

Ericsson RTP Campus
7001 & 8001 Development Drive
Research Triangle Park, Durham, NC



**CUSHMAN &
WAKEFIELD**®

THALHIMER

INDEPENDENTLY OWNED AND OPERATED

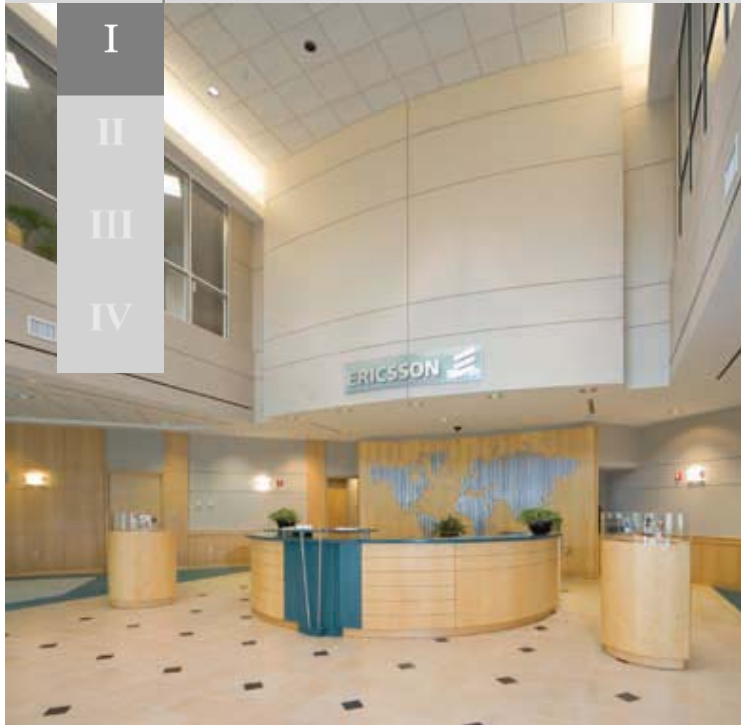
the AVAILABILITY

I

II

III

IV



Cushman & Wakefield | Thalheimer, on behalf of Ericsson Inc., is pleased to present the Ericsson Research Triangle Park Campus. Comprised of two Class A buildings totaling 467,310 square feet, the buildings are surrounded by a host of corporate campuses only found within Research Triangle Park and unique to the rest of the Raleigh/Durham market. The two buildings are prominently recognized for their unique architectural appeal, beautiful common area finishes, and extraordinary technology infrastructure. In addition, the 47-acre site includes two developable land parcels currently zoned for 150,000 sf and 35,000 sf Class A office buildings, respectively.

As a result, this availability represents a rare opportunity for a corporation to lease the largest available corporate campus within the highly restricted and coveted Research Triangle Park.



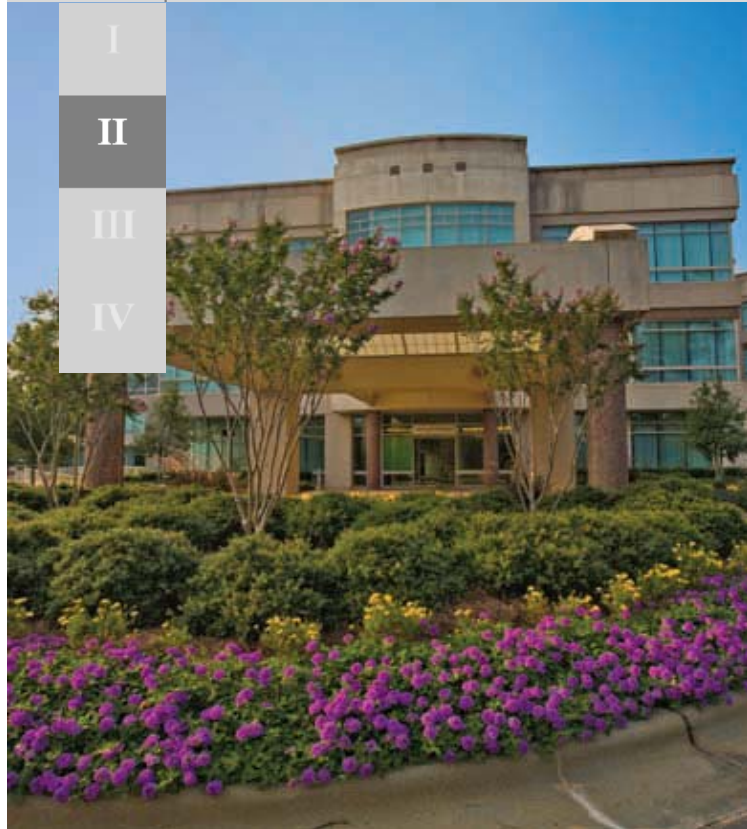
the CAMPUS

I

II

III

IV



Built by one of the leading telecommunication companies in the world, the Ericsson RTP Campus is recognized as one of the finest corporate campuses within the Research Triangle Park. The two-building Class A campus was developed by Ericsson for its own use and was built in two phases between 1995 and 2000. 7001 and 8001 are both 4-story Class A office buildings located on 47 acres and include a beautiful five-acre lake along with a serene 16-acre natural preserve where tenants and visitors can enjoy expansive walking and jogging trails. The two buildings are linked by a pedestrian bridge and offer convenient access to the amenities located within each building.

Designed to capitalize on its strategic location within one of the country's most prominent R&D parks, the Ericsson RTP Campus offers a combination of well planned access to and from major surface streets and easy access to I-40.

The typical floor size is more than 50,000 square feet, which provides maximum and efficient use of space for large corporate tenants. Parking is abundant in the surface lots and is well above market with a ratio of 5 per 1,000 rentable square feet.



the BUILDINGS

I

II

III

IV

The two buildings boast state of the art features and highly sophisticated utility and subsystems not found in any other multi-story Class A office buildings outside of the Research Triangle Park. Both buildings have the capability to handle large power requirements for electrical labs each with back-up generators supplied directly to the buildings. Dock high doors are located in both buildings allowing easy access to on-site shipping and receiving.

Highlights include:

- Two four-story Class A office buildings totaling 467,310 rsf
- Built in 1995 and 2000, respectively
- Large and flexible floor plates to accommodate multiple uses
- Uniquely designed to accommodate raised floors for Data Centers use
- Construction of both buildings closely managed by Ericsson



7001 Development Drive

7001 Development Drive is a four story Class A building that was completed in 1995. The building was originally occupied by Ericsson and later by Sony Ericsson.

Building highlights include:

- Steel frame structure with precast concrete panels and tinted glass
- 205,310 rentable square feet
 - 1st floor 32,233 RSF
 - 2nd and 3rd floor 62,565 RSF each
 - 4th floor 46,125 RSF
- 750 USF Data Center
- 1 Generator
- 3300 SF Cafeteria and Dining Area seating approximately 120 people
- 3200 USF Common Conference and Meeting Rooms
- 847 USF Receiving-Distribution
- One recessed dock



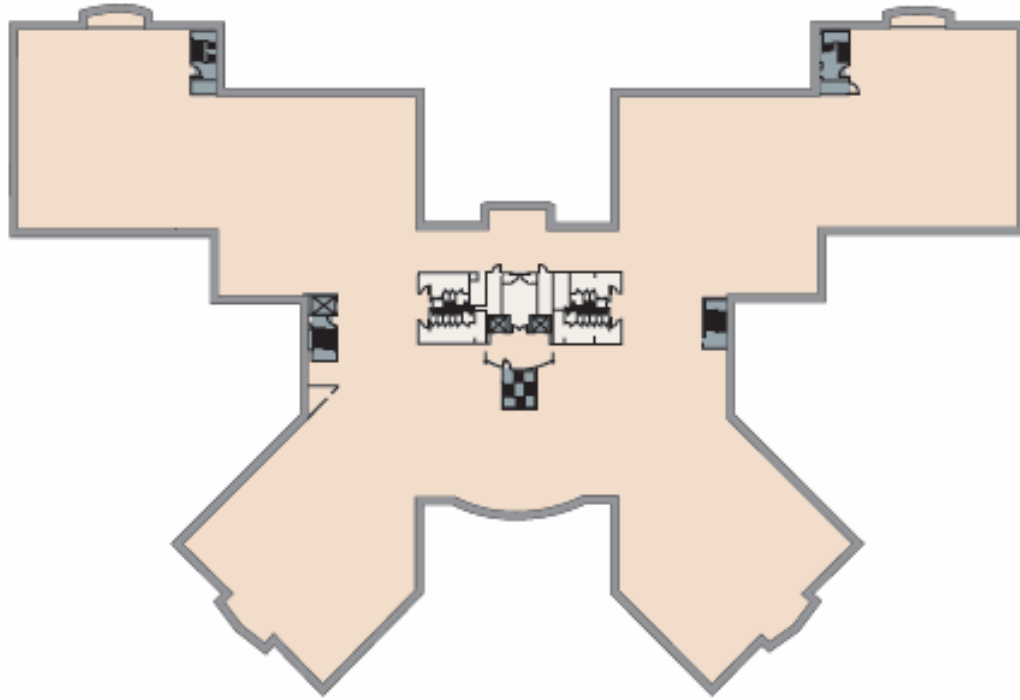
I

II

III

IV

7001 DEVELOPMENT DRIVE



Typical Floor Plan



the BUILDINGS

I

II

III

IV

8001 Development Drive

8001 Development Drive is a four story Class A office building completed in 2000. The building was originally occupied entirely by Ericsson.

Building highlights include:

- Steel frame structure with precast concrete panels and tinted glass
- 262,000 rentable square feet
 - 1st Floor – 73,100 rsf
 - 2nd Floor – 62,900 rsf
 - 3rd – 4th Floors – 63,000 rsf each
- 1,250 sf Data Center
- 9,700 sf common conference and meeting rooms
- 1,400 sf Security Management Offices
- 3,600 sf receiving, shipping and distribution space
- 13,000 sf Cafeteria & Dining Area
- 16,800 sf Lab Space divided between floors 2 & 3
- Four dock high doors – 2 at 4' with levelers, 2 at 2' without levelers
- Caterpillar 230 KW 480 volt 3-phase generator

Utility & Subsystem Description:

- Service includes 120 volt circuits with 20 – 30 amp service
- Labs have 110 – 120 volt circuits with 20 to 30 amp service
- Two 3-phase feeds supply power to the local substation; power redundancy is provided through an on-site loop
- 3 phase 480 volt out UPS system
- One 300 ton and one 600 ton Trane Centrifugal Liquid Chiller
- 60 gallon air compressor
- Building is fully sprinklered with a 100% wet system (ESP Rated)



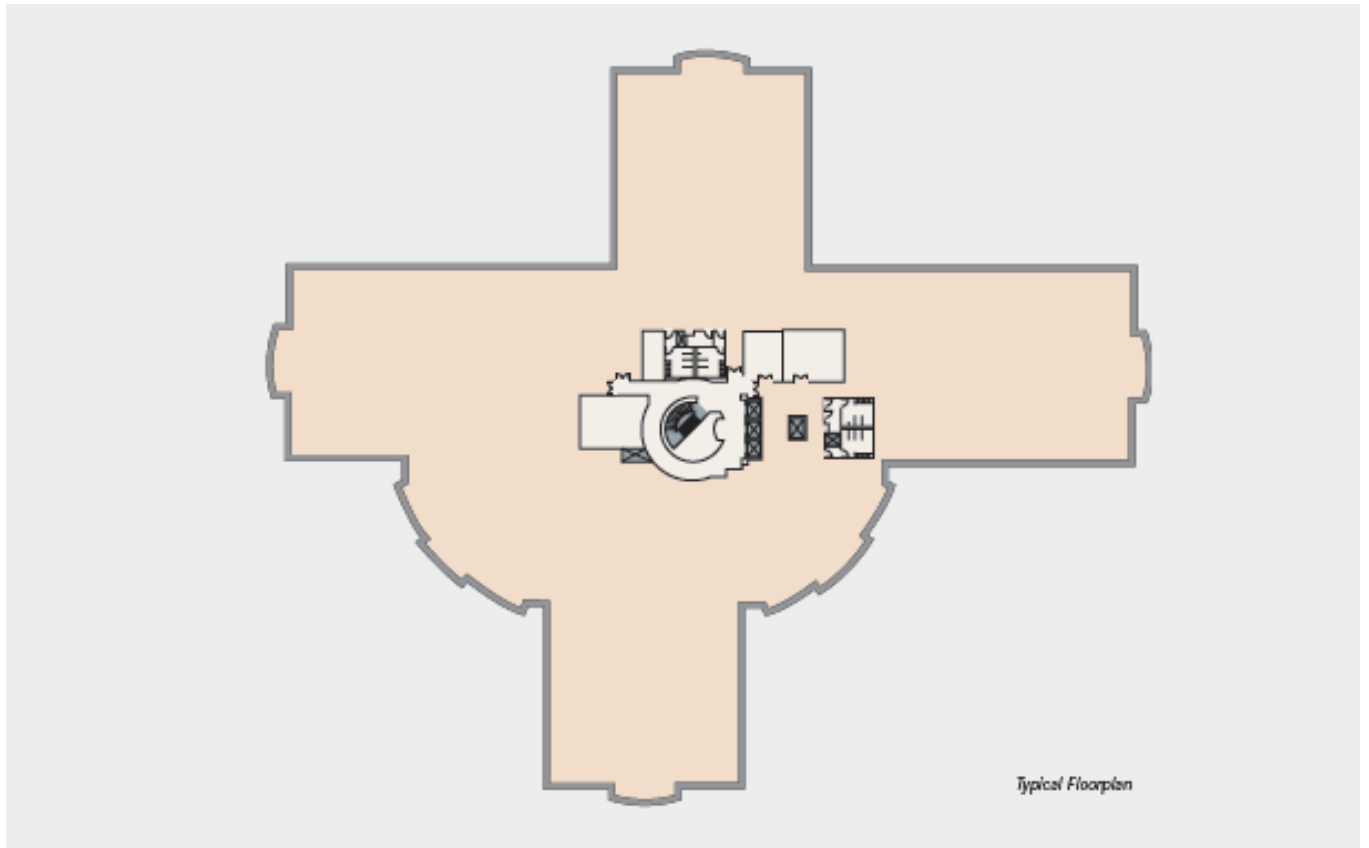
I

II

III

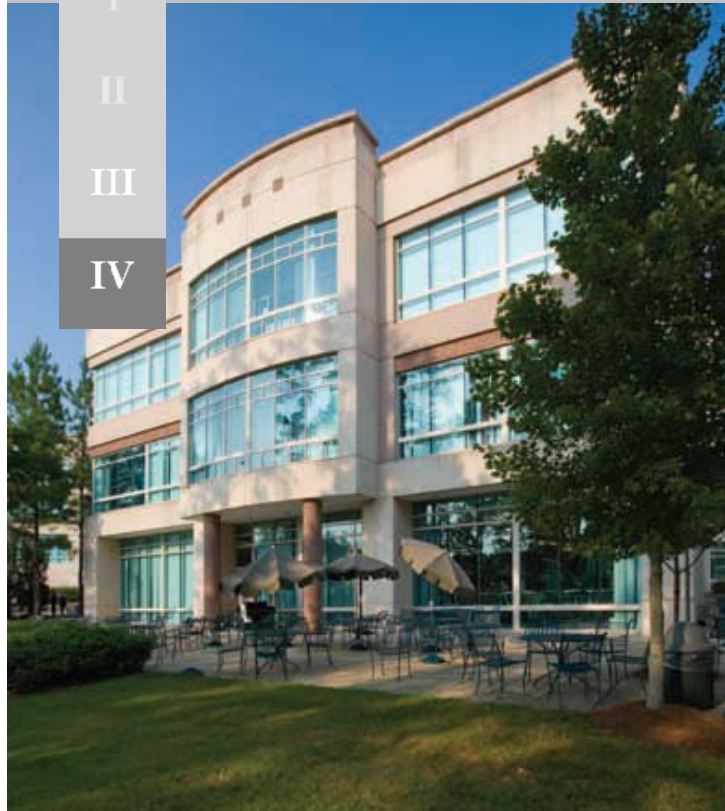
IV

8001 DEVELOPMENT DRIVE



the LOCATION

I
II
III
IV



RESEARCH TRIANGLE PARK (RTP)

Raleigh Durham is perhaps best known for its Research Triangle Park (RTP), the location of 7001 and 8001 Development Drive. RTP is a public-private master planned business park development midway between Raleigh and Durham along the I-40 corridor. The RTP is dedicated entirely to hosting large corporate-owned facilities, especially those with a strong orientation towards technology or life sciences. RTP provides a competitive cost platform with quality sites and facilities to meet and satisfy a diverse array of real estate and space requirements for research and development operations. It is one of the most exceptional master planned business parks of its kind in the country and is a leading economic engine for the region.

Highlights of the RTP include:

- The largest research and development park in the United States
- Established in 1959, the RTP covers 7,000 acres and is approximately eight miles long and two miles wide
- Over 39,000 people work in the RTP for more than 145 corporations and institutions
- The non-profit Research Triangle Foundation, which administers the Park, has opened up a new 2,700-acre section making room for forty additional companies
- Strategically located between three of the country's most prestigious universities: University of North Carolina at Chapel Hill, Duke University, and North Carolina State University



the LOCATION

I

II

III

IV

Key distances from the RTP Campus:

- Ten minutes from Durham
- Ten minutes from Chapel Hill
- Ten minutes from RDU International Airport
- Fifteen minutes from Raleigh

Major corporate facilities in RTP include:

- Biological Firm
 - BASF Corporation
 - Bayer CropScience
 - Biogen IDEC
 - Qualyst, Inc
- Electronics
 - DuPont Electronic Technologies
 - Sumitomo Electric Lightwave Corporation
 - Cree, Inc
- Financial Services
 - Credit Suisse
 - Fidelity Investments
- IT/Telecommunication
 - Ericsson, Inc
 - Cisco Systems, Inc
 - Geomagic, Inc
 - IBM
 - Network Appliance
 - Nortel Networks
- Pharmaceutical
 - GlaxoSmithKline
 - Aerie Pharmaceuticals, Inc
 - Talecris Biotherapeutics
 - Turrett Labs



the LOCATION

- I
- II
- III
- IV



RALEIGH-DURHAM OVERVIEW

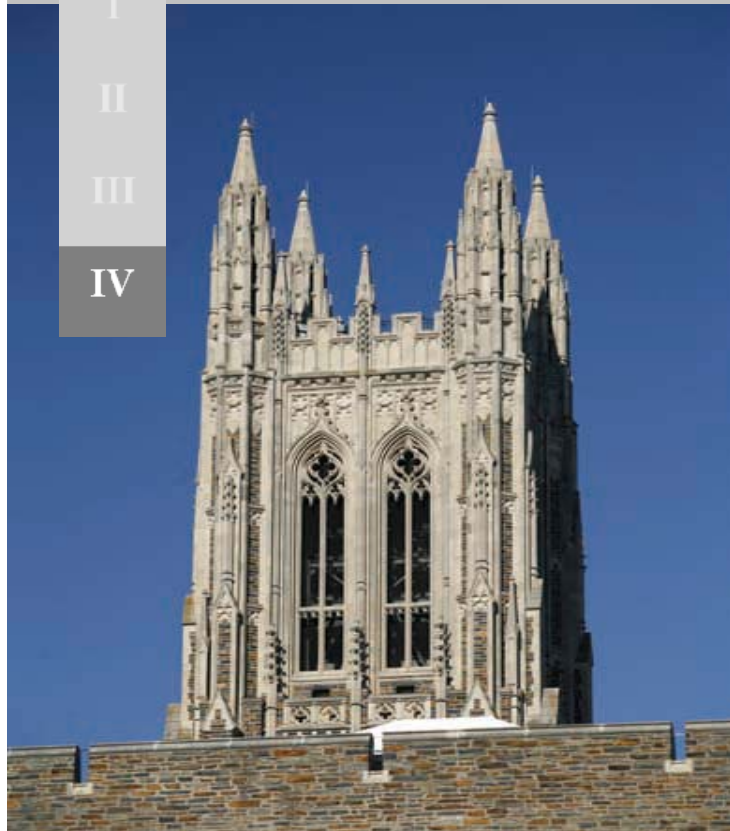
The Raleigh-Durham economy is one of the most dynamic regions in the United States. Often referred to as the Research Triangle Region, it boasts a strong, diversified, and growing economy that is anchored by world-class universities, medical centers, and many of the nation's leading pharmaceutical, technology and biomedical research firms. Low costs of living, a great quality of life, a hospitable business environment and heavy orientation toward research and development all contribute to a remarkable corporate environment.

As importantly, Raleigh-Durham's climate, culture and recreational opportunities make the Research Triangle region one of the most desirable places to live in the world. A "community of communities," its four mid-sized cities, numerous small towns, and countless rural communities offer a small-town feeling with big-city amenities. An easy drive leads to some of the world's most beautiful beaches and mountains while four seasons and a temperate climate make the region an inviting place to live year round.



the LOCATION

I
II
III
IV



Raleigh Durham is widely recognized for such attributes as:
Home to over 1.5 million people and expected to grow to 2.4 million people in 2020, larger than present-day Charlotte, San Antonio, and Orlando

- Home to three major universities—Duke University (Durham), the University of North Carolina (Chapel Hill), and North Carolina State University (Raleigh) with a combined enrollment in excess of 69,000 students.
- Countless other renowned smaller colleges spread throughout the Carolinas and the mid-atlantic
- In addition to its universities, the renowned Research Triangle Park and the Raleigh-Durham International Airport have created tremendous growth for the area
- The region's growing, vibrant, high technology community includes major presences by such companies as Ericsson, Sony Ericsson, IBM, SAS, Cisco, Nortel, Network Appliance and Credit Suisse First Boston
- Raleigh-Durham is consistently ranked among the top three U.S. regions for life science companies and is home to GlaxoSmithKline, Biogen Idec, BASF, Merck, Novo Nordisk, Novozymes, and Wyeth
- Research Triangle Park and Centennial Campus support innovation through R&D and technology transfer among the region's leading such companies and research universities (Duke University, The University of North Carolina at Chapel Hill and North Carolina State University).

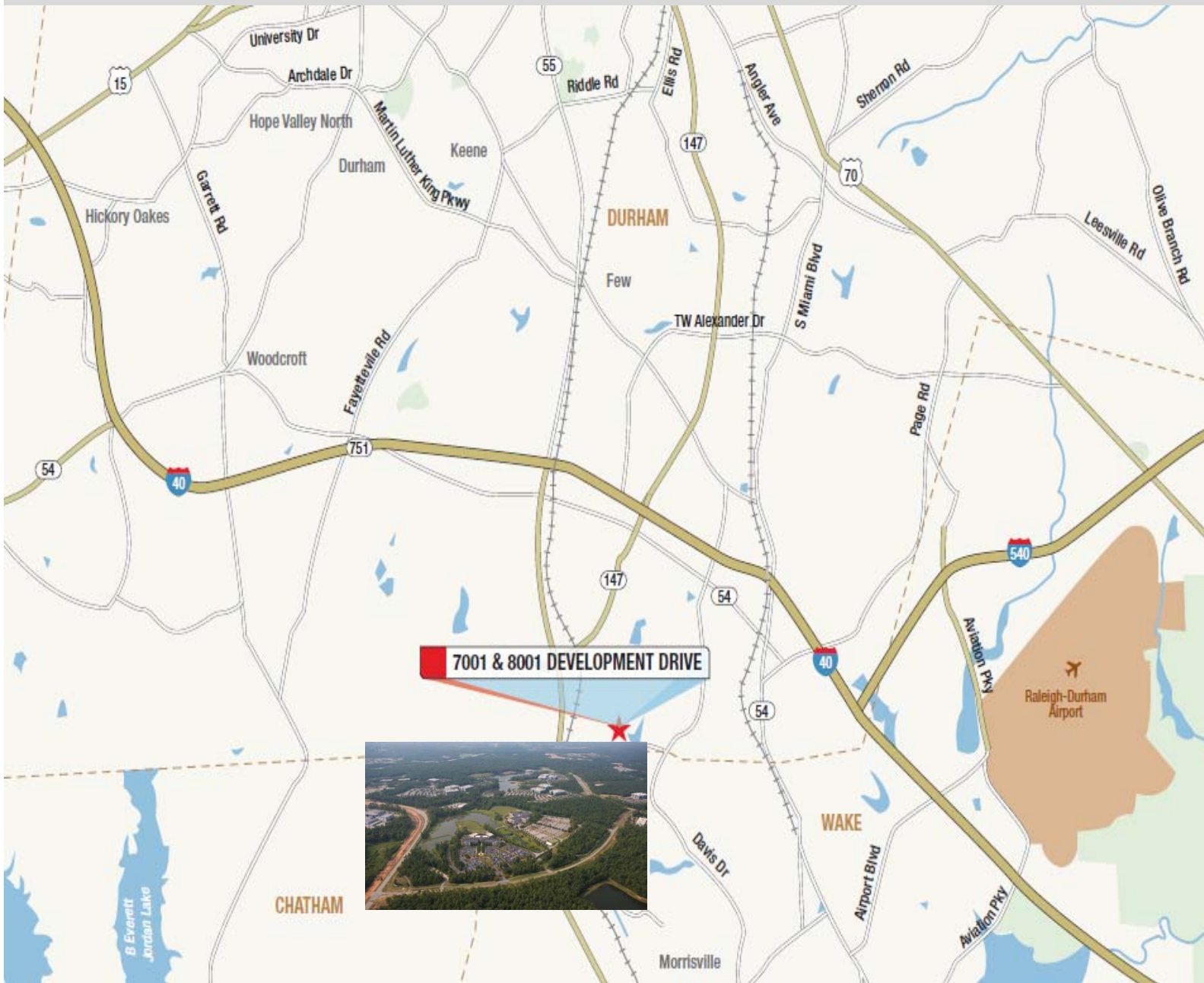
Transportation

The Raleigh-Durham region is inter-connected by a road system anchored by Interstate 85 and Interstate 40, the Research Triangle Park, and the Raleigh Durham International Airport. Interstate 40 runs east to west while Interstate 85 runs north to south. Linkage between various destinations and these Interstates are formed by numerous state highways and several Interstate bypass routes. The Norfolk- Southern Railway and CSX Transportation provide interstate rail freight service to the area. Additionally, Raleigh-Durham International Airport accommodates 19 major airlines, four commuter airlines and a major freight carrier, with over 500 flights daily. The extent of air service is a significant benefit because it provides a wide variety of flights to all major urban regions in the U.S.

Major elements of the Region's highway infrastructure include:

- Interstate 40, which runs east-west, connects Interstate 85 to the west and Interstate 95 to the east, and is the primary link between Raleigh and Durham
- Interstate 40 connects Wilmington, North Carolina's port city, to the Triangle Area and the western portions of the state
- US 1 connects Raleigh southward to Sanford, Pinehurst, and the Cliff Benson Beltline (US 1, I-440, and I-40) that serves as Raleigh's perimeter highway





THALHIMER

INDEPENDENTLY OWNED AND OPERATED

3131 RDU Center Drive, Suite 140
Morrisville, North Carolina 27650
919.576.2680

For additional information please contact:

Kent Honeycutt

919.576.2688

kent.honeycutt@thalhimer.com

J.D. McNeill

919.576.2699

jd.mcneill@thalhimer.com