

**CLASS A OFFICE
FOR PRE-LEASE**

White Oak

INNOVATION PARK

Jones Sausage Road, Garner, NC 27529



CBRE | Raleigh

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PROPERTY HIGHLIGHTS

- **3 phase development with 300,000 RSF possible**
- **Phase 1: 100,000 SF • 3-story building**
- **30,000+ SF floor plates**
- **4:1,000 parking ratio (for Phase 1)**
- **Signage and naming rights available**
- **Adjacent to over 1M SF of retail and residential neighborhoods**
- **Blocks from new Amazon distribution center**
- **Easy access to I-40 and Hwy 70**
- **1.1 mi or less from two I-40 interchanges**
- **Minutes from Downtown Raleigh**
- **Easy commute for tenants residing in southern suburbs**



SITE PLAN

White Oak INNOVATION PARK



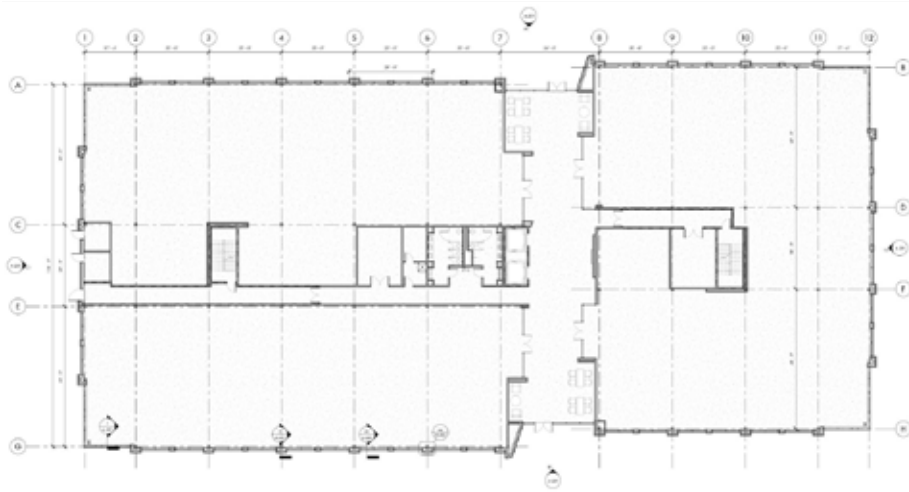
EXTERIOR FACADE RENDERING



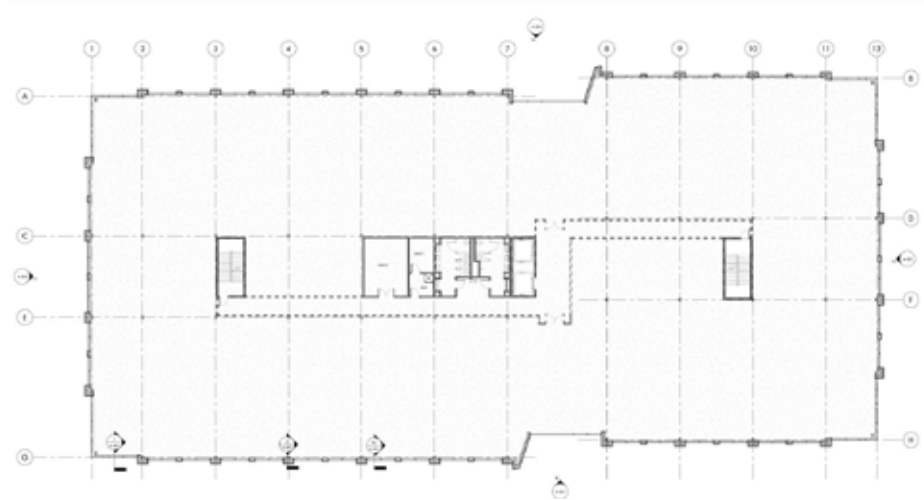
FLOOR PLANS

White Oak
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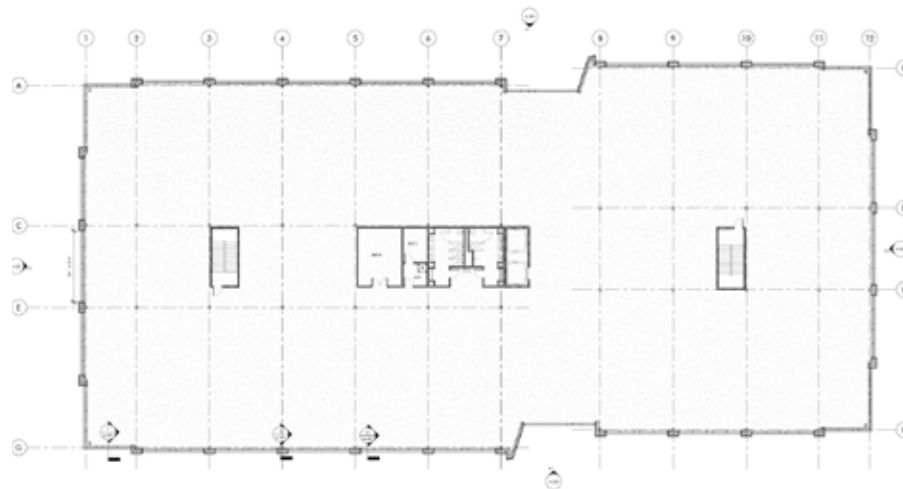
1ST FLOOR • ~ 30,000 SF



2ND FLOOR • ~ 30,000 SF



3RD FLOOR • ~ 30,000 SF



RENDERINGS

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INNOVATION PARK



VIEW THE FLY-THROUGH

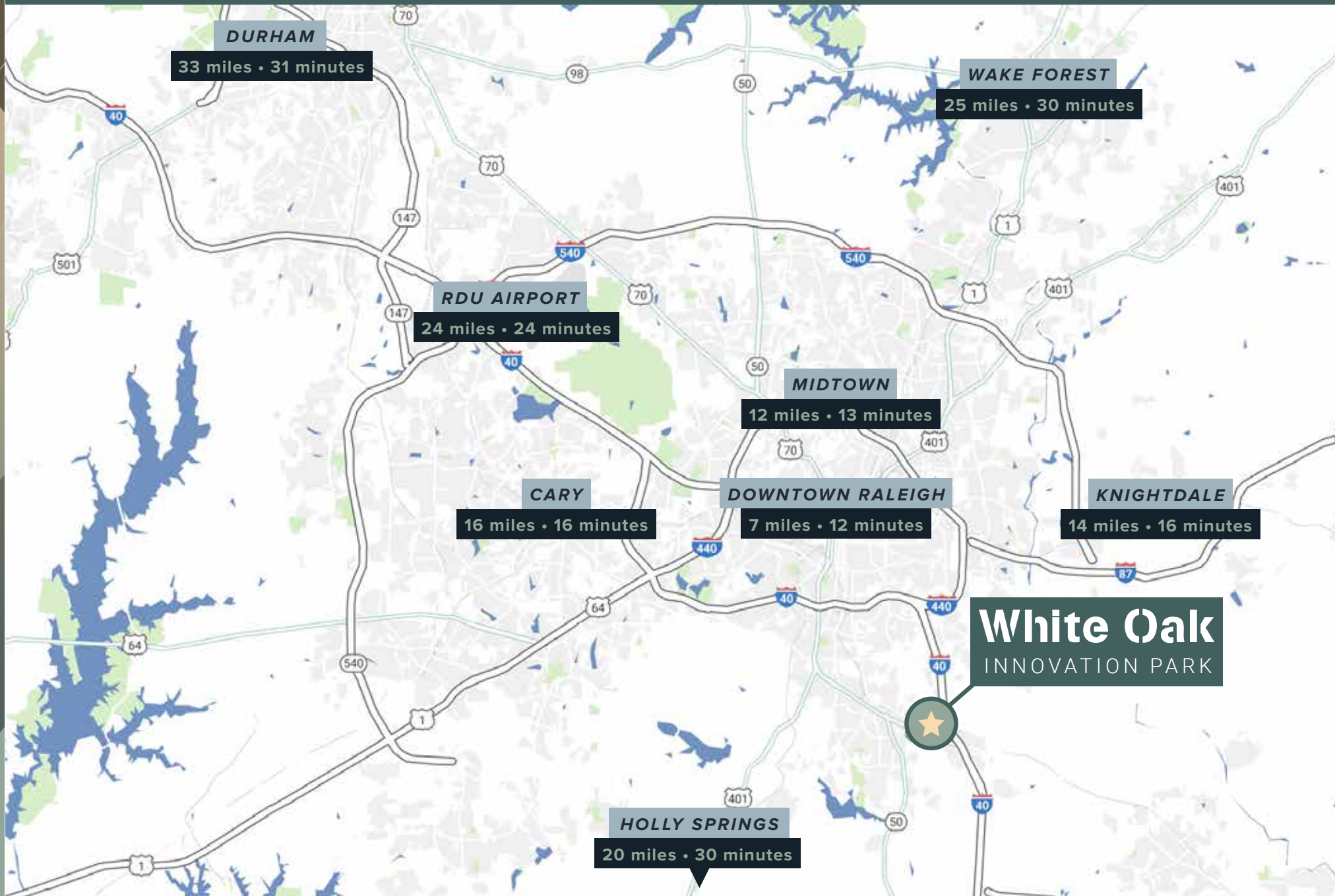


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LOCATION

White Oak INNOVATION PARK





↑
TO DOWNTOWN RALEIGH

WHITE OAK CROSSING PHASE II

FOOD

- Starbucks
- LongHorn Steakhouse
- Carolina Ale House
- City Barbeque
- Blaze Pizza
- Chipotle
- Five Guys
- Red Robin
- Sheetz
- Panera
- Zaxby's

SHOP

- Cabelas
- Verizon
- Lady Jane's Haircuts for Men

White Oak
INNOVATION PARK

JONES SAUSAGE RD



E GARNER RD

70

DOWNTOWN GARNER

FOOD

- Full Bloom Coffee Roasters
- Shady's Bar
- Oak City Coffee Roasters

SHOP

- Agri Supply of Garner
- 323 Sports

DO

- Polar Ice House
- North Garner Dog Park

HELP

- WakeMed Garner
- Emergency Department

WHITE OAK CROSSING PHASE I

FOOD

- Chick-fil-A
- McDonald's
- Chili's
- New Japan
- Buffalo Wild Wings
- Subway
- Cold Stone Creamery
- Moe's

SHOP

- Best Buy
- Dick's Sporting Goods
- Ulta
- TJ Maxx
- BJ's
- Kohl's
- Party City
- Hallmark
- Michael's
- Staples
- AT&T
- Lee Nail Spa

GARNER TOWN SQUARE

FOOD

- Logan's Roadhouse
- Wendy's
- TGI Friday's
- Kaze Japanese Steakhouse
- La Cocina Mexican
- Indian Pizza & Kebab

SHOP

- Regal Cinemas
- Coastal Credit Union
- Target
- CVS
- Dollar Tree
- Staples Print & Marketing
- Burlington Coat Factory

I-40
EXITS 306A/B

WHITE OAK RD



TIMBER DRIVE EAST

WHY GARNER?

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INNOVATION PARK

Situated just a few miles south of downtown Raleigh, Garner is one of Wake County's largest communities—both in terms of population and land mass. Garner is location near the intersection of Interstate 40 and U.S. Highway 70, making accessing the rest of the Research Triangle Region a breeze.



POPULATION GROWTH

69% growth since 2000



EDUCATIONAL ATTAINMENT:

49% received their bachelor's degree or higher



AVERAGE HOUSEHOLD INCOME

\$71,761



MEDIAN HOME PRICE

\$183,000



UNEMPLOYMENT RATE

>4% (Wake County)

MAJOR EMPLOYERS



A BLACK & VEATCH COMPANY



golden state foods



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