



FORTY
540

710 SLATER ROAD, MORRISVILLE, NC



CENTRALLY LOCATED IN THE HEART OF THE RALEIGH-DURHAM MARKET, FORTY540 BUILDING 2 PROVIDES BEAUTIFULLY DESIGNED OFFICE SPACE THAT IS THOUGHTFULLY CRAFTED TO TRANSFORM THE WAY YOU DO BUSINESS.



THE WHAT

Forty540 Building 2 offers an impressive floor plate of more than 40,000 SF of efficient space with abundant surface parking, and each detail, like MERV 13 filtration and touchless entry doors, is eco-consciously designed to seamlessly prioritize and integrate both employee-wellness and innovation in your day to day.

- A 200,000 SF Class A office building in the RTP Submarket
- 40,000 SF of large floor plates offer design flexibility and options for customization to align your work space with how you work best
- 1st, 2nd and 3rd floors available: approximately 120,000 SF of contiguous space
- Striving for LEED Silver
- Achieved Fitwel® Certification
- Abundant parking with a 4.5 spaces per 1,000 SF Ratio
- Building signage opportunities available

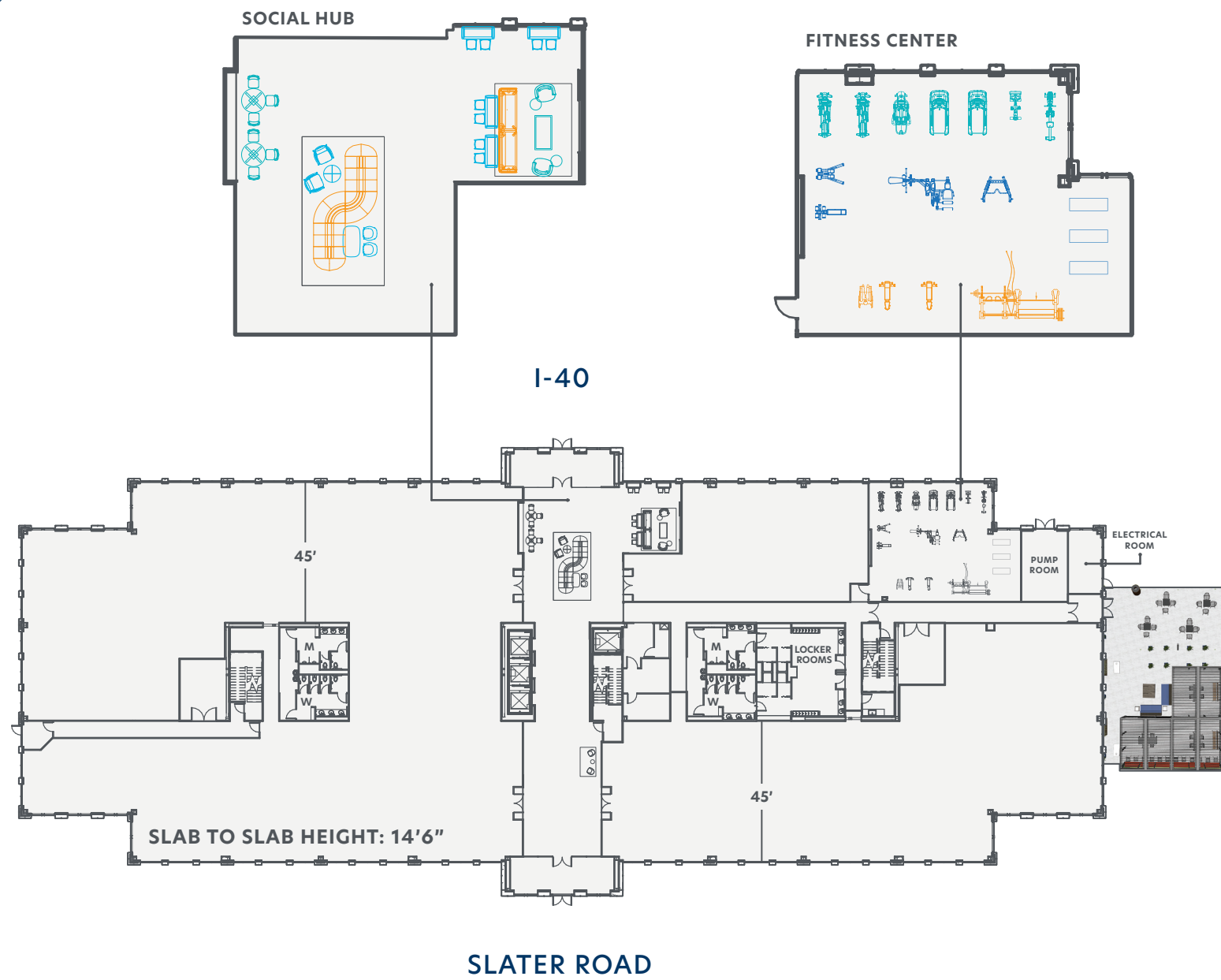
BUILDING 2 IS THE SECOND PHASE OF THE DEVELOPMENT PROJECT OF STRATEGIC CAPITAL PARTNERS AND FCP

FIRST FLOOR

40,856 RSF

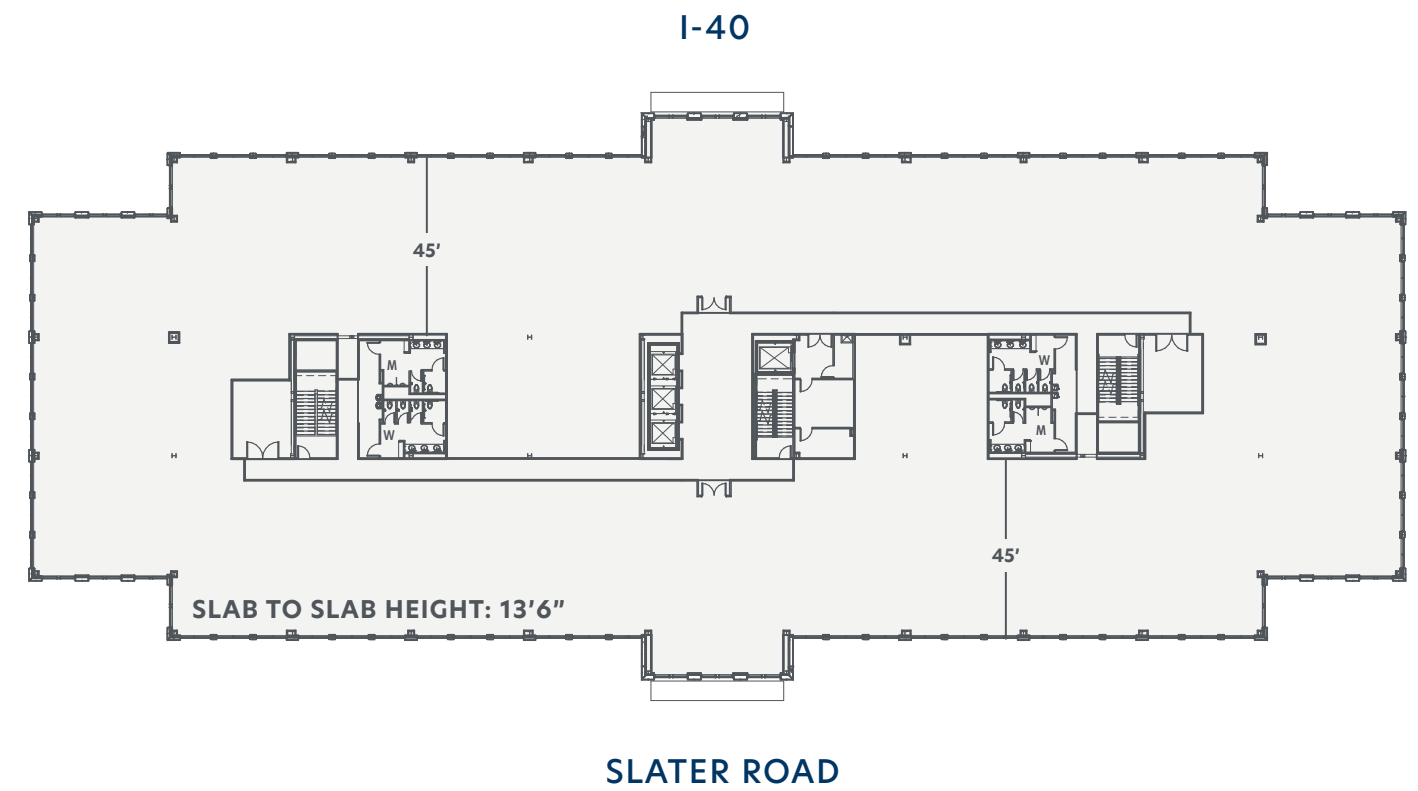
TYPICAL FLOOR

40,801 RSF



All Floors Feature the Following:

- Column-Free Floor Plan
- Expansive Glass Lines With 10' Window Heights
- Three Passenger Elevators
- One Freight Elevator
- Two Restroom Cores
- Three Stairwells For Efficient Partial Floor Users



THE WHERE

Aptly named for its ideal central-Triangle location at the intersection of I-40 & I-540, FORTY540 Building 2 offers unparalleled access as well as prime visibility along both highway corridors.

When tenants aren't spending lunch hours or green juice breaks in FORTY540 Building 2's social hub or on its spacious outdoor patio - both designed with opportunities for relaxing, movement or socializing in mind - dozens of dining options are found within a 5-minute drive of the Building 2 campus, including Mexican, Asian, Mediterranean and American cuisine.

More than a half dozen major retail centers are also within short driving distance, making it convenient to access shopping trips before, after or even during the workday.



Situated at the center of the thriving Raleigh-Durham Market - less than 30 minutes from most upscale residential neighborhoods in the region - the campus is a commuter's dream, situated within easy access to major commuter routes to maximize productivity and minimize time spent coming and going.

And, the building is a stone's throw from Raleigh-Durham International Airport - just 3.5 miles away - providing easy accessibility to and from literally anywhere in the world.

**ACCESS TO RETAIL
AMENITIES IN THE NEARBY
PERIMETER PARK AND
IMPERIAL CENTER**

**HIGHLY VISIBLE FROM I-40 AND
I-540 WITH TRAFFIC COUNTS OF
OVER 150,000 VPD**

**CLOSE PROXIMITY TO THREE
MAJOR UNIVERSITIES: NC STATE,
DUKE AND UNC AT CHAPEL HILL**

**MORE THAN TWO
DOZEN HOTELS LOCATED
WITHIN A 3-MILE RADIUS**





- ### MAP KEY
- RESTAURANTS
 - UNIVERSITIES
 - TECH COMPANIES
 - SHOPPING
 - AIRPORTS
 - HOSPITALS/ PHARMACIES
 - MAJOR LIFE SCIENCE PARKS
 - RESEARCH PARKS
 - PARKS

MAJOR LIFE SCIENCE PARKS

The Woodlands at Parmer

- Lilly
- Apiject

Alexandria Center® for Life Science - Durham

- Duke University
- Baebies
- Adverum
- Lab Corp
- Shattuck Labs

Park Point

- Grail

The Lab at RTP

- AgBiome
- Pairwise

BioPoint

- AskBio
- Precision Biosciences

Keystone Tech Park

- TRI-Pharma
- Novan
- Liquidia Technologies
- Locus Biosciences
- Metabolon

Venture at Imperial

- KBI Biopharma
- Aerie Pharmaceuticals, Inc.
- Pfizer

Eastridge at Perimeter

- LabCorp
- Med Fusion

BIO-MANUFACTURING

- LabCorp
- Merck
- United Therapeutics
- KBI Biopharma
- Bluebird bio
- Fujifilm
- Pfizer
- Seqirus
- Grifols
- Grail
- Novartis
- Novo Nordisk
- Collectis
- Novymes

AIRPORT HOTELS

- Fairfield Inn & Suites
- SpringHill Suites
- Sheraton Imperial Hotel
- Hampton Inn
- Holiday Inn
- Microtel Inn & Suites
- Four Points by Sheraton Raleigh Durham Airport
- Staybridge Suites Raleigh-Durham
- La Quinta Inn & Suites
- Hyatt Place
- DoubleTree by Hilton Hotel Raleigh-Durham Airport at Research Triangle Park
- Delta Hotels by Marriott
- Marriott at Research Triangle Park
- Hilton Garden Inn



THE WHY

They say one healthy decision leads to another, so we've created an environment thoughtfully designed to prioritize employees' health and wellness. FORTY540 Building 2 is brimming with forward-thinking amenities that support a well-rounded lifestyle and optimal productivity.

Active stairwells and educational point-of-decision signs at elevator call areas, encourage occupants to opt for the stairs to keep endorphins flowing. A smoke and tobacco-free policy ensures healthy, fresh air circulates both inside the building and throughout the FORTY540 Building 2 campus so you can breathe easy everywhere on campus, from your desk to the outdoor patio.

Finding the balance between work and wellness is seamless with the FORTY540 Building 2 fitness center with state-of-the-art showers. Plus, features such as water bottle refill stations, tenant health and wellness programs, and bike racks, make it easy to integrate wellness into your day from start to finish.

In addition to employee wellness, we've designed FORTY540 Building 2 with the health of the environment in mind. LED lighting, which uses 16% less electricity than a typical office building, an energy-efficient HVAC with quality air filtering, and water-saving technologies so that FORTY540 uses 32% less water than a typical office building, are just a few of the LEED features found on campus.

- Achieved Fitwel® Certification
- Building 2 on-site amenities include a fitness center, locker rooms, showers, social hub and outdoor patio space
- Green cleaning and COVID-19 protocols that implement enhanced protocols for cleaning bathrooms and break areas
- Emergency Preparedness Planning - Comprehensive COVID-19 response plan and communication tools in the event of a confirmed case



For more info about leasing at FORTY540, contact:

CBRE | Raleigh

Part of the CBRE affiliate network

+1 919 831 8200

BRAD CORSMEIER

EXECUTIVE VICE PRESIDENT

BRAD.CORSMEIER@CBRE-RALEIGH.COM

ED PULLIAM

EXECUTIVE VICE PRESIDENT

ED.PULLIAM@CBRE-RALEIGH.COM

Developed by:



STRATEGIC CAPITAL
PARTNERS