



CAROLINA LABS

AT HERITAGE SQUARE

DOWNTOWN DURHAM, NORTH CAROLINA



ACRAM GROUP



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

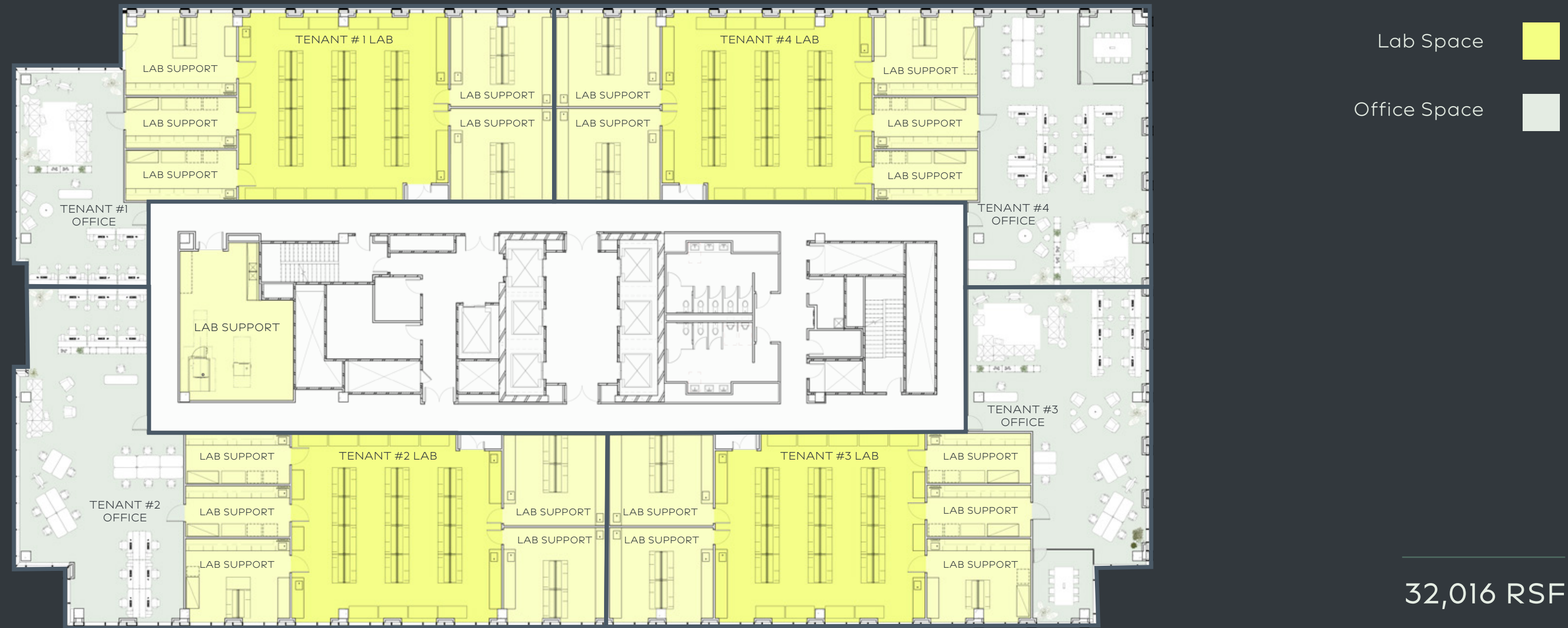
Lab RSF: 10,900
Office RSF: 13,413

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

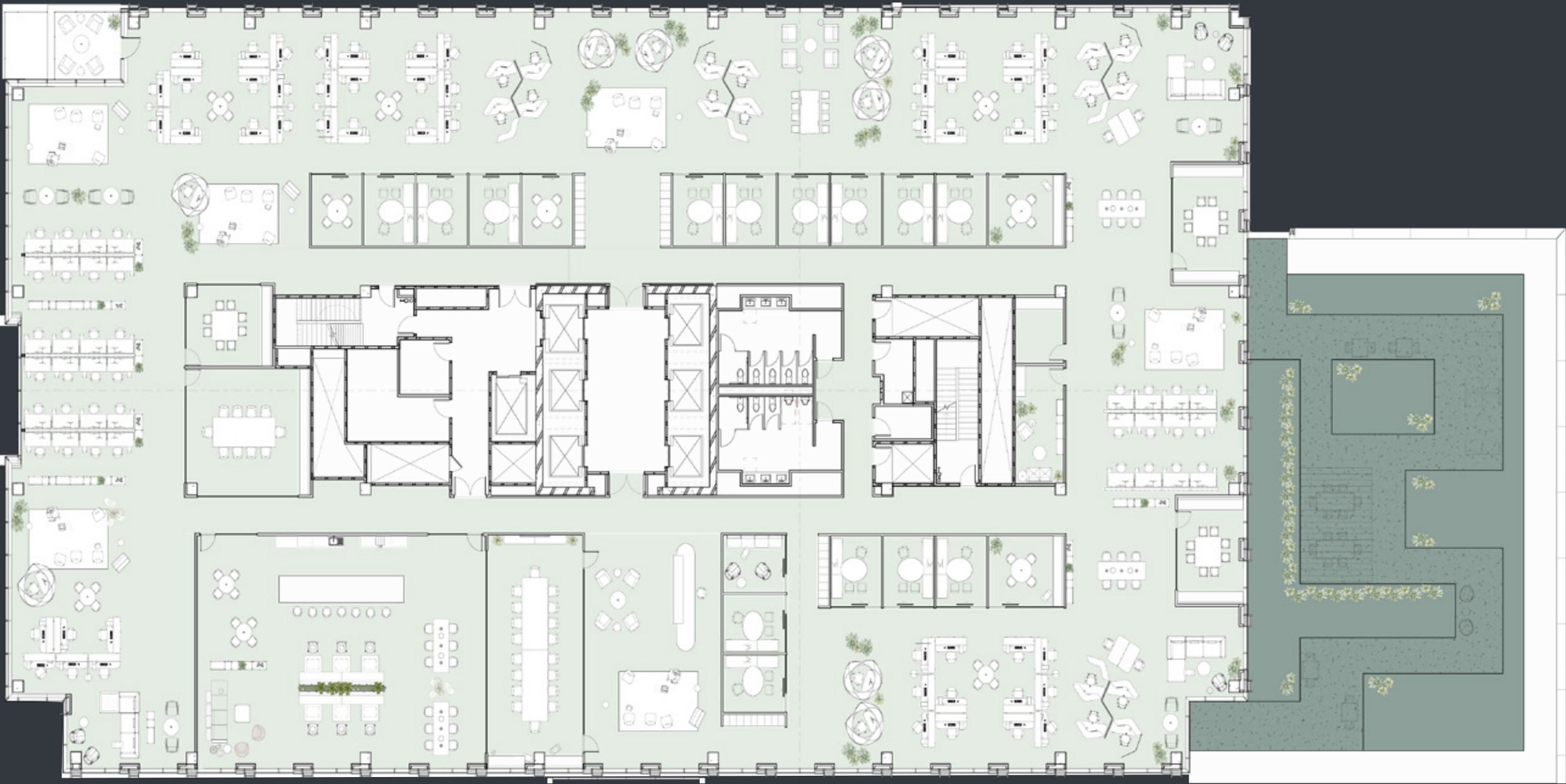
SUITE 2	
Lab RSF:	6,229
Office RSF:	1,939
Office Seats:	19
Collab Seats:	16
RSF Per Person:	429
Collab Ratio:	.80

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

RENDERINGS AND PLANS CONTAINED HEREIN ARE SUBJECT TO CHANGE.



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



401 E LAKEWOOD AVE, DURHAM, NC 27701



ERIC FORSHEE

eric.forshee@jll.com
919.424.8176

HILLMAN DUNCAN

hillman.duncan@jll.com
919.424.8463

MATT DANIELS

matt.daniels@jll.com
617.531.4220

JOHN MACDONELL

john.macdonell@jll.com
919.424.8166

SHAPING A BRIGHTER FUTURE, ONE BREAKTHROUGH AT A TIME



JESS BROWN

jbrown@sterlingbay.com
847.420.0044

RUSS CORA

rcora@sterlingbay.com
312.952.0279

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ACRAM GROUP

CAITLIN LIEVANO

clievano@acramgroup.com

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