

DISCOVERY

AT PERIMETER PARK



THE CAMPUS AT A GLANCE

Discovery at Perimeter Park



401,175
Total Square Feet



5
Single-Story Buildings



5 Minutes
From the RDU Airport



34,610
Square Feet Available

THE GROVE

AMENITY OVERVIEW

Elevate is Longfellow's proprietary tenant experience and hospitality platform including the following:

- On-Site Concierge
- Cold Brew Coffee on Tap
- Fitness Classes
- Private Shower Rooms
- Citrus Room | Capacity: 83
- Olive Conf. Room | Capacity: 8
- Outdoor Seating
- On-Site Events

DISCOVERY 1
507 Airport Blvd | 107,071 SF

DISCOVERY 2
5151 McCrimmon Pkwy | 106,593 SF

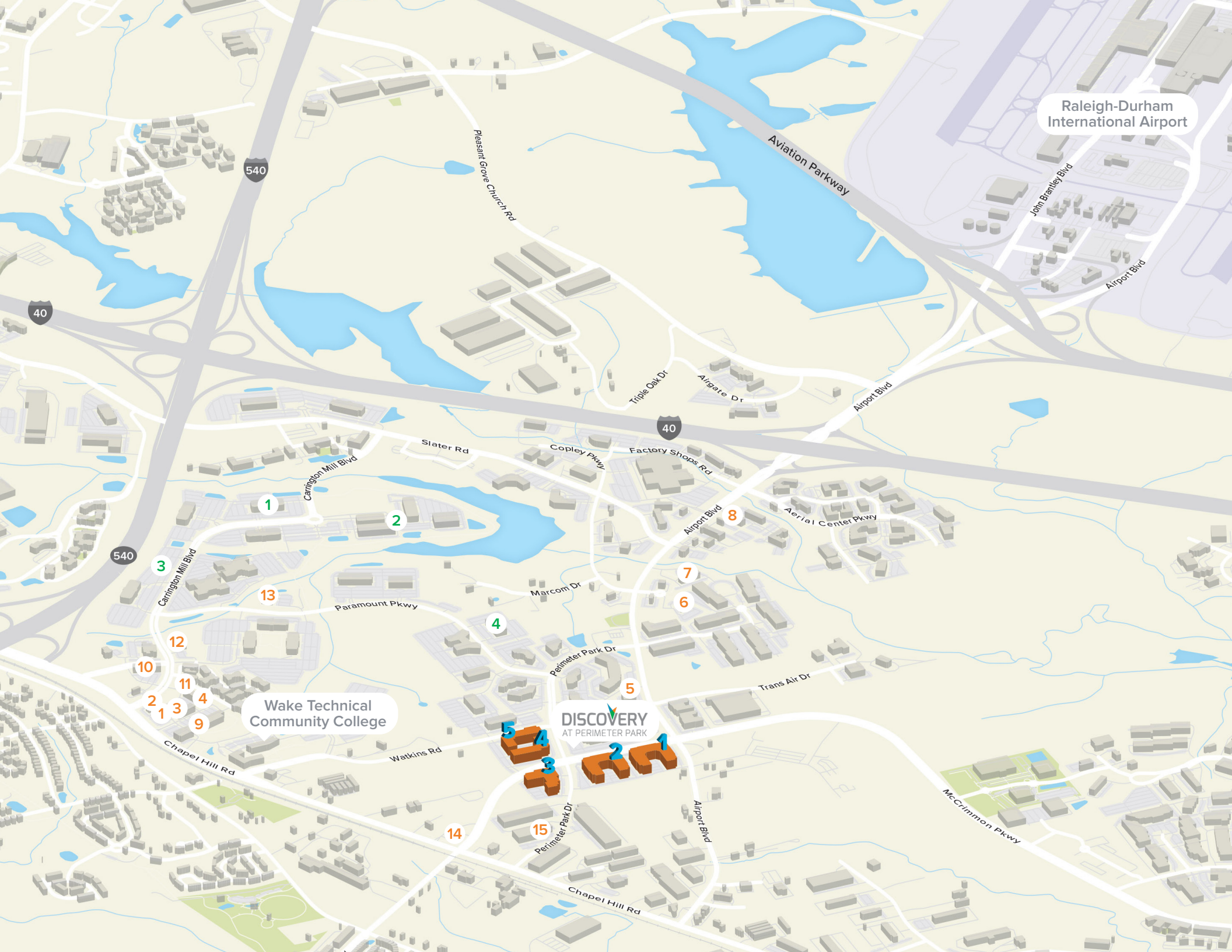
DISCOVERY 3
2600 Perimeter Park Dr | 70,723 SF

DISCOVERY 4
2450 Perimeter Park Dr | 57,160 SF

DISCOVERY 5
2400 Perimeter Park Dr | 59,628 SF



Raleigh-Durham
International Airport



Wake Technical
Community College

DISCOVERY
AT PERIMETER PARK



SEE WHAT'S NEARBY

Neighborhood Amenities & Restaurant Recommendations

RESTAURANTS

- 1** Fount Coffee + Kitchen
- 2** G.58 Cuisine
- 3** Hoppy House Taproom
- 4** It's A Wrap
- 5** Babymoon Cafe

HOTELS

- 6** Four Points by Sheraton
- 7** Holiday Inn
- 8** Hampton Inn
- 9** Hyatt House
- 10** TownePlace Suites

OTHER AMENITIES

- 11** Top Polish Nails
- 12** Kiddie Academy of Morrisville
- 13** Paramount Event Venue
- 14** Sheetz
- 15** Peak Sports Morrisville

Discovery is situated within the Perimeter Park Community which offers access to additional amenities.
Ask our Elevate concierge for more information on how to access the following Perimeter Park amenities:

- | | | | | | | | |
|----------|--|----------|---|----------|------------------------|----------|---------------------------|
| 1 | THE PERK | 2 | THE GREEN | 3 | FOOD TRUCK AREA | 4 | FITNESS CENTER |
| | Fitness Center
Café & Lounge
Conference Center | | Putting Green
Bocce Court
Outdoor Patio | | Weekly Food Trucks | | Located in 3800 Paramount |



ELEVATE | THE GROVE

Elevate by Longfellow is the final word in thoughtful, curated workplace experiences. We create modern, functional workspaces and enhance them with exclusive, intentional amenities. It's our job to cultivate greatness and deliver peace of mind. It's not what we do. It's not how we do it. It's who we are.

BALANCE

Fitness Classes
Shower Rooms
Wellness Events

GENEROSITY

Donation Collections
E-Waste Recycling
Blood Drives

ACCESS

Car Detailing Services
On-Site Dry Cleaning
Mobile Hospitality Services

CONNECTIONS

Networking & Happy Hours
Seasonal Events
New Tenant Welcome Tours & Gifts

TASTE

Coffee Bar
Seasonal Food Trucks

PLAY

Tenant Competitions & Prizes

BRAINPOWER

Lunch & Learn Workshops
Industry Networking Events
Fully Equipped Meeting Spaces

MEET JUSTINE

Your On-Site Elevate Concierge

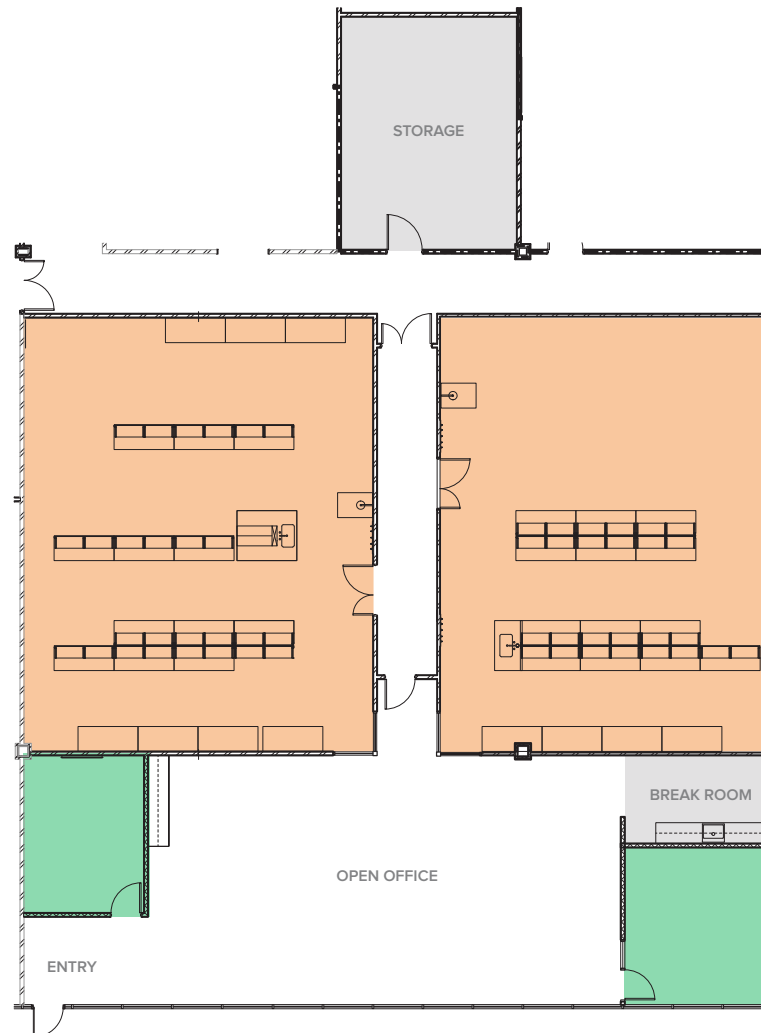


Justine is passionate about building meaningful connections and creating exceptional events that leave a lasting impact.

“ONE OF MY FAVORITE ASPECTS OF WORKING AT THE GROVE IS WATCHING GROUPS OF TENANTS WALK IN TO GRAB COFFEE AND STAY TO ENJOY THE AMAZING ENERGY OF THE SPACE!”

SUITE 230
7,573 SF Fitted Lab

Key Plan



LAB
 3,020 SF

CONFERENCE

SUPPORT
 STORAGE
 BREAK ROOM

LAB:
 FUME HOODS – 2
 LAB BENCHES – 26
 SAFETY STATIONS – 2
 LAB SINKS – 2

ELECTRICAL:
 800 AMP 3 PHASE 480V (Split between 3 labs)
 100 KW NATURAL GAS GENERATOR

HVAC:
 DOAS UNITS – 2
 LAB EXHAUST FANS – 2
 8 AIR CHANGES PER HOUR
 OFFICE RTU – 1

SUITE 270
7,433 SF Fitted Lab

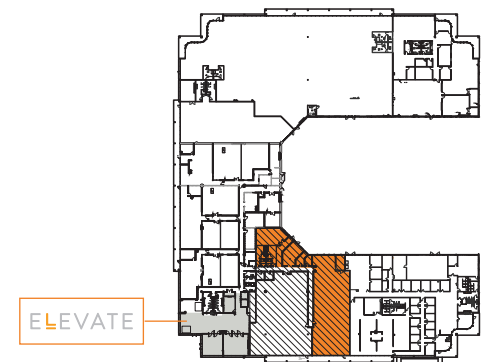


LAB:
 FUME HOODS – 1
 LAB BENCHES – 15
 SAFETY STATIONS – 1
 LAB SINKS – 2

ELECTRICAL:
 400 AMP 3 PHASE 480V

HVAC:
 DOAS UNITS – 1
 LAB EXHAUST FANS – 1
 8 AIR CHANGES PER HOUR
 OFFICE RTU – 1

Key Plan



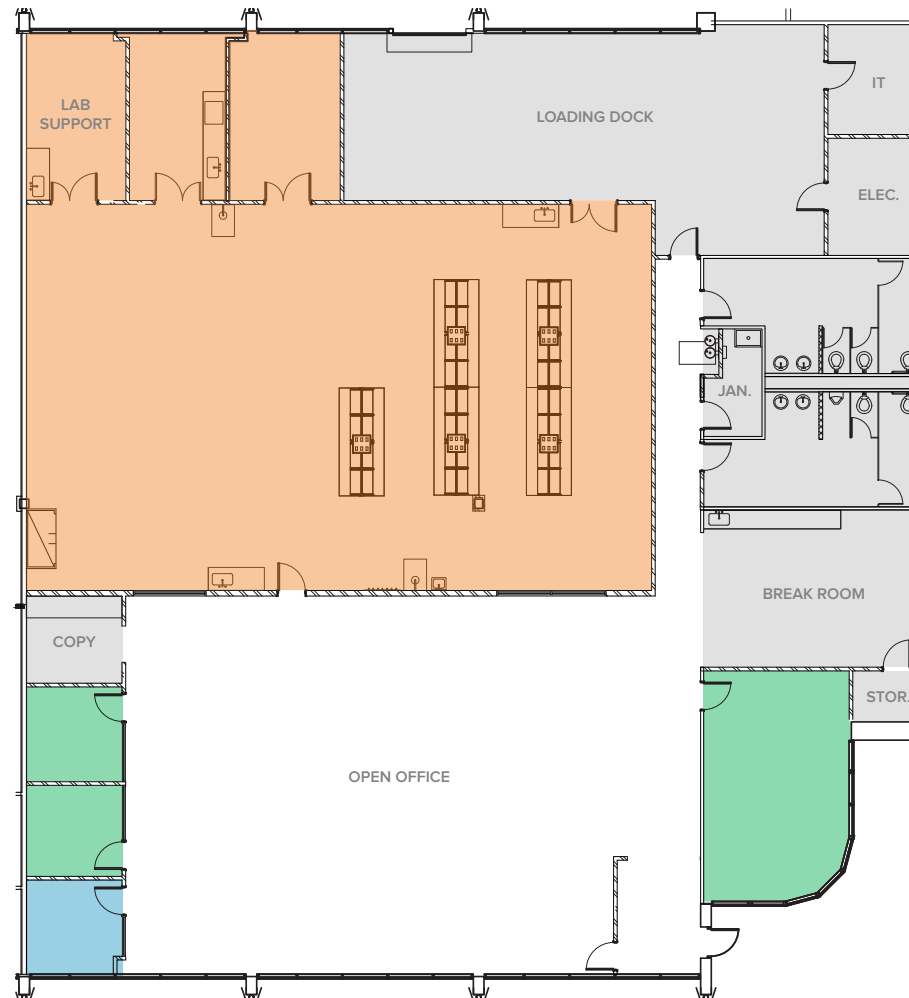
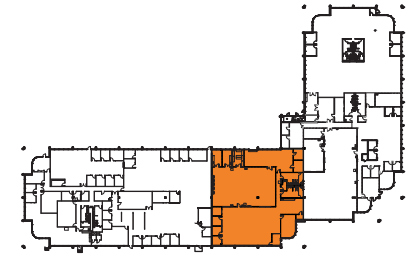
ELEVATE

- LAB**
3,140 SF
- CONFERENCE**
- PRIVATE OFFICE**
- SUPPORT**
 LAB STORAGE
 SHARED BREAK ROOM
 COPY/WORK ROOM
 IT/ELEC.
 SHARED LOADING DOCK
 RESTROOMS

*Conceptual layout, office furniture not included

SUITE 300
10,559 SF Fitted Lab

Key Plan



LAB:
 FUME HOODS – 1
 LAB BENCHES – 20
 SAFETY STATIONS – 2
 LAB SINKS – 4

ELECTRICAL:
 400 AMP 3 PHASE 480V
 50 KW BACKUP GENERATOR

HVAC:
 DOAS UNITS – 2
 LAB EXHAUST FANS – 1
 8 AIR CHANGES PER HOUR
 OFFICE RTU – 3

LAB
 3,670 SF

CONFERENCE

PRIVATE OFFICE

SUPPORT
 STORAGE
 COPY
 BREAK ROOM
 IT/ELEC.
 LOADING DOCK
 RESTROOMS

SUITE 110
9,045 SF Fitted Lab

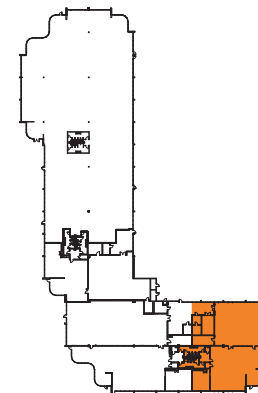


LAB:
 FUME HOODS – 1
 LAB BENCHES – 36
 SAFETY STATIONS – 1
 LAB SINKS – 2

ELECTRICAL:
 400 AMP 3 PHASE 480V
 60 KW NATURAL GAS GENERATOR

HVAC:
 DOAS UNITS – 1
 LAB EXHAUST FANS – 1
 8 AIR CHANGES PER HOUR
 OFFICE RTU – 1

Key Plan



LAB
 3,800 SF

CONFERENCE

PRIVATE OFFICE

SUPPORT
 STORAGE
 BREAK ROOM
 IT/ELEC.
 LOADING DOCK
 RESTROOMS



IT'S IN OUR DNA.

Longfellow is a vertically-integrated real estate investment firm, which allows us to offer a holistic and unified suite of real estate services. Because of our deep expertise at each key step of the process, we are able to deliver a final solution that is more thoughtful and ultimately successful, while providing an overall experience for our partners that is actually collaborative and satisfying.

6.5 MILLION SF GLOBAL PORTFOLIO
SERVING OVER 170 COMPANIES

Durham, NC
RTP, NC
Rockville, MD

San Diego, CA
Bay Area, CA
United Kingdom

DEVELOPMENT

Strategy & Partnerships
Advisory & Entitlements
Acquisitions

MANAGEMENT

Leasing
Project Management
Property Management

INVESTMENTS

Asset Management
Investment Management





DISCOVERY

AT PERIMETER PARK

For more information:

984.263.9739

BENNETT YOUNTS | byounts@lfrep.com

discoveryatperimeter.com

