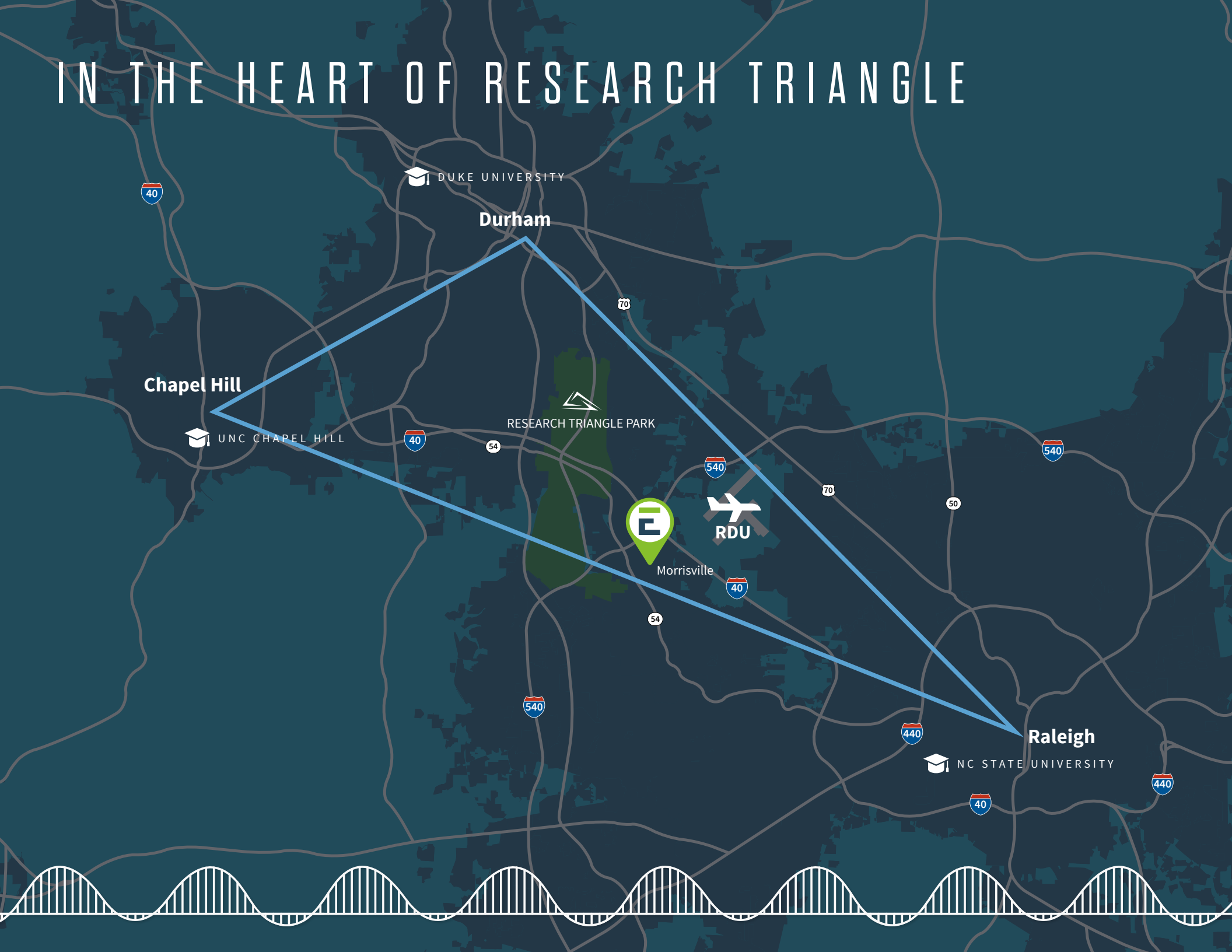
Bee
Downtown
Community
Apiary

PRIME LOCATION

Easy Access to a Variety of Dining, Retail & Hospitality



IN THE HEART OF RESEARCH TRIANGLE



DUKE UNIVERSITY

Durham

Chapel Hill

UNC CHAPEL HILL

RESEARCH TRIANGLE PARK

RDU

Morrisville

Raleigh

NC STATE UNIVERSITY

KING STREET PROPERTIES IS A PRIVATE REAL ESTATE INVESTMENT MANAGEMENT FIRM FOCUSED ON SERVING THE COMPLEX REAL ESTATE NEEDS OF SCIENCE-BASED COMPANIES AND INSTITUTIONS SINCE 2002.

About King Street Properties | King Street recently announced a partnership with Brookfield Asset Management (“Brookfield”) private real estate fund to pursue investment in life science real estate across the U.S., with approximately \$1.8 billion earmarked for equity capital investment in King Street’s life science real estate pipeline. King Street owns and operates 2.8 million square feet of stabilized assets with an additional 4.5 million square feet under development.

Established in 2002, King Street offers a unique combination of hands-on operating capabilities and development and acquisition expertise, including new construction, adaptive reuse, and repositioning of research and development buildings. King Street holds a leading market position in Boston / Cambridge, the Bay Area, and NYC and is an established presence in other US lab markets. Having developed and operated of life science real estate for over twenty years, King Street serves as a trusted landlord for companies that develop lifesaving drugs and therapies, medical devices, and companies harnessing renewable materials.

FOR MORE INFORMATION, PLEASE CONTACT:

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