



**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.

**4.0M SF**

Existing portfolio

**3.5M SF**

Development pipeline

**7.5M SF**

Total portfolio

**28**

Properties across  
Boston, NYC, California,  
& Research Triangle



# Sustainability

**King Street utilizes property management practices designed to minimize environmental impact, including green cleaning practices, lighting controls, water conservation, MEP plant strategies, and waste diversion.**

**We understand that standards and best practices will continue to evolve and are committed to evolving with them.**

## **BE&K's Sustainability Team includes**

Highly trained and credentialed staff who are LEED Accredited, Green Globes Certified and Green Advantage Certified Professionals who can provide tenants support in reaching their sustainability goals.

## **We Promote**

amenities designed to encourage the reduction in carbon emissions through the use of ride share, commuting via bike and EV vehicle charging.

## **Pathway Triangle**

- EV charging stations
- Use of reclaimed water in the irrigation lines
- Selection of locally sourced, native and adaptive plant palette.
- Amenity building designed around the river's buffer to be close to riparian zone without interrupting the flow of water and protect trees.

**Our tenant engagement programs are designed to include wellness initiatives for all employees in the building with programs targeted for both physical and mental wellness.**

Location





# 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

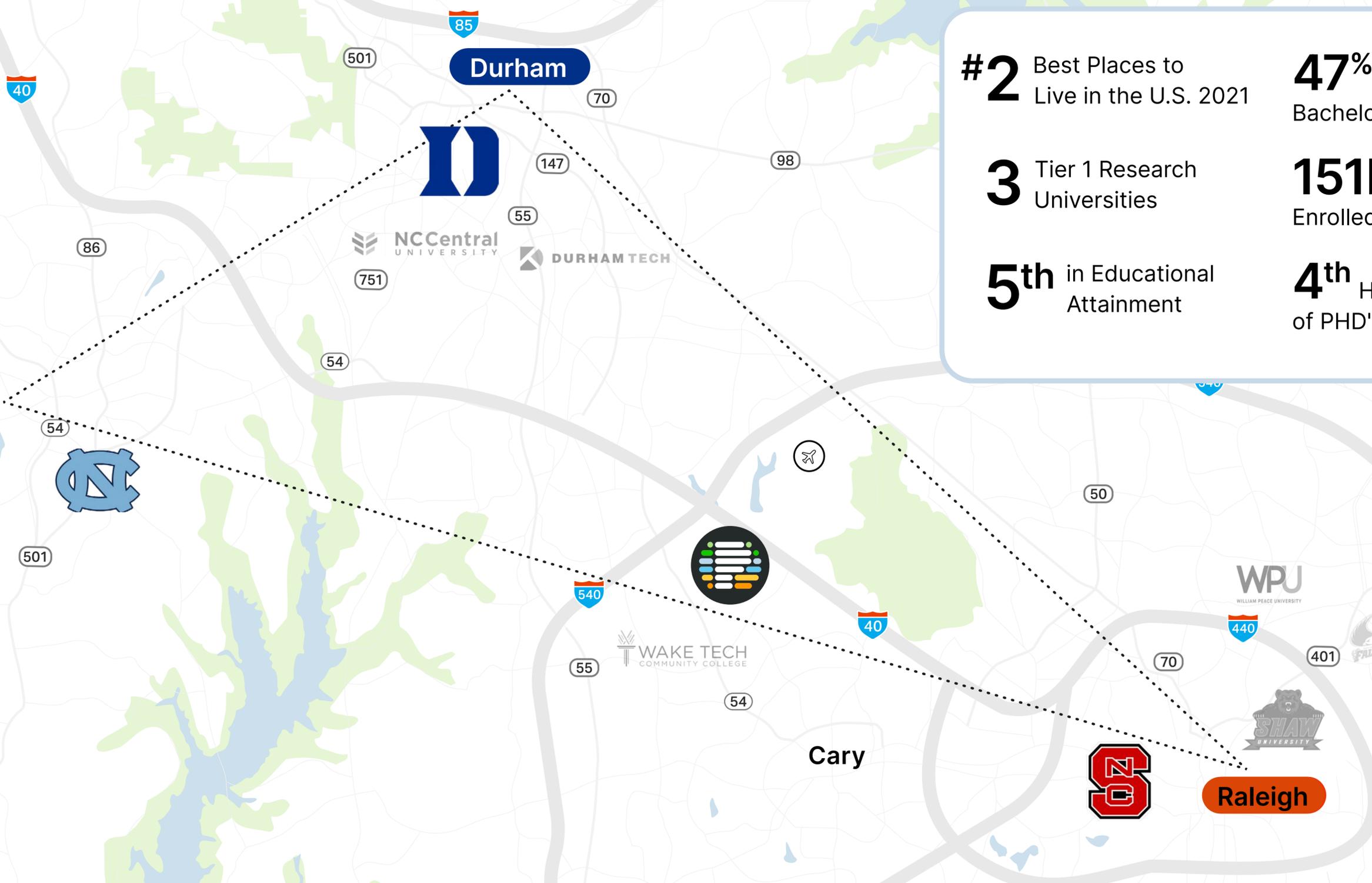
**4<sup>th</sup>** Highest Concentration of PHD's in the U.S.

Chapel Hill

Durham

Cary

Raleigh



# 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  
GMP  
103,000 RSF

①  
168,000 RSF

②  
202,000 RSF



Amenity Pavilion

⑥  
R&D  
140,000  
RSF

④  
152,000 RSF

⑤  
196,000 RSF

McCrimmon Pkwy



# Building 1

## Ready for Tenant Fitout

**168K SF Total**

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

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

**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'**

**48'x48'** column spacing

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

**Pre-permitted** exterior utilities

**Reinforced** central roof mechanical area



Building 1



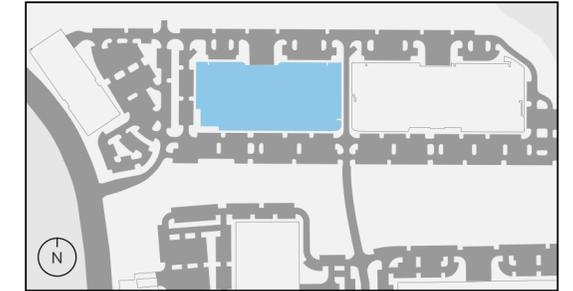
Building 1





# Building 1

Capacity to expand to up to 262,000 SF

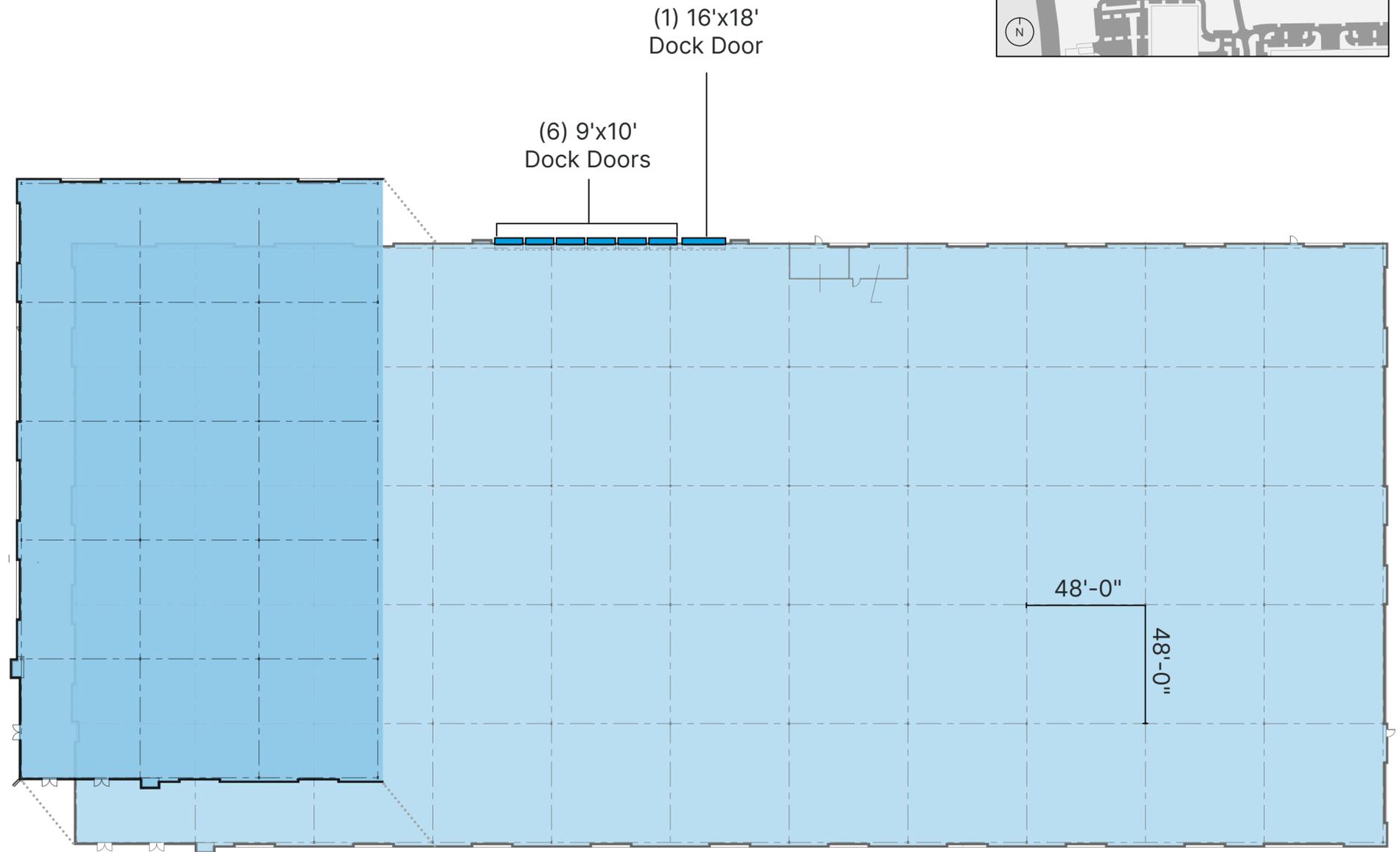


## 1<sup>st</sup> Floor

131,000 SF

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

37,000 SF



# Building 2

## Ready for Tenant Fitout

**202K SF Total**

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

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

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

**48'x48'** column spacing

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

**Pre-permitted** exterior utilities

**Reinforced** central roof mechanical area



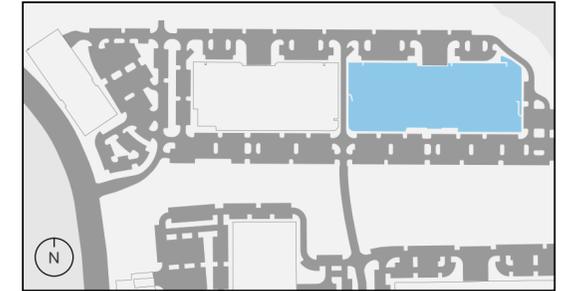
Building 2





# Building 2

Capacity to expand to up to 308,000 SF

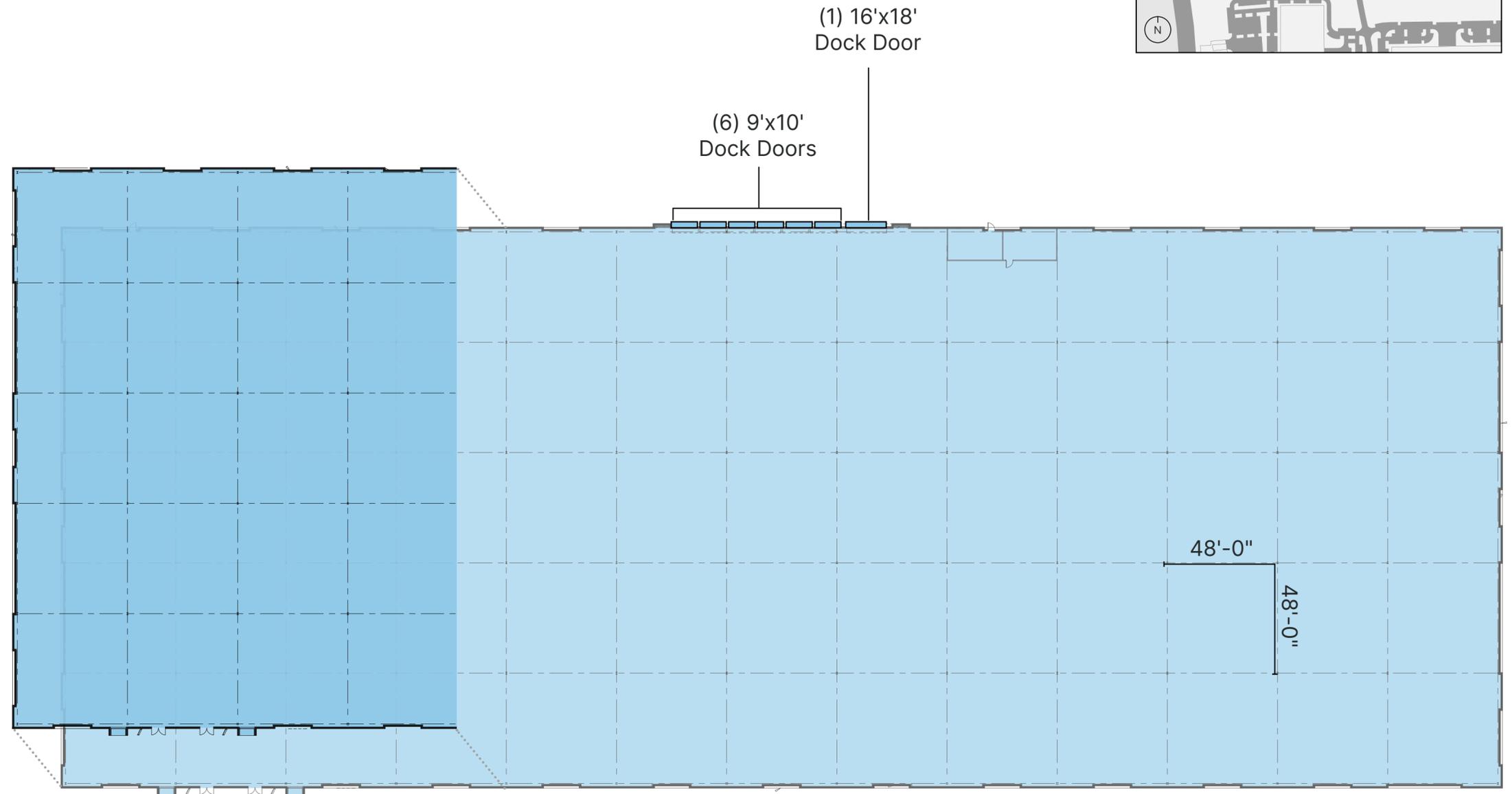


## 1<sup>st</sup> Floor

154,000 SF

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

48,000 SF



# Building 3

## GMP Facilities

**103K SF Total**

Footprint **74K SF**    2<sup>nd</sup> Floor **29K SF**

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

**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'**

**48'x48'** column spacing

**8,000 Amp** feed

**Pre-permitted** exterior utilities

**Reinforced** central roof mechanical area

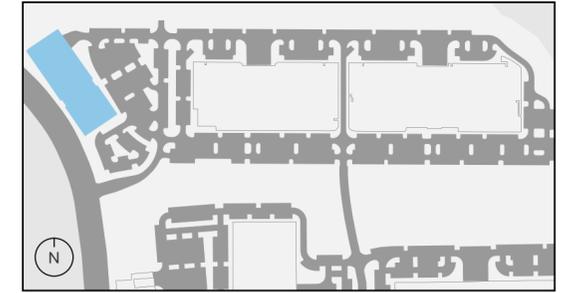


Building 3





# Building 3

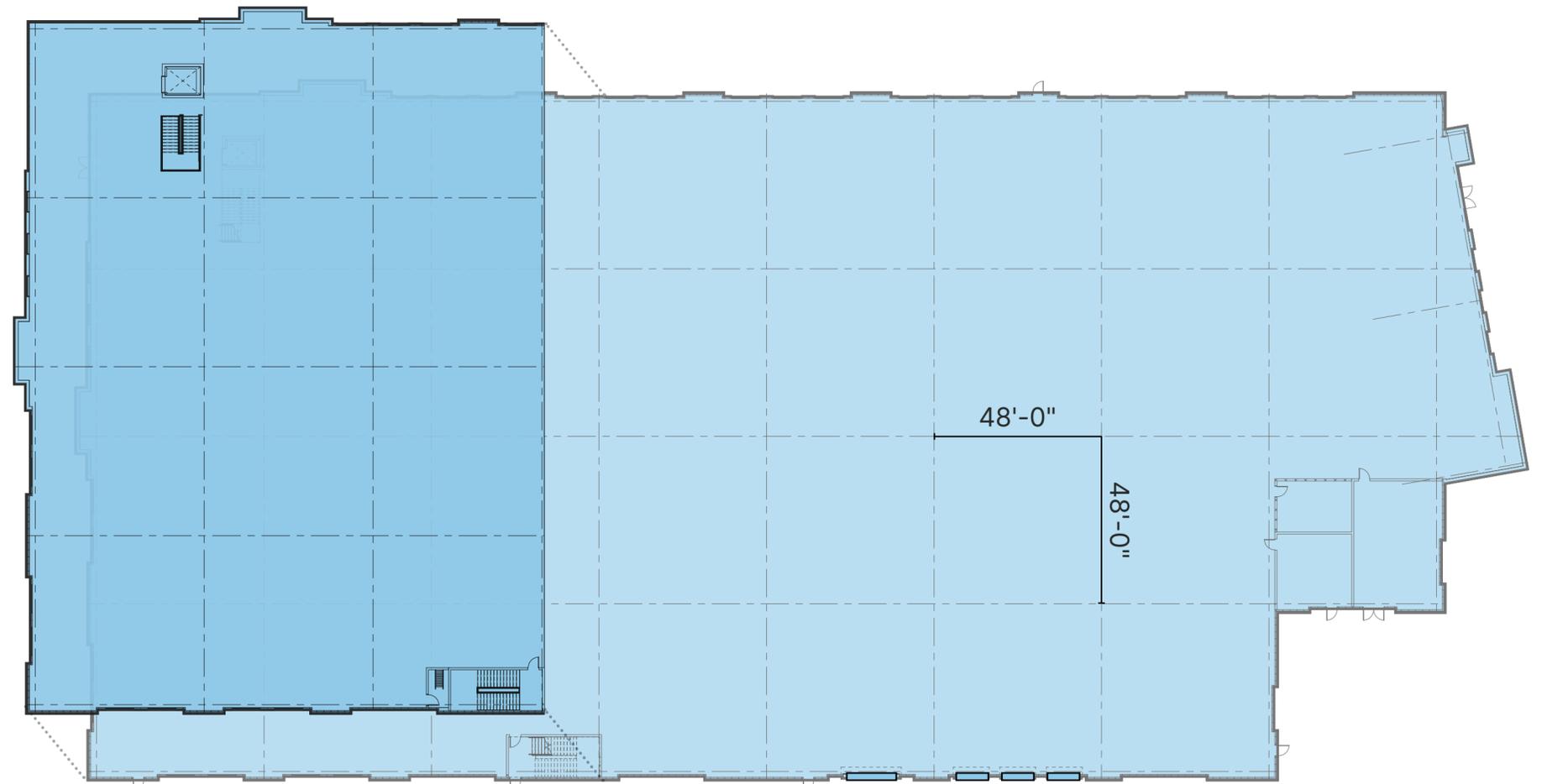


## 1<sup>st</sup> Floor

74,000 SF

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

29,000 SF



(3) 9'x10'  
Dock Doors

(1) 16'x18'  
Dock Door

 **Amenity Pavilion**



# Amenity Pavilion

DEDICATED SPOT FOR FOOD TRUCKS



MEADOW MIX

8' D/P W/L



# Why Pathway Triangle?

**Wooded campus** with outdoor amenities

Proximity to the **airport** and **major interstate highways**

**50%** of campus currently under construction

Site utility infrastructure complete

Utilities including power and natural gas complete

**Centralized** loading docks

Large floor plates with **2 floors**

**Prominent signage** opportunities

**Multiple** access points

**Immediate** room for growth



# Beyond the Competition

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

## Designed for Deliveries

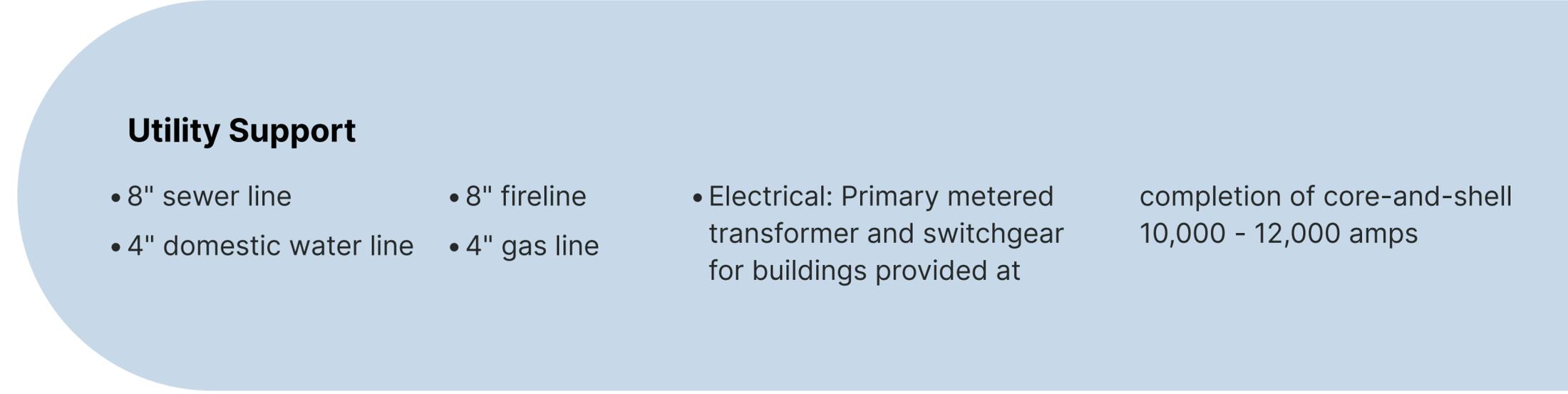
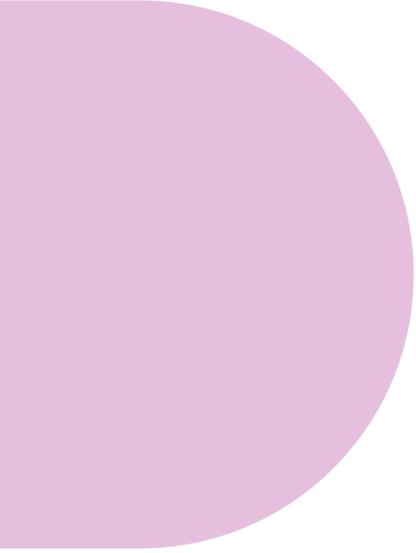
- Loading Docks: six 9' x 10' tailgate-height loading dock doors with hydraulic levelers
- Oversized Drive-In Door: one 16' x 18' oversized dock door at grade
- One 4,000 lb service/passenger elevator to support 2nd floor

## Purpose-Built to Accommodate Your Space Requirements

- Building 1 Dimensions: 532' x 244'  
Footprint: 131,000 SF  
2nd Floor (Delivered): 37,000 SF
- Building 2 Dimensions: 630'x244'  
Footprint: 154,000 SF  
2nd Floor (Delivered): 48,000 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



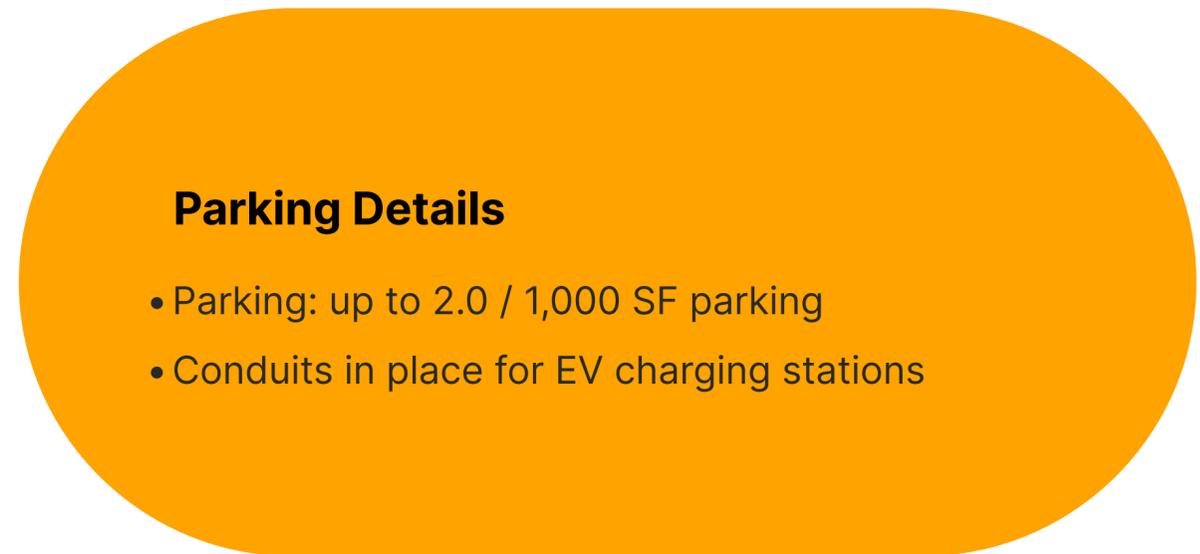
### Utility Support

- 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



