



CAROLINA

RESEARCH 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)



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

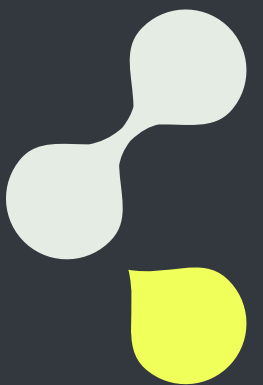
Lab RSF: 3,734
 Office RSF: 1,942
 Office Seats: 25
 Collab Seats: 6
 RSF Per Person: 227
 Collab Ratio: .24

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

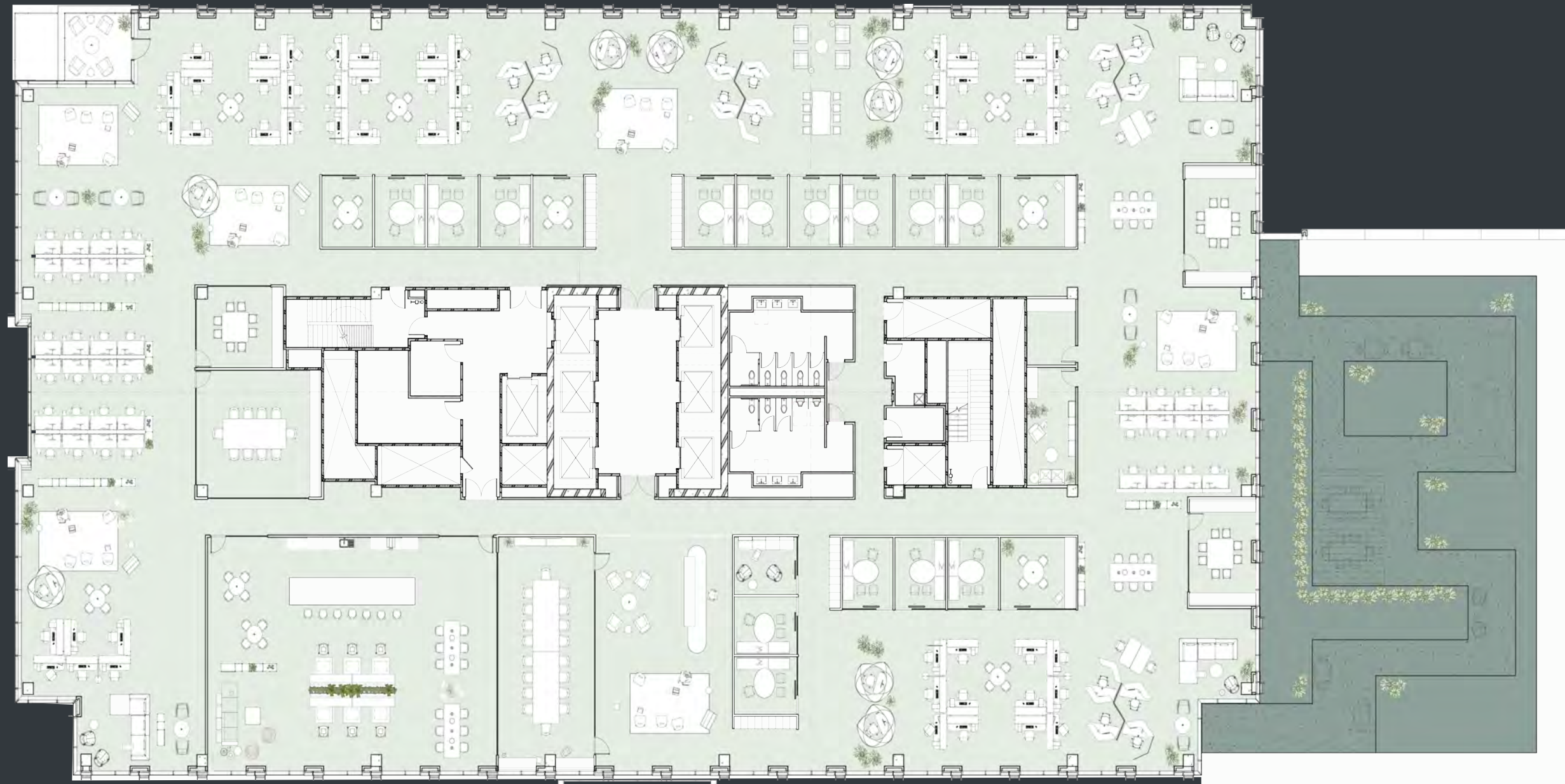
Lab RSF:	8,360
Office RSF:	2,776
Office Seats:	20
Collab Seats:	26
RSF Per Person:	556
Collab Ratio:	1.3



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

RENDERINGS AND PLANS CONTAINED HEREIN ARE SUBJECT TO CHANGE.



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



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SHAPING A BRIGHTER FUTURE, ONE BREAKTHROUGH AT A TIME



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