



Intersect East

PHASE 1



INTERSECT EAST

A PACESETTER INNOVATION HUB

ACRES

6.88

TOTAL SF

115,859

BUILDINGS

3

PROPERTY TYPE

Office/R&D/Flex

INTERSECTEAST.COM
FOR MORE INFO

Introducing The Nation's First Pacesetter Innovation Hub

Intersect East is not just another office park. It is an entirely new type of innovation hub that allows companies to optimize their success. By giving you direct physical and academic access to a major research university. By supporting you with abundant public, private, and capital resources. By allowing you to draw energy and inspiration from a bustling downtown center.



Pacesetter

INNOVATION HUB

When you have big dreams and aggressive goals, it's great to have a university next door. ECU can combine its research brainpower & resources with yours, and exciting things happen. Take advantage of the University's R&D resources and talent, combine it with other neighbor Pacesetter champions, and you have a formula for growth with efficiency. Don't miss this opportunity to be a Pacesetter and join us in building a community filled with entrepreneurship, collaboration, and game-changing work!

19 Acres of Unleashed Potential

Our location is ideal. Because it's downtown. The site bridges East Carolina University and the bustling Dickinson Avenue Arts District. An innovative blend of renovated and new buildings for officing, light manufacturing, R&D, and flex offer more than 115,859 square feet. Cool apartment buildings, restaurants, and generous green spaces offer gracious, convenient living. It's inspired infrastructure, in the service of you.



The Prizery

The Prizery is a 72,134 SF high-bay (18 ft) single-story historic building converted to office and research space. Brick walls and exposed timber frame columns and beams with ample skylights allow for today's modern office space that promotes excitement and productivity. Great exposure to the highly traveled 10th Street corridor that connects the University and the Vidant Medical complex promotes research collaboration. The building promotes unique amenities including ample common spaces including an in-building café, access to outdoor converted, covered shipping dock, a food train (instead of food truck) as well as an adjacent outdoor pocket park.

PROPERTY TYPE: Office/Mixed-Use **PROPERTY CLASS:** A **SF:** 72,134 **STORIES:** 1

The Stemmary

The Stemmary is part of Phase 1 of Intersect East and is a renovated two-story historic warehouse totaling 30,526 SF of exciting space. Historic wood floors with wood columns and beams/trusses make for a great workspace. Modern glass and steel will also be added to make for unique workspaces and large windows and clear-story light wells make for excellent daylighting. Ample surface parking adjacent to the front door make for convenience. The building also abuts an outdoor pocket park with food options.



PROPERTY TYPE: Office/Mixed-Use **PROPERTY CLASS:** A **SF:** 30,526 **STORIES:** 2



The Hammock Factory

The Hammock Factory is an historic brick-walled single-story high-bay space that totals 13,199 SF. A 17-foot center-ceiling height makes for dramatic office space with inclusion of original wood trusses and wood columns as well. The space is immediately adjacent to available Industrial space and can be offered as Flex Space for office space need, or can be leased singularly as a stand alone office.

PROPERTY TYPE: Office/Flex **PROPERTY CLASS:** A **SF:** 13,199 **STORIES:** 1

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Real Estate Services & Investments



Building Key

Phase 1

- A** The Prizery Office 72K SF /w Restaurant
- B** The Stemmy Office 30K SF
- E** The Hammock Factory Office 13K SF

Future Phases

- C** Light Manufacturing 20K SF
- D** Office 10K SF
- F** Light Manufacturing 45K SF
- G** Light Mfg/Research 40K SF
- H** Office/Lab 21K SF
- I** Office/Research 100K
- J** 60 Apartments
- K** Office/Research 100K SF
- L** 60 Apartments
- M** Office 60K SF
- N** Office 40K SF
- O** Office/Lab 100K SF
- P** 13 Executive Townhomes 18K SF

Isolation Is No Friend To Innovation

Intersect East is different. It's strategically centered to foster the dynamic interplay of business, academia, and downtown living that creates what growing companies need most: an uncompromised environment for unfettered innovating. The campus and green spaces with on-site dining options foster real community and promotes innovation exchange.



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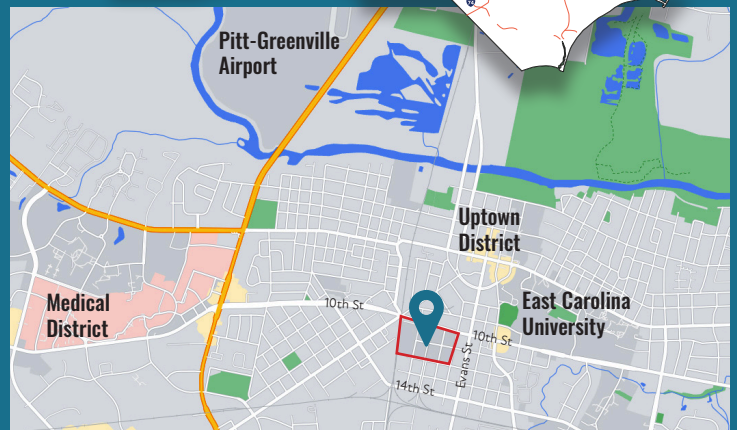
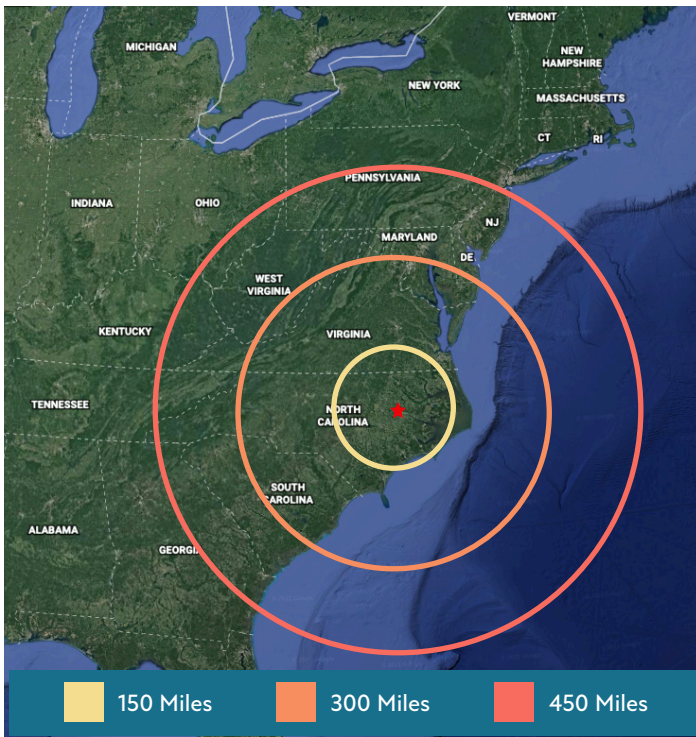
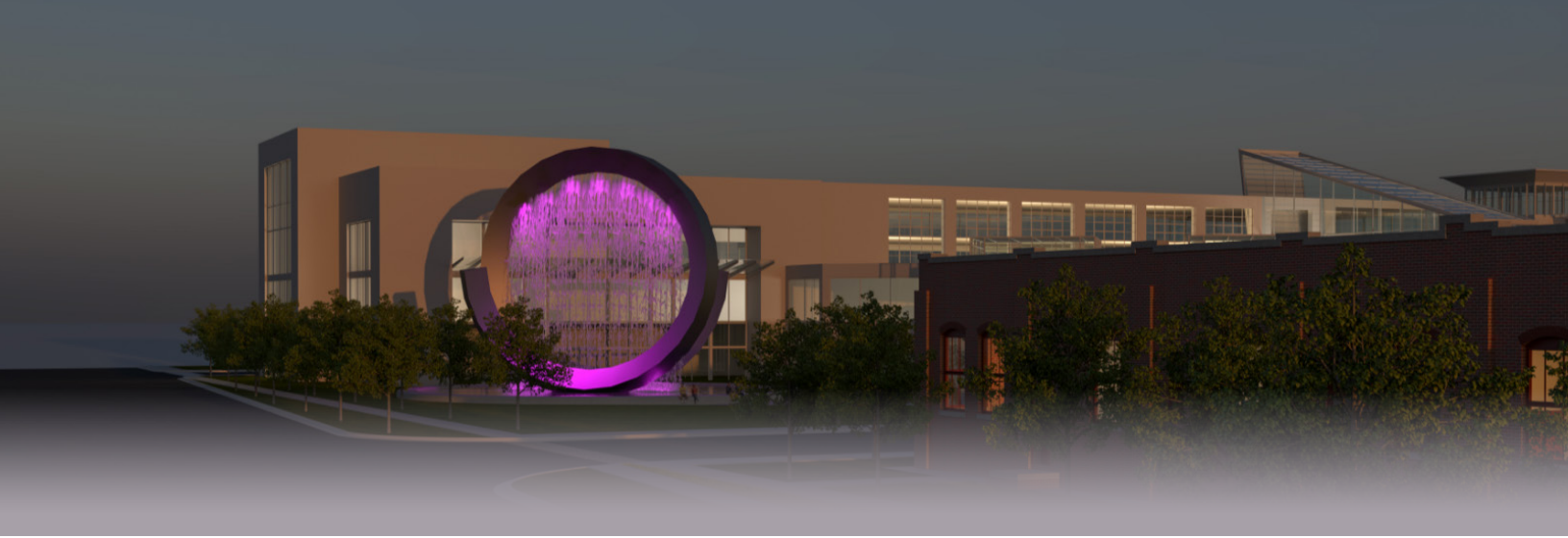
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Real Estate Services & Investments



GREENVILLE, NC

Intersect East is adjacent to East Carolina University and less than 10 minutes from Pitt-Greenville airport. The Medical District, which houses a level-1 trauma center Vidant Health, is 5 minutes to the west.

The Tar River and Dickinson Avenue are two of many areas in Greenville to enjoy activities such as kayaking, shops, and dining.

Master Developed By:

Elliott Sidewalk Communities

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ELLIOTT

SIDEWALK
COMMUNITIES



Pacesetter

INNOVATION HUB

Access to Olympic-caliber innovation for champion businesses

A Pacesetter is defined as a person or organization that takes the lead and sets the standards of achievement for others. Imagine a community filled with Pacesetters all looking to change the game. Intersect East provides an Olympic-caliber training facility for innovative businesses complete with the resources to help you WIN.

A hub of innovation, Intersect East welcomes Pacesetters to join us in building a community filled with entrepreneurship, collaboration, and game-changing work. Whether a company in early stages of growth or one looking to take things to the next level this campus includes innovation, collaboration, and a center built on helping you succeed. Whether you are a Pacesetter working in technology, science, or a manufacturing business you can find a home here at Intersect East.

A university campus as your next-door neighbor

When you have big dreams and aggressive goals, it's great to have a university next door. Combine its research brainpower & resources with yours, and exciting things happen. Take advantage of the university's R&D resources and talent, combine it with other neighbor Pacesetter champions, and you have a formula for growth with efficiency!

Proximity to the university offers top talent to help grow and attract your next generation of Pacesetters.

The innovation and growth that will be unleashed at Intersect East is the direct result of the remarkable vision and commitment of East Carolina University. In addition to its mission of providing outstanding higher education, ECU sees another of its most important roles as being a vital community partner and a force for helping raise the quality of life for the entire eastern region of North Carolina.

ECU is partnering with Elliott Sidewalk Communities to expand collaborative research, health sciences, and grow champion businesses for community development in Greenville and the east region of North Carolina. Their partnership seeks to produce and expand innovation, address local and regional workforce development and let this project vision be a magnet to attract talent and investment.



An environment built for growth

This place is a remarkable growth engine for champion companies. Great businesses locate here to become even greater. To accelerate change, to press your advantages, to put more distance between yourselves and your competitors, to grab the future with both hands, Intersect East helps you push the boundaries of success.