



CAROLINA LABS

AT HERITAGE 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)

900,000 RSF
total lab space

30,000-40,000 RSF
floor plates

325
residential units

3 ACRES
of open space

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

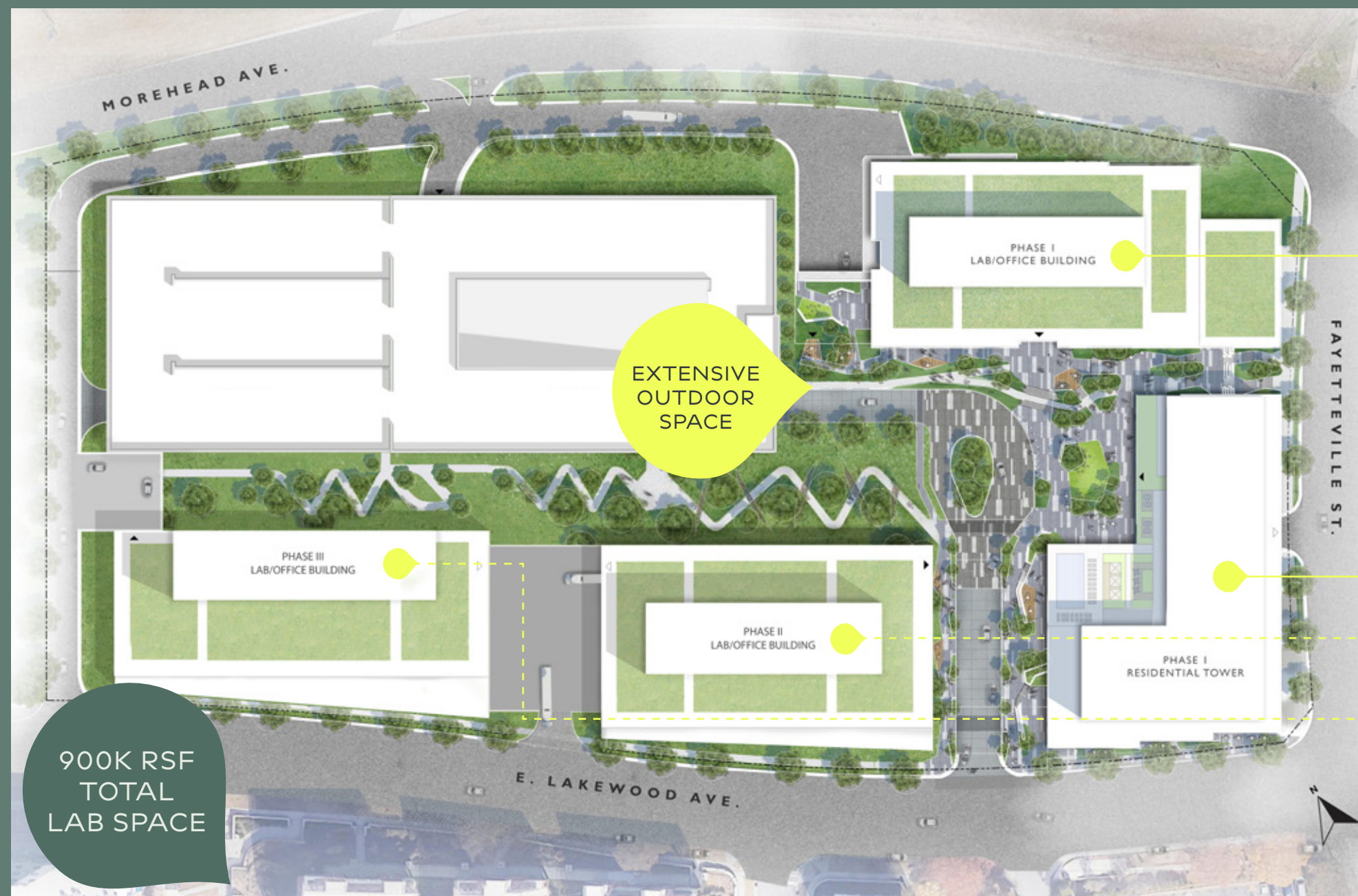


SITE PLAN

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**

2026 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



EXPERIENCE

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

LAB BUILDING ENTRANCE
RENDERINGS AND PLANS CONTAINED HEREIN ARE SUBJECT TO CHANGE



PHASE 1 | MULTIFAMILY & LAB



PHASE 1

AT A GLANCE

290,825 RSF building	10 stories of Class-A purpose built laboratory space	30,000-40,000 RSF floor plates	13'5" clear height
3.34 parking spaces per 1,000 RSF	2026 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



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- TENANT SIGNAGE OPPORTUNITY
- TENANT AMENITY FLOOR
- FLOORS 2-10
30,000-40,000 RSF/Floor
290,825 RSF Total
- CONFERENCING/
PRE-FUNCTION SPACE
- ARRIVAL EXPERIENCE
& LOBBY
- 325 RESIDENTIAL UNITS
- 17,134 RSF 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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FITNESS CENTER

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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 VIEWSOUTDOOR 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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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.



LIFE SCIENCE ECOSYSTEM

WHY THE TRIANGLE

#1 TOP STATE FOR BUSINESS

- CNBC

#5 TOP LIFE SCIENCE CLUSTER
(RALEIGH-DURHAM)

- JLL

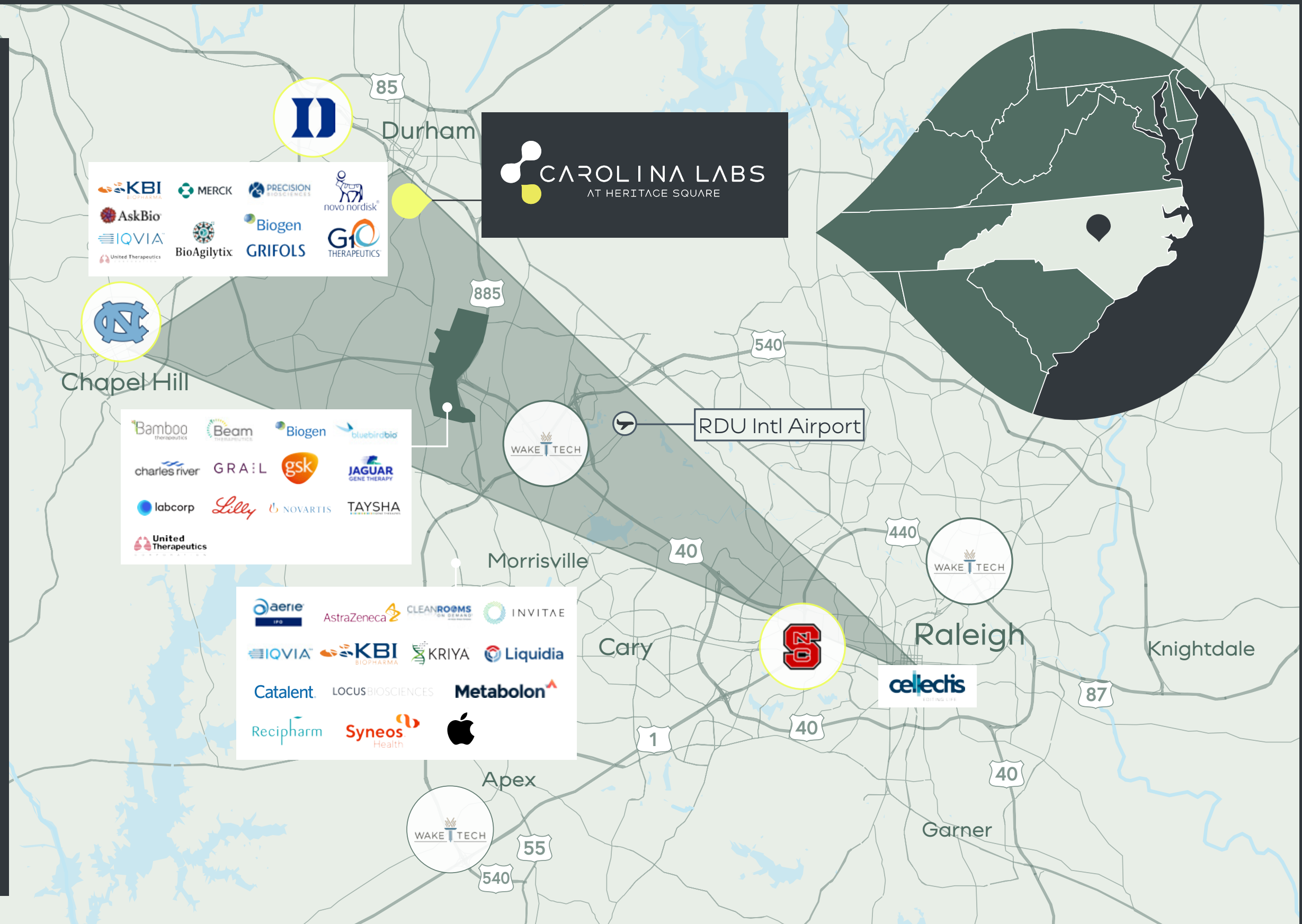
#3 TOP GROWTH STATE

- 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'S ADVANTAGEOUS BUSINESS LANDSCAPE

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

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

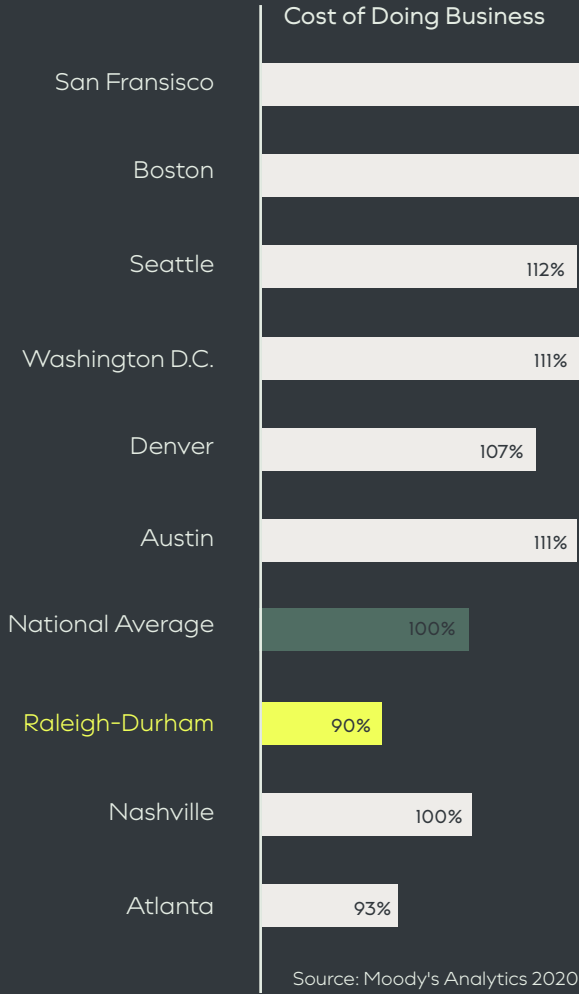
Major Universities



65% OF GRADUATES LIVE IN THE
AREA AFTER COLLEGE

54% HAVE A BACHELOR'S DEGREE
OR HIGHER

1,189,765 TOTAL LABOR FORCE



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

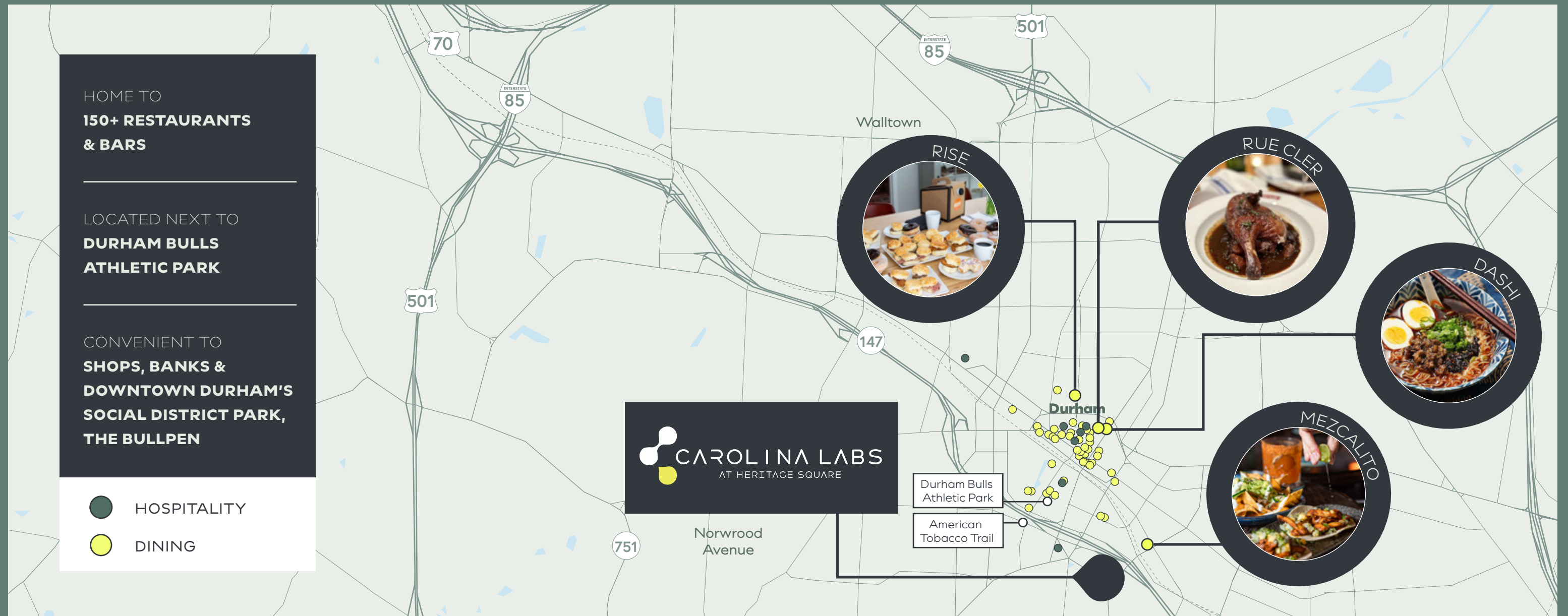


NEIGHBORHOOD VIBE

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

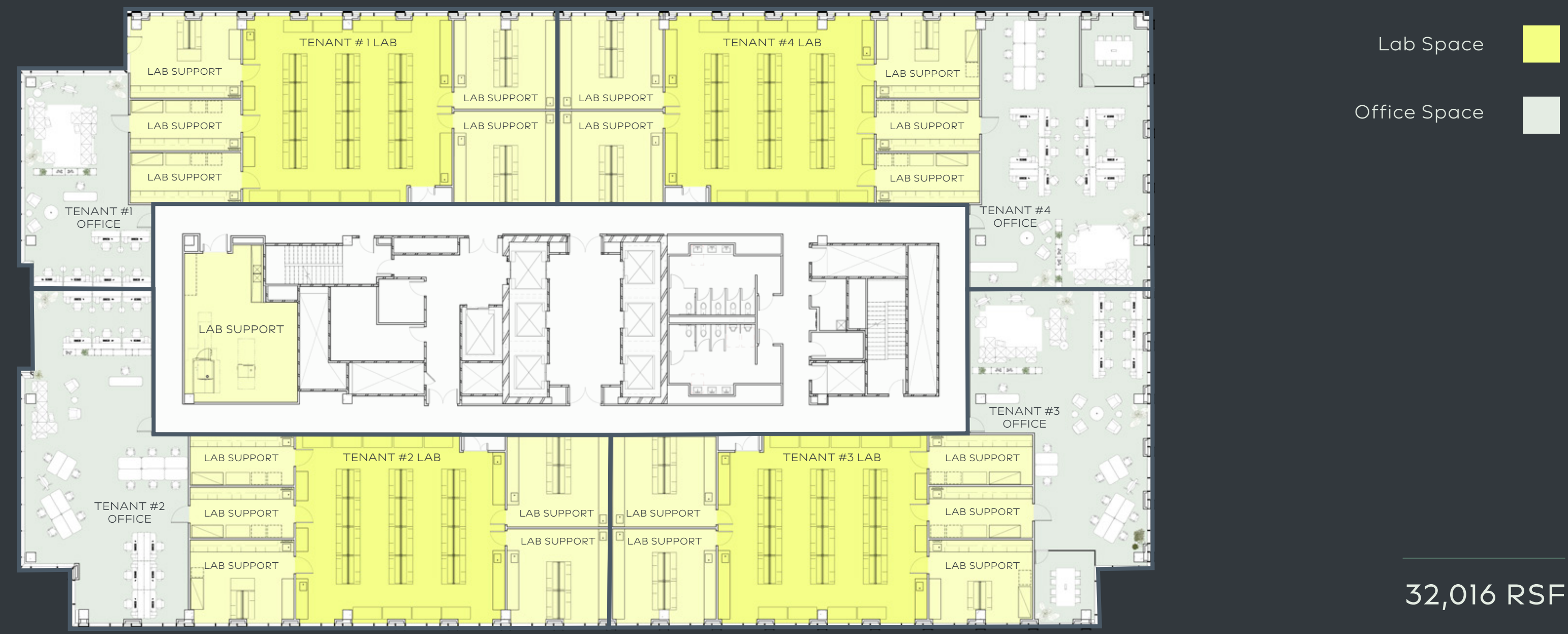
Lab RSF: 10,900
Office RSF: 13,413

Office Seats: 84
Collab Seats: 67

RSF Per Person: 290
Collab Ratio: .80



LAB/OFFICE | MULTI TENANT (40:60)



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)



SUITE 1	
Lab RSF:	8,268
Office RSF:	2,151
Office Seats:	16
Collab Seats:	6
RSF Per Person:	651
Collab Ratio:	1.0

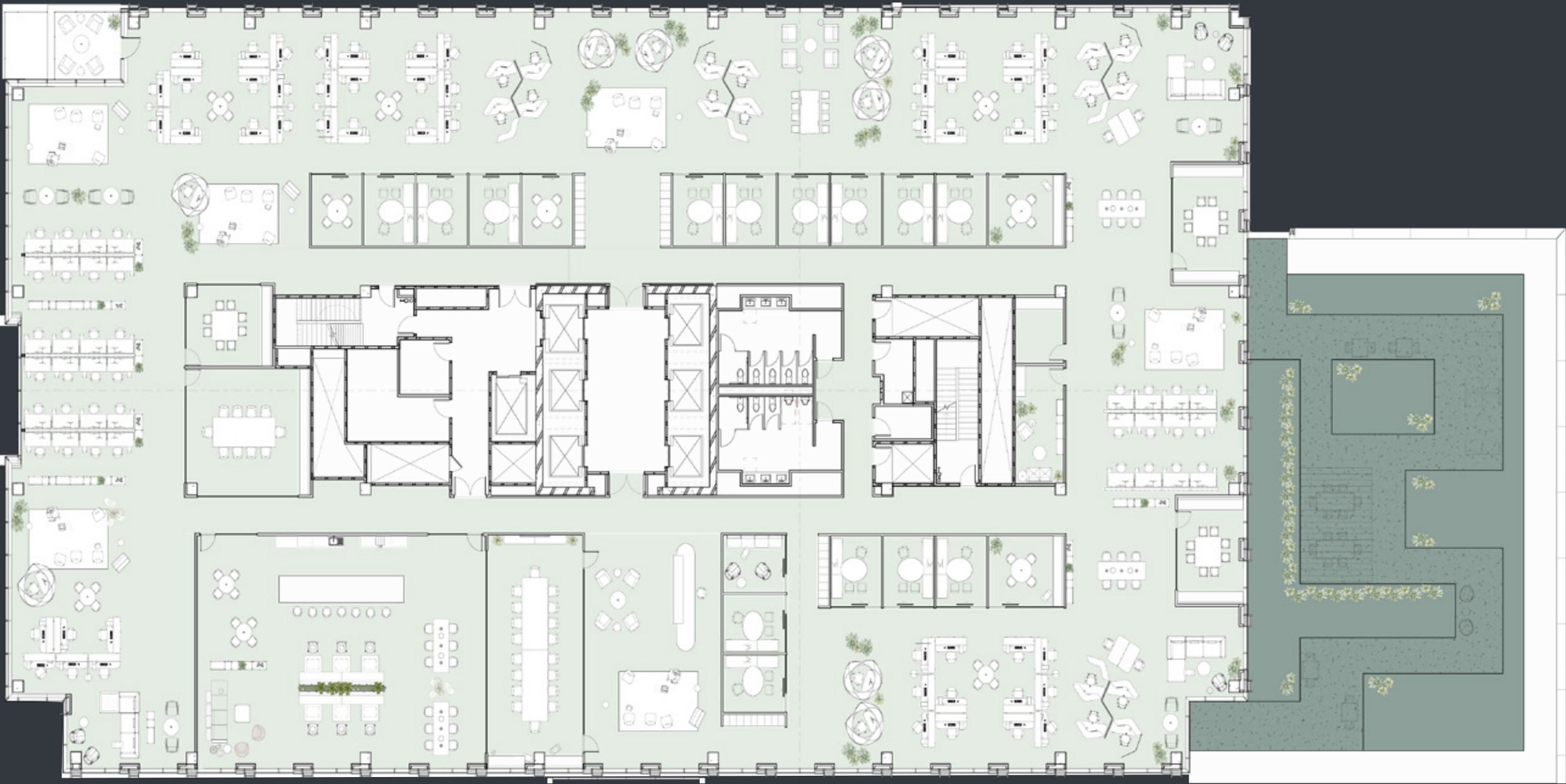
SUITE 2	
Lab RSF:	6,229
Office RSF:	1,939
Office Seats:	19
Collab Seats:	16
RSF Per Person:	429
Collab Ratio:	.80

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 level 10 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
- 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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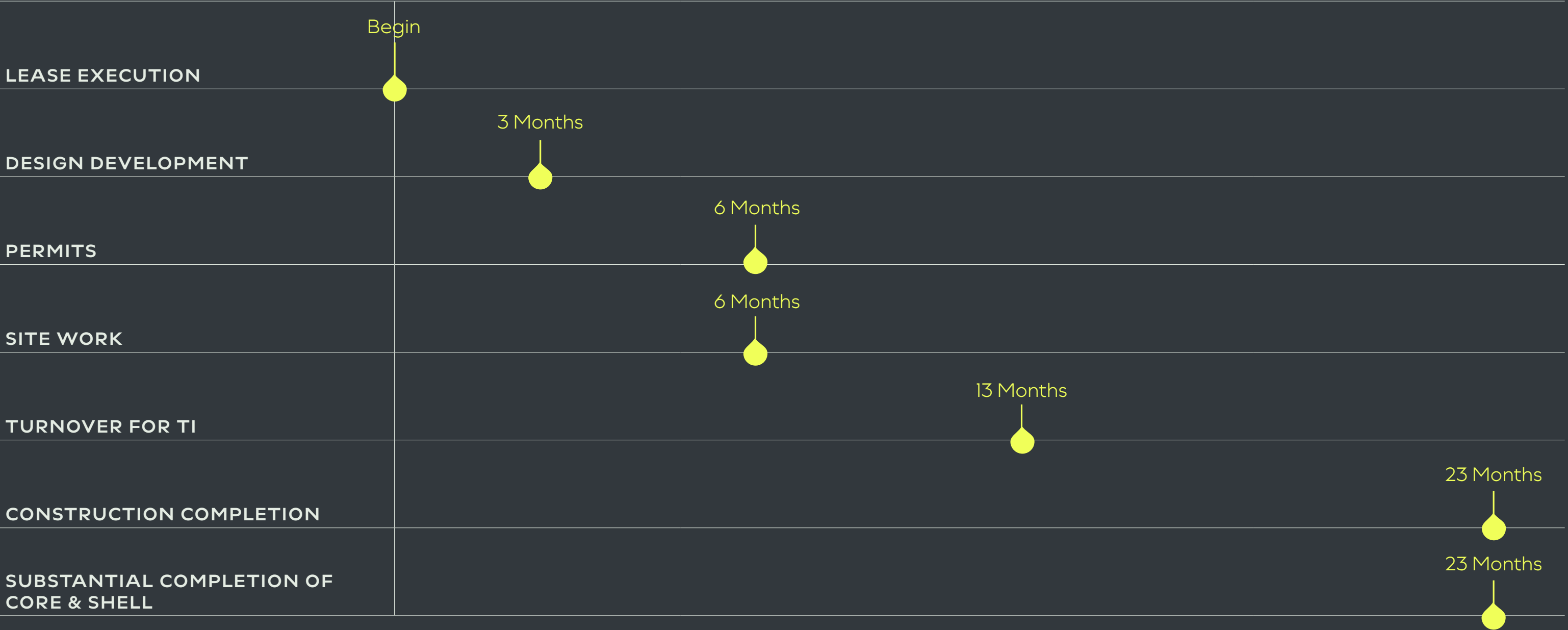
PARKING

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

ACCESS

- Access to I47
- Easy access to American Tobacco Trail, Durham Bulls Stadium and American Tobacco Campus

CONSTRUCTION TIMELINE



Construction timeline subject to change.



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SHAPING A BRIGHTER FUTURE, ONE BREAKTHROUGH AT A TIME



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