

LS  
**spark**

A TRINITY CAPITAL DEVELOPMENT



Cultivating the **Science of Innovation**

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# Cultivating the Science of Innovation

By designing the region's largest, mixed-use research development, Spark is setting out to curate a premier experience to empower the next generation of life-science and technology innovators in Raleigh-Durham.

With world-class amenities and a unique blend of multi-function spaces, Trinity Capital is creating a diverse ecosystem where science and research professionals can collaborate to uncover the next life-changing breakthrough.

# Creating an Impactful Community of Innovators Through Placemaking

To effectively establish a strong community identity and attract impactful individuals, Spark is designed to cater to the human experience.

With a heavy emphasis on placemaking, Spark offers a range of multi-functional spaces collectively designed to bring innovators together and empower a new generation of life-science professionals to uncover the next life-changing breakthrough.



- 1 Office/Lab Building
- 2 Biomanufacturing Building
- 3 Parking Garage
- 4 Retail/Restaurant

- A Axis Amenity Center
- B Fitness Center
- C Food/Beverage Pop-Up
- D Amphitheater
- E Central Green Space
- F Shared Lawn

# Axis The Gateway to Innovation

# AXIS

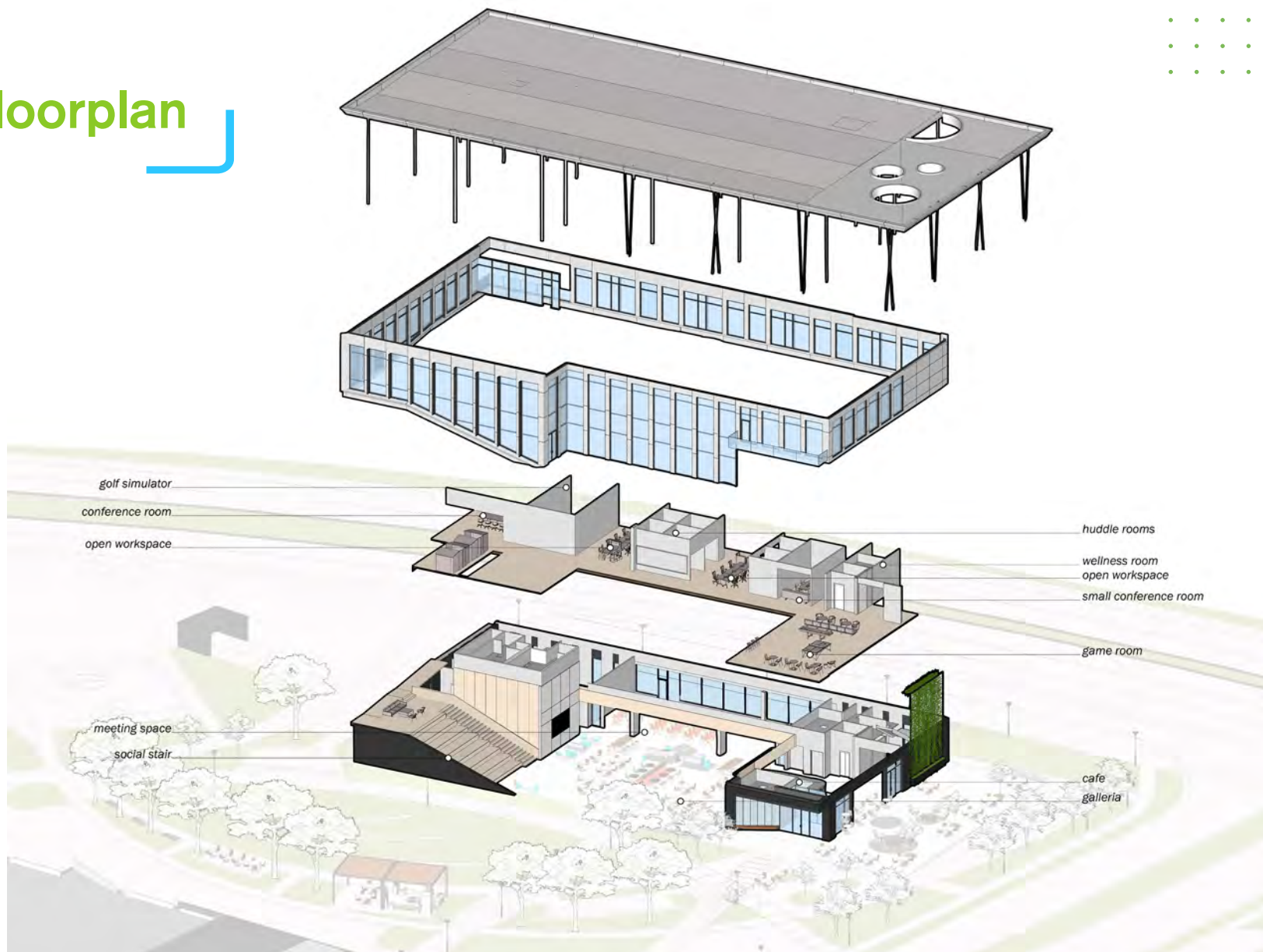
A world-class campus strategically designed with the end-user in mind.

Sitting at the center of this next-generation research destination is Axis – a true gateway to discovery, built to accommodate the full breadth of lab users. The highly-amenitized, 20,000 SF facility empowers ingenuity and collaboration with features that include:

- Flexible collaboration space
- Ample conference and meeting spaces
- Dedicated event space
- Scalable maker space



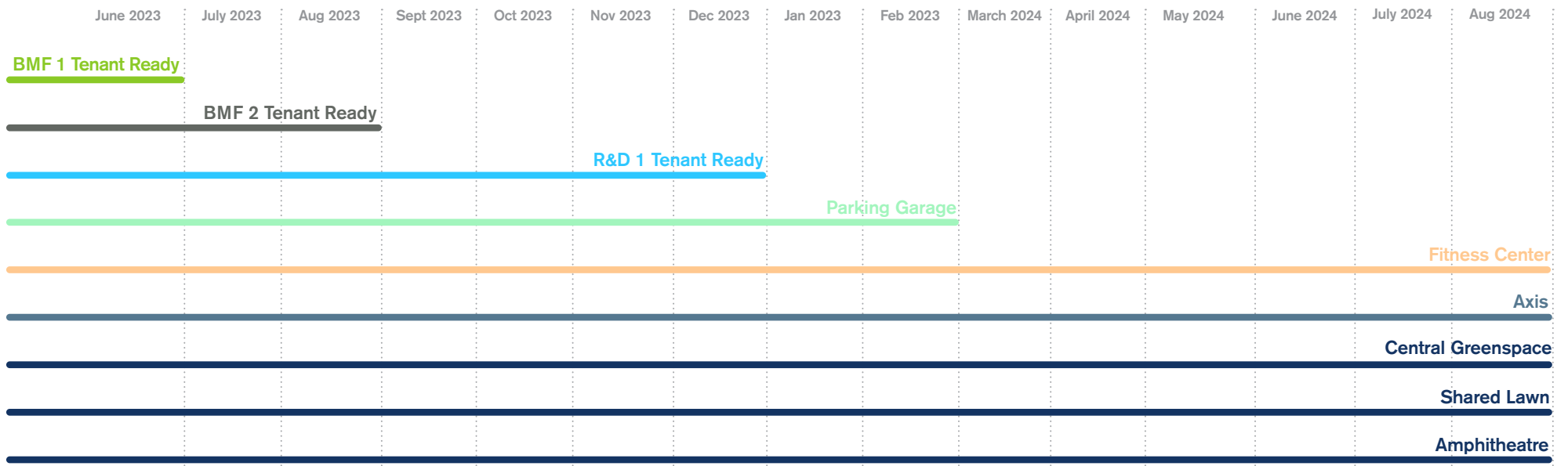
# Axis 3D Floorplan



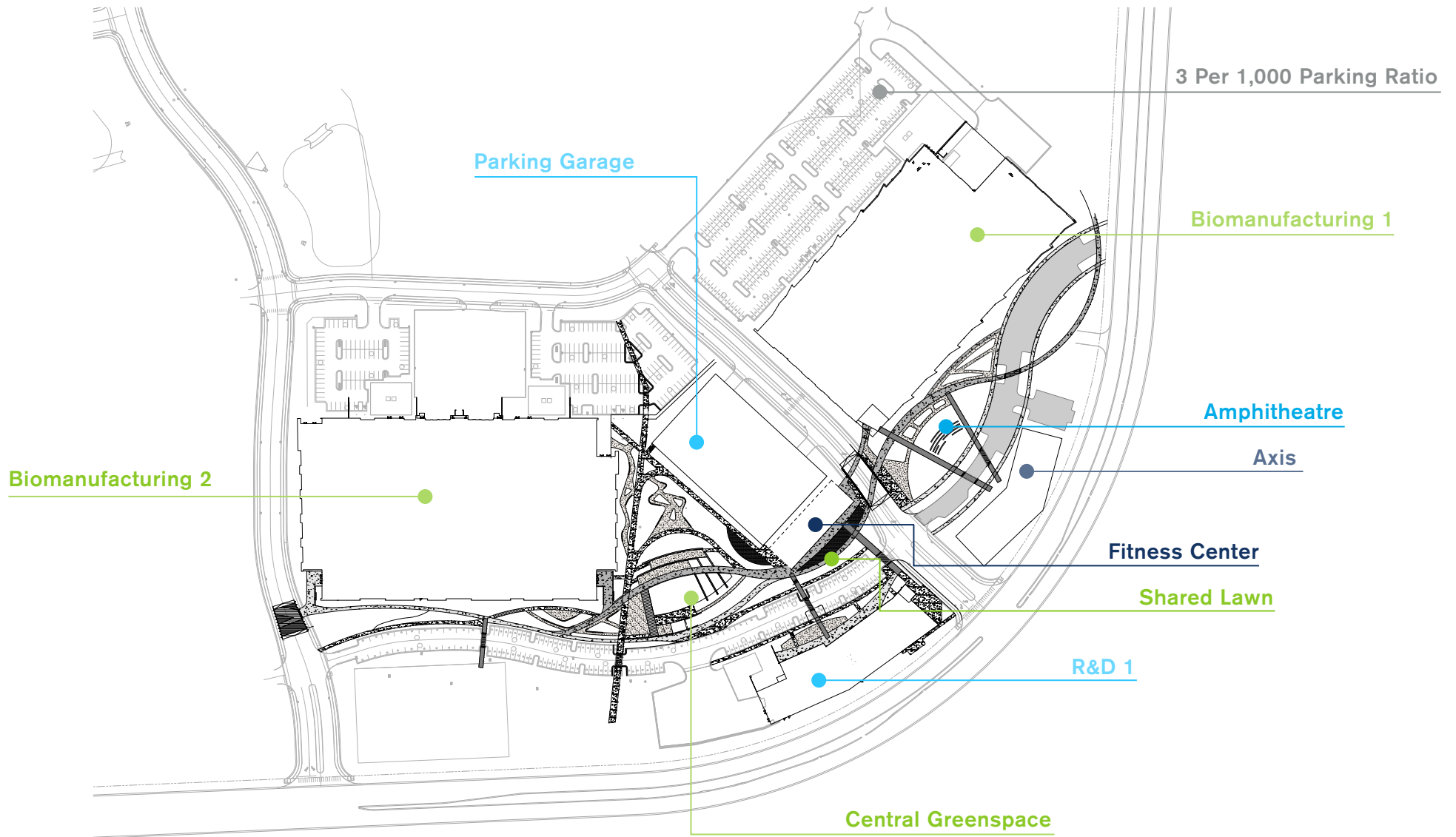


# Phase I Timing

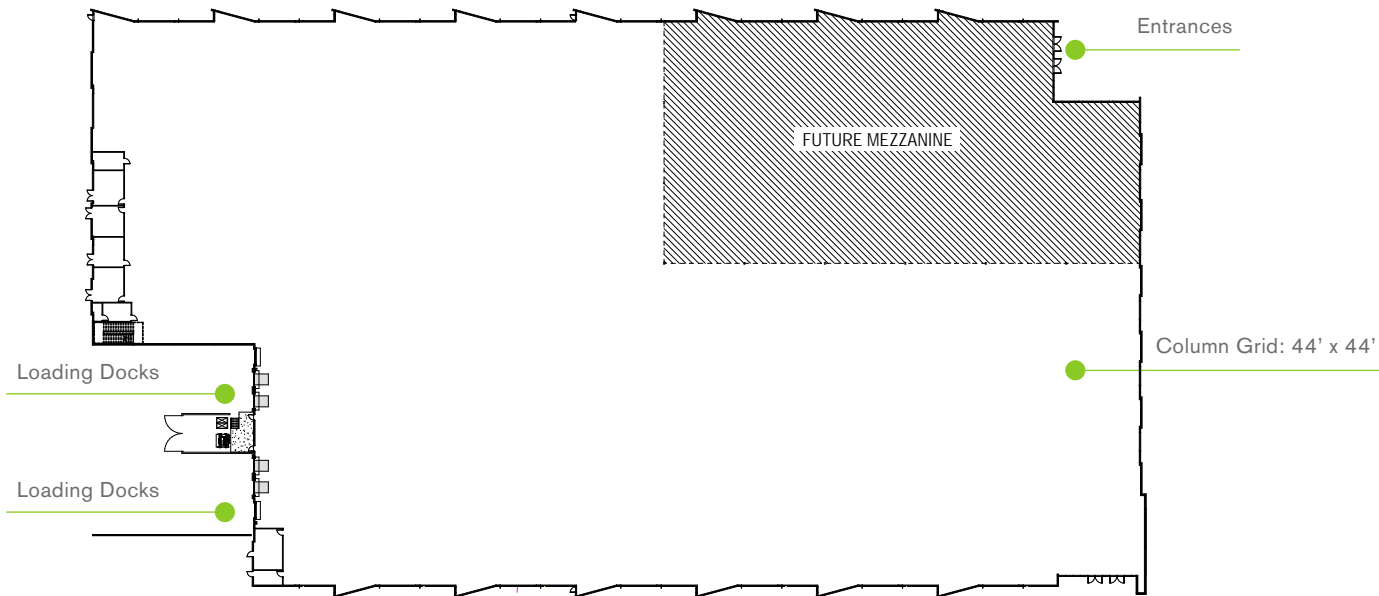
## Construction Timeline



# Phase 1 Overall Plan



# Biomanufacturing 1

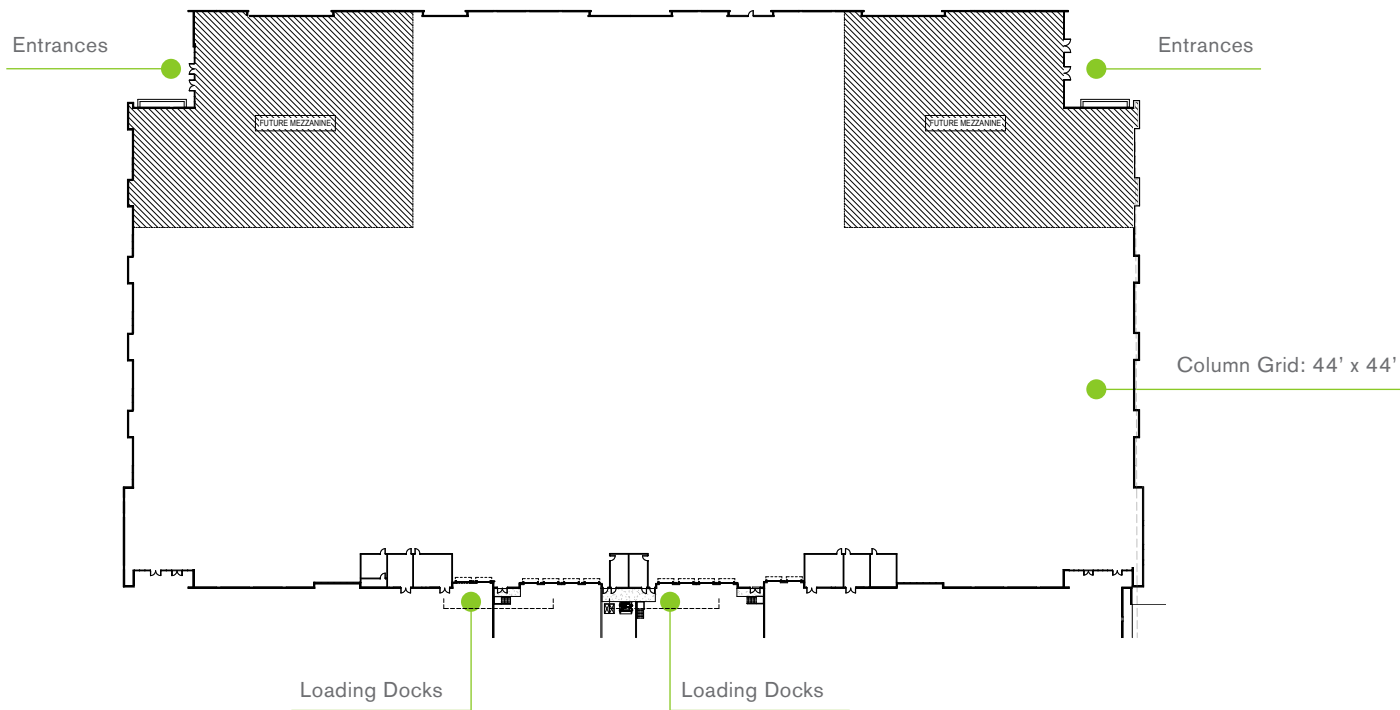


## Building Specs

- 162,000 SF
- Dock #: (6) 8'x9'
- Column Spacing: 44'x44'
- Clear Height: 37'
- Tilt-Up Construction
- Electrical: 9000A (277/480v)
- Feeders: 1000A +
- Water Service: 4"
- Natural Gas: 2 PSIG
- Two Chemical Waste Exits: 8"
- 1000 KW Generator



# Biomanufacturing 2



## Building Specs

- 210,000 SF
- Dock #: (12) 8'x9'
- Column Spacing: 44'x44'
- Clear Height: 37'
- Tilt-Up Construction
- Electrical: 12000A (277/480v)
- Feeders: 1000A +
- Water Service: 4"
- Natural Gas: 2 PSIG
- Two Chemical Waste Exits: 8"
- Backup Power: (2) 1000 KW Generator

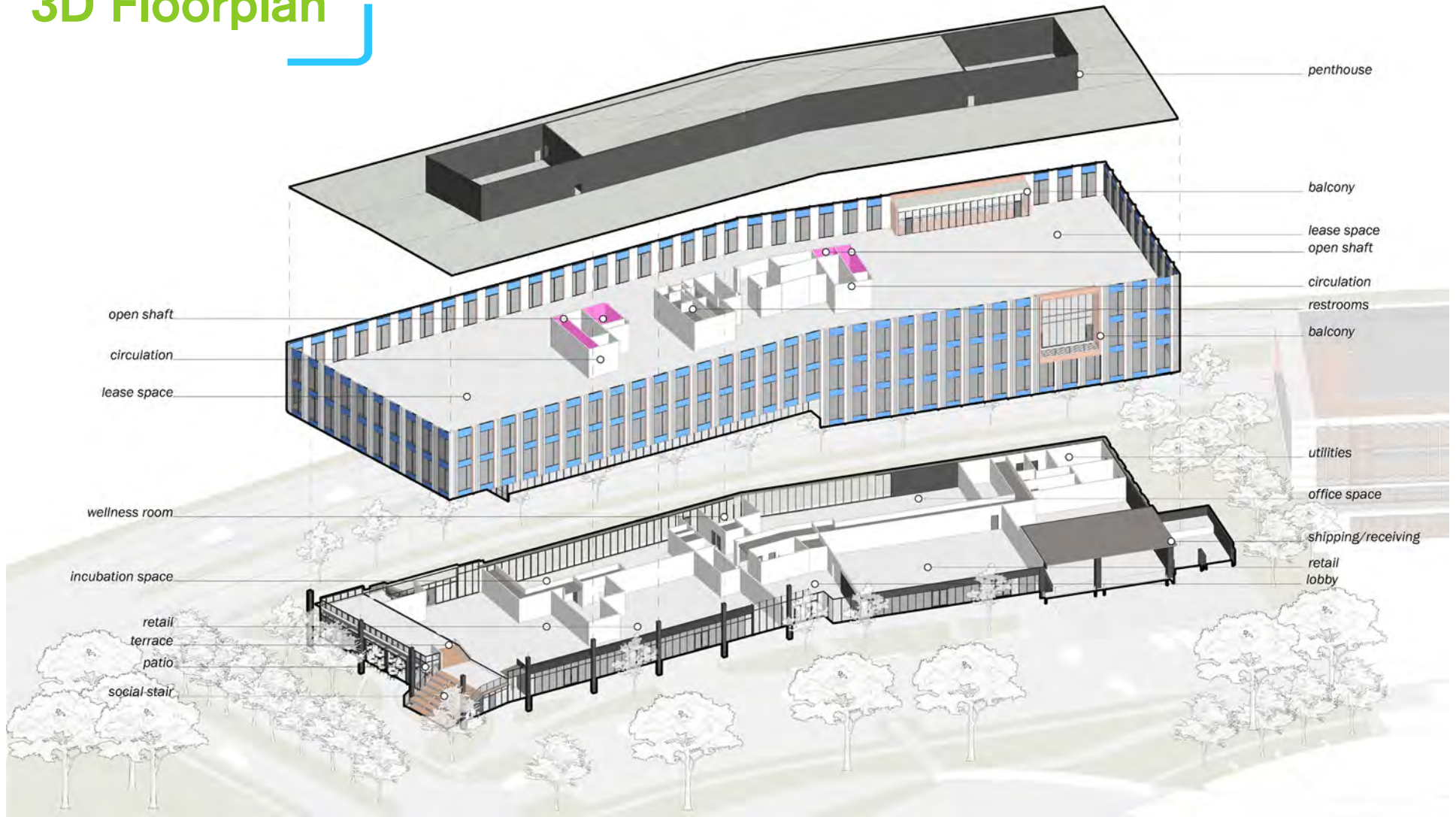
# R&D Building



## Building Specs

- 155,000 SF
- Demisable to 8,000 SF
- Dock #: (3) 8'x9'
- 3 Dock-High Loading Doors
- Clear Height: 15' Floor to Floor
- Steel Frame Construction
- Electrical: 27 W/SF, 480/277 V, 3-phase
- Structural: 100 PSF live load
- HVAC: 100% outside air, 8 AC/hr in lab areas
- House hot and chilled water
- Service elevator and 2 passenger elevators
- Food & Beverage Retail on Ground Floor
- 3W/SF Back-up power

# R&D Building 3D Floorplan



# R&D Floor Plan

## First Floor



- Office
- Retail
- Loading Area
- Yard Space

# R&D Test Fit

## Third Floor





# An Outdoor Oasis Where Wellness Meets Innovation

The Spark campus is a modern destination designed to bring people together and empower innovation. To maintain energy and focus, and keep the community motivated, the campus features abundant outdoor spaces to help users unwind and recharge.

Spark's lush, green spaces are designed to be inviting sanctuaries, where like-minded innovators can collaborate outside the office to inspire life-changing ideas.



## Retail Partners Dedicated to Fueling Your Body & Mind

Together, the generous roster of retail partners at Spark all share the common goal of ensuring the wellness and efficiency of all who come to campus.

Spark is a hub for activity, where users will find everything they need to help fuel discovery of the next world-changing idea, without missing a beat. With a host of health-conscious retail partners conveniently located on-site, getting a quick and healthy meal will never cut into productivity.

# Area Amenities Map

- |                     |                             |
|---------------------|-----------------------------|
| 1. Zaxby's          | 11. Capital City Chop House |
| 2. First Watch      | 12. Los Tres Magueyes       |
| 3. McDonald's       | 13. Cracker Barrel          |
| 4. Farmside Kitchen | 14. Wendy's                 |
| 5. Chipotle         | 15. Waffle House            |
| 6. Panera Bread     | 16. Texas Steakhouse        |
| 7. Singas Pizza     | 17. Bojangles               |
| 8. Starbucks        | 18. Village Deli & Grill    |
| 9. It's A Wrap      | 19. Neomonde Mediterranean  |
| 10. Fount Coffee    |                             |

## Hotels

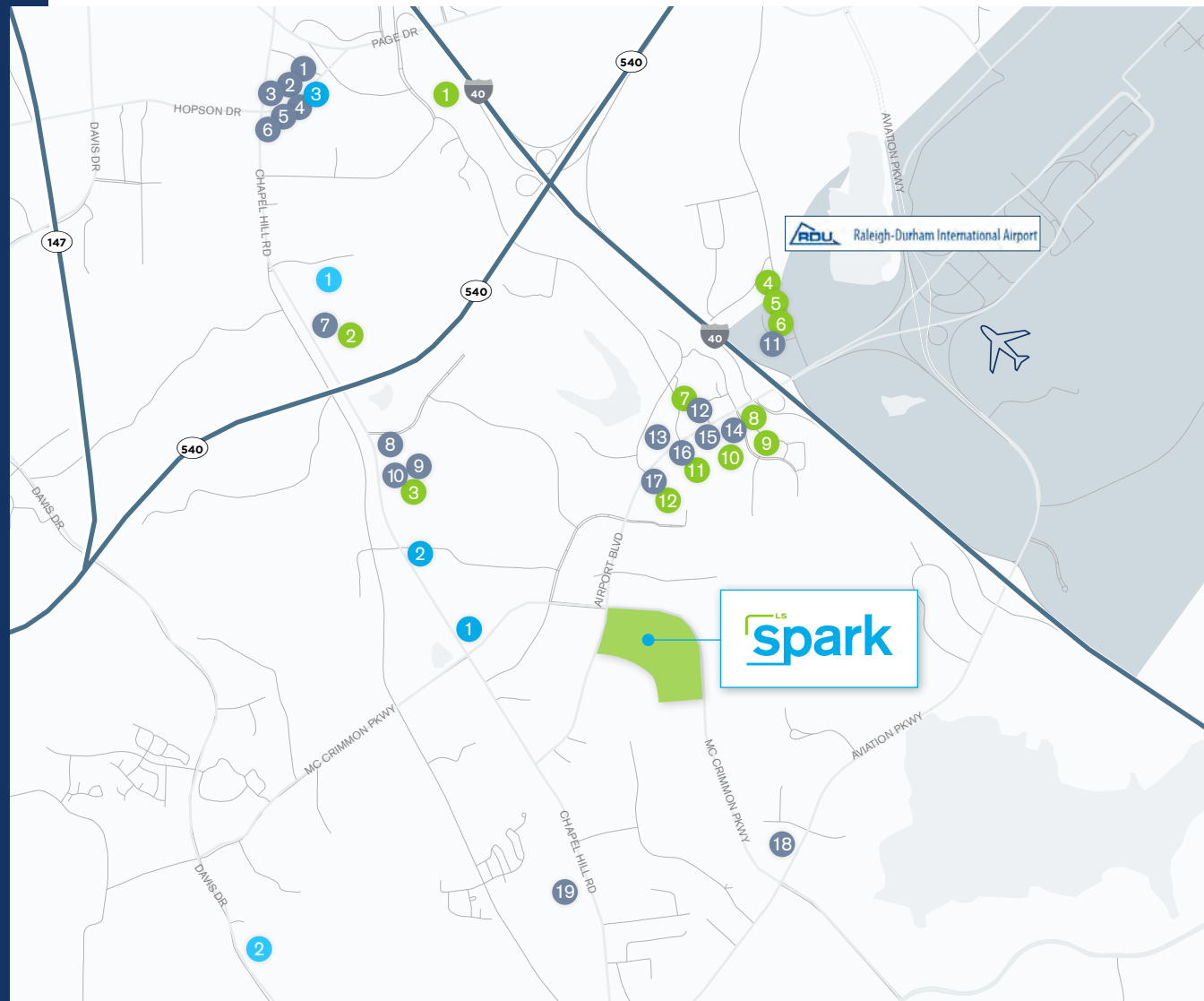
- |                          |                             |
|--------------------------|-----------------------------|
| 1. Sheraton Imperial     | 8. Holiday Inn Express      |
| 2. Home2Suites           | 9. Sonesta Suites           |
| 3. Hyatt House           | 10. Staybridge Suites       |
| 4. Tru by Hilton         | 11. Holiday Inn             |
| 5. Cambria Hotel         | 12. Four Points by Sheraton |
| 6. Hyatt Place           |                             |
| 7. Fairfield by Marriott |                             |

## Banks

- |                    |                        |
|--------------------|------------------------|
| 1. PNC Bank        | 3. First Citizens Bank |
| 2. Welcome Federal |                        |

## Shopping

1. Walmart Supercenter
2. Wegmans





# Connected to the Life Science Community

Located at center of one of the nation's most prominent communities for research and development, Spark is setting out to create a new, world-class home for the region's best innovators.

**#1**

Largest Research Park in the U.S. (7,000 acres)

**810+**

Life Science Companies

**75,000+**

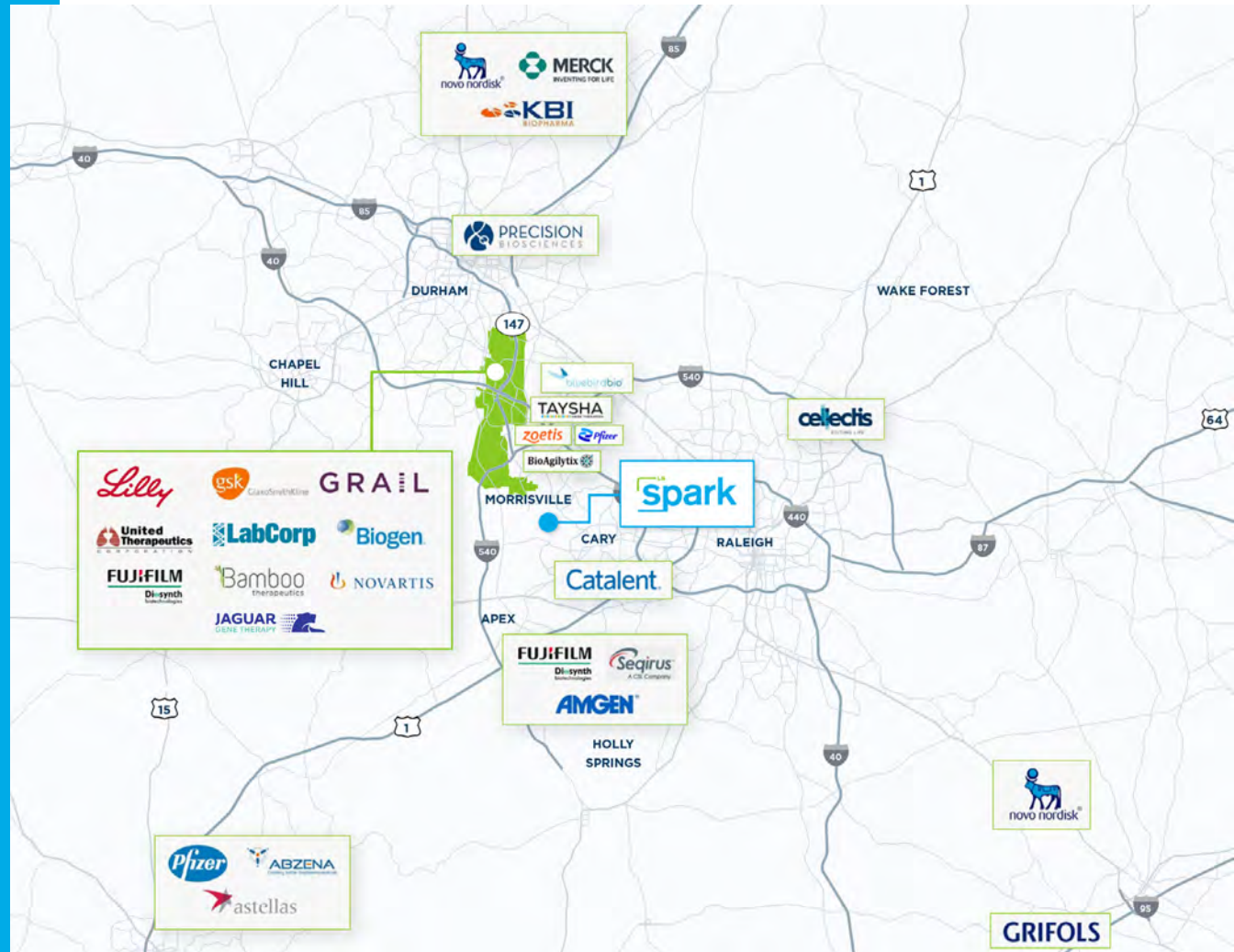
Employees in the R&D and Life Sciences Sectors

**#5**

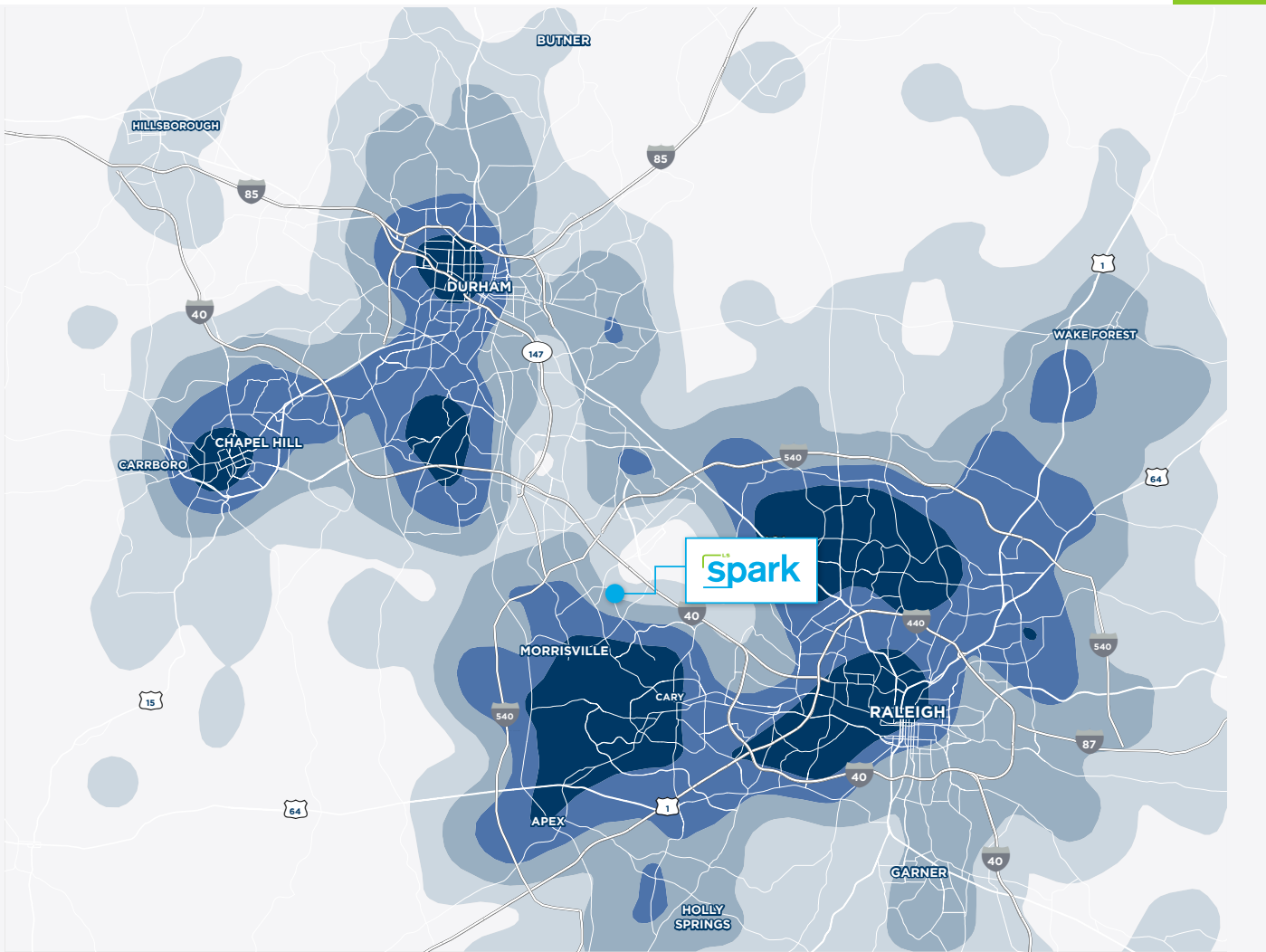
Life Science Market in the U.S.

**13.2M SF**

Lab Inventory

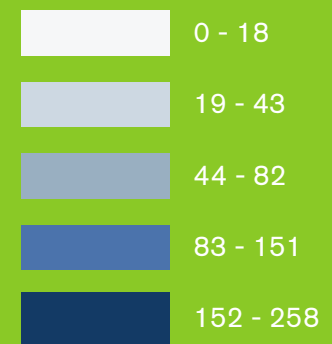


# Life Sciences Employee Density



From the heart of the world-renowned Research Triangle, the Spark campus is highly connected to a dense population of top talent, and is poised to help companies attract and retain a new generation of brilliant minds.

## LOCAL LIFE SCIENCE WORKFORCE DENSITY





## Life Science Growth in the Raleigh-Durham Region

**3**

Number of Top 20  
NIH-funded institutions in area

**12**

Biology degree-awarding  
institutions in region

**\$6.1B**

Local NIH funding  
since 2017

**154%**

Life sciences employment  
growth since 2001

**19,400**

Life sciences employment  
& talent pool

# An Ownership Team Pushing Your Mission Forward

Trinity Capital provides companies and users in the life-sciences space with a truly unique experience in the Southeast. And with a flexible, collaborative approach that caters to the needs of each client, companies are empowered to not only succeed, but grow and flourish.

As hard as the Trinity Capital team works to provide spaces that nurture innovation, they also draw inspiration from the missions of their clients to create a healthier, more sustainable world, by delivering solutions that help ensure companies reach these critical goals.

**\$4.1**

Billion invested in office, industrial, and mixed-use assets across the Southeast

**28**

Million square feet of assets developed or acquired

**28**

Average years of Principal's real estate experience

**3.5**

Million SF portfolio of Life Science product in Raleigh-Durham

## Project Team





A TRINITY CAPITAL DEVELOPMENT



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