



CAROLINA

RESEARCH SQUARE

DOWNTOWN DURHAM, NORTH CAROLINA



ACRAM GROUP





PHASE 1 | LAB & MULTIFAMILY
 RENDERINGS AND PLANS CONTAINED HEREIN ARE SUBJECT TO CHANGE.

SMART. URBAN. CONNECTED.
 DURHAM'S NEW
 LIFE SCIENCE
 CAMPUS

1.2 MILLION SF
 commercial development
 (lab, residential, retail)

325
 residential units

900,000 SF
 total lab space

3 ACRES
 of open space

30,000-40,000 SF
 floor plates

3.34 PARKING SPACES
 per 1,000 RSF

PRIME VIEWS OF DOWNTOWN DURHAM
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LOCATION

IGNITING
INNOVATION
IN THE URBAN
CORE OF
DURHAM

A COLLECTION
OF SPACES BUILT
TO SUPPORT
RESEARCHERS,
INNOVATORS, EXPERTS,
AND ENTREPRENEURS

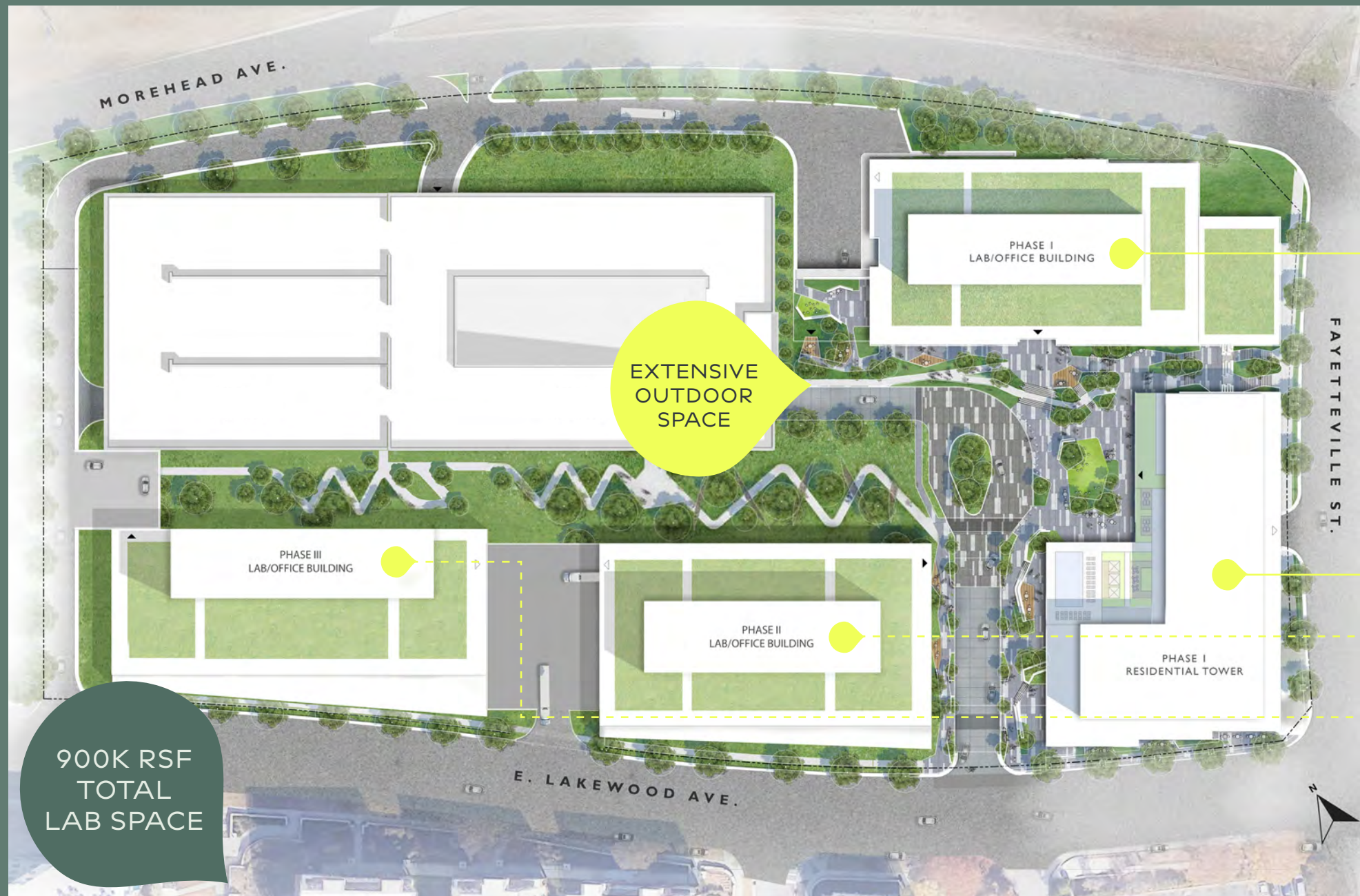


SITE PLAN

DISCOVER A
THRIVING
ECOSYSTEM

COLLABORATIVE. DYNAMIC. WALKABLE.

Strategic programming and an emphasis on the public realm cultivate innovation for all. The campus provides work alternatives for attracting talent and employee retention.



PHASE 1

2025 groundbreaking
2027 construction completion

290,825 RSF LAB

50,000 RSF outdoor plaza
17,134 RSF retail
325 residential units
970 parking spaces
3.34:1,000 RSF parking ratio

PHASE 2

2027 groundbreaking
2029 construction completion

297,417 RSF LAB

4,347 RSF retail
3+:1,000 RSF parking ratio

PHASE 3

2029 groundbreaking
2030 construction completion

285,332 RSF LAB

3+:1,000 RSF parking ratio



LAB BUILDING ENTRANCE
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EXPERIENCE

AN AMENITY-
RICH CAMPUS
WHERE
YOU CAN
COLLABORATE
WITH OTHER
INNOVATORS



PHASE 1 | MULTIFAMILY & LAB



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PHASE 1

AT A GLANCE

290,825 RSF building

10 stories of Class-A purpose built laboratory space

30,000-40,000 SF floor plates

13'5" clear height

3.34 parking spaces per 1,000 RSF

2025 groundbreaking

2030 energy targets in line with UN Global Impact and 2030 goals

LEED Silver & Green Globe certifications

17,134 RSF of retail

Indoor & outdoor amenity space

8,000 A of power

10 air changes per hour



TENANT SIGNAGE OPPORTUNITY

TENANT AMENITY FLOOR

FLOORS 2-10

30,000-40,000 SF/Floor
290,825 RSF Total

CONFERENCING/
PRE-FUNCTION SPACE

ARRIVAL EXPERIENCE
& LOBBY

325 RESIDENTIAL UNITS

17,134 SF OF RETAIL

AMENITIES

FLEXIBILITY FUELS COLLABORATION

Here, it's all about creating a vibrant and collaborative environment. Take advantage of ample outdoor seating, greenspaces, multiple terraces, flexible conference spaces, and various opportunities to unwind during the day. Connect and brainstorm in the penthouse amenity lounge, perfect for quick calls or coffee meetings. Stay active at the onsite fitness center or enjoy the spacious plaza before visiting the onsite retail and restaurants.

WELLNESS-FOCUSED OFFERING WORK-LIFE BALANCE



LOBBY
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GYM
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WALKABLE CONNECTIONS

INVITING LOBBY FOR EMPLOYEES AND CLIENTS

FULL SERVICE FITNESS CENTER

LOCAL DESIGN INFLUENCES

PENTHOUSE AMENITY LOUNGE & BAR WITH UNPARALLELED DOWNTOWN DURHAM VIEWS

OUTDOOR FIREPLACE ON TERRACE WITH VIEWS TO DOWNTOWN DURHAM

CENTRAL LANDSCAPE COURTYARD

MEETING & CONFERENCE SPACES

A WELCOMING LOBBY & ENTRANCE



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PENTHOUSE AMENITY SPACE



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VIEWS TOWARDS DOWNTOWN DURHAM



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FITNESS CENTER



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ON-SITE CONFERENCE SPACES



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WHY RALEIGH-DURHAM

A DEFINING HEADQUARTER OPPORTUNITY

BOOMING TALENT PIPELINE

Raleigh-Durham has earned a well-deserved reputation as a talent mecca, drawing top talent from the area's tier 1 universities: Duke University, NC State University, and UNC Chapel Hill.

STRONG KNOWLEDGE COMMUNITY

Mingle with the nation's most innovative life science minds. Collaborate with trailblazers like Forge Nano, Fujifilm Diosynth and Kyowa Kirin.

NATION'S TOP BIOMANUFACTURING HUB

The Research Triangle Park's biomanufacturing legacy brings a substantial workforce, supported by cutting-edge R&D from three acclaimed universities, fostering a thriving lab market.



STEPS FROM DUKE UNIVERSITY



LIFE SCIENCE ECOSYSTEM

WHY THE TRIANGLE

#1 TOP STATE FOR BUSINESS

- CNBC

#5 TOP LIFE SCIENCE CLUSTER (RALEIGH-DURHAM)

- JLL

#3 TOP GROWTH STATE

- U-Haul Growth Index, 2023

#3 HOTTEST JOB MARKET

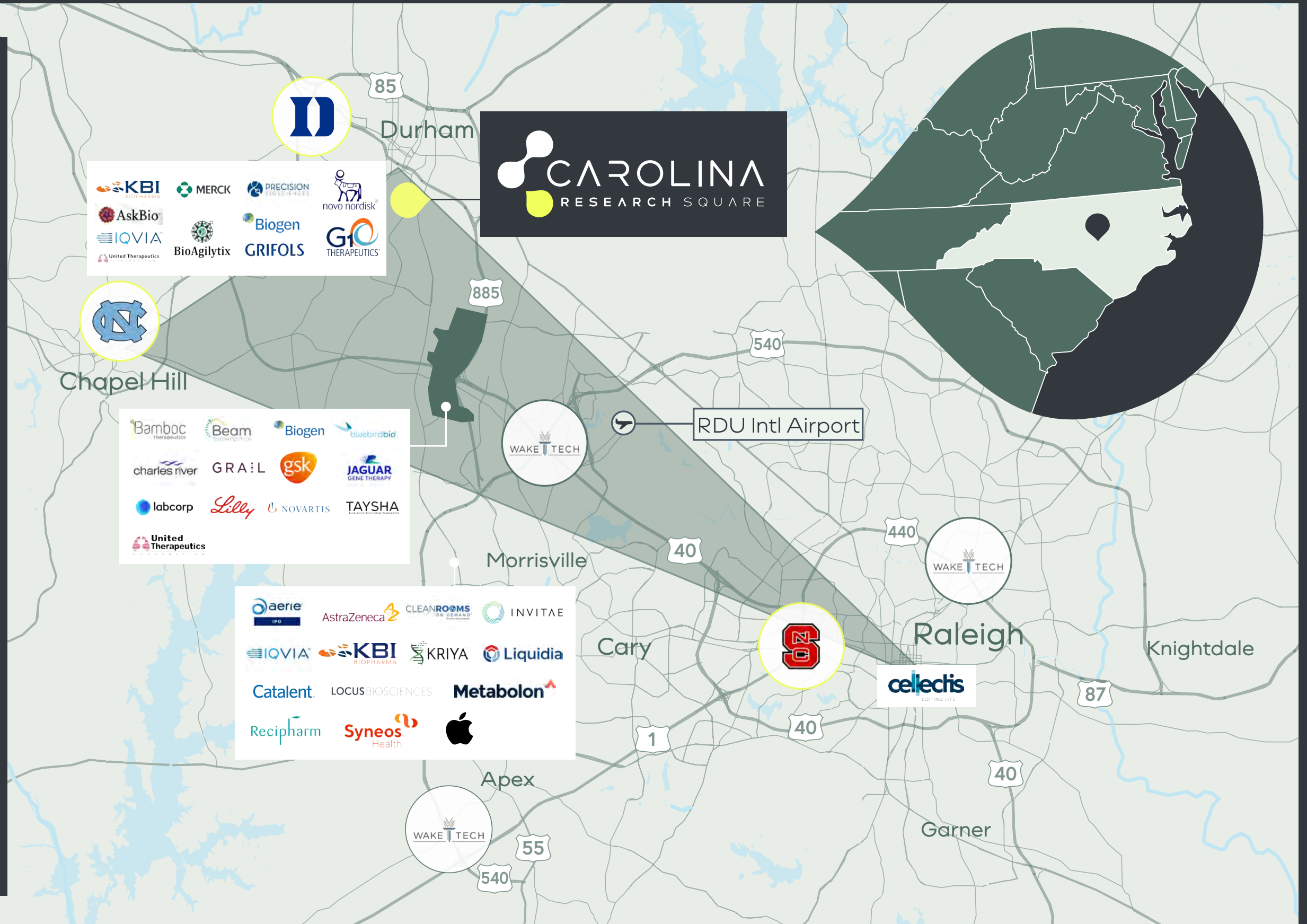
- The Wall Street Journal

#2 BEST BUSINESS CLIMATE

- Business Facilities 19th Annual Rankings Report

20 MILES
DURHAM TO RALEIGH

16 MILES
DURHAM TO CHAPEL HILL



RALEIGH-DURHAM

RALEIGH-DURHAM'S ADVANTAGEOUS BUSINESS LANDSCAPE

44K+ ANNUAL GRADUATES AND **25K** FROM TIER-1 UNIVERSITIES

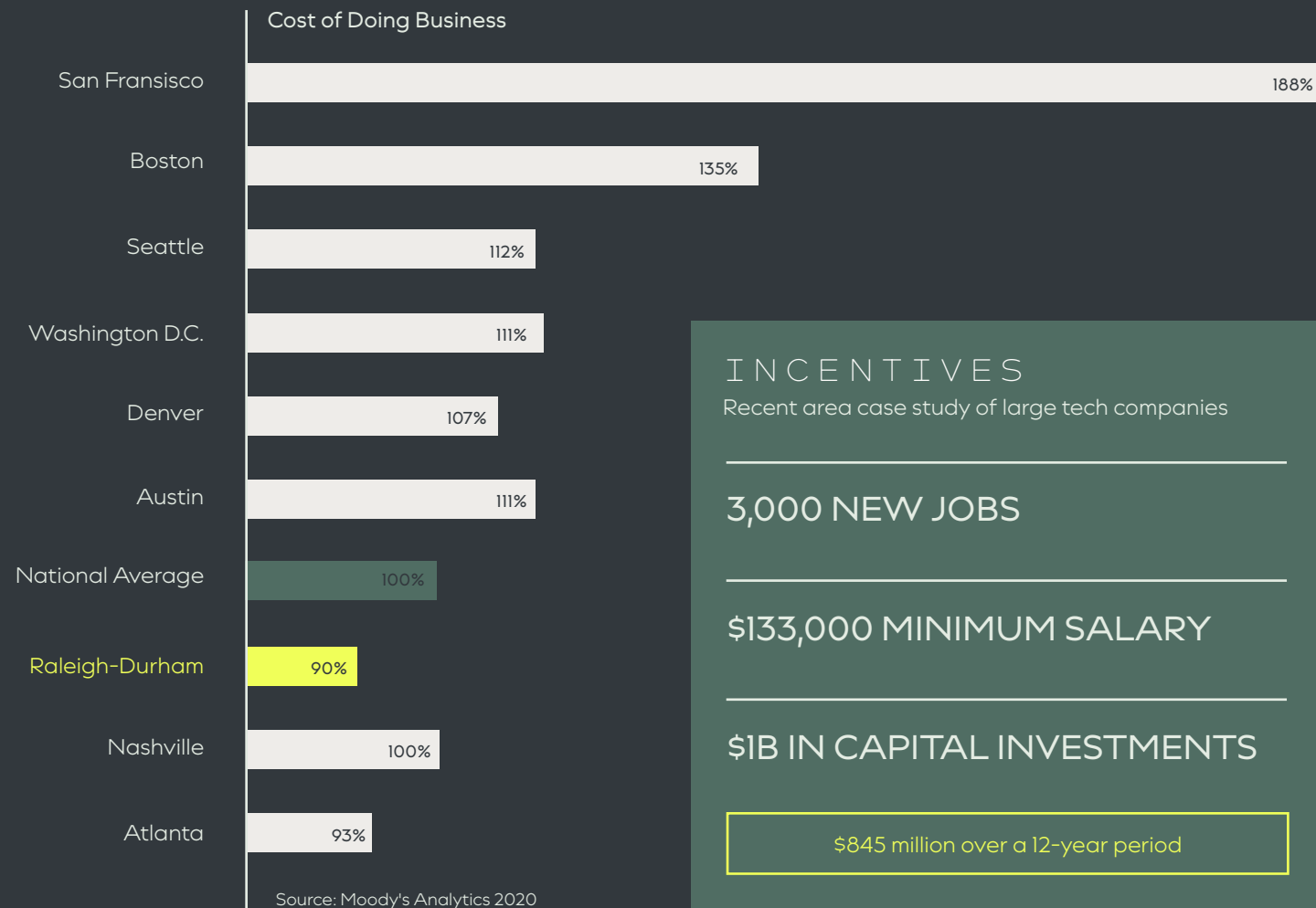
65% OF GRADUATES LIVE IN THE AREA AFTER COLLEGE

7 UNIVERSITIES **WITHIN THE REGION**, AND **49** UNIVERSITIES **WITHIN 50 MILES** THAT OFFER BACHELOR'S DEGREE OR HIGHER

54% HAVE A BACHELOR'S DEGREE OR HIGHER

1,189,765 TOTAL LABOR FORCE

Major Universities



INCENTIVES
Recent area case study of large tech companies

3,000 NEW JOBS

\$133,000 MINIMUM SALARY

\$1B IN CAPITAL INVESTMENTS

\$845 million over a 12-year period



FAVORABLE BUSINESS ENVIRONMENT
0% corporate tax rate by 2030



PROVEN PRODUCTION
Produces an outsized amount of intellectual property with 2.7 patents per 1,000 people



RECOGNIZED ROI
2nd highest FDI per capita and an affordable real estate option in a quality market

DURHAM PERFORMING ARTS CENTER



GIZMO BREW WORKS



DAME'S CHICKEN & WAFFLES



APÉRITIF DESSERT WINE BAR



COCOA CINNAMON



DURHAM BULLS ATHLETIC PARK



NEIGHBORHOOD VIBE

STEPS FROM THE
COOLEST SPOTS
IN DURHAM

Meet friends for dinner and walk the brick-paved streets on the way. Duck into a deli or grab some barbecue, it is the South after all. Catch a fly ball at a Durham Bulls game or a concert at the Performing Arts Center.





DISCOVER A
DELECTABLE
DURHAM

With accolades such as "Tastiest Town in the South" and "America's Foodiest Small Town," Durham has firmly established itself as a culinary haven. The city is a melting pot of flavors, showcasing a diverse range of cuisines from around the world. From farm-to-table restaurants that highlight the best of local ingredients to innovative fusion concepts that push culinary boundaries, Durham offers a food lover's paradise.

LAB/OFFICE | SINGLE TENANT (40:60)



- Lab Space
- Office Space
- Outdoor Terrace

32,016 RSF

Lab RSF: 10,649
Office RSF: 13,413

Office Seats: 116
Collab Seats: 48

RSF Per Person: 208
Collab Ratio: .41



LAB/OFFICE | SINGLE TENANT (50:50)



- Lab Space
- Office Space
- Outdoor Terrace

32,016 RSF

Lab RSF: 10,900
Office RSF: 13,413


Office Seats: 84
Collab Seats: 67


RSF Per Person: 290
Collab Ratio: .80



LAB/OFFICE | MULTI TENANT (40:60)



Lab Space 

Office Space 

32,016 RSF

SUITE 1

Lab RSF: 3,781
 Office RSF: 1,103
 Office Seats: 7
 Collab Seats: 9
 RSF Per Person: 697
 Collab Ratio: 1.3

SUITE 2

Lab RSF: 3,734
 Office RSF: 1,942
 Office Seats: 25
 Collab Seats: 6
 RSF Per Person: 227
 Collab Ratio: .24

SUITE 3

Lab RSF: 3,729
 Office RSF: 1,902
 Office Seats: 13
 Collab Seats: 18
 RSF Per Person: 431
 Collab Ratio: 1.4


SUITE 4

Lab RSF: 3,714
 Office RSF: 1,999
 Office Seats: 19
 Collab Seats: 14
 RSF Per Person: 300
 Collab Ratio: .70



LAB/OFFICE | MULTI TENANT (60:40)



Lab Space 

Office Space 

40,356 RSF

SUITE 1

Lab RSF: 8,268
 Office RSF: 2,151
 Office Seats: 16
 Collab Seats: 6
 RSF Per Person: 651
 Collab Ratio: 1.0

SUITE 2

Lab RSF: 6,229
 Office RSF: 1,939
 Office Seats: 19
 Collab Seats: 16
 RSF Per Person: 429
 Collab Ratio: .80

SUITE 3

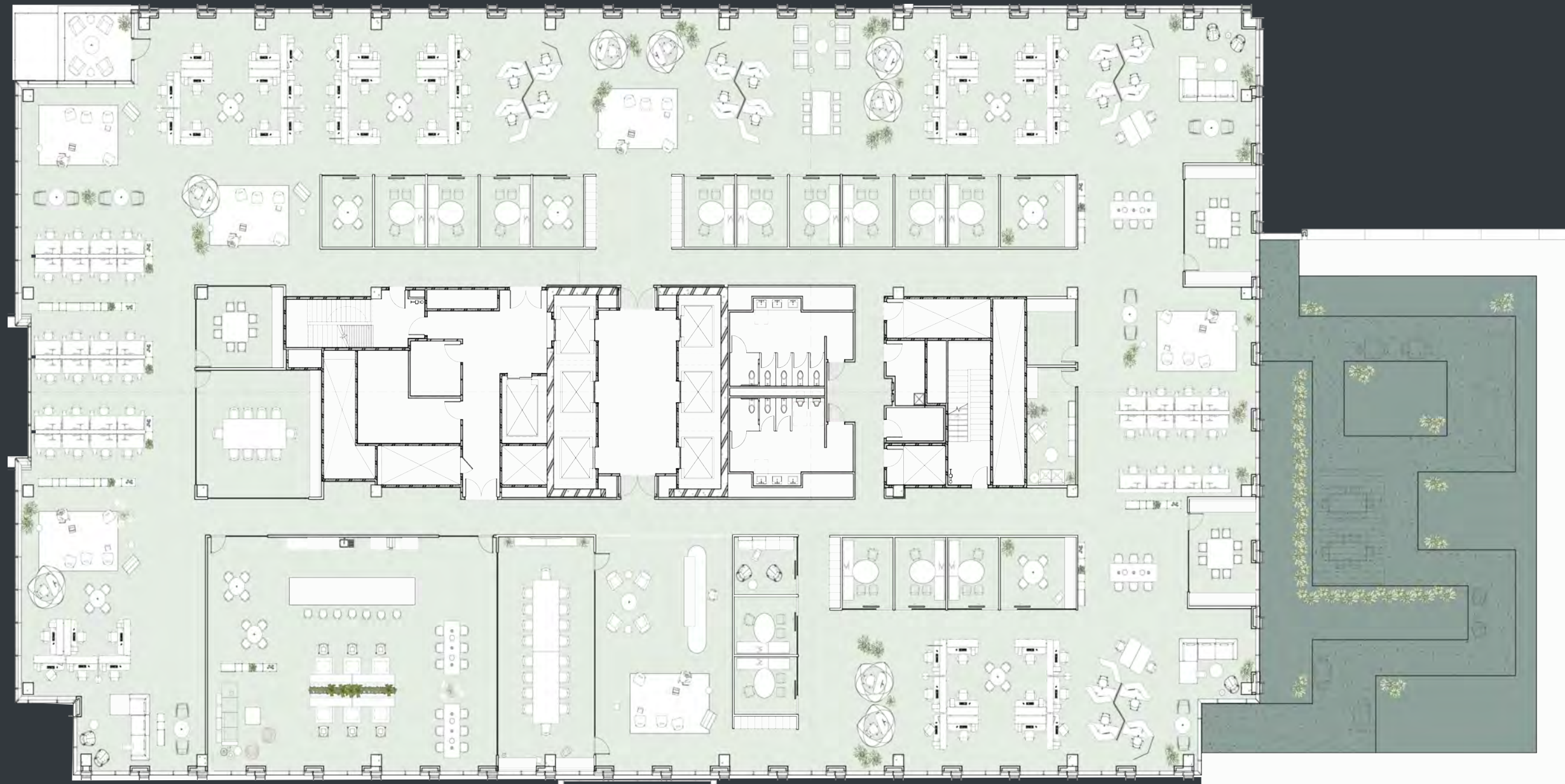
Lab RSF: 8,360
 Office RSF: 2,776
 Office Seats: 20
 Collab Seats: 26
 RSF Per Person: 556
 Collab Ratio: 1.3



SUITE 4

Lab RSF: 6,985
 Office RSF: 2,269
 Office Seats: 20
 Collab Seats: 20
 RSF Per Person: 462
 Collab Ratio: 1.0



OFFICE | FULL FLOOR WITH TERRACE



Office Space 
Outdoor Terrace 

32,139 RSF

Office RSF: 24,385
Outdoor Terrace: 2,550

Office Seats: 122
Collab Seats: 169

RSF Per Person: 200
Collab Ratio: 1.39



ROBUST INFRASTRUCTURE

BUILDING

- Central Compressed Air
- Central Vacuum
- Central Acid waste neutralization tank outside of the building below ground (Option A)
- Local neutralization or dilution traps in lieu of central tank (Option B)
- Hazardous waste and chemical storage locations
- Dedicated shaft space within core for tenant provided systems
- Tenant Generator Yard with room for 6 pads and service area
- DAS Ready
- WIFI - Public Areas
- Separate Communication Risers for Tenant Ability to create redundant system.
- 100 psf live load
- Lobby Floor to Floor Slab - 22'-0" Double height - Maximize Light
- Lab Floor Slab to Slab Elevation - 15'-6"
- Column Grid 33'-0 / 11'-0 Module
- 45'0" clear span from Core to Column Line
- Duct / Chilled Water / Hot Water Connection Points at shaft condition on each floor
- Exterior balconies on levels 2-10
- Amenity Terrace on L10 with outdoor fireplace and views to downtown Durham
- Training and Conference Center on Ground Floor
- Bike room with private shower/changing rooms on Ground Floor
- Amenity Area with Fitness Center, Flexible Work Lounge, and Golf Simulator on Level 10
- 10 stories - 9 floors of Lab Office Space
- Conference Center
- Penthouse/Mechanical
- Cast in Place Concrete
- White TPO Roof
- Fully enclosed loading/service area with 2 raised docks (10' x 50' and 10' x 25')

PHASE 1 | LAB & MULTIFAMILY

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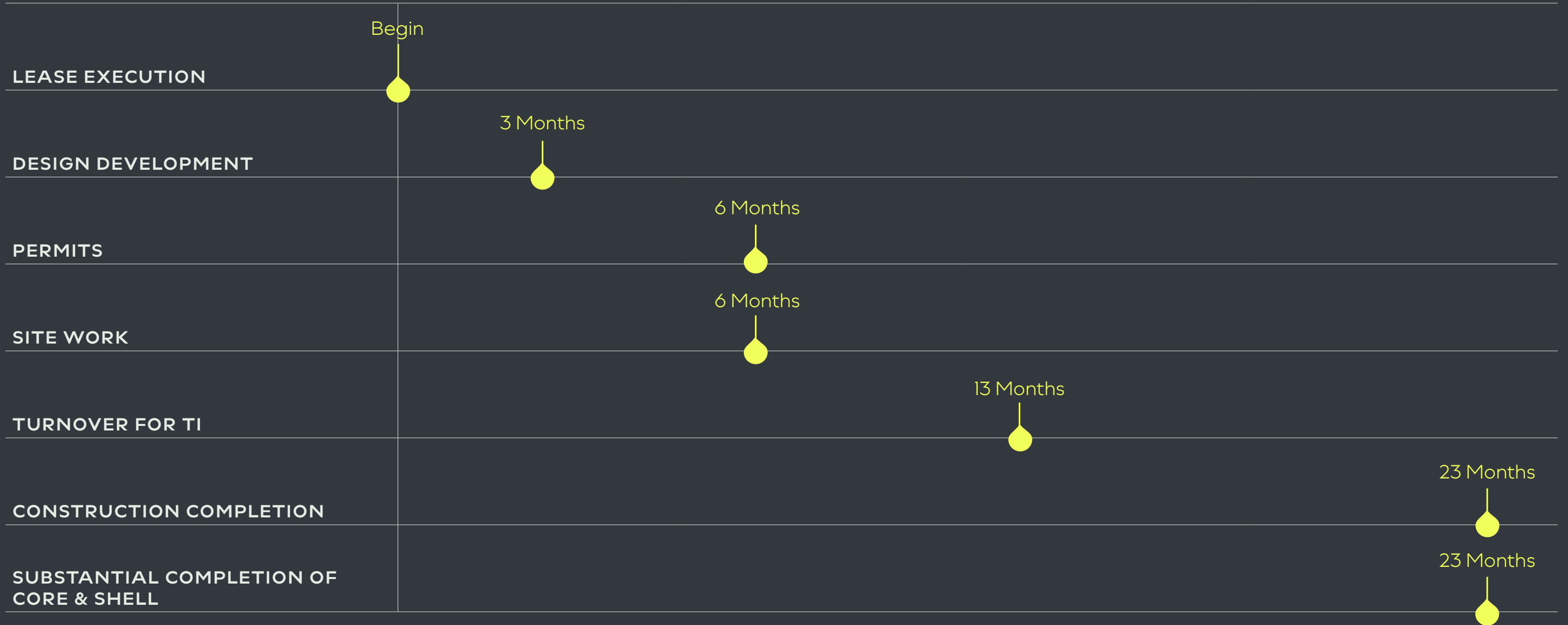
PARKING

- Approximately 1,000 space parking garage with EV charging stations

ACCESS

- Access to 147
- Easy access to American Tobacco Trail, Durham Bulls Stadium and American Tobacco Campus

CONSTRUCTION TIMELINE



Construction timeline subject to change



401 E LAKEWOOD AVE, DURHAM, NC 27701

SHAPING A BRIGHTER FUTURE, ONE BREAKTHROUGH AT A TIME



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