

ONE RESEARCH DRIVE

**CLASS A OFFICE AVAILABLE
±20,000 SF | SUBDIVIDABLE**

First Floor Availability: ±20,000 SF

LEASE RATE: \$23.50/RSF FULL-SERVICE



TECHNOLOGY NEIGHBORHOOD I

- 1 ONE RESEARCH DRIVE**
- 3 INNOVATION PLACE
LEED GOLD**
- 5 BMW INFORMATION TECHNOLOGY
RESEARCH CENTER**
- 2 CENTER FOR EMERGING TECHNOLOGIES
LEED SILVER**
- 4 KOYO/JTEKT CENTER**
- 6 CARROLL A. CAMPBELL JR. GRADUATE
ENGINEERING CENTER
LEED GOLD**



CAMPUS HIGHLIGHTS



RESEARCH

Breakthrough applied research conducted in world-class labs
Through continuous analysis of the market and survey of industry needs, CU-ICAR determined the research clusters and "technology identity" of the park are centered in seven strategic research areas.



MAGNET VENUE

Hot spot for automotive and manufacturing events
The CU-ICAR campus lends itself to accommodating regional and global conferences and events in its AT&T Auditorium and TD Gallery, thus defining itself as a magnet venue for industry gatherings in the Southeast.



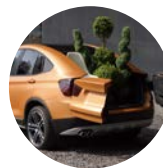
EDUCATION

Nation's only graduate Department of Automotive Engineering
Over 200 Clemson University students are currently pursuing Master of Science and/or Ph.D. degrees in Automotive Engineering. 95% of the program's graduates are employed in the automotive industry, and 26% of graduates are employed in South Carolina.



ECONOMIC DEVELOPMENT

Award-winning 250-acre technology research campus
The Clemson University "Partnership Office" is dedicated to making connections between automotive companies within the CU-ICAR/South Carolina automotive ecosystem, and also programmatically linking automotive companies to Clemson University's faculty and research expertise.



DEEP ORANGE

Groundbreaking vehicle prototype program for graduate students

Deep Orange immerses graduate automotive engineering students into the world of an OEM. Working collaboratively, students, multi-disciplinary faculty and participating industry partners produce a new vehicle prototype each year, providing the automotive engineering students with hands-on experience in vehicle design, engineering, prototyping and production.

AVAILABILITIES

ONE RESEARCH DRIVE

PROPERTY HIGHLIGHTS

One Research Drive will be the sixth and final building in CU-ICAR's Technology Neighborhood I. Upon completion, the building will offer four stories with $\pm 83,000$ total square feet of Class A office space for multiple automotive-related tenants. Constructed to LEED Silver standard, One Research Drive is sure to offer its tenants efficient workspace with modern, high-end finishes. $\pm 20,000$ square feet of subdividable space is currently available at One Research Drive. Other build-to-suit opportunities are available on the 250-acre campus.

> LEASE RATE: \$23.50/SF Full-Service

CU-ICAR ADVANTAGE

Clemson University International Center for Automotive Research (CU-ICAR) is an advanced-technology research campus where education, research and economic development collaborate to create a global venue for the automotive industry.

CU-ICAR is strategically located in the rapidly growing Southeastern automotive and motorsports region. The award-winning 250-acre campus in Greenville, South Carolina is midway between Charlotte, North Carolina and Atlanta, Georgia, on the Interstate 85 corridor. This is where Clemson University offers the nation's only graduate department of automotive engineering, contributing to the University's rising national reputation (top 20 in the U.S. News & World Report's annual guide to "America's Best Colleges" for 2015).

FIRST FLOOR

$\pm 20,000$ SF AVAILABLE



OVER 100 INDUSTRY PARTNERS collaborate with CU-ICAR

CU-ICAR's unique automotive community is comprised of over 100 campus, equipment, fellowship, pioneer/founding and research partners that represent a wide range of public and private organizations from around the world. CU-ICAR focuses on the broad spectrum of companies that make up the automotive sector, such as research, development, personnel, recruiting, total vehicle recycling and more.



BRANTLEY ANDERSON
DIR +1 864 527 5440
brantley.anderson@colliers.com

TAYLOR ALLEN
DIR +1 864 527 5423
taylor.allen@colliers.com