



A TRINITY CAPITAL DEVELOPMENT



Cultivating the Science of Innovation

BTS Advanced Manufacturing Space | Up to 250,000 SF Floorplate

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+

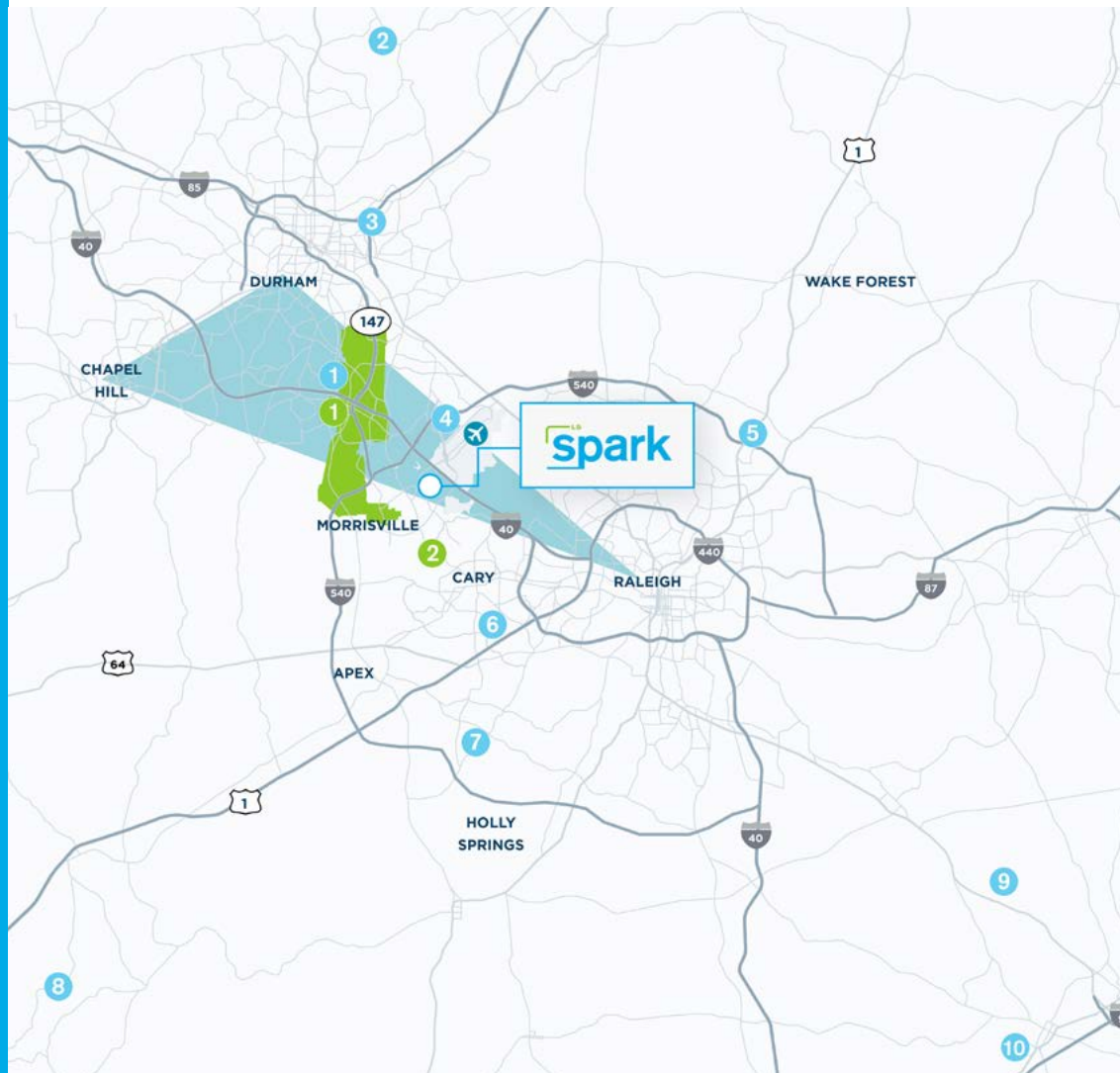
Employees in the Science + Technology Sectors

#5

Science Market in the U.S.

13.2M SF

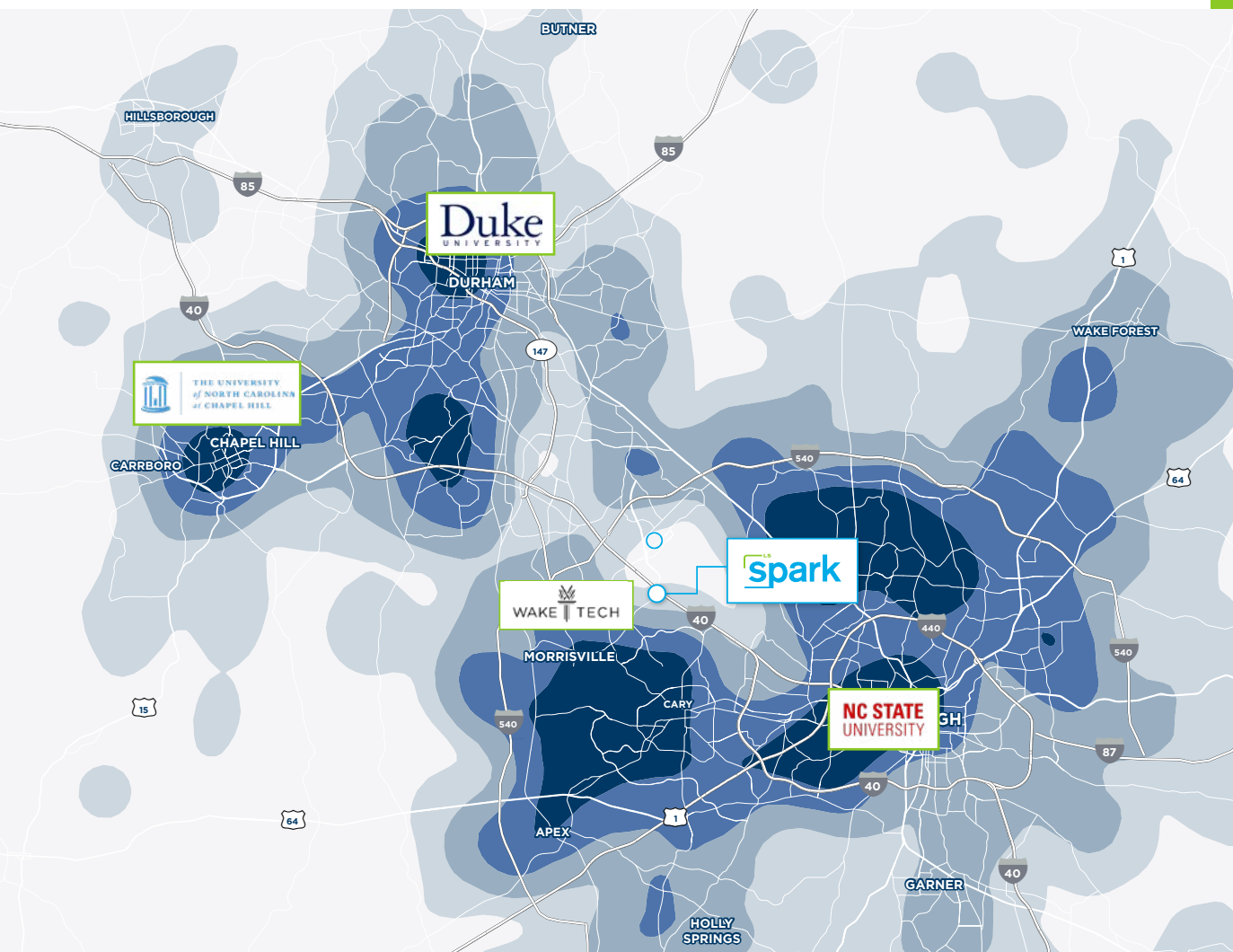
Inventory



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

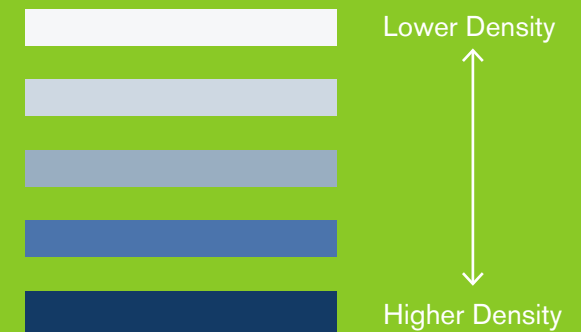
1. Wolfspeed
Meta
Cisco
IBM
SAS
Analog Devices
2. Apple
Lenovo
Microsoft
NetApp
Oracle
ChannelAdvisor

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



3

Number of Top 20
NIH-funded institutions in area

\$6.1B

Local NIH funding
since 2017

154%

Life sciences employment
growth since 2001

19,400

Life sciences employment
& talent pool

12

Biology degree-awarding
institutions in region

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

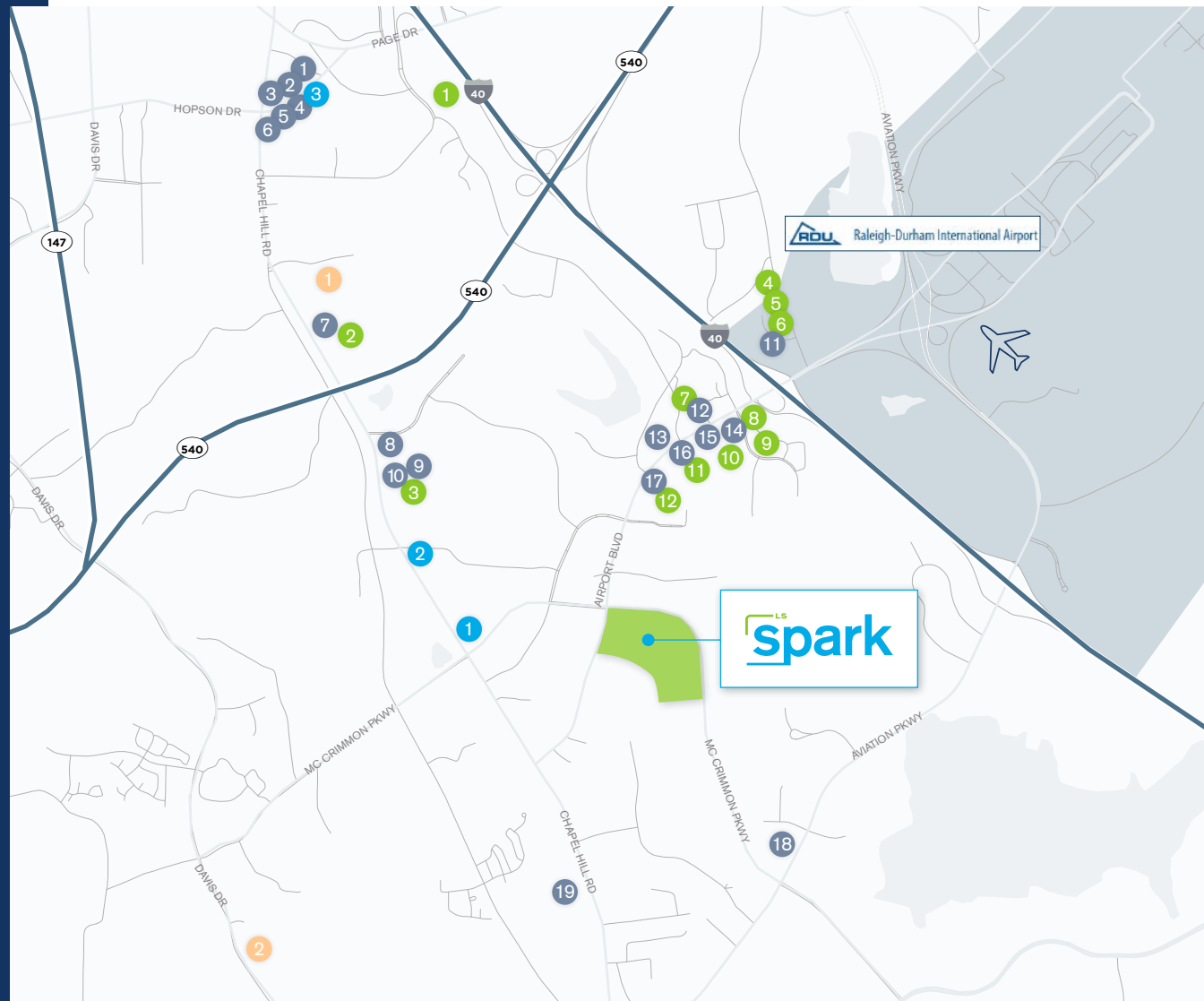
- | | |
|--------------------------|-----------------------------|
| 1. Sheraton Imperial | 8. Holiday Inn Express |
| 2. Home2Suites | 9. Sonesta Suites |
| 3. Hyatt House | 10. Staybridge Suites |
| 4. Tru by Hilton | 11. Holiday Inn |
| 5. Cambria Hotel | 12. Four Points by Sheraton |
| 6. Hyatt Place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

Banks

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

Shopping

1. Walmart Supercenter
2. Wegmans



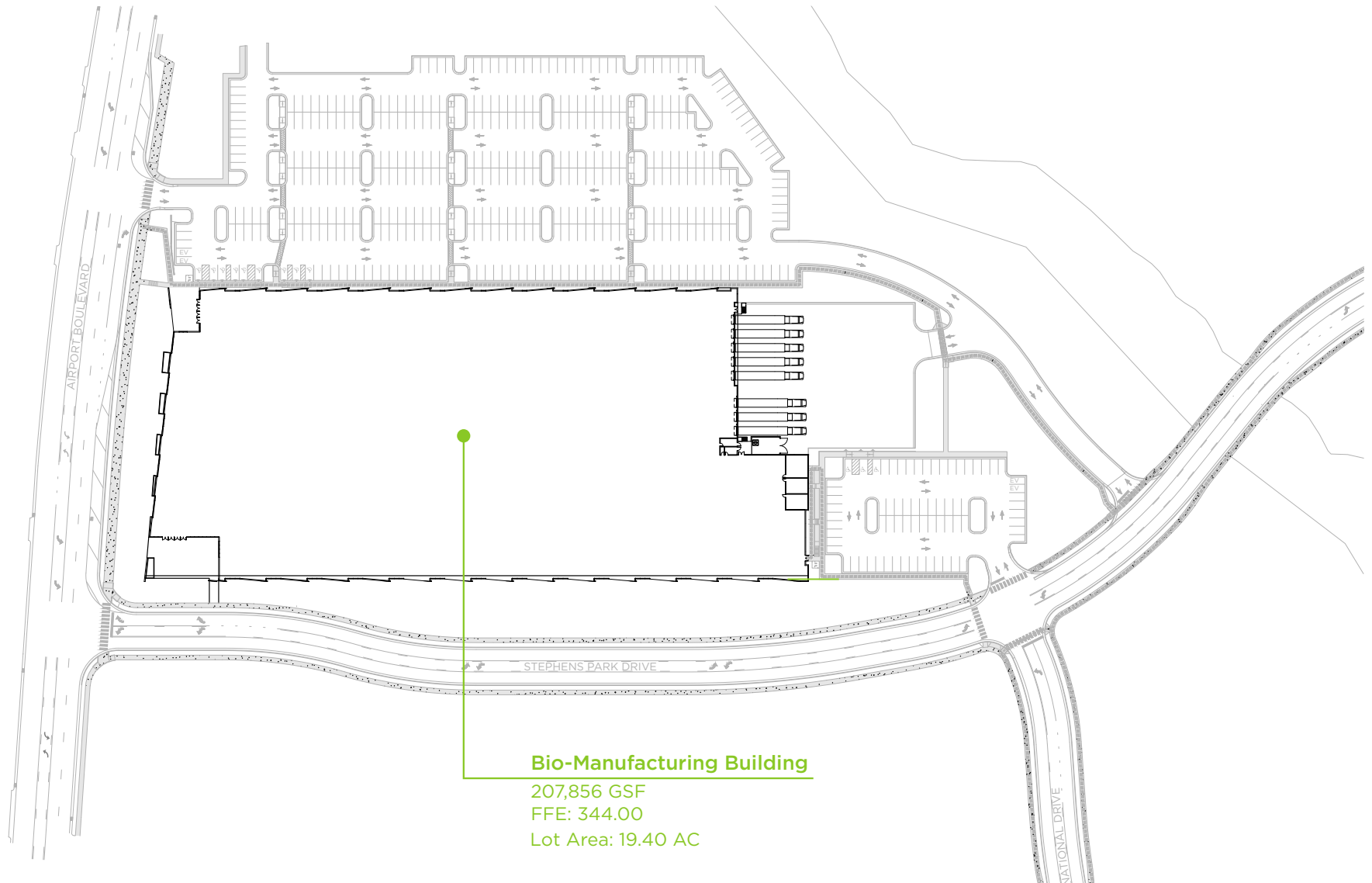
Creating an Impactful Community Through Placemaking

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.



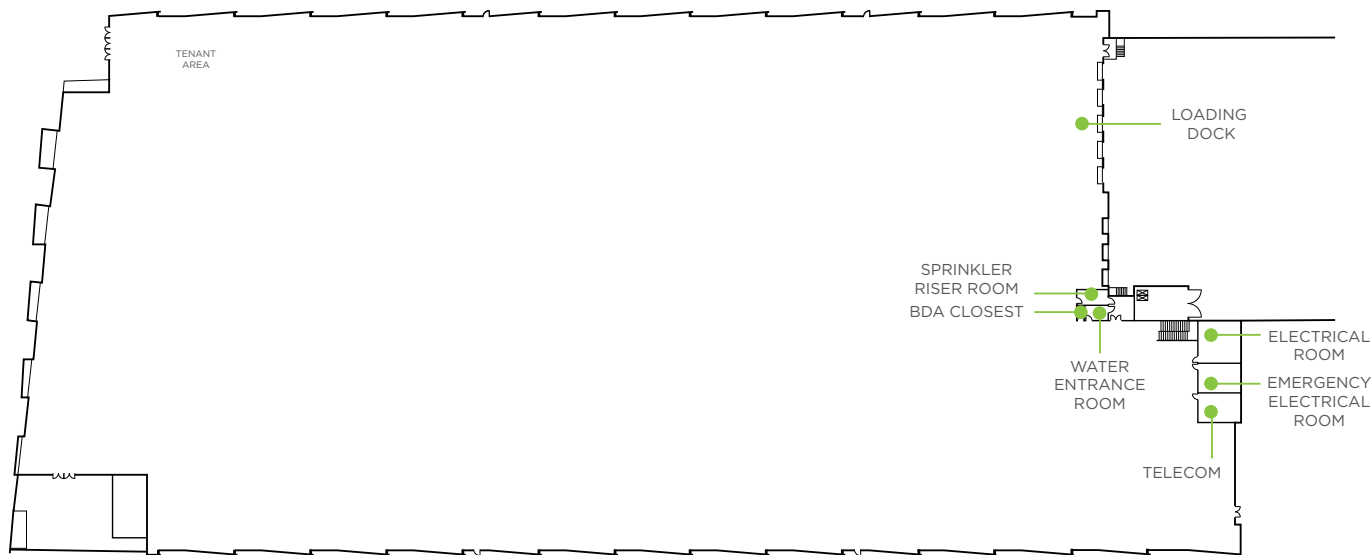
Origin 4 Conceptual Site Plan



Origin 4 Conceptual Floor Plan

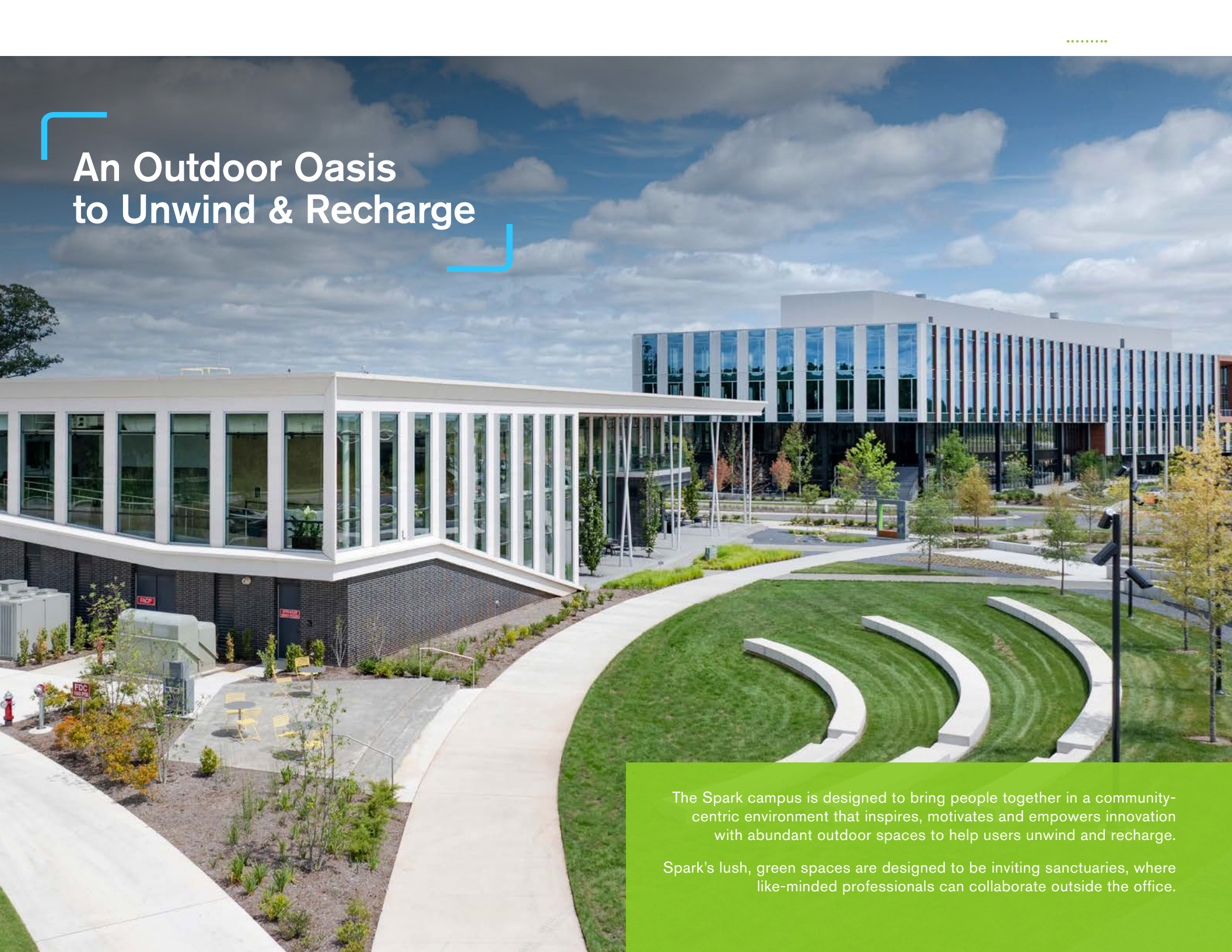
Bio-Manufacturing

First Floor



Conceptual 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"



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



HANBURY





A TRINITY CAPITAL DEVELOPMENT



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