

# EASTRIDGE

AT PERIMETER PARK

FOR SUBLEASE 6,118 SF

## PREMIER CLASS-A LIFE SCIENCE CAMPUS

PERIMETER PARK DRIVE, MORRISVILLE, NC 27560



CUSHMAN &  
WAKEFIELD

KSP

King  
Street  
Properties

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

- 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:

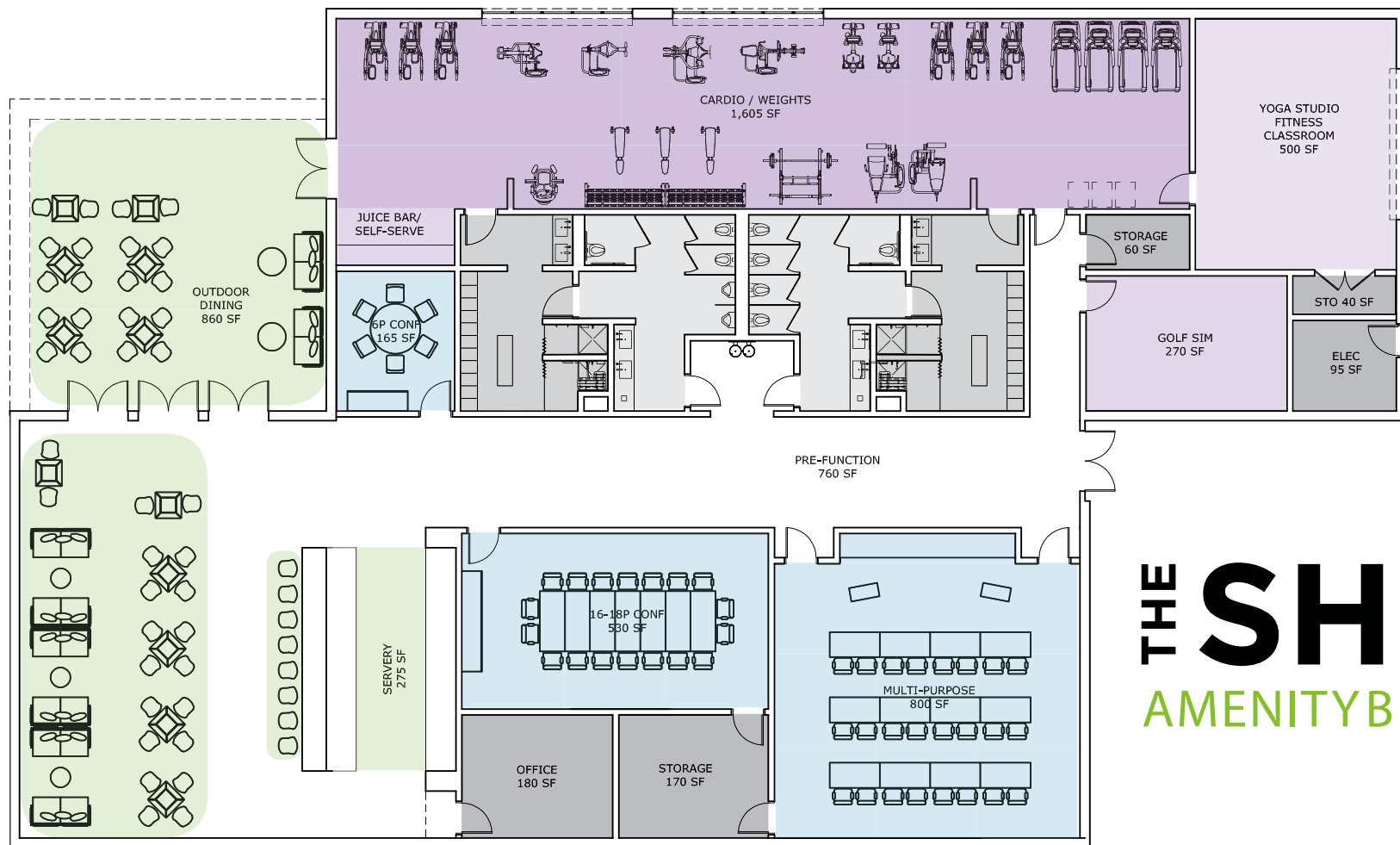
- Private Conference Rooms
- Board Room
- Training Center Accommodating up to 30
- Large & Small Sitting Areas
- On-site Property Management

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



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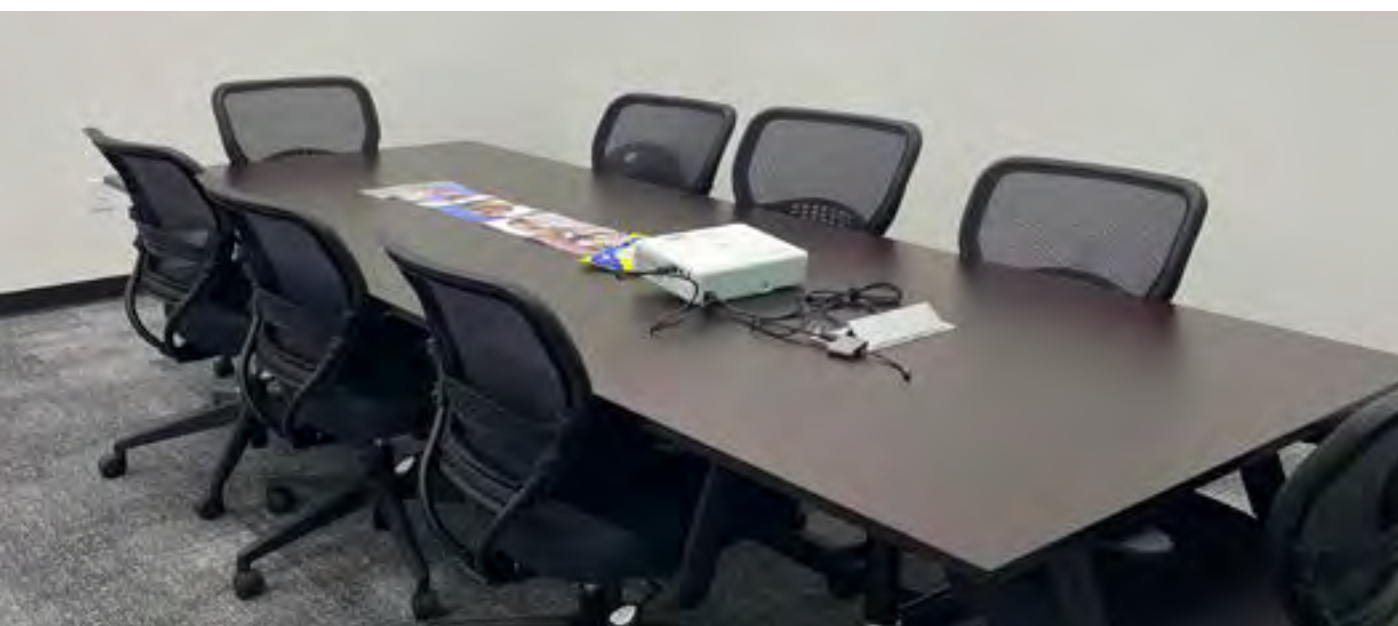


# THE SHED

## AMENITY BUILDING





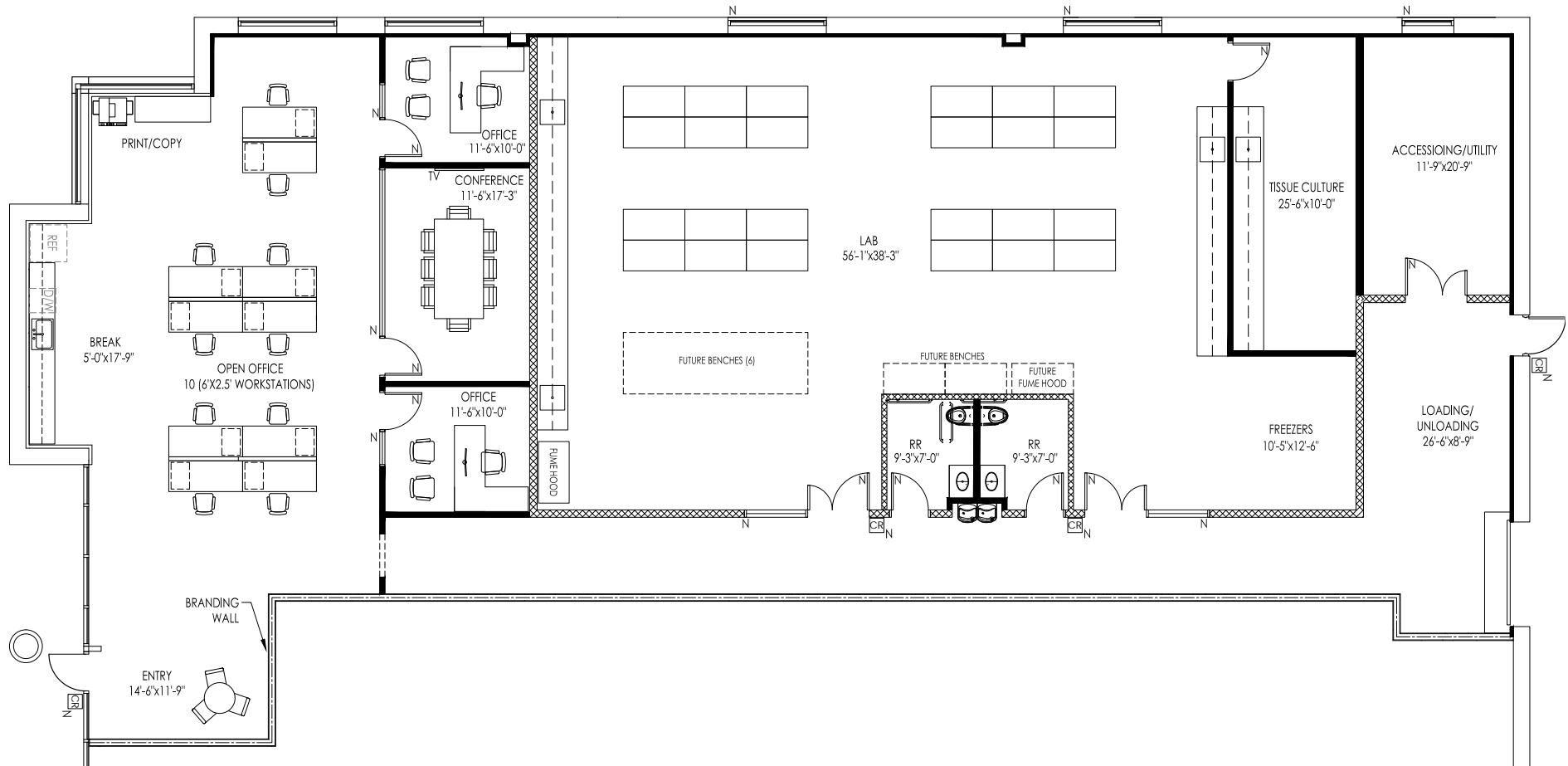






# BUILDING 500 SUITE A

6,118 RSF Available for Sublease



Lease Expiration	Rental Rate
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September 30, 2028	Negotiable
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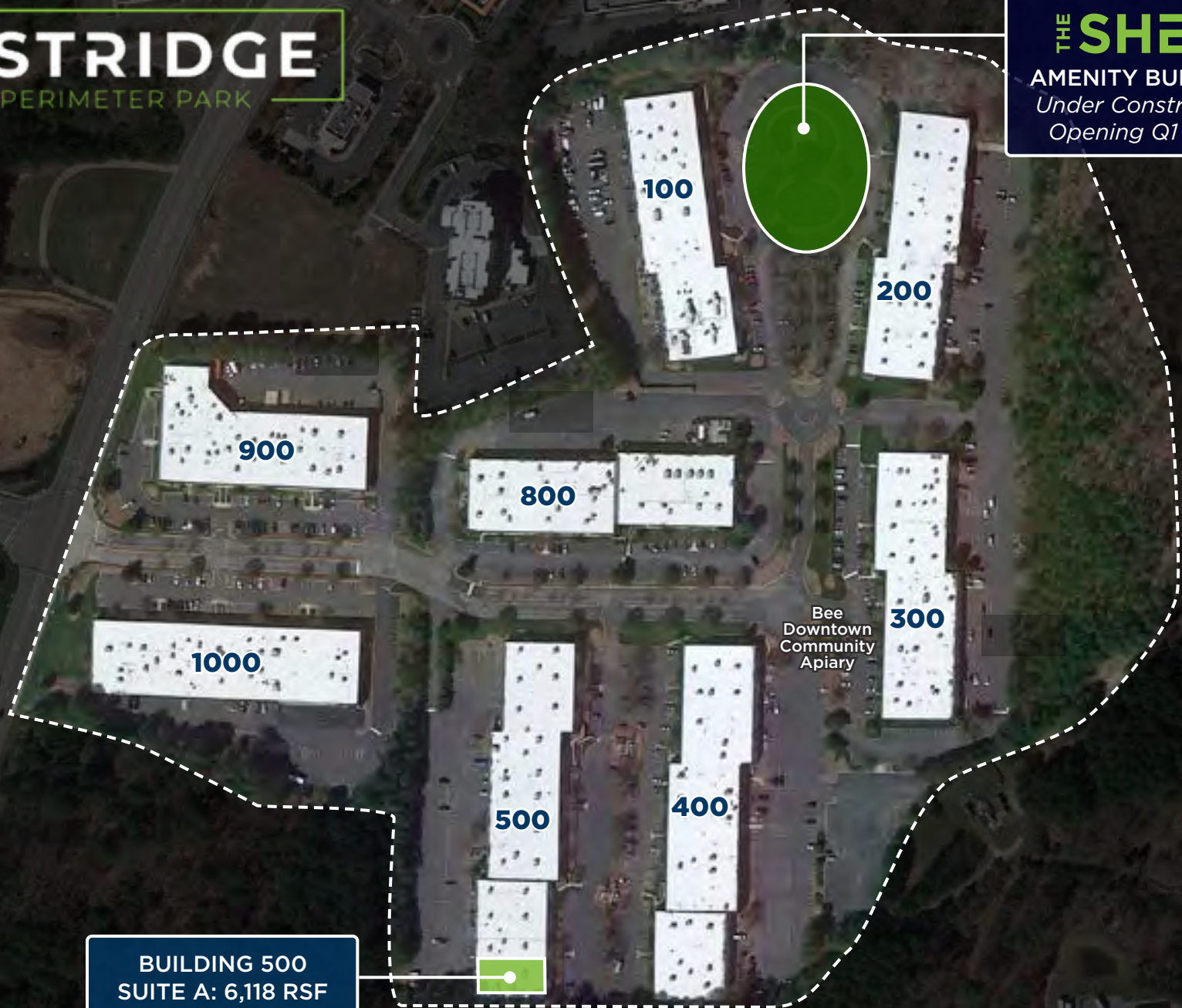
- Approximately 3600 RSF of Lab and Support
- 250 RSF Tissue Culture Room
- 200 RSF Accessing & Utility Room
- 150 RSF Loading, Shipping, and Receiving
- 2 Office and Large Conference



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AT PERIMETER PARK

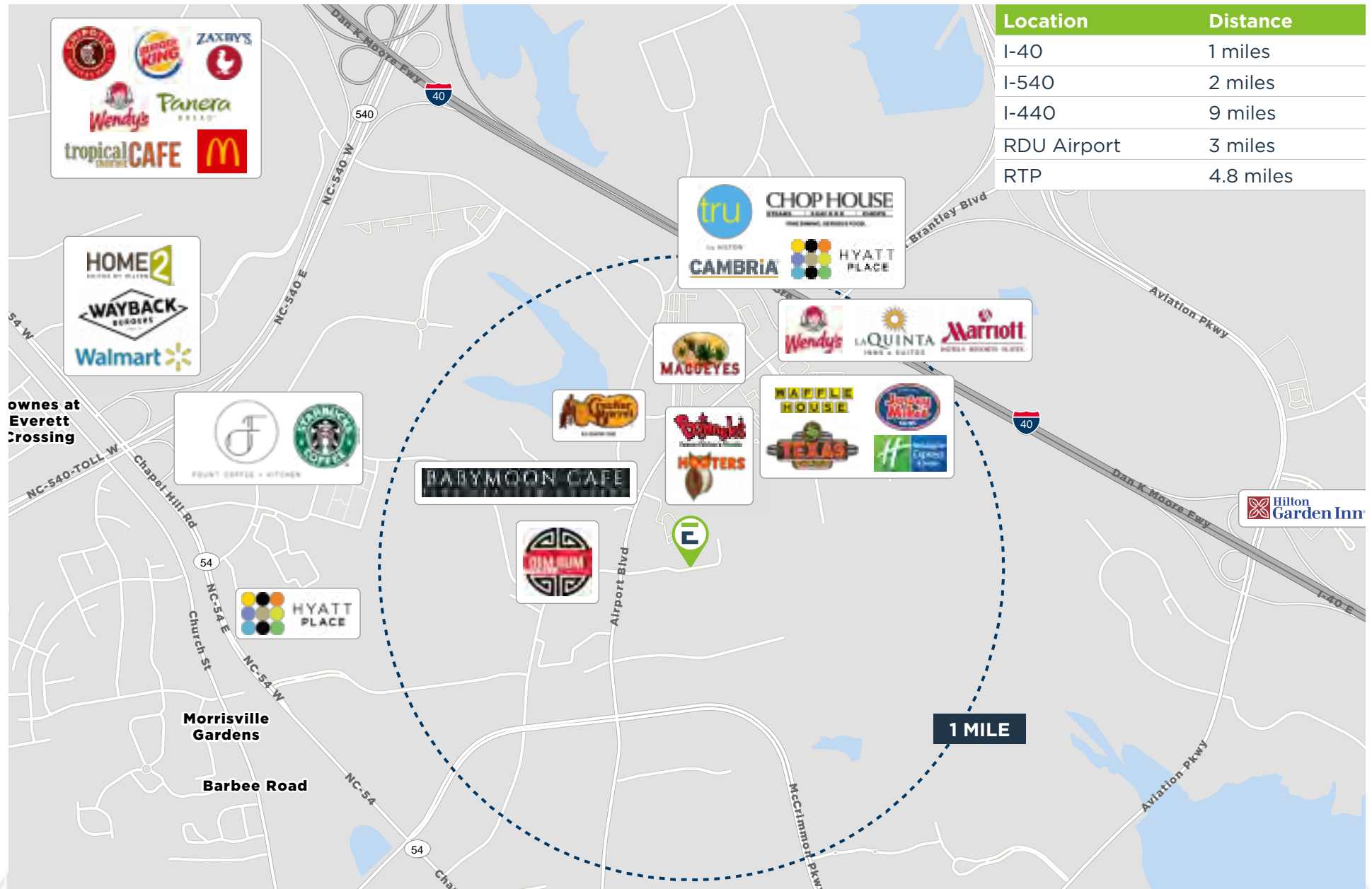
**THE SHED**  
AMENITY BUILDING  
*Under Construction*  
*Opening Q1 2023*



BUILDING 500  
SUITE A: 6,118 RSF

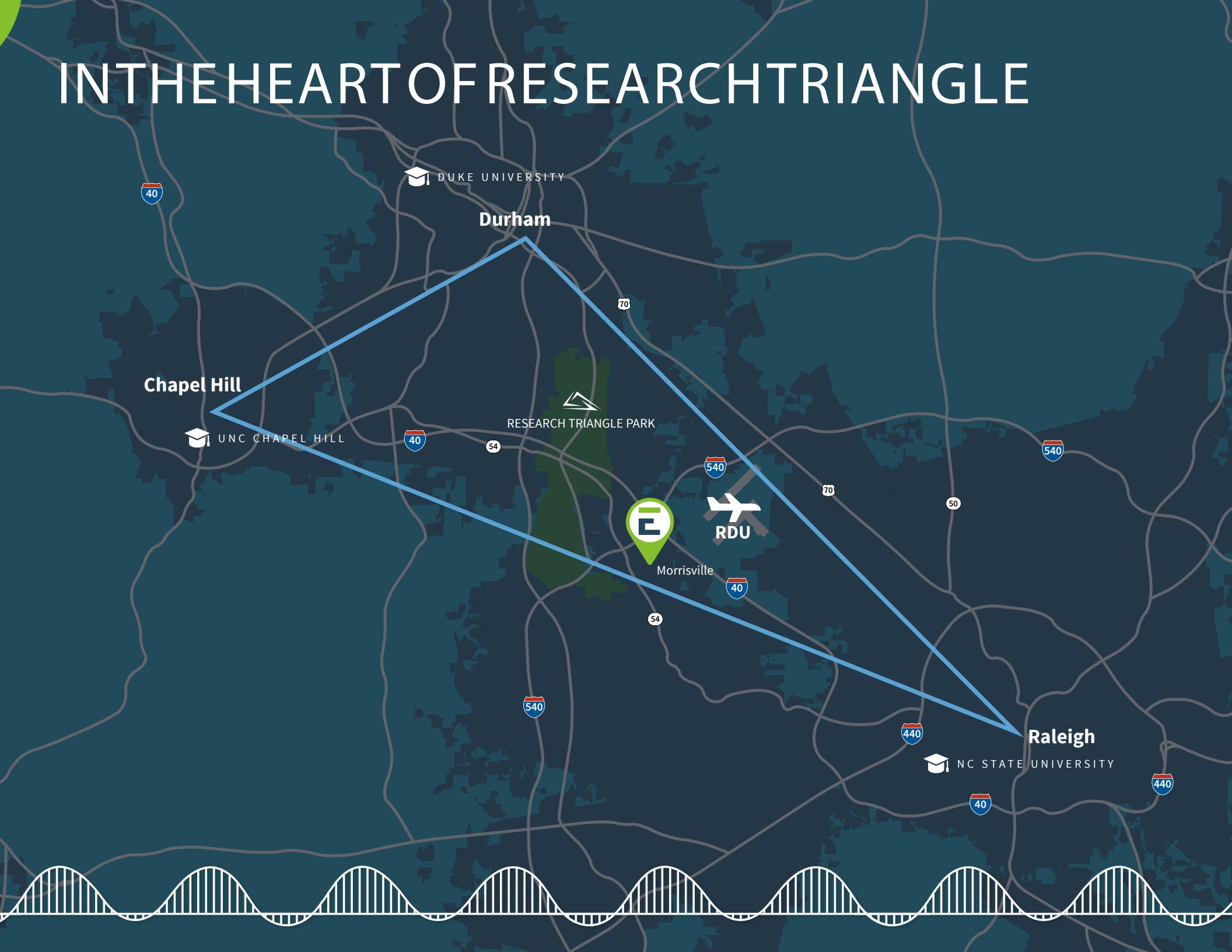
# PRIME LOCATION

Easy Access to a Variety of Dining, Retail & Hospitality





# IN THE HEART OF RESEARCH TRIANGLE





# AN UNBEATABLE LOCATION

In the Center of the Market



# 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 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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