Lab Space Included.
(RESEARCHERS NEEDED)

Keystone Centennial Science Center

1791 Varsity Drive, Raleigh, NC
NC State University's Centennial Campus

Located within the perfect university setting, Keystone Centennial Science Center offers tenants a high-tech, low risk place to commercialize innovative ideas.

Featuring a two-story 72,000 square foot laboratory and office building, this Class "A" development is strategically situated at the corner of Varsity Drive and Main Campus Drive on North Carolina State's prestigious Centennial Campus.

Keystone Centennial Science Center provides tenants with a research-based and results-oriented environment and is conveniently located near downtown Raleigh, Cary, Research Triangle Park, RDU Airport and I-40.

To Reserve Space Contact:
Lee Clyburn
919-785-3434

In Conjunction with:
Centennial Campus
Development Office
919-513-7961

Developed By
Keystone Corporation
www.keystonecorporation.com
Reid Tyler
919-747-7910


Keystone Centennial Science Center

- Two (2) story laboratory and office building
- 72,000 square feet: from 1,000 to 34,000 sq ft available
- Rental Rate: $27.95/SF
  Tenant responsible for operating expenses in lab areas
- Upfit Allowance: $35.00/SF
- Additional amortizing upfit allowance available
- On-site covered parking deck
- Secure office availability 24/7
- Incubator space available
- Occupancy: May/June 2010

Keystone Science Center
Adjacent to Centennial Campus’s Lake Raleigh & Walking Trails

Why Centennial Campus?
Named #1 Research Science Park of the Year - Association of University Research Parks, November 2007.

Why Centennial Science Center?
State-of-the-art laboratory space developed by Keystone Corporation, one of the top developers in the Southeast.

Why the Triangle Area?
Voted #1 Best Place for Business & Careers (Raleigh) - Forbes, March 2008.

Why North Carolina?
Headquartered at Keystone Centennial Science Center.

- 20,000 square feet of Class "A" office and laboratory space.
- Funded by an $18.5 million grant from the National Science Foundation.
- Project will involve participants from 28 states and 9 countries.
- Mission to improve the nation's power grid and develop renewable electric-energy technologies:
  - Allowing plug and play of any energy source or storage device, anywhere and anytime.
  - Management of distributed energy resources and storage devices through Distributed Intelligence.
  - Pioneering a scalable and secure communication backbone.
  - Testing capabilities of being totally isolated from the central grid, if necessary, continuing to operate based on 100% renewable energy.


- University partners in the FREEDM Systems Center include Arizona State University, Florida A&M University, Florida State University and Missouri University of Science and Technology.

- International partners include RWTH Aachen University's E.ON Energy Research Center in Aachen Germany and the Swiss Federal Institute of Technology (ETH) in Zurich, Switzerland.

*Information for this summary was taken from NC State Aims to Develop 'Internet Energy' at New NSF Engineering Research Center, NC State University News Services, September 4, 2008.
**Keystone Centennial Science Center**

**Site Plan:**

**Features:**
- Advanced telecommunications and networking
- Access to university's intellectual assets
- Free parking in deck
- University partnering such as lab or equipment sharing, sponsored research, co-development of intellectual assets, patent licenses, working with students and professional networking.
- Future nearby amenities include town center with shops and restaurants and a hotel with an executive conference center.

**Directions:**

**From RTP or Raleigh-Durham International Airport**
Take I-40 east towards Raleigh. Exit Gorman Street. Turn left at light. Take Gorman Street to Avent Ferry Road. Turn right. Take Avent Ferry Road to Varsity Drive. Turn right. Our building is on your left.

**From Downtown Raleigh**
Take S. Blount Street to Martin Luther King Blvd. Turn right (going west). Take MLK Blvd. until it turns into Western Blvd. Turn left at light onto Avent Ferry Rd. Turn left at light onto Varsity Drive. Enter Campus. Our building is on your left.

**From Wilmington or East of Raleigh**
Take I-40 north towards Raleigh. Follow signs for I-40 West split. Exit right onto Lake Wheeler Drive. Turn left on Centennial Pkwy. Turn left at light at Avent Ferry Rd. Turn left at light onto Varsity Dr. Enter Campus. Our building is on your left.

**For Centennial Information Visit:**
www.centennial.ncsu.edu

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**To Reserve Space Contact:**
Lee Clyburn

919-785-3434