

# 400 PARK CENTER

## 56,337 Square Feet Available



400 Park Center Drive, Research Triangle Park, NC

- ◆ 56,276 total square foot building
- ◆ 8,234 square feet available on ground floor
- ◆ 14,592 square feet available on first floor
- ◆ 16,725 square feet available on second and third floors
- ◆ Tenant will be exclusive tenant in building
- ◆ Convenient access to I-40
- ◆ Property management staff on site
- ◆ Ample parking
- ◆ Professionally landscaped

*park center*  
AT RESEARCH TRIANGLE PARK



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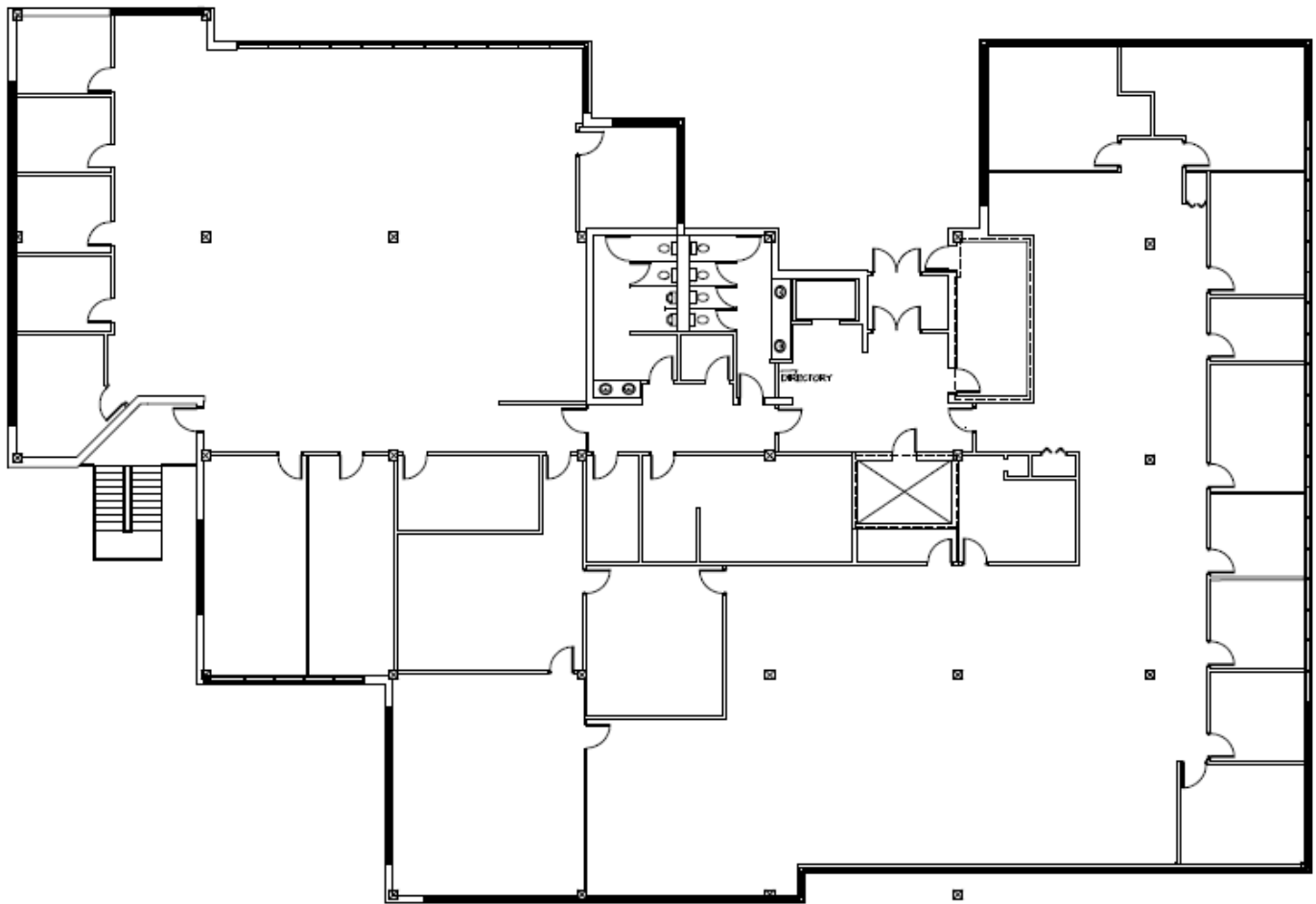
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Building 400 at Park Center Drive is located within a business park setting that includes a full service Radisson Hotel, jogging and walking trails, and several major banks for the Tenant's convenience. A redevelopment for the service center took place in 2006. Federal Express and/or UPS have daily pick up and delivery at building 400.

Additional Features:

- ◆ HVAC includes: original 60 HP air handler, ductwork, vav boxes
- ◆ Original boilers which have been maintained and are in good condition
- ◆ Cooling system has been replaced in 2001 with digital controls connected to an Energy Management System (EMS)
- ◆ 2,500 square feet of space available on ground floor with raised flooring
  - Halon fire suppression system
  - Liebert HVAC unit
  - CAT 350 kw diesel generator
- ◆ First floor contains approximately 47 workstations wired and immediately available to Tenant
- ◆ First floor contains 14,652 square feet of office space
- ◆ Second floor contains 16,725 square feet of office space
- ◆ Third floor contains 16,725 square feet of office space
- ◆ Ground floor contains 8,225 square feet of office space



First Floor Plan