

GATEWAY UNIVERSITY RESEARCH PARK

North Campus

Available For Lease or Buildout
5900 Summit Avenue
Greensboro, North Carolina 27214

Gateway University Research Park is a premier campus for basic and applied research in Greensboro and North Carolina's Piedmont Triad region. Gateway is a collaboration between North Carolina A&T State University and The University of North Carolina Greensboro. Gateway is developing state-of-the-art research facilities for work in areas of life and physical science, engineering and other applied sciences. Facilities feature highly specialized equipment to enhance ongoing University-based research and to attract companies seeking affordable access to this equipment in a collaborative research environment.

Numerous site possibilities (15K-25K SF Footprint, Two-Story)

10K± SF "Shell" Space

Two (2) 16K± SF Buildings Ready to Renovate

One (1) 30K± SF Building Ready to Renovate

Ample Free Parking

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30,000 SF Shell Building

Beautiful North Campus Location

- Located *along the U.S. Highway 29 corridor* (future Interstate 785) in northeast Greensboro, North Carolina.
- *Picturesque, heavily wooded, 75-acre campus.*
- 140,000 square feet in eight existing buildings.
- Potential to add more buildings for a total of 500,000-600,000 square feet.
- Tenant benefits include access to *high performance broadband IP connectivity, teleconferencing, 232-seat auditorium, event/meeting/training spaces* and *walking trails.*
- Located *near Greensboro's Bryan Park Golf & Conference Center*, which features meeting facilities, Soccer complex, two 18-hole golf courses, golf training facility, and trails along Lake Townsend.
- *Home to several business and university research entities*, including the SERVE Center at the University of North Carolina at Greensboro (a university-based research, development, dissemination, evaluation, and technical assistance center, which pursues teaching and learning excellence in the pre-kindergarten through grade 12 education community. The SERVE Center occupies a 17,000 SF facility at Gateway's North Campus.
- Within minutes of *North Carolina A&T State University* and *The University of North Carolina at Greensboro.*
- *Nine miles* to Central Business District.



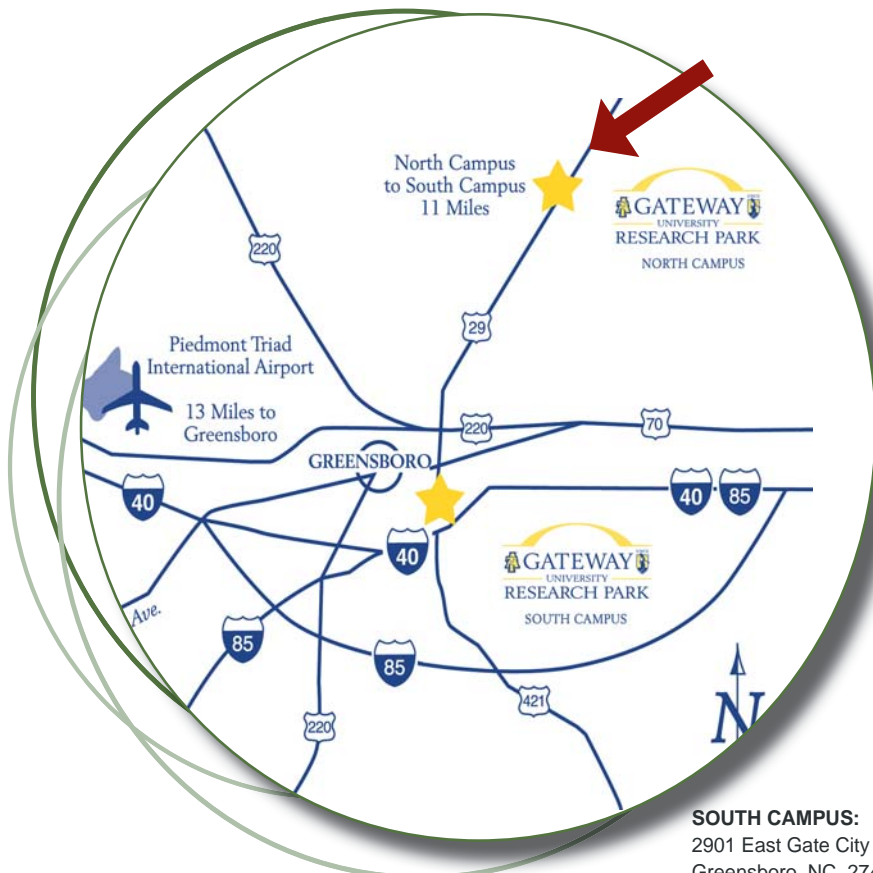
OFFICE SPACE
AVAILABLE FOR LEASE



SHELL SPACE AVAILABLE



MASTER PLANNED CAMPUS



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