



A TRINITY CAPITAL DEVELOPMENT



Cultivating the **Science of Innovation**

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# Cultivating the Science of Innovation

By designing the region's largest, mixed-use innovation hub, Spark is curating a premier destination built for America's leading innovators.

With world-class amenities and a unique blend of multi-function spaces, Trinity Capital is creating a diverse ecosystem where science and tech professionals can collaborate to uncover the next generation-defining idea.



# Creating an Impactful Community of Innovators Through Placemaking

To effectively establish a strong community identity and attract impactful individuals, Spark is designed to cater to the human experience.

With a heavy emphasis on placemaking, Spark offers a range of multi-functional spaces collectively designed to bring like-minded users together and empower a new generation of revolutionary breakthroughs.



- 1 Office/Lab Building
- 2 Biomanufacturing Building
- 3 Parking Garage
- 4 Retail/Restaurant

- A Axis Amenity Center
- B Thesis Fitness Center
- C Food/Beverage Pop-Up
- D Amphitheater
- E Central Green Space
- F Shared Lawn

# Axis The Gateway to Innovation

## AXIS

A world-class campus strategically designed with the end-user in mind.

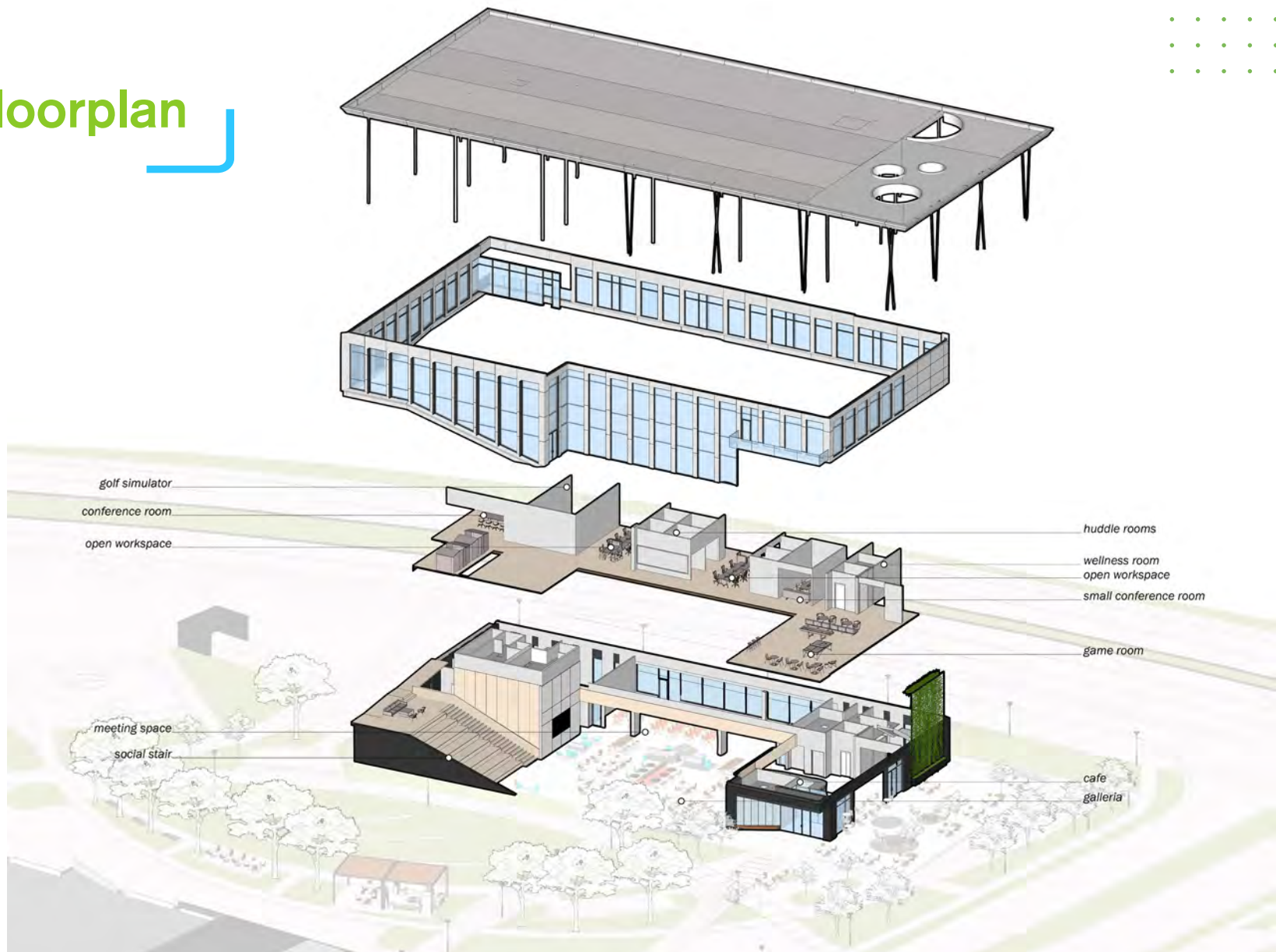
Sitting at the center of this next-generation campus is Axis – a true gateway to discovery, built to accommodate the full breadth of users. The highly-amenitized, 20,000 SF facility empowers ingenuity and collaboration with features that include:

- Flexible collaboration space
- Ample conference and meeting spaces
- Dedicated event space
- Maker space





# Axis 3D Floorplan





## Phase I Timing

### Origin Buildings

37' clear biomanufacturing buildings

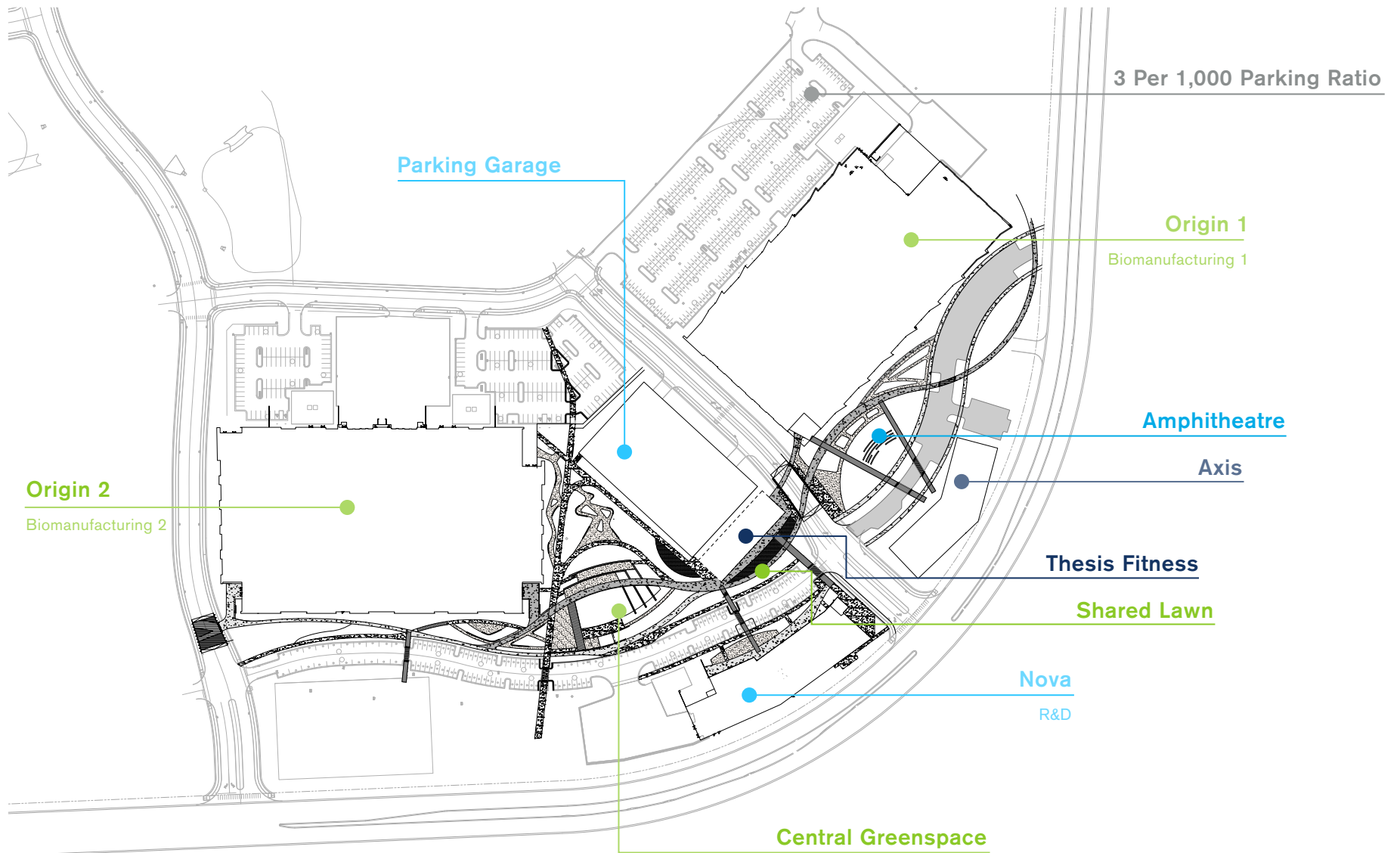
### Nova Buildings

4-story R&D buildings

All **leaseable structures** are now complete and tenant ready, with the additional buildings delivering end of September.

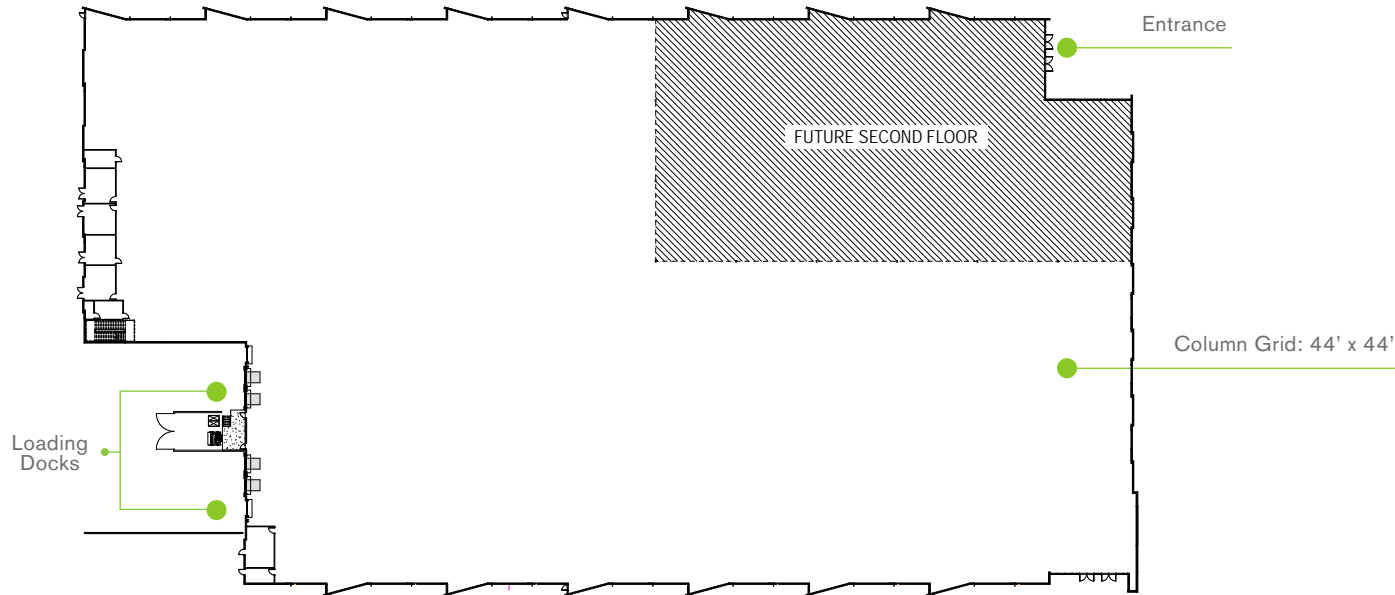


# Phase 1 Overall Plan



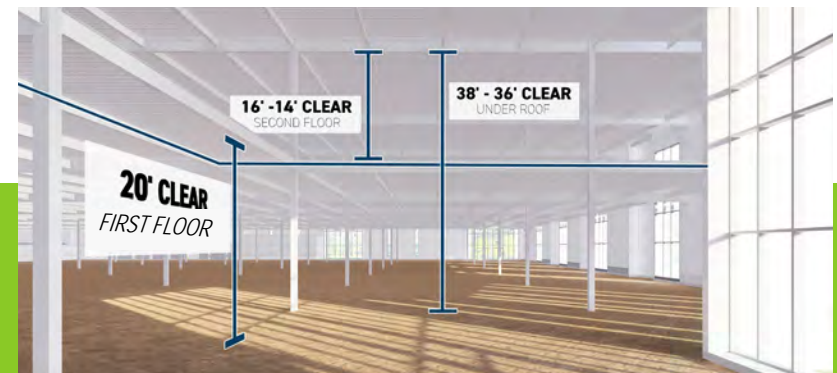
# Origin 1

Biomanufacturing 1



## Building Specs

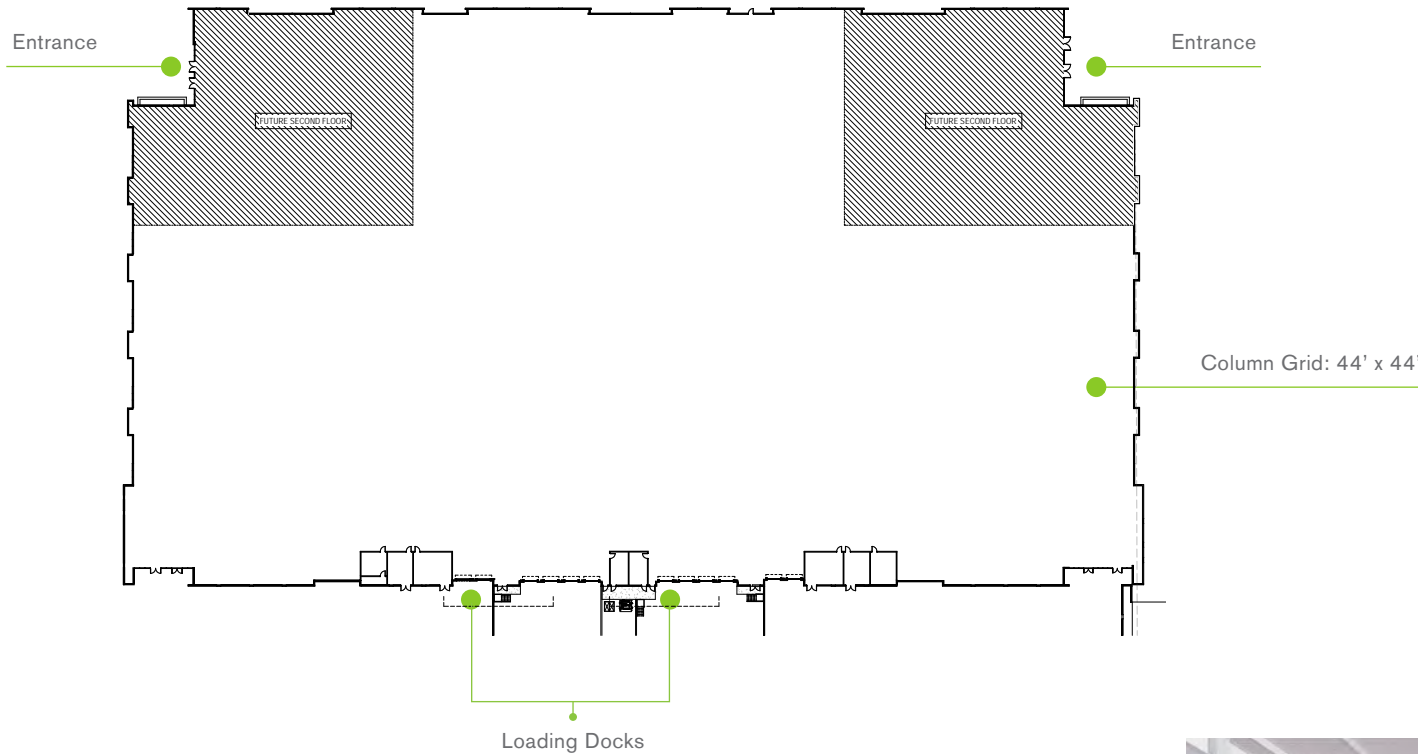
- 169,300 SF
- Dock #: (4) 8'x9'
- Column Spacing: 44'x44'
- Clear Height: 37'
- Structurally Reinforced to Support Second Floor
- Tilt-Up Construction
- Electrical: 9000A (277/480v) / Three 2,500 KVA Transformers
- Backup Power: 1000 KW Generator
- Feeders: 1000A +
- Water Service: 4"
- Natural Gas: 2 PSIG
- Two Chemical Waste Exits: 8"





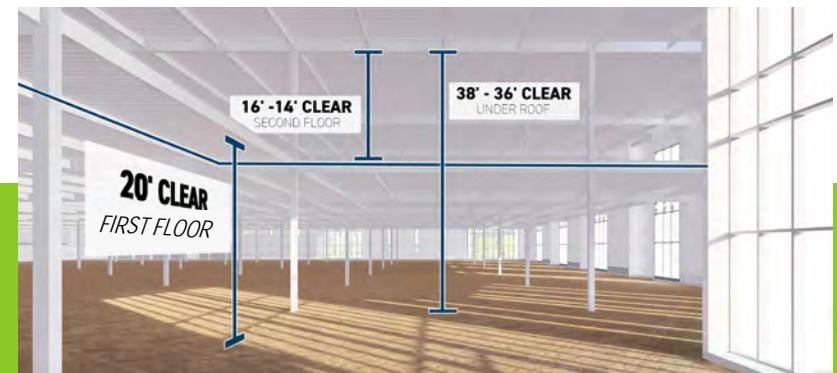
# Origin 2

## Biomanufacturing 2



## Building Specs

- 217,350 SF
- Dock #: (8) 8'x9'
- Column Spacing: 44'x44'
- Clear Height: 37'
- Structurally Reinforced to Support Second Floor
- Tilt-Up Construction
- Electrical: 9000A with ability to scale to 12000A (277/480v) / Four 2,500 KVA Transformers
- Backup Power: Two 1000 KW Generator
- Feeders: 1000A +
- Water Service: 4"
- Natural Gas: 2 PSIG
- Two Chemical Waste Exits: 8"





## Building Specs

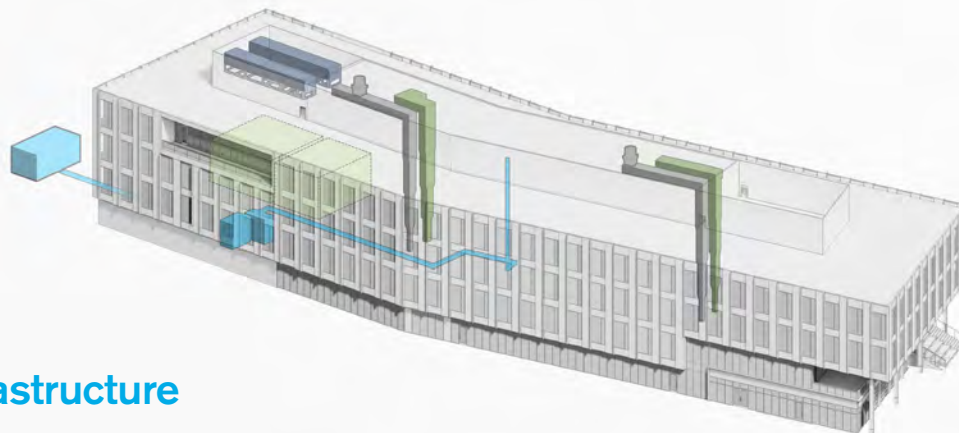
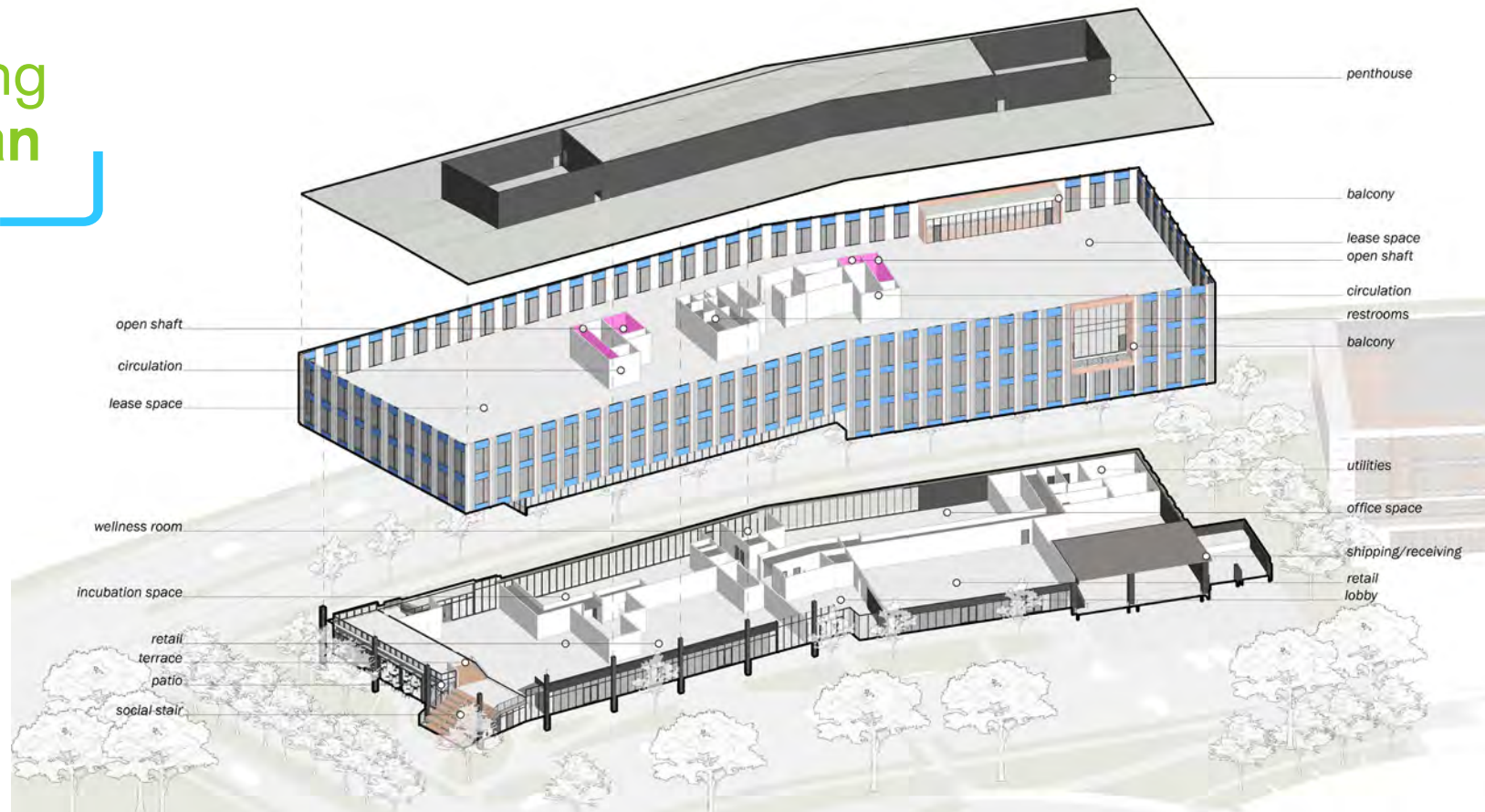
- 155,000 SF
- Demisable to 8,000 SF
- 3 8'x9' Dock-High Loading Doors
- Clear Height: 15' Floor to Floor
- Steel Frame Construction
- Electrical: 27 W/SF, 480/277 V, 3-phase
- Back-up Power: 3W/SF
- Structural: 100 PSF live load
- HVAC: 100% outside air, 8 AC/hr in lab areas
- House hot and chilled water
- Service elevator and 2 passenger elevators
- 15,000 SF Food & Beverage Retail on Ground Floor





# Nova Building 3D Floorplan

R&D

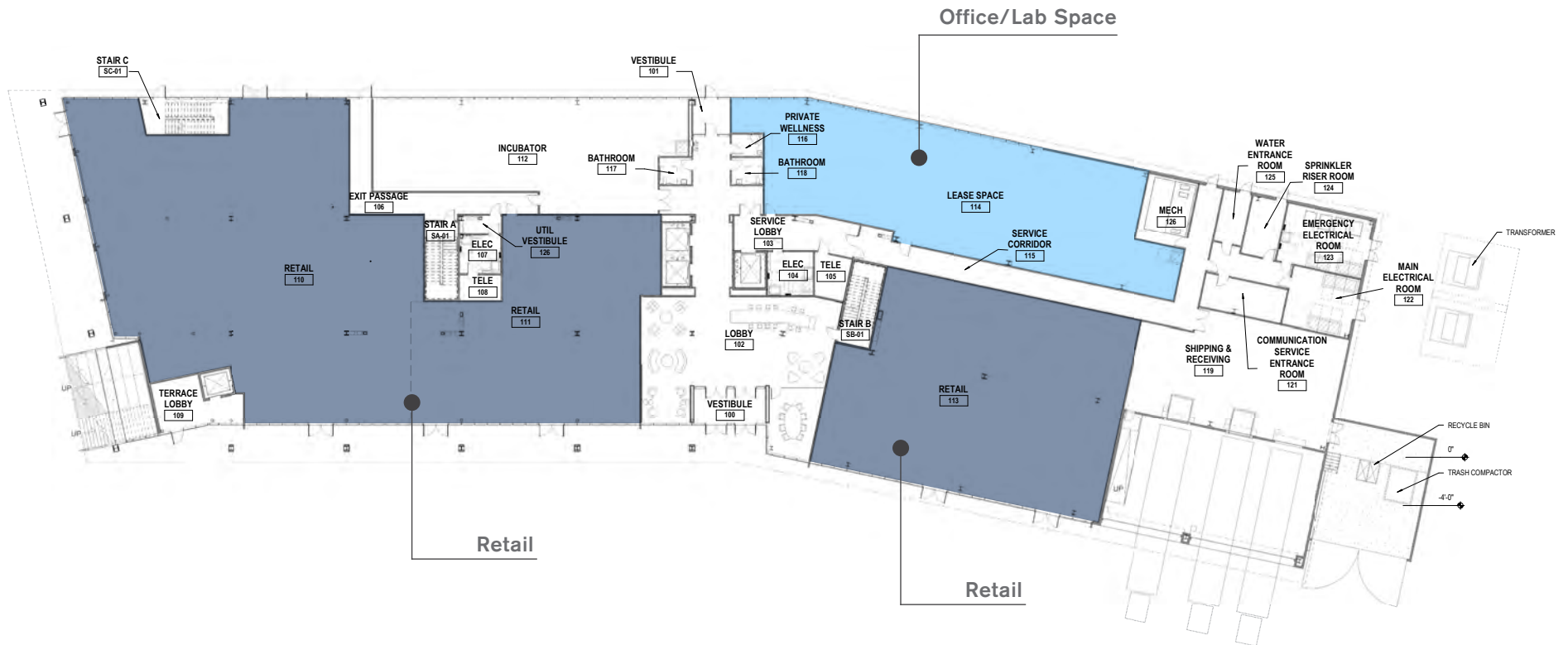


## Building Infrastructure

# Nova Floor Plan

R&D

## First Floor



- Office
- Retail
- Loading Area
- Yard Space



# Nova Spec Suite Floorplan

R&D

## Second Floor

Suite 260  
13,393 SF

Suite 220  
14,237 SF



Suite 240  
11,068 SF







# An Outdoor Oasis Where Wellness Meets Innovation

The Spark campus is designed to bring people together in a community-centric environment that inspires, motivates and empowers innovation with abundant outdoor spaces to help users unwind and recharge.

Spark's lush, green spaces are designed to be inviting sanctuaries, where like-minded professionals can collaborate outside the office.



An architectural rendering of a modern building at dusk. The building features a prominent red-brown overhang with integrated linear lighting. Below the overhang, a storefront for 'Lamontso' is visible, with large glass windows and doors. People are walking on a wide, light-colored paved path that runs alongside the building. The path is bordered by greenery and small trees. In the background, another modern building is visible under a twilight sky. The overall scene conveys a sense of a vibrant, modern campus environment.

## Retail Partners Dedicated to Fueling Your Body & Mind

Together, the generous roster of retail partners at Spark all share the common goal of ensuring the wellness and efficiency of all who come to campus.

Spark is a hub for activity, where users will find everything they need to help fuel discovery of the next world-changing idea, without missing a beat. With a host of health-conscious retail partners conveniently located on-site, getting a quick and healthy meal will never cut into productivity.



# Area Amenities Map

- |                     |                             |
|---------------------|-----------------------------|
| 1. Zaxby's          | 11. Capital City Chop House |
| 2. First Watch      | 12. Los Tres Magueyes       |
| 3. McDonald's       | 13. Cracker Barrel          |
| 4. Farmside Kitchen | 14. Wendy's                 |
| 5. Chipotle         | 15. Waffle House            |
| 6. Panera Bread     | 16. Texas Steakhouse        |
| 7. Singas Pizza     | 17. Bojangles               |
| 8. Starbucks        | 18. Village Deli & Grill    |
| 9. It's A Wrap      | 19. Neomonde Mediterranean  |
| 10. Fount Coffee    |                             |

## Hotels

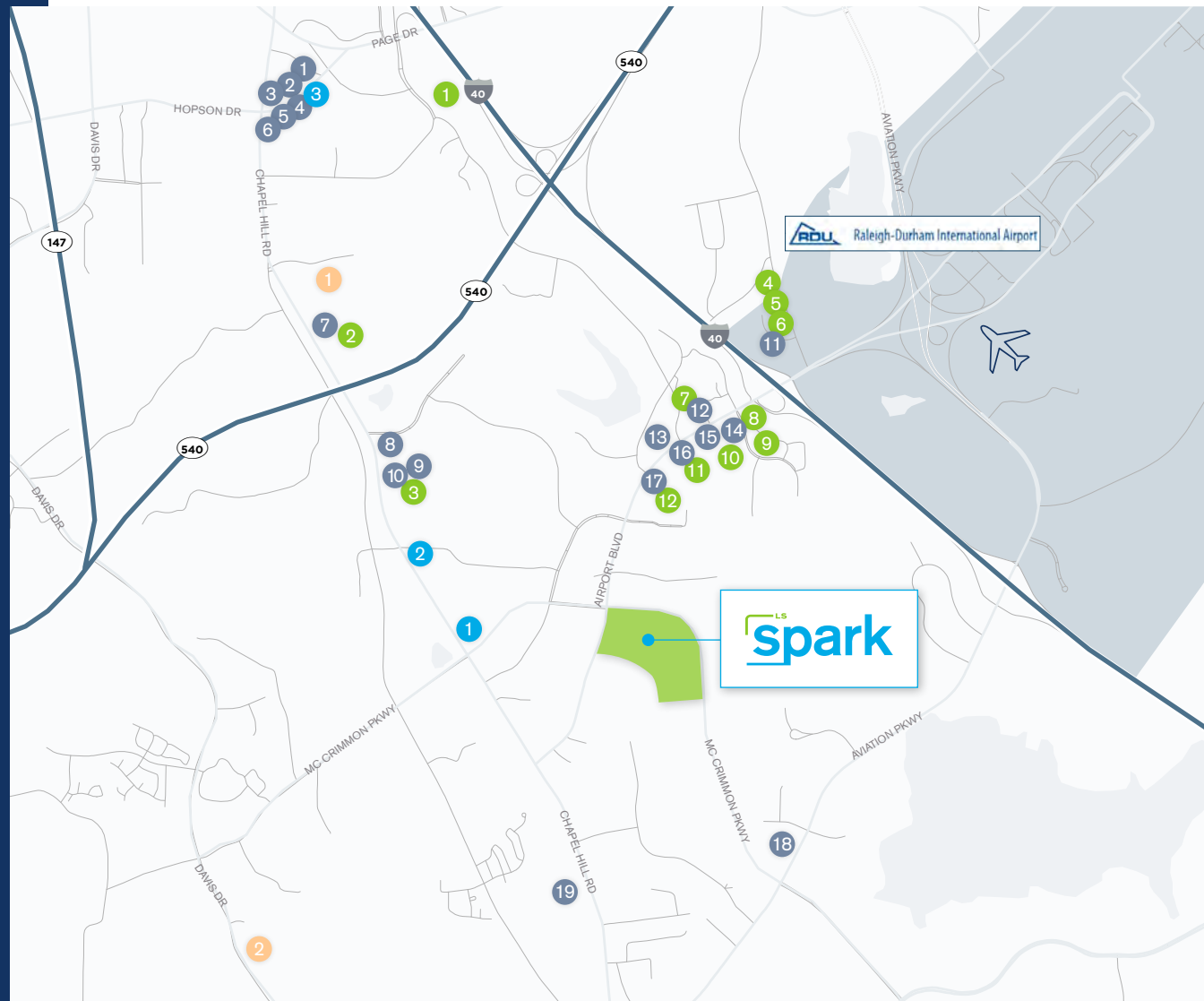
- |                          |                             |
|--------------------------|-----------------------------|
| 1. Sheraton Imperial     | 8. Holiday Inn Express      |
| 2. Home2Suites           | 9. Sonesta Suites           |
| 3. Hyatt House           | 10. Staybridge Suites       |
| 4. Tru by Hilton         | 11. Holiday Inn             |
| 5. Cambria Hotel         | 12. Four Points by Sheraton |
| 6. Hyatt Place           |                             |
| 7. Fairfield by Marriott |                             |

## Banks

- |                    |                        |
|--------------------|------------------------|
| 1. PNC Bank        | 3. First Citizens Bank |
| 2. Welcome Federal |                        |

## Shopping

1. Walmart Supercenter
2. Wegmans





# Connected to the Science + Tech Community

Located at the center of one of the nation's most prominent communities for research and development, Spark is setting out to create a new, world-class home for the region's best innovators.

## #1

Largest Research Park in the U.S. (7,000 acres)

## 900+

Science & Tech Companies

## 75,000+

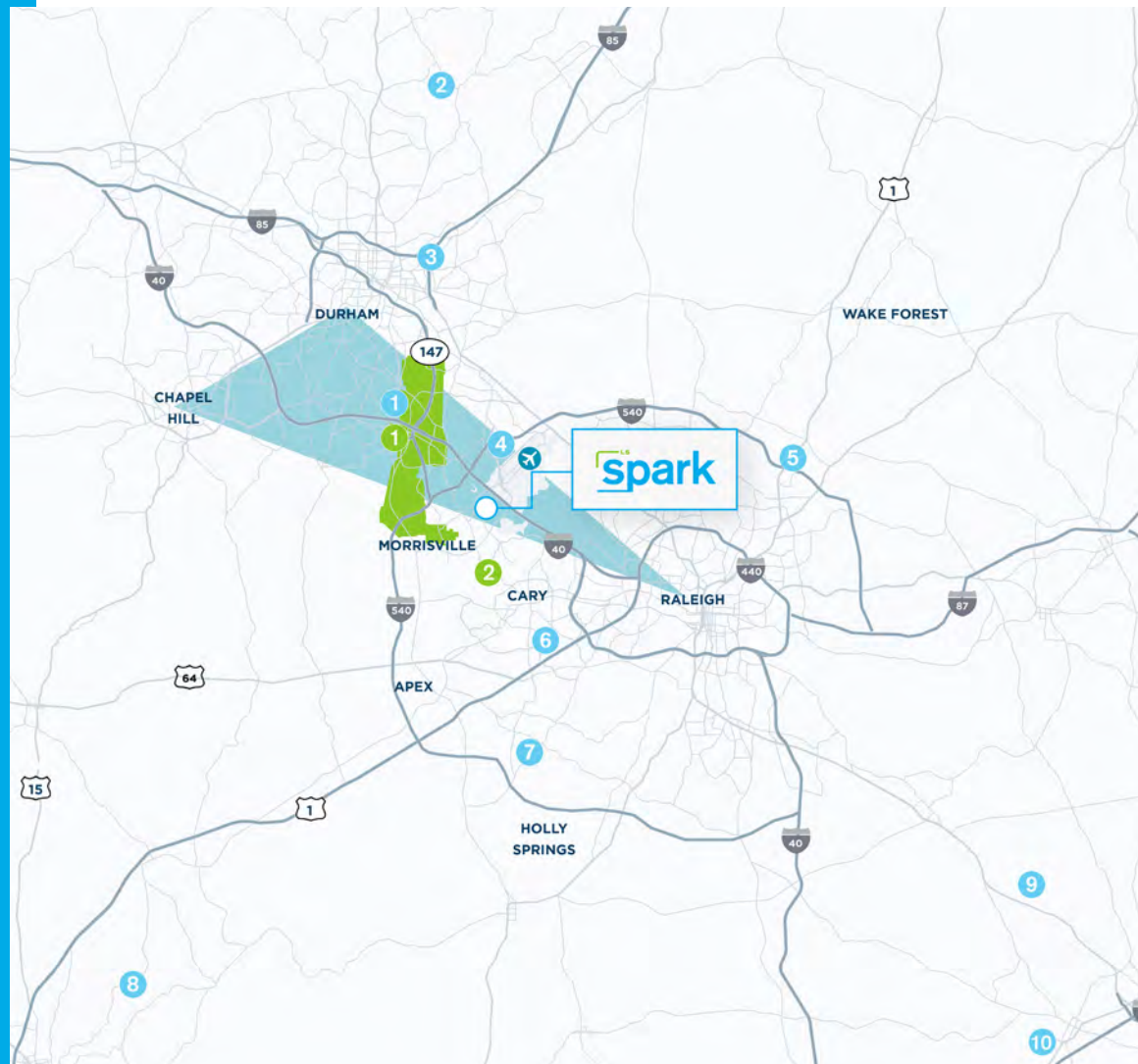
Employees in the Life Science + Technology Sectors

## #5

Life Science Market in the U.S.

## 13.2M SF

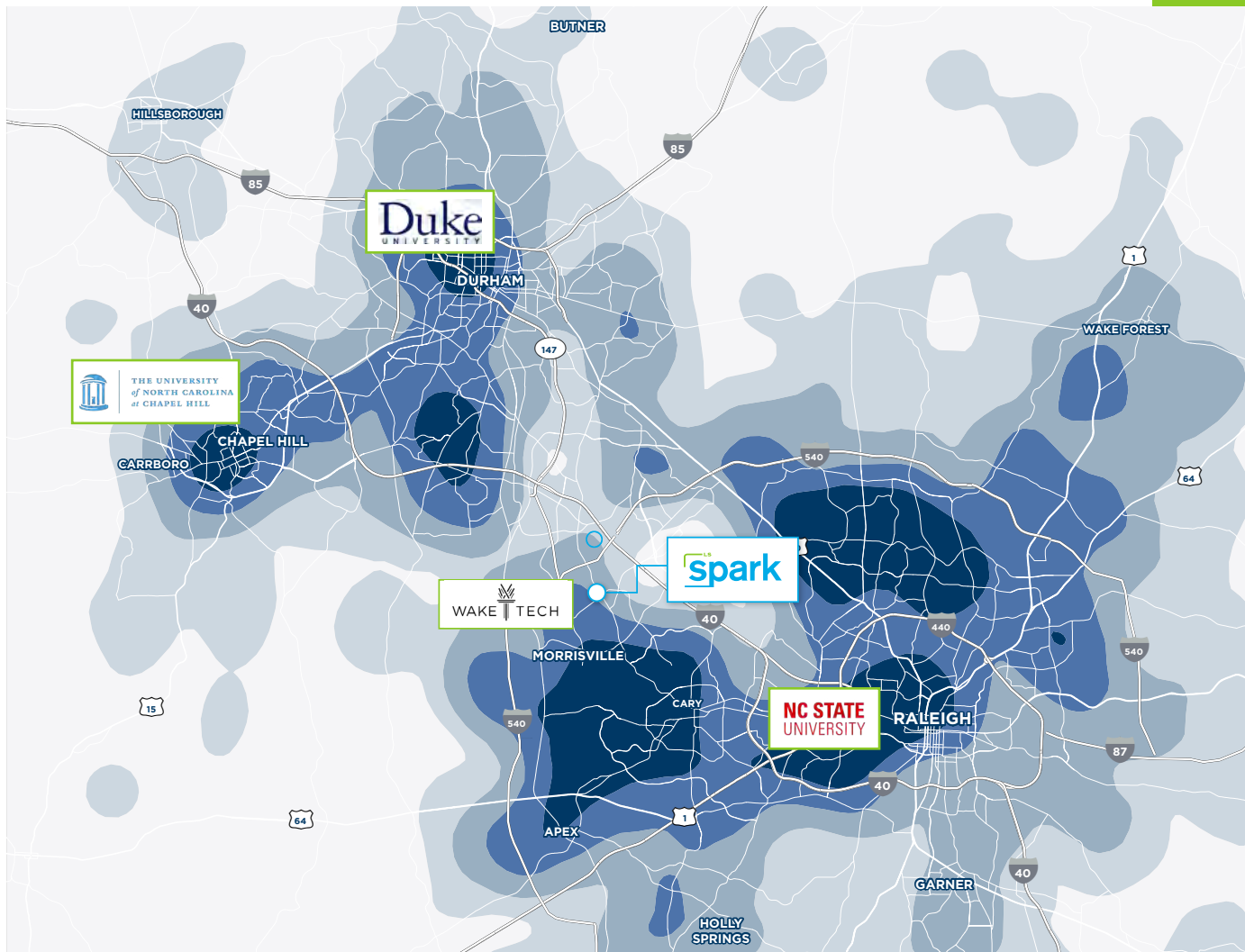
Inventory



1. Lilly  
GSK  
Grail  
United Therapeutics  
LabCorp  
Biogen  
Fujifilm  
Bamboo  
Novartis
2. Merck  
KBI  
Novo Nordisk
3. Precision Biosciences
4. Resilience  
BioAgilytix  
Zoetis  
Pfizer
5. Collectis
6. Catalent
7. Fujifilm  
Seqirus  
Amgen
8. Pfizer  
Abzena  
Astellas
9. Novo Nordisk
10. Grifols

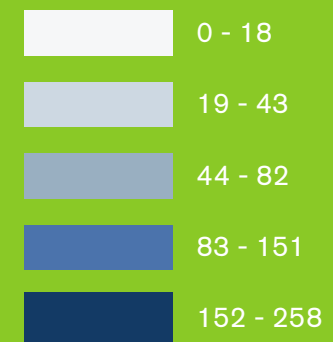
1. Wolfspeed  
Meta  
Cisco  
IBM  
SAS  
Analog Devices
2. Apple  
Lenovo  
Microsoft  
NetApp  
Oracle  
ChannelAdvisor

# Science + Tech Employee Density



From the heart of the world-renowned Research Triangle, the Spark campus is highly connected to a dense population of top talent, and is poised to help companies attract and retain a new generation of brilliant minds.

## LOCAL SCIENCE + TECH WORKFORCE DENSITY







# Science + Tech Growth in the Raleigh-Durham Region

3

Number of Top 20  
NIH-funded institutions in area

12

Biology degree-awarding  
institutions in region

\$6.1B

Local NIH funding  
since 2017

154%

Life sciences employment  
growth since 2001

19,400

Life sciences employment  
& talent pool



# An Ownership Team Pushing Your Mission Forward

Trinity Capital provides a truly unique experience that includes a flexible, collaborative approach catered to the specific needs of each client, empowering companies to not only succeed, but grow and flourish.

As hard as the Trinity Capital team works to provide spaces that nurture innovation, they also draw inspiration from the missions of their clients to create a healthier, more sustainable world, by delivering solutions that help ensure companies reach these critical goals.

**\$4.1**

Billion invested in office,  
industrial, and mixed-  
use assets across the  
Southeast

**28**

Million square feet of  
assets developed or  
acquired

**28**

Average years of  
Principal's real estate  
experience

**3.5**

Million SF portfolio of  
Life Science product in  
Raleigh-Durham

## Project Team



**HANBURY**



**Kimley»Horn**  
Expect More. Experience Better.







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