



**Research Triangle, NC**

 **Welcome to Pathway Triangle**



# Sponsorship



# King Street Properties

King Street Properties is a private real estate investment firm focused on servicing the complex needs of companies and institutions. Our experienced professionals combine big-company experience with a hands-on entrepreneurial approach to deliver advanced space solutions for today's innovators.

**3.0M SF**

Existing portfolio

**4.5M SF**

Development pipeline

**7.5M SF**

Total portfolio

**28**

Properties across  
Boston, NYC, California,  
& Research Triangle





# Project Team

Architect



Civil Engineer



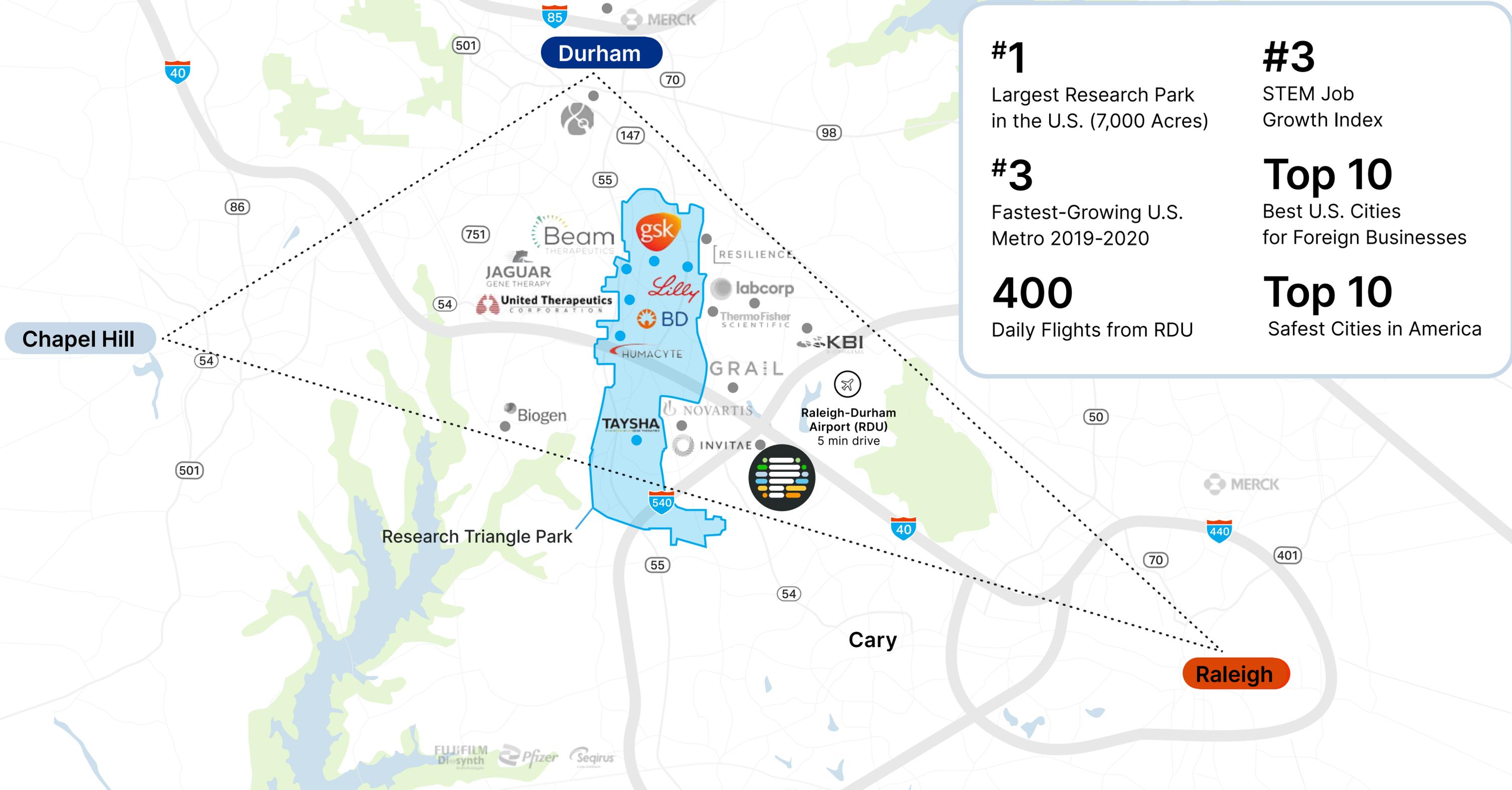
Construction Manager



Location



# Research Triangle



- #1**  
Largest Research Park in the U.S. (7,000 Acres)
- #3**  
Fastest-Growing U.S. Metro 2019-2020
- 400**  
Daily Flights from RDU
- #3**  
STEM Job Growth Index
- Top 10**  
Best U.S. Cities for Foreign Businesses
- Top 10**  
Safest Cities in America

FUJIFILM Di-synth Pfizer Seqirus

# Research Triangle



**#2** Best Places to Live in the U.S. 2021

**47%** Population with Bachelor's Degree or Higher

**3** Tier 1 Research Universities

**151K** Total Students Enrolled in Higher Education

**5<sup>th</sup>** in Educational Attainment

**4<sup>th</sup>** Highest Concentration of PHD's in the U.S.

**Durham**



NC Central UNIVERSITY

DURHAM TECH

**Chapel Hill**



**Cary**

WAKE TECH COMMUNITY COLLEGE

**Raleigh**



WPU  
WILLIAM PEACE UNIVERSITY



MEREDITH COLLEGE

# Research Triangle



**I-40**  
5 min drive

**Raleigh-Durham  
Airport (RDU)**  
5 min drive



**Durham** ← 15 min drive  
**Raleigh** → 20 min drive  
**Chapel Hill** ← 25 min drive

Airport Blvd

Aviation Pkwy



McCrimmon Pkwy



McCrimmon Pkwy

Campus



 **Campus**



Raleigh-Durham  
Airport (RDU)  
5 min drive

Phase 1

Phase 2

3  
R&D  
140,000 RSF

1  
168,000 RSF

2  
202,000 RSF

Amenity Pavilion

6  
R&D  
140,000 RSF

4  
160,000 RSF

5  
200,000 RSF

McCrimumon Pkwy



# Building 1

## Q1 2024 Delivery

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**168K SF Total**

Footprint **131K SF**    2<sup>nd</sup> Floor **37K SF**

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**Structural flexibility & capacity**  
for additional 2<sup>nd</sup> floor

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**40'** clear height max for high-bay space  
1<sup>st</sup> Floor clear height **21'2"**  
2<sup>nd</sup> Floor clear height **17'**

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**48'x48'** column spacing

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**10,000 Amp** feed with two **5,000 Amp** switchgear

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**Pre-permitted** exterior utilities

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**Reinforced** central roof mechanical area

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Building 1



Building 1





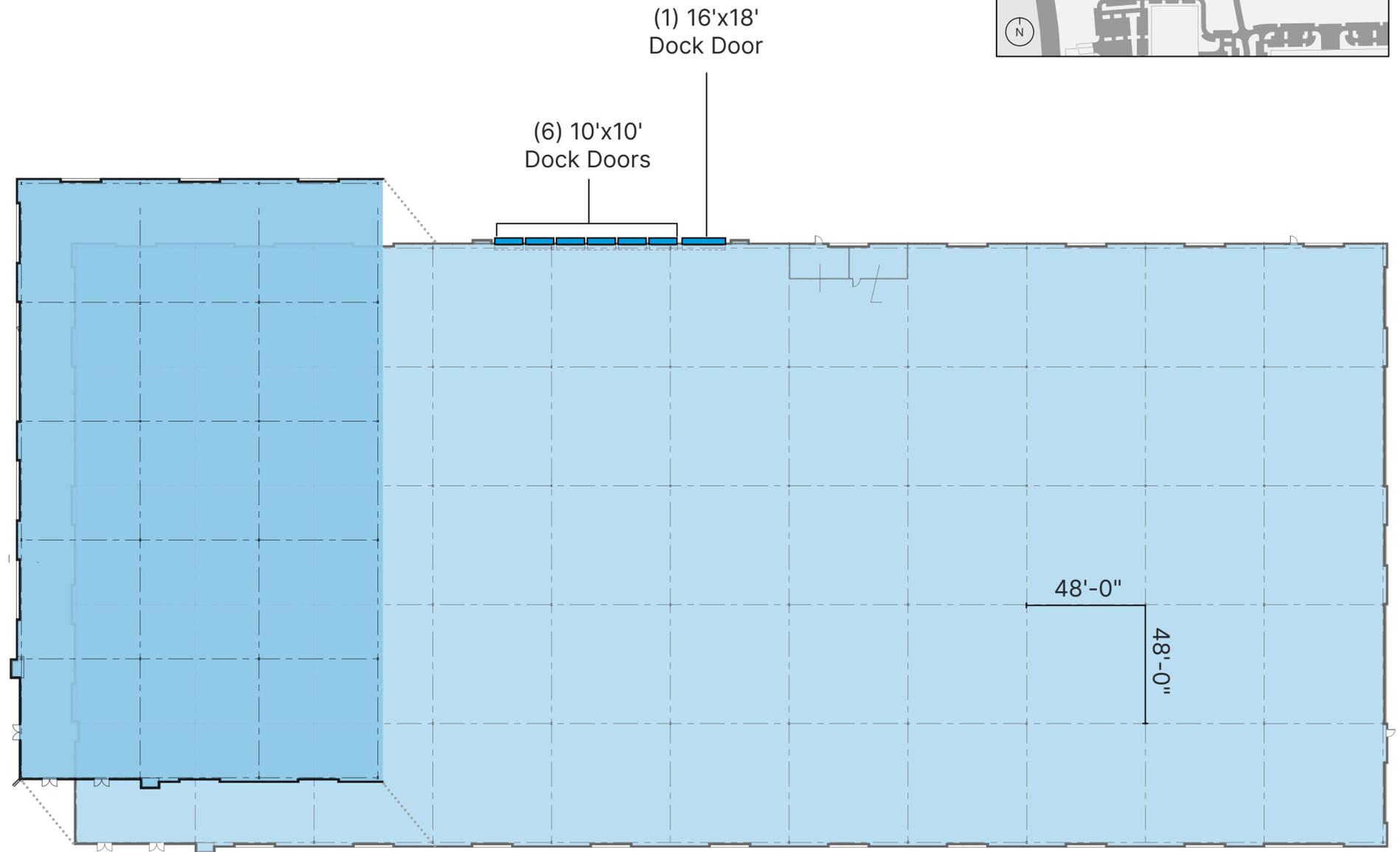
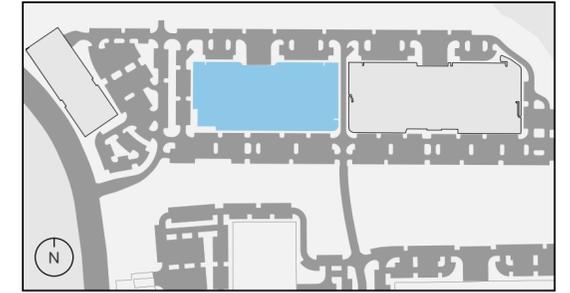
# Building 1

## 1<sup>st</sup> Floor

131,000 SF

## 2<sup>nd</sup> Floor

37,000 SF



# Building 2

## Q1 2024 Delivery

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**202K SF Total**

Footprint 154K SF    2<sup>nd</sup> Floor 48K SF

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**Structural flexibility & capacity**  
for additional 2<sup>nd</sup> floor

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**40'** clear height max for high-bay space

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**48'x48'** column spacing

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**12,000 Amp** feed with three **4,000 Amp** switchgear

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**Pre-permitted** exterior utilities

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**Reinforced** central roof mechanical area

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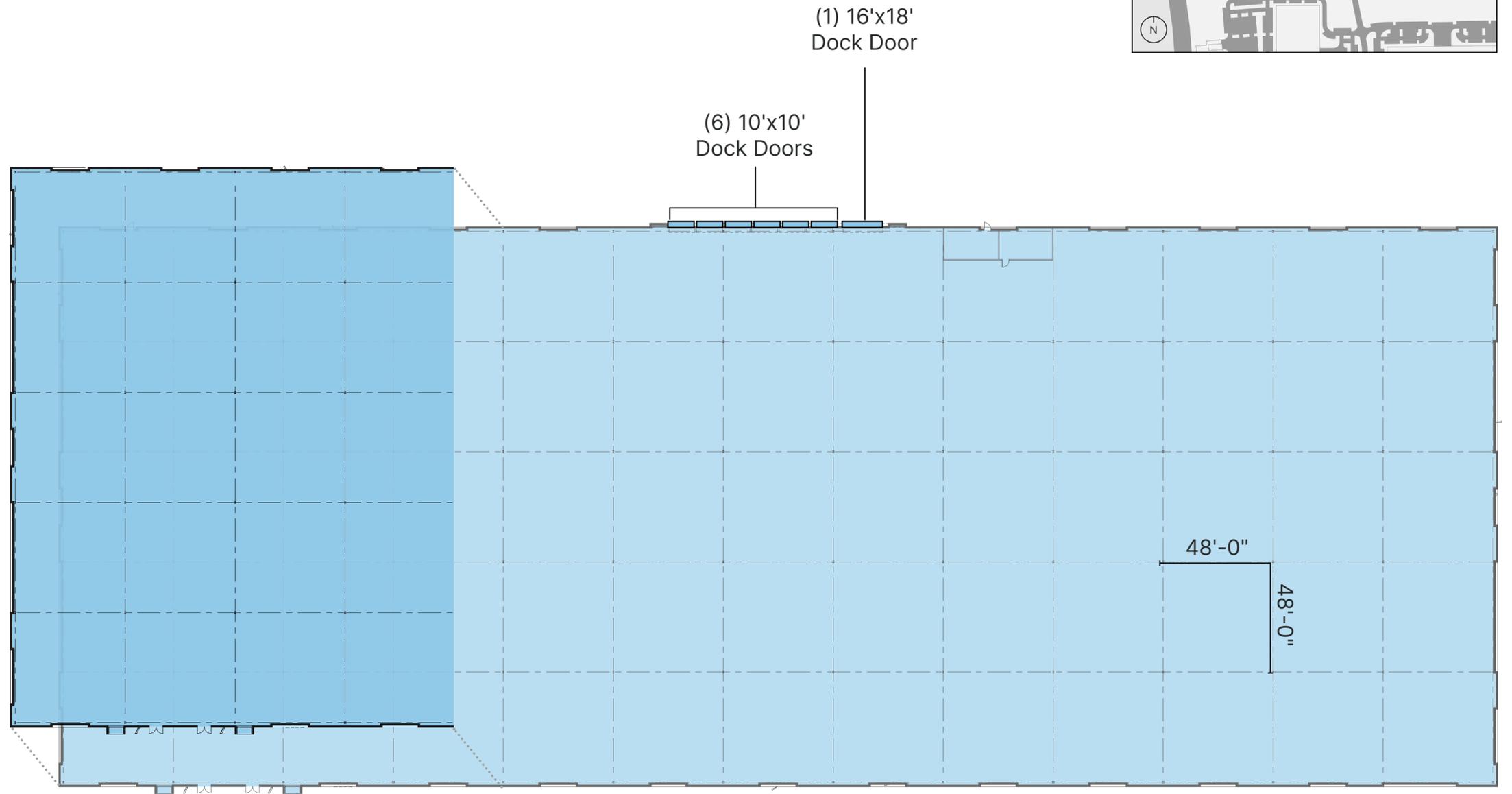
# Building 2

## 1<sup>st</sup> Floor

154,000 SF

## 2<sup>nd</sup> Floor

48,000 SF





# Building 3

R&D

**140K SF Total**

45K SF Typical Floor    3 stories

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**Floor-to-Floor Heights**

17' 1<sup>st</sup> floor    16' 2<sup>nd</sup> floor    16'6" 3<sup>rd</sup> floor

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**LEED Silver Certification**

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**33'x44' column spacing**

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**5,000 Amp feed**

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**Pre-permitted exterior utilities**

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**Town of Cary sewer & water**

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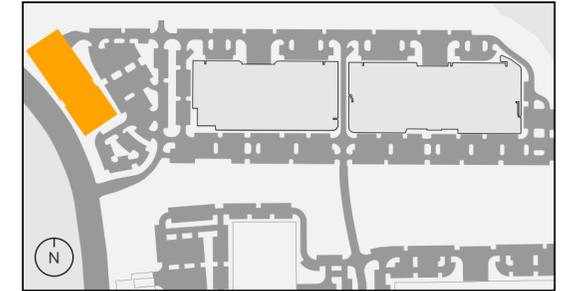


 **Pathway**  
Triangle



# Building 3

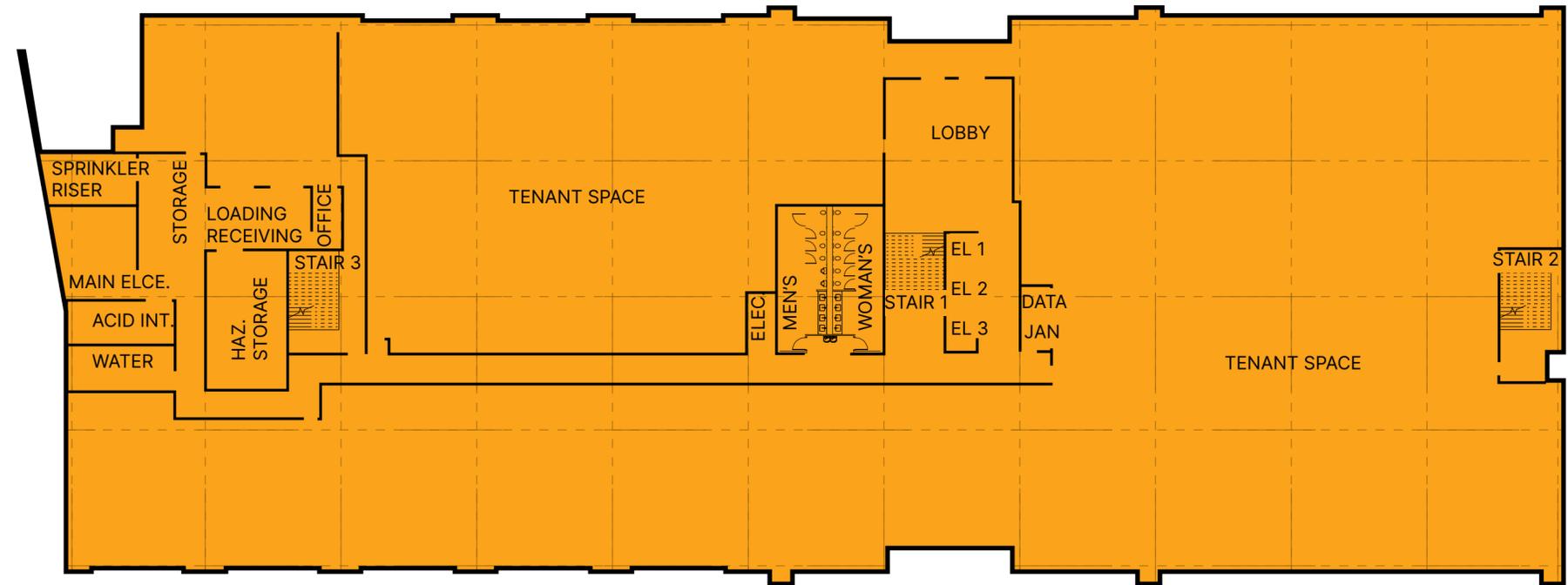
R&D



## 1<sup>st</sup> Floor

45,000 SF

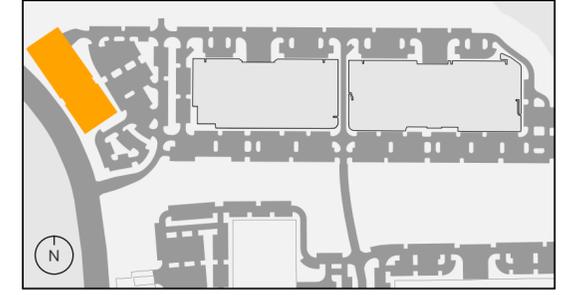
- PH
- ③
- ②
- ①





# Building 3

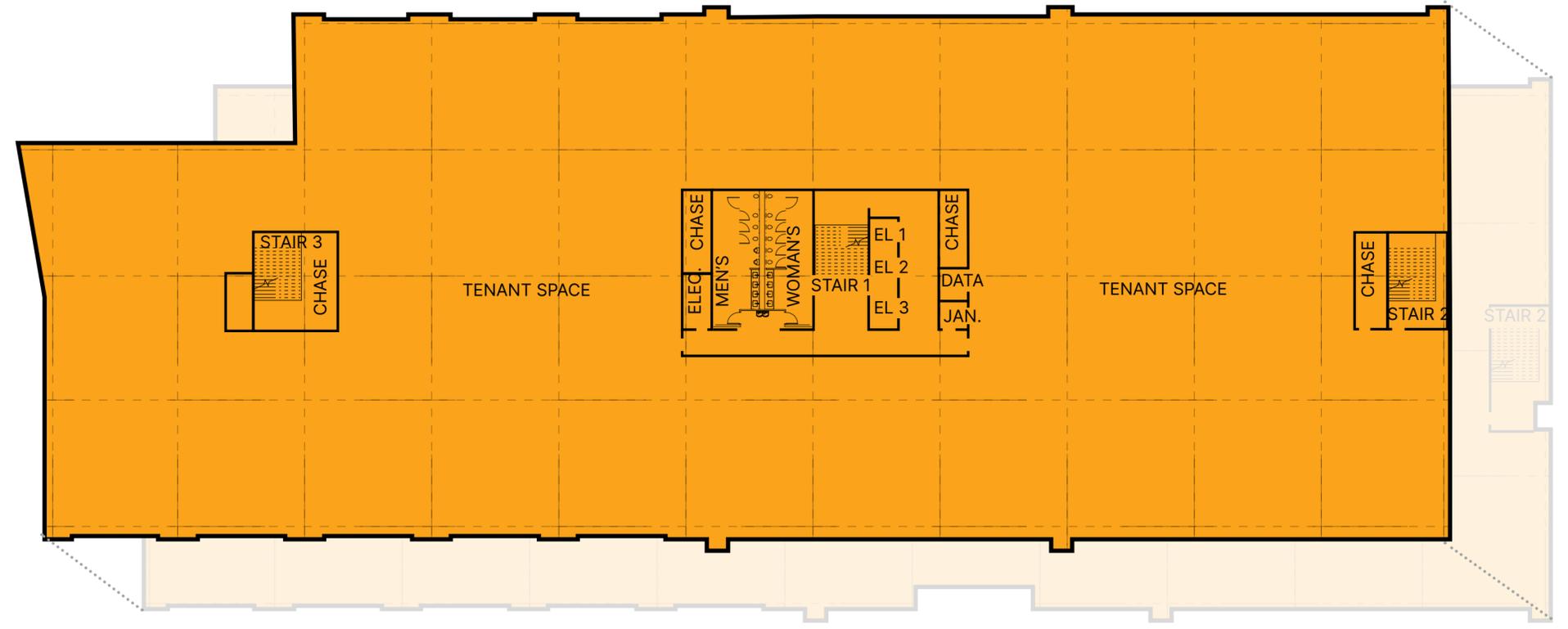
R&D



## 2<sup>nd</sup> Floor

45,000 SF

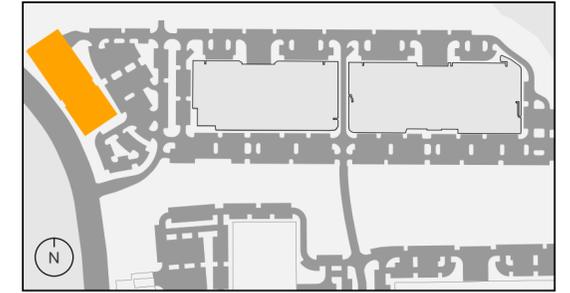
- PH
- 3
- 2
- 1





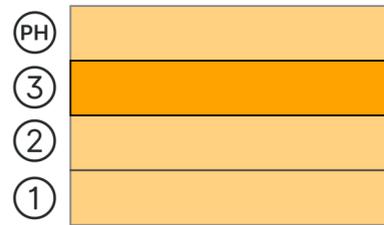
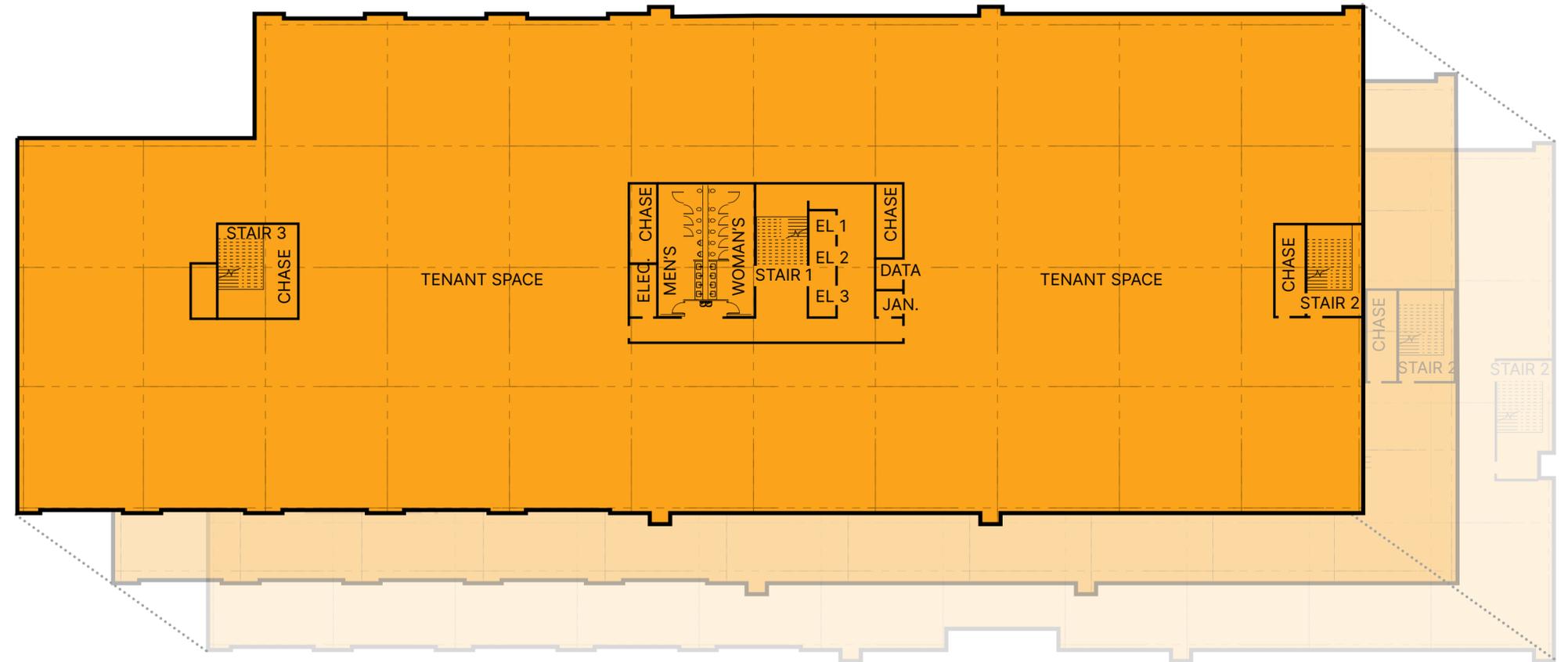
# Building 3

R&D



## 3<sup>rd</sup> Floor

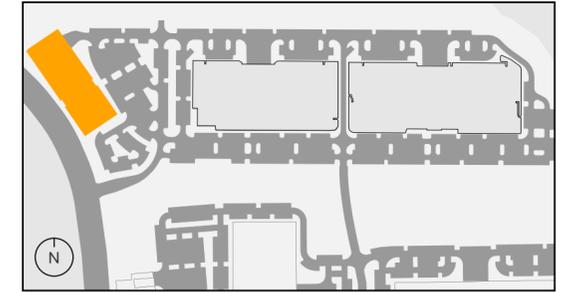
45,000 SF





# Building 3

R&D



# Penthouse

45,000 SF



- PH
- 3
- 2
- 1

 **Amenity Pavilion**





# Amenity Pavilion



# Amenity Pavilion



# Why Pathway Triangle?

**Wooded campus with outdoor amenities**

**Proximity to the airport**

**50% of campus currently under construction**

**Site utility infrastructure complete Q1 2024**

**Utilities including power and natural gas complete Q1 2024**

**Centralized loading docks**

**Large floor plates with 2 floors**

**Prominent signage opportunities**

**Multiple access points**



# Beyond the Competition

**Purpose-built biomanufacturing space designed to save you time and money during build-out**

## Designed for Deliveries

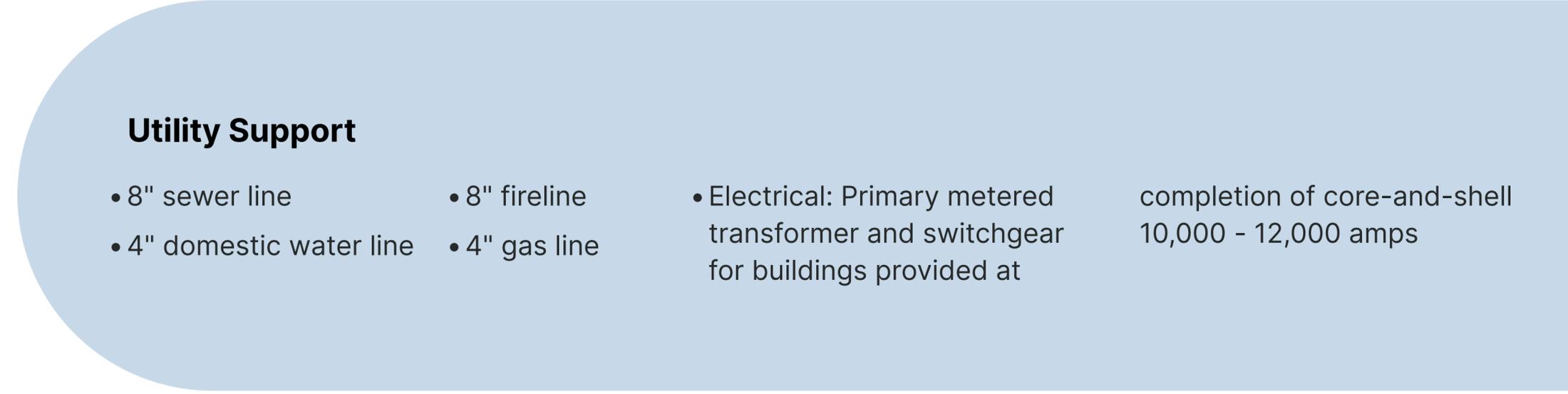
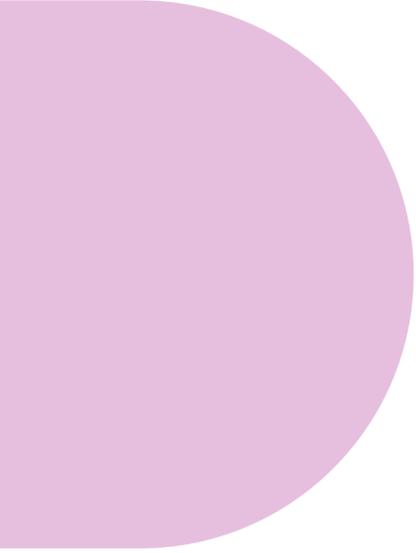
- Loading Docks: six 10' x 10' tailgate-height loading dock doors with hydraulic levelers
- Oversized Drive-In Door: one 16' x 18' oversized dock door at grade
- One 4,000 lb service/passenger elevator to support 2nd floor

## Purpose-Built to Accommodate Your Space Requirements

- Dimensions: 532' x 244'  
Footprint: 131,000 SF  
2nd Floor (Delivered): 37,000 SF
- Footings and columns sized to accommodate 2nd floor over entirety of footprint
- Column Spacing: 48' x 48'
- Clear Height: 40' clear high-bay
- 21'2" clear beneath 2nd floor
- 17' clear at 2nd floor

## Critical Building Systems

- Insulated precast concrete exterior wall with insulation (II-B)
- Footings and columns sized to accommodate future 2nd floor loads of 125 PSF LL
- Central roof mechanical area framed to accommodate 150 PSF LL  
Building 1: 240' x 144'  
Building 2: 288' x 144'
- 60-mil white TPO membrane roofing system with R30 insulation



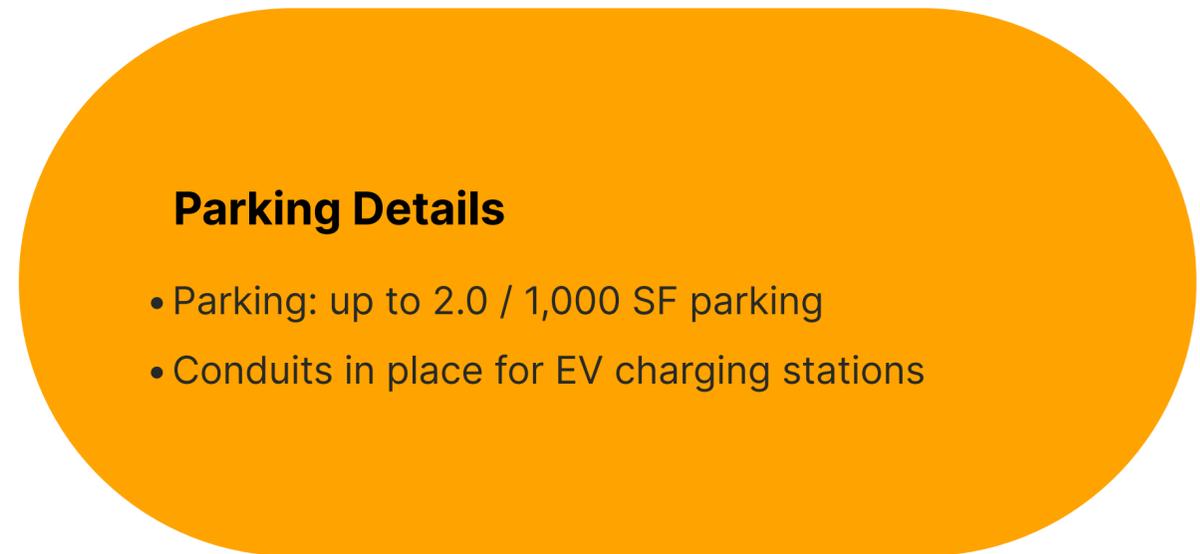
### Utility Support

- 8" sewer line
- 4" domestic water line

- 8" fireline
- 4" gas line

- Electrical: Primary metered transformer and switchgear for buildings provided at

completion of core-and-shell  
10,000 - 12,000 amps



### Parking Details

- Parking: up to 2.0 / 1,000 SF parking
- Conduits in place for EV charging stations



