LS spark

A TRINITY CAPITAL DEVELOPMENT



# Cultivating the Science of Innovation

**Build To Suit Advanced Manufacturing Space | Up to 300,000 SF Floorplate**

sparklifescience.co

# Raleigh-Durham's Robust Science + Tech Community

Located at the center of one of the nation's most prominent communities for science, tech and research, Spark is surrounded by industry-leading innovators, top institutions and endless opportunity.

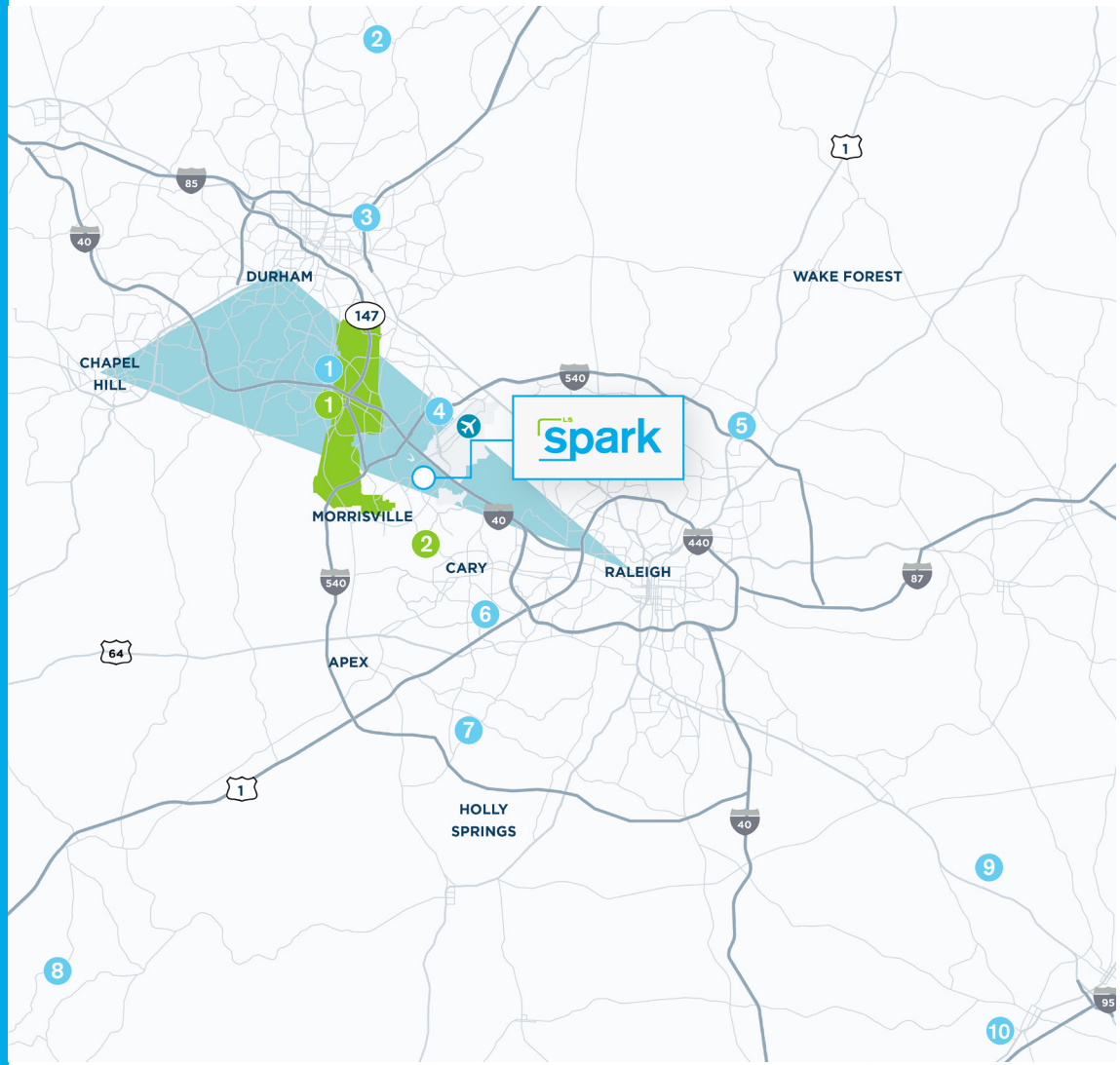
**#1**
Largest Research Park in the U.S. (7,000 acres)

**900+**
Science & Tech Companies

**75,000+**
Employees in the Science + Technology Sectors

**#5**
Science Market in the U.S.

**13.2M SF**
Inventory



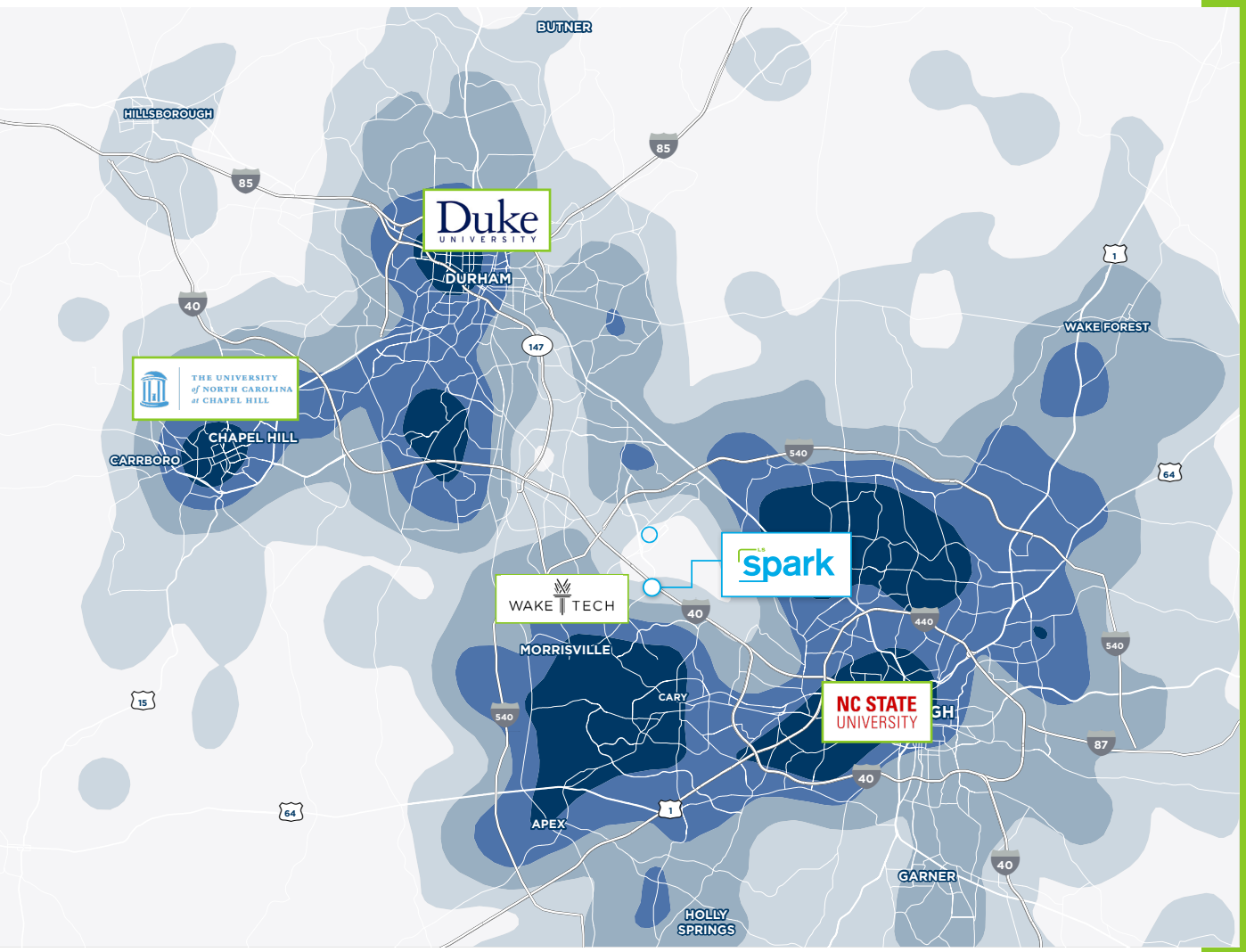

## Science

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. Cellectis
6. Catalent
7. Fujifilm
   Seqirus
   Amgen
8. Pfizer
   Abzena
   Astellas
9. Novo Nordisk
10. Grifols

## Technology

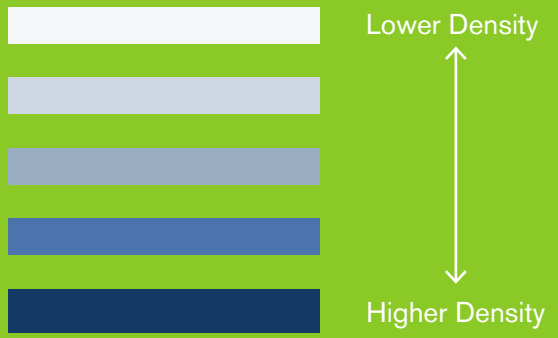
1. Wolfspeed
   Meta
   Cisco
   IBM
   SAS
   Analog Devices
2. Apple
   Lenovo
   Microsoft
   NetApp
   Oracle
   ChannelAdvisor

# 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




**3**
Number of Top 20 NIH-funded institutions in area

**154%**
Life sciences employment growth since 2001

**12**
Biology degree-awarding institutions in region

**$6.1B**
Local NIH funding since 2017

**19,400**
Life sciences employment & talent pool

# Area Amenities Map

## Restaurants

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

## Hotels

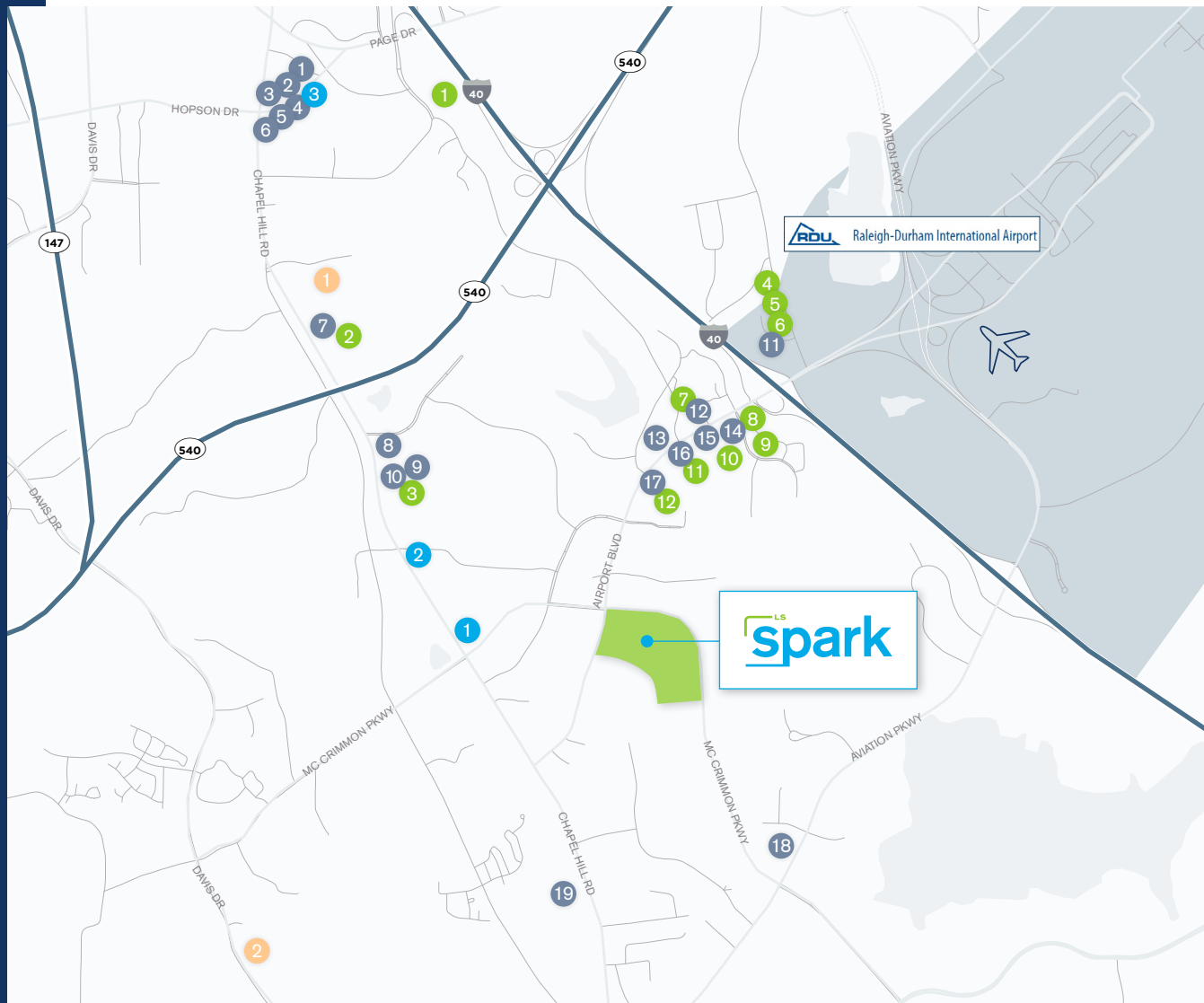
1. Sheraton Imperial
2. Home2Suites
3. Hyatt House
4. Tru by Hilton
5. Cambria Hotel
6. Hyatt Place
7. Fairfield by Marriott
8. Holiday Inn Express
9. Sonesta Suites
10. Staybridge Suites
11. Holiday Inn
12. Four Points by Sheraton

## Banks

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

## Shopping

1. Walmart Supercenter
2. Wegmans



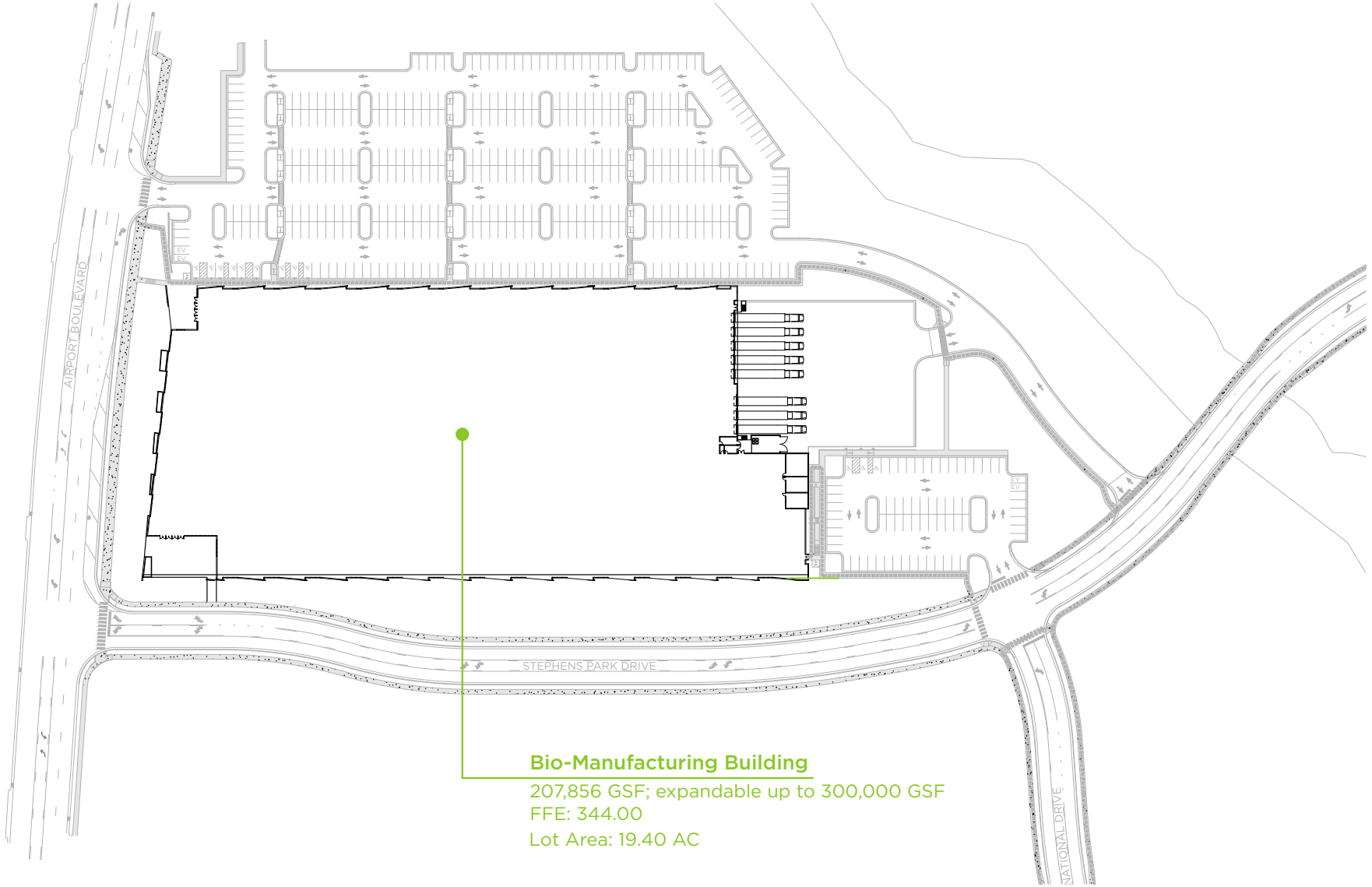
# Creating an Impactful Community Through Placemaking

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.



# Origin 4 Conceptual Site Plan



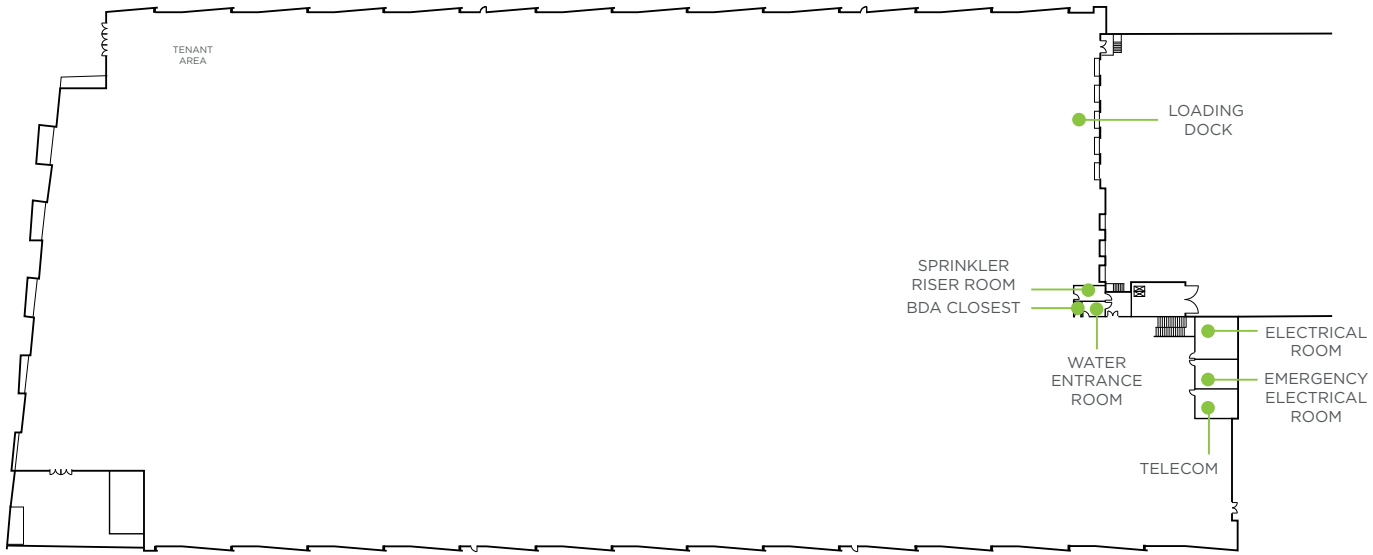

**Bio-Manufacturing Building**

207,856 GSF; expandable up to 300,000 GSF
FFE: 344.00
Lot Area: 19.40 AC

# Origin 4 Conceptual Floor Plan

## Bio-Manufacturing

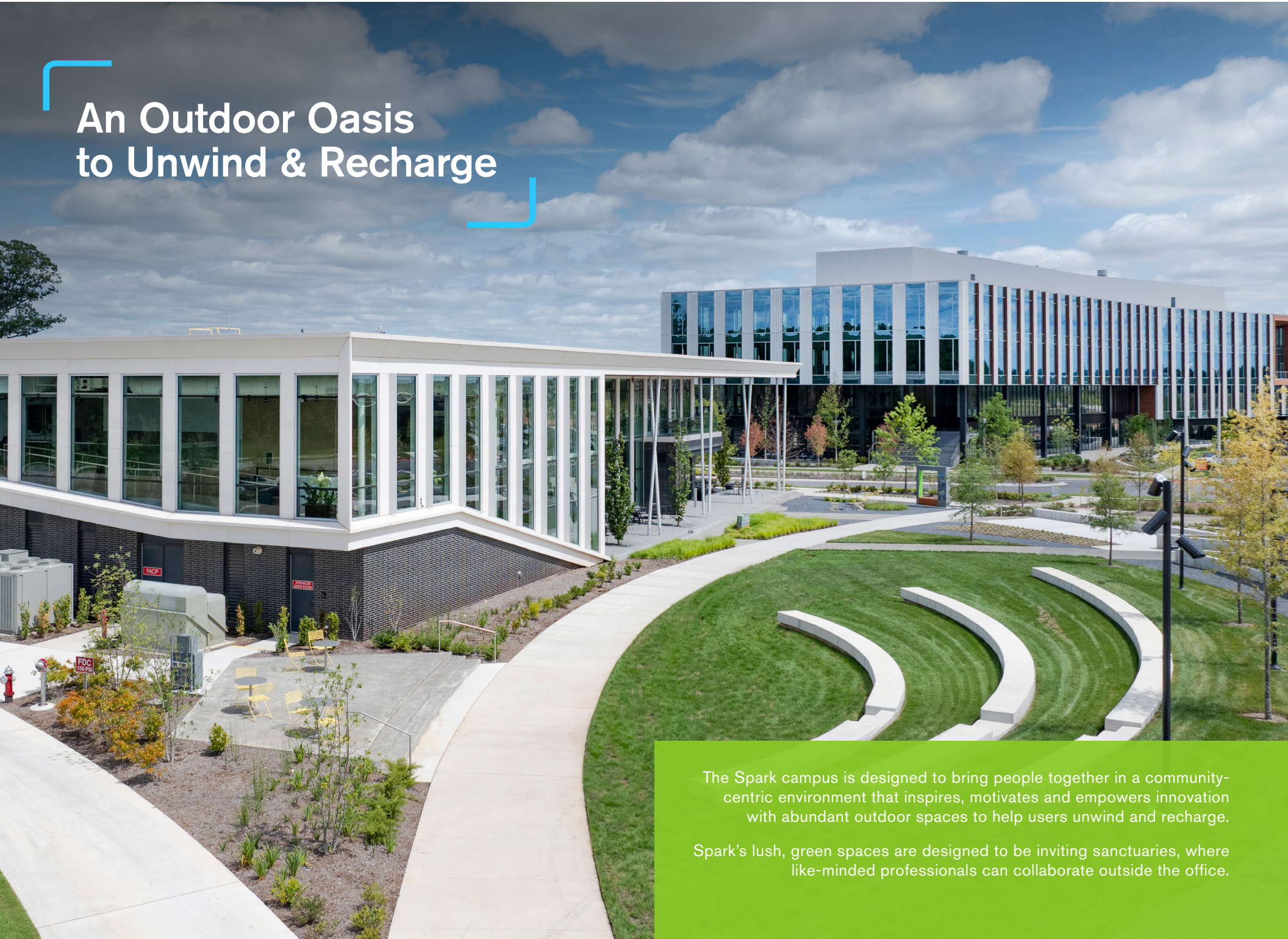
### First Floor




## Conceptual Building Specs

- 207,856 GSF; expandable up to 300,000 GSF
- 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 Generators
- Feeders: 1000A +
- Water Service: 4"
- Natural Gas: 2 PSIG
- Two Chemical Waste Exits: 8"

# An Outdoor Oasis to Unwind & Recharge




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 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 Science + Tech product in Raleigh-Durham**

## Project Team

TRINITYCAPITAL
STARWOOD CAPITAL GROUP
CUSHMAN & WAKEFIELD
HANBURY
SGA
Kimley»Horn Expect More. Experience Better.
BRASFIELD & GORRIE GENERAL CONTRACTORS




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