

LIFE SCIENCE REAL ESTATE IN WAKE COUNTY

Wake County and the Research Triangle is the center of one of the world's largest life science hubs. **The Triangle is home to more than 644 life science operations across several clusters including contract research organizations (CROs), pharmaceutical manufacturing, research and development, cell and gene therapy, ag-tech and more.**

The sector is seeing rapid growth throughout the region, employing more than 42,600 people in 2024, a 38% increase over the last 10 years. The region has continued to publicly invest in industry-specific infrastructure and workforce development, which has led to significant investment from life science real estate developers. **Currently, there are more than 17.1 million square feet of life science inventory in the region, with nearly 1 million square feet in the pipeline.**

Featured below are some high-impact projects available in the Triangle.



CENTENNIAL CAMPUS AT NC STATE UNIVERSITY (Raleigh)

The 1,200-acre research park and campus is home to more than 70 corporate, governmental and non-profit partners working alongside 75 of NC State University's research centers, institutes and academic departments.

- 10 minutes from downtown Raleigh, 15 minutes from RDU International Airport and 5 minutes from I-40 & I-440
- Planned 32-acre mixed-use innovation development will add 4 million SF, including office and lab, co-working, multi-family and amenities
- First building in new development is 325,000 SF proposed for science and advanced technology industries



PATHWAY TRIANGLE (Morrisville)

Pathway Triangle, a 75-acre master-planned cGMP campus, is designed to provide ready-to-work infrastructure for biotech, green tech and clean tech companies for seamless implementation of their processes - from discovery through delivery.

The campus, consisting of five advanced manufacturing buildings, a class-A lab building, and an on-site amenity building, is conveniently located in the heart of the Research Triangle region near RDU airport, I-40 and I-540. Speed to start and operational flexibility emerge at Pathway, King Street Properties' national advanced manufacturing platform featuring 2M SF of purpose-built life science space.

- Buildings 1 & 2 are now ready for tenant fit out



SPARK LS (Morrisville)

The 109-acre life science campus will consist of 9 purpose-built R&D, office, and advanced manufacturing buildings surrounded by green space, restaurants, outdoor recreation areas, and a 10k SF ecosystem-driven amenity center. The first phase is complete and includes a 155K SF R&D building and two cGMP-capable buildings of 169k and 217K SF along with various amenity spaces.

- Nova Building (R&D): Purpose-built lab/office with roust lab systems
- Origin 1 & 2: cGMP-capable manufacturing shells with 37' clear height
- All spaces tenant ready

AMGEN

Biogen

Catalent

CSL Seqirus

FUJIFILM
Diosynth
biotechnologies

GILEAD

Major Life Science Employers in the Research Triangle

GSK

MERZ AESTHETICS®

Genentech
A Member of the Roche Group

premier
research

Syneos
Health



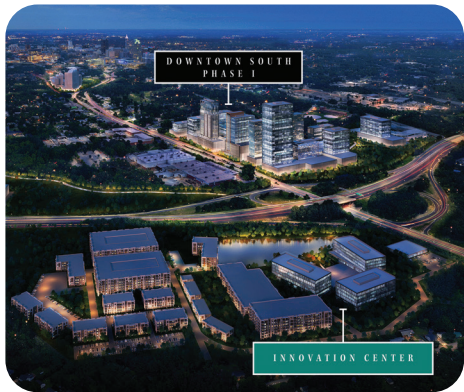
Scan this QR code to learn more about how Life Science thrives in Wake County.



CaMP Helix (Holly Springs)

Home to Amgen's rapidly expanding \$1.5B Flex Batch manufacturing facility and the recently announced \$700 million Genentech facility, CaMP Helix is the premier location for life science manufacturing in our region. More than 300 acres are ready for additional development on this NC Select Site Certified location. Via direct access to US-1 and I-540, the Park is just 20 minutes from downtown Raleigh, RDU International Airport and the Research Triangle Park (RTP).

- Fully diligenced and zoned property with all utilities in place
- Park plan includes outdoor, retail and residential amenities to attract world class talent
- Turnkey shell and select land purchase opportunities from 100K to 1 M+ SF



DOWNTOWN SOUTH (Raleigh)

This is slated to be Raleigh's flagship development, which will serve as the southern gateway to the capital city. The first development phase of the project will feature office, retail, multifamily and a hotel. **Phase 2 of the master plan, Innovation Center at Downtown South, includes 800K SF and will focus on serving the life science industry.**

- Infrastructure:
 - Water: 54 MGD excess capacity
 - Wastewater: 20 MGD excess capacity



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THE YIELD (Holly Springs)

The YIELD Holly Springs is a 120-acre innovative manufacturing and R&D campus in the heart of highly desirable Holly Springs, home to FUJIFILM Biotechnologies, Amgen, CSL Seqirus, and newly announced Genentech. With nearby amenities to attract top talent, this campus location is strategically located within 20 minutes of RDU Airport, Research Triangle Park (RTP) and downtown Raleigh.

- Phase 1: (2) 110K SF cGMP shells available today and ready for tenant upfit
- 100K SF pad ready site for custom build to suit
- 100 acres contiguous land ready for development with secured zoning and utilities in place



1.7B+

In NIH Research Funding in 2024
NIH, 2024



NO. 2

Top U.S. Market for Density of Core Life Science Jobs
CBRE, 2024



NO. 3

Top Biomanufacturing Market in the U.S.
JLL, 2024

BE A PART OF WHAT'S NEXT.

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