

Boxyard at RTP

Boxyard
RTP

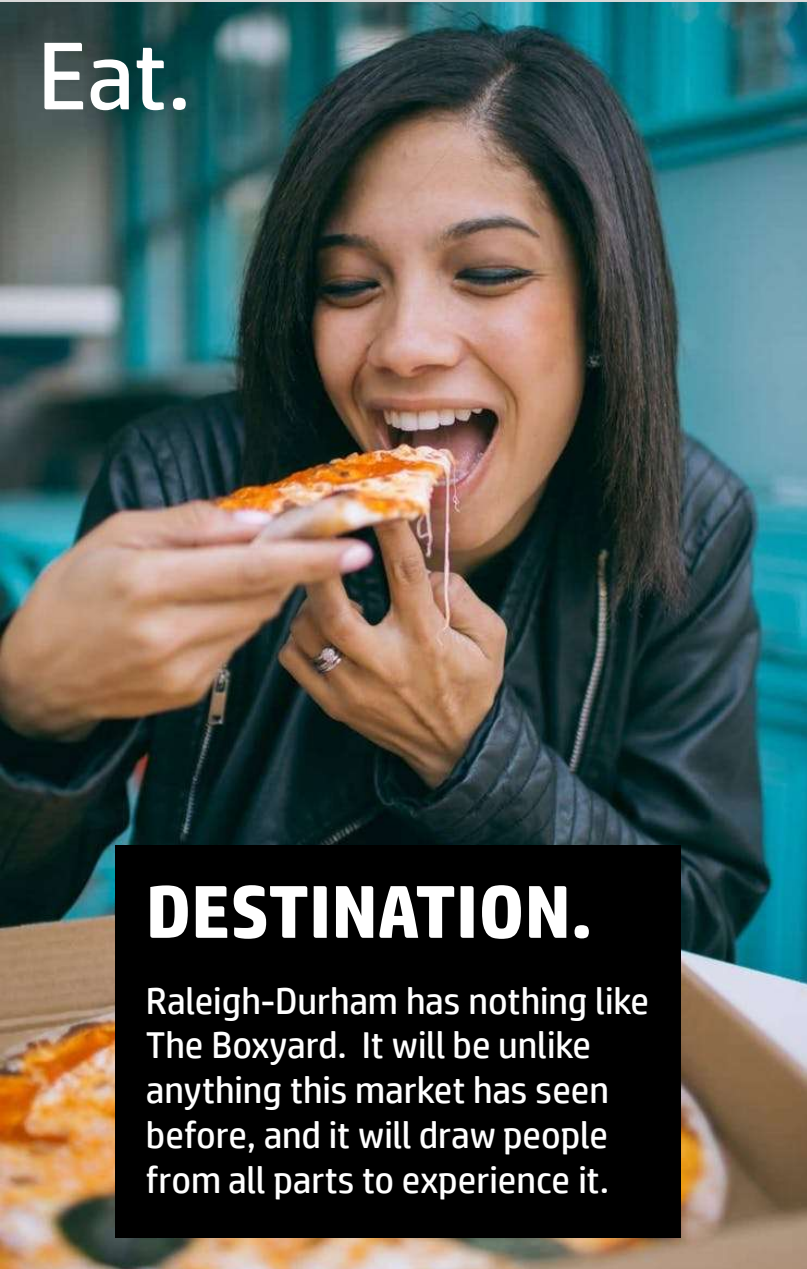
RETAIL EVOLUTION.

In Spring of 2020, Raleigh-Durham will have its first pop-up mall, The Boxyard at RTP.

Embracing the original ethos, it will be a “next generation” retail destination. Constructed entirely of shipping containers and surrounding outdoor courtyard and music pavilion, it will be place for people to turn-up, hang-out and unwind. And, it will be home of handpicked, local brands that make guests feel special.

Retail Entertainment

Eat.



DESTINATION.

Raleigh-Durham has nothing like The Boxyard. It will be unlike anything this market has seen before, and it will draw people from all parts to experience it.



Play.



Drink.

Dreamers & Entrepreneurs

Food



WE WANT YOU.

Seeking all dreamers and entrepreneurs. We want you at The Boxyard. If you have a new food concept or a unique product or service that you'd like to test/launch in the market, this is the place for you.

Retail



Beverage



Vision & Leasing Details

Inspired by a London iconic development, the Boxyard at RTP will be a unique micro-retail market set in the center of The Frontier. Constructed out of repurposed shipping containers, the Boxyard will house diverse mix of food beverage, clothing, general merchandise and services. There will be approximately 11,360 SF creatively configured around a central courtyard and covered music pavilion. There will be indoor/outdoor seating, a reservable deck, a performance stage, pop-up vendors and special events programming. The Boxyard will be open seven days a week and will provide a unique year-round dining and shopping experience.

In the spirit of RTP's founding principles, the project will seek to attract **entrepreneurs** and **dreamers**. First-time business ventures and chefs with new concepts will be welcomed to this eclectic, and ever-evolving community.

Target mix of tenants is as follows:

Food & Beverage

- Tap Room / Brewery 960 SF / 3 units
- Distillery & Spirits 960 SF / 3 units
- Biscuits, Bagels & Pastries 960 SF / 3 units
- Tex-Mex / Mexican 960 SF / 3 units
- BBQ / Smokehouse 960 SF / 3 units
- Pizzeria 960 SF / 3 units
- International Cuisine 960 SF / 3 units
- Ice Cream & Sweets 640 SF / 2 units

Retail & Services:

- Personal Services 1280 SF / 4 units
- Gift & Specialty 960 SF / 3 units
- Craft Goods 960 SF / 3 units
- Hair & Beauty Services 480 SF / 1.5 units
- Health & Wellness 320 SF / 1 unit

Property Type:	Subtype:	Address:	City/State/Zip
Retail	Food, Beverage & Specialty	800 Park Offices Drive	Morrisville, NC 27709

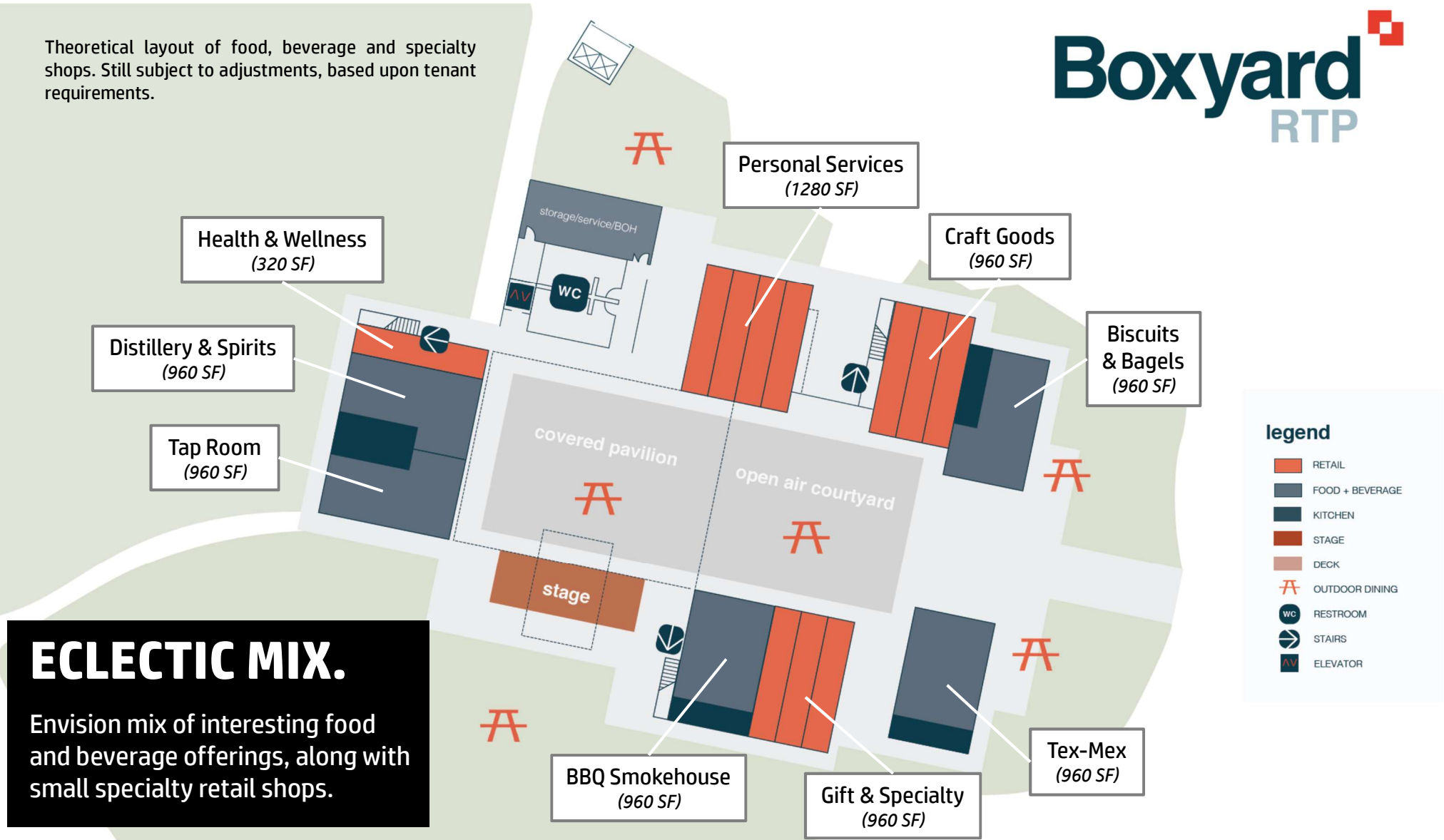


Building Class:	Class-A / New Construction	Year Built:	2019
Gross Leasable Area:	11,360 square feet	Number of Stories:	2-story
Number of Containers:	35.5 containers	Parking Ratio:	4.0 parks / 1000 SF
Unit Dimensions:	8' x 40'; 320 SF/unit	Unit Size Range:	160 SF – 960 SF
Amenities:	Music stage; outdoor pavilion	Rental Rate:	To be determined.

Tenant Mix - 1st Floor

Theoretical layout of food, beverage and specialty shops. Still subject to adjustments, based upon tenant requirements.

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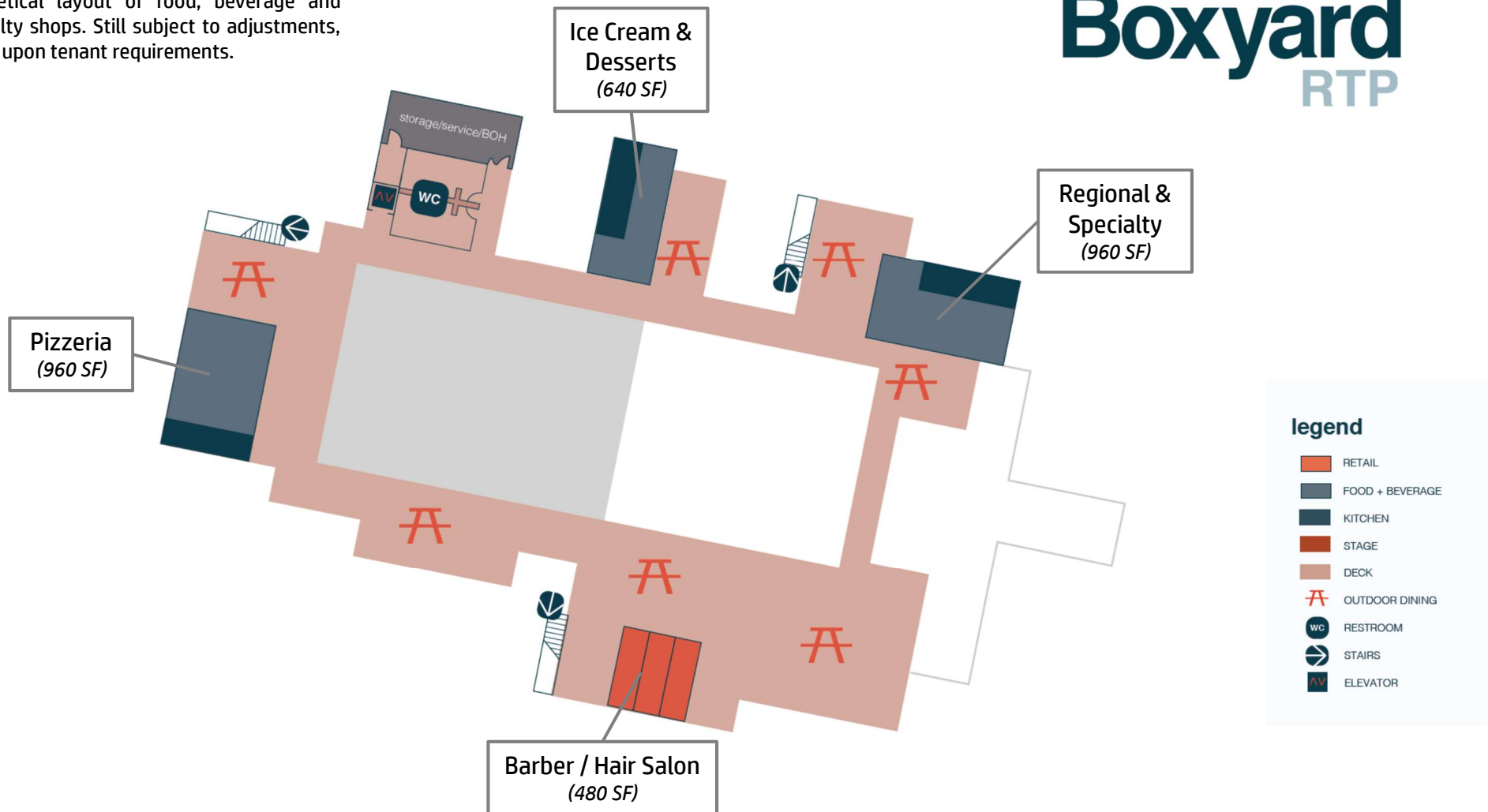
ECLECTIC MIX.

Envision mix of interesting food and beverage offerings, along with small specialty retail shops.

Tenant Mix - 2nd Floor

Theoretical layout of food, beverage and specialty shops. Still subject to adjustments, based upon tenant requirements.

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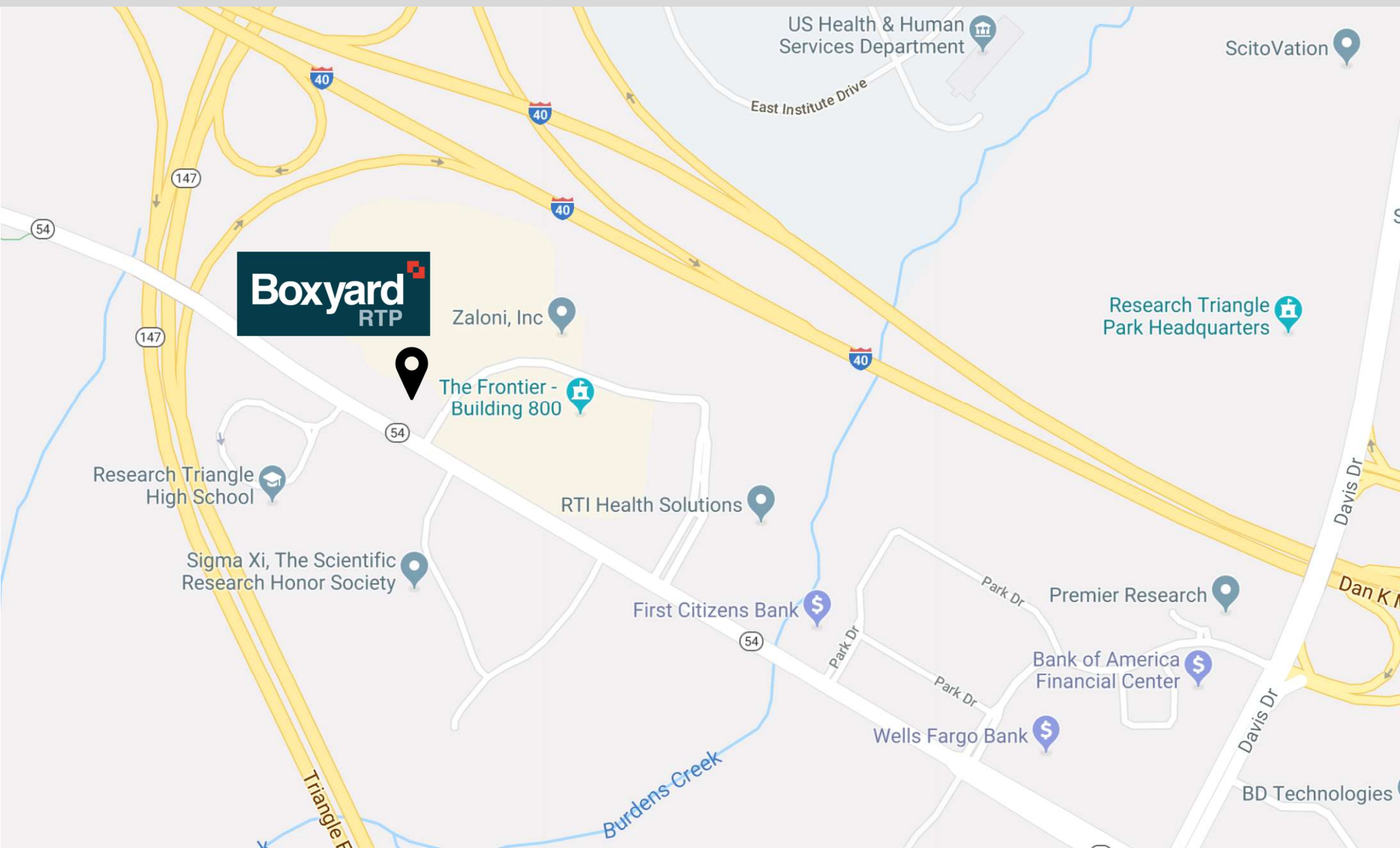


Regional Map

Asset Location



Asset Location

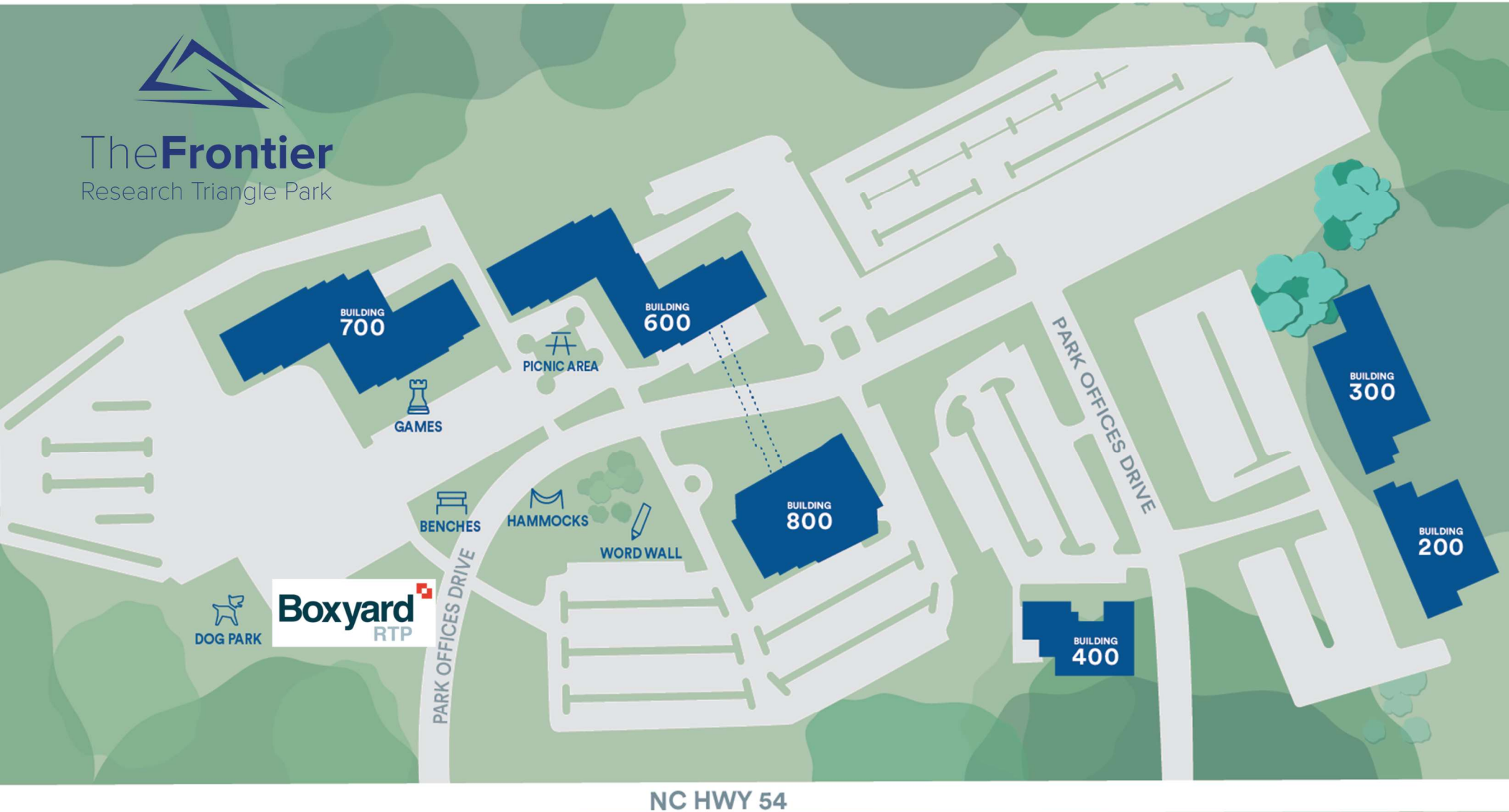


Site Map

The Frontier

I-40


TheFrontier
Research Triangle Park



NC HWY 54

London, UK

BOXPARK

RETAIL REVOLUTION.

In hip borough of London, the world's first pop-up mall was created, BoxPark Shoreditch.

Visionary creator, Roger Wade, wanted a new platform where fresh, innovative independent retailers could thrive. He saw these players increasingly being squeezed out of the generic, homogenous shopping centers. So, his brainchild was to strip and refit shipping containers, creating low-cost, flexible retail spaces that stack up to make a brand new breed of retail destination. And so it began...



Tulsa, OK

The Boxyard logo features the word "Boxyard" in a white, sans-serif font on a dark teal rectangular background. To the right of the text is a small red icon consisting of two overlapping squares.

REVOLUTION SPREADS.

In 2016, in the artsy district of Tulsa's, East Village, the first U.S. pop-up mall was created, The Boxyard.

Constructed out of 39 repurposed shipping containers and housing fun, eclectic mix of food, beverage, and locally crafted goods and services, The Boxyard has quickly become a popular destination for local shopping and eating.



Retail Entertainment

Eat.



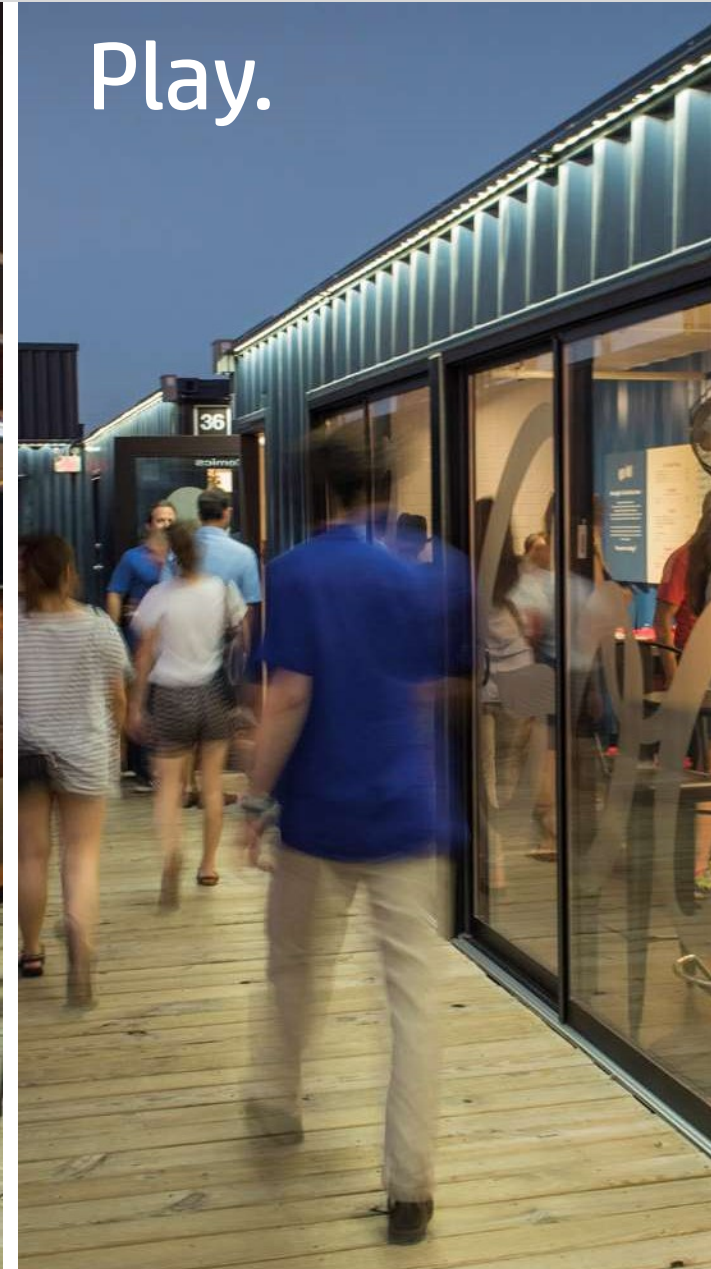
GAME CHANGER.

Retail has become entertainment. Consumers are seeking a dining experience, amid a blast of colors, sounds, scents and unique flavors from around the world.

Drink.



Play.





349 West Main Street, Suite 200
Durham, NC 27701
(919) 682-0501
www.MaverickPartners.com

Leasing Team:

Brad Wiese
President
(919) 730-8719
BWiese@maverickpartners.com

Bruce Alexander
Commercial Broker
(919) 475-9907
BAlexander@maverickpartners.com

Liv Jorgenson
Commercial Broker
(703) 929-9270
LJorgenson@maverickpartners.com

North Carolina Real Estate License:
#C-12192



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