

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 39,000 people in 2022, 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 2.1 million square feet of GMP pharmaceutical manufacturing and research and development lab space.** Featured below are some high-impact projects available in the Triangle.

AMGEN

Biogen

Catalent

CSL Seqirus

FUJIFILM
Di-synth
biotechnologies

GILEAD

Major Life Science Employers in the Research Triangle

GSK

MERZ AESTHETICS*

premier
research

Syneos.
Health



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



THE YIELD + CATALYST BIOCAMPUS (Holly Springs)

The YIELD Holly Springs and Catalyst BioCampus are two adjacent developments with a combined footprint of 2 million SF of biomanufacturing, lab and office space.

- The YIELD Holly Springs Phase 1:
 - 315K SF cGMP shell manufacturing buildings under construction
 - Scheduled to deliver 2023
 - Secured zoning & approvals for future pad-ready opportunities
- Catalyst BioCampus Phase 1:
 - 2 tenant-ready buildings (both 169K SF, 104K groundfloor, 65K mezzanine)
 - Building 3 available as early as winter 2023 (PD/Lab/Office)



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 20K SF ecosystem-driven amenity center.

Phase 1, set to deliver Q3 2023, will include 155,000 SF R&D building and two cGMP buildings - 162,000 & 210,000 SF.

- R&D Building 1: lab and office with allocated backup generator
- cGMP Building 1 & 2: 37' clear height with 1,000 KW generator and steel prepped for mezzanine



Scan this QR code for more information on these properties.



PATHWAY TRIANGLE (Morrisville)

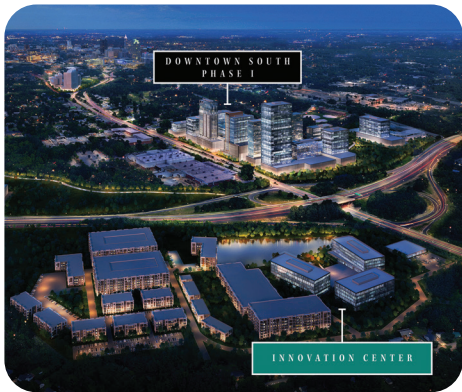
- **Pathway Triangle, a 75-acre master-planned life science campus, is designed to optimize the full drug development life cycle – discovery through delivery.** The campus, consisting of four biomanufacturing buildings and two class-A lab buildings, is conveniently located in the heart of the Research Triangle region near RDU airport, I-40 and I-540. Speed to start and operational flexibility emerge at Pathway, King Street Properties' national biomanufacturing platform featuring 2M SF of purpose-built life science space.
- Phase 1 Delivering Q3 2023:
 - Building 1: biomanufacturing, 160K SF
 - Building 2: biomanufacturing, 200K SF
 - Building 3: R&D, 140K SF



CaMP Helix (Holly Springs)

Amgen announced a \$550 million biologics manufacturing facility within CaMP Helix, which currently has over **400 acres of land available for development**. The park is strategically positioned 20 minutes from downtown Raleigh, RDU Airport and Research Triangle Park (RTP). The site has amazing access to the region and is within 5 minutes of US Highway 1, North Carolina Highway 55, and I-540.

- Fully served with all utilities
- 100+ acres currently available for economic development projects
- Phase 1 speculative buildings accommodate users ranging from 100K to 500K 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



THE PRESS (Cary)

The Press is designed to be the **newest destination for advanced manufacturing industry leaders** with upgraded power available on day one.

- 262,400 SF ready for tenant upfit
- 75,200 SF of office/lab space and 187,200 SF of lab/advanced manufacturing space
- Single or multi-tenant options
- Electrical: Existing 3,000 amps with upgrades up to 6MW available
- Clear height in manufacturing area: 25'-40'
- 14 dock high doors + 1 drive-in door



Scan this QR code for more information on these properties.

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