



Research Triangle, NC

Welcome to Pathway Triangle



Pathway Triangle brings together the full drug development lifecycle – from discovery to delivery. This biomanufacturing and R&D dedicated campus is a cutting-edge continuation of Pathway by King Street's growing national portfolio of purpose-built life science facilities.



Welcome to Pathway Triangle



\$1B+

Total Investment

75-Acre

R&D + Biomanufacturing Campus

Q2 2023

Available for Fitout

1M RSF

Purpose-Built Life Science Campus

Q4 2023

Phase 1 Delivery

Table of Contents



Sponsorship



Campus



Pathway by KSP



Location



Opportunity

Pathway is a national real estate platform that gives companies the space they need to research, develop, and manufacture their drugs **without compromise**.





Mission



To remove the real estate obstacles that companies face when considering their drug development options, allowing them to focus on their quest to cure disease.

Sponsorship



● King Street Properties

Headquartered in Boston, King Street Properties is one of the largest private owner/operators of life science real estate in the U.S.

2.8M SF

Existing portfolio

7.1M SF

Total portfolio

4.3M SF

Development pipeline

28

Life science properties across Boston, NYC, California, & Research Triangle



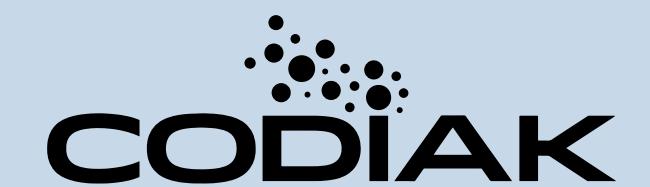
● King Street Properties

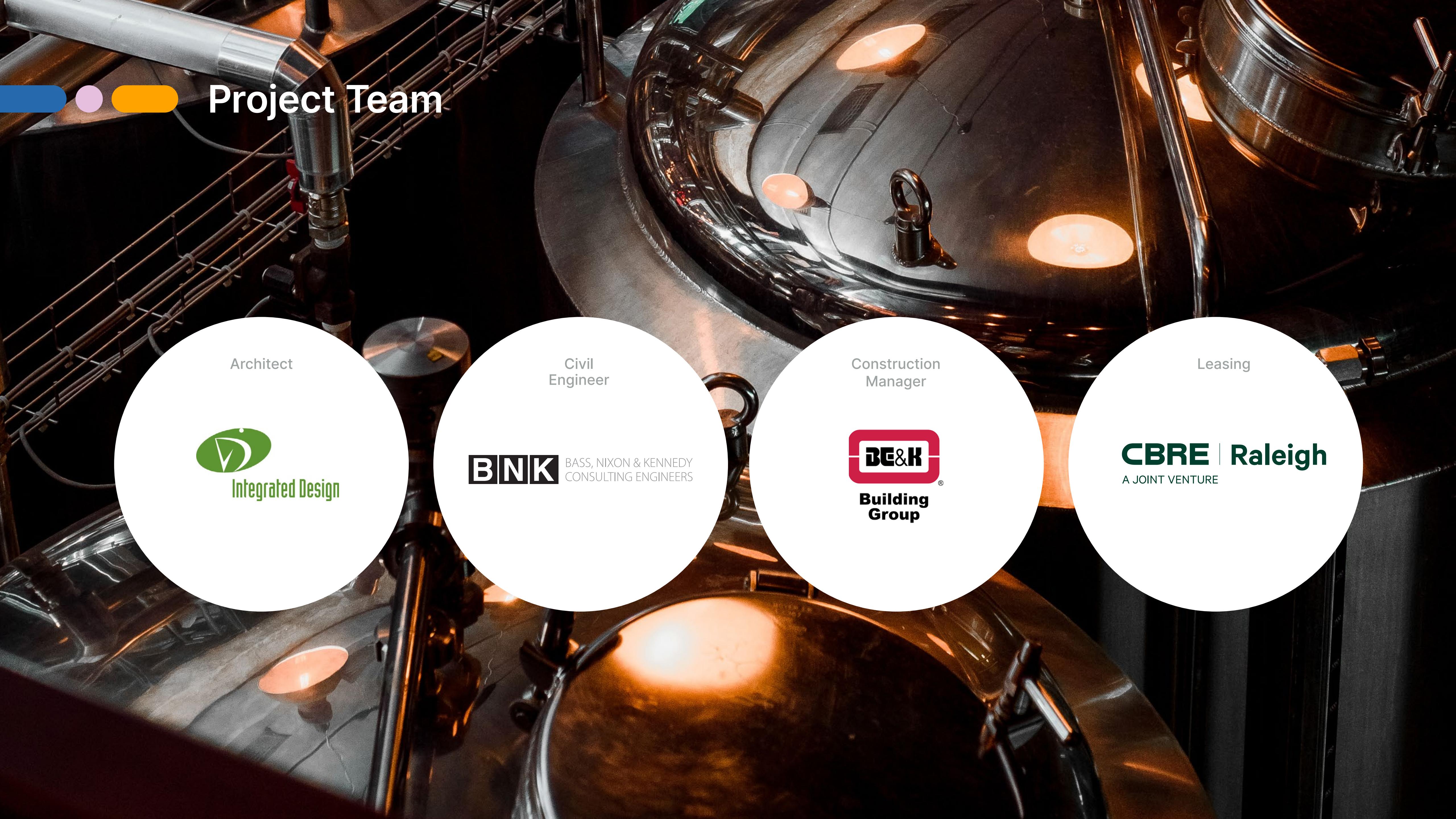


Some of our biomanufacturing customers



uniQure





Project Team



Architect



Civil
Engineer



Construction
Manager



Leasing



Location



Research Triangle

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

Life Science Market in the U.S.

570

Life Science Companies

\$6.3B

Life Science Investment Since 2018

55.000

Employees in the R&D and Life Science Sectors

10M SF

Lab Inventory

Chapel Hill

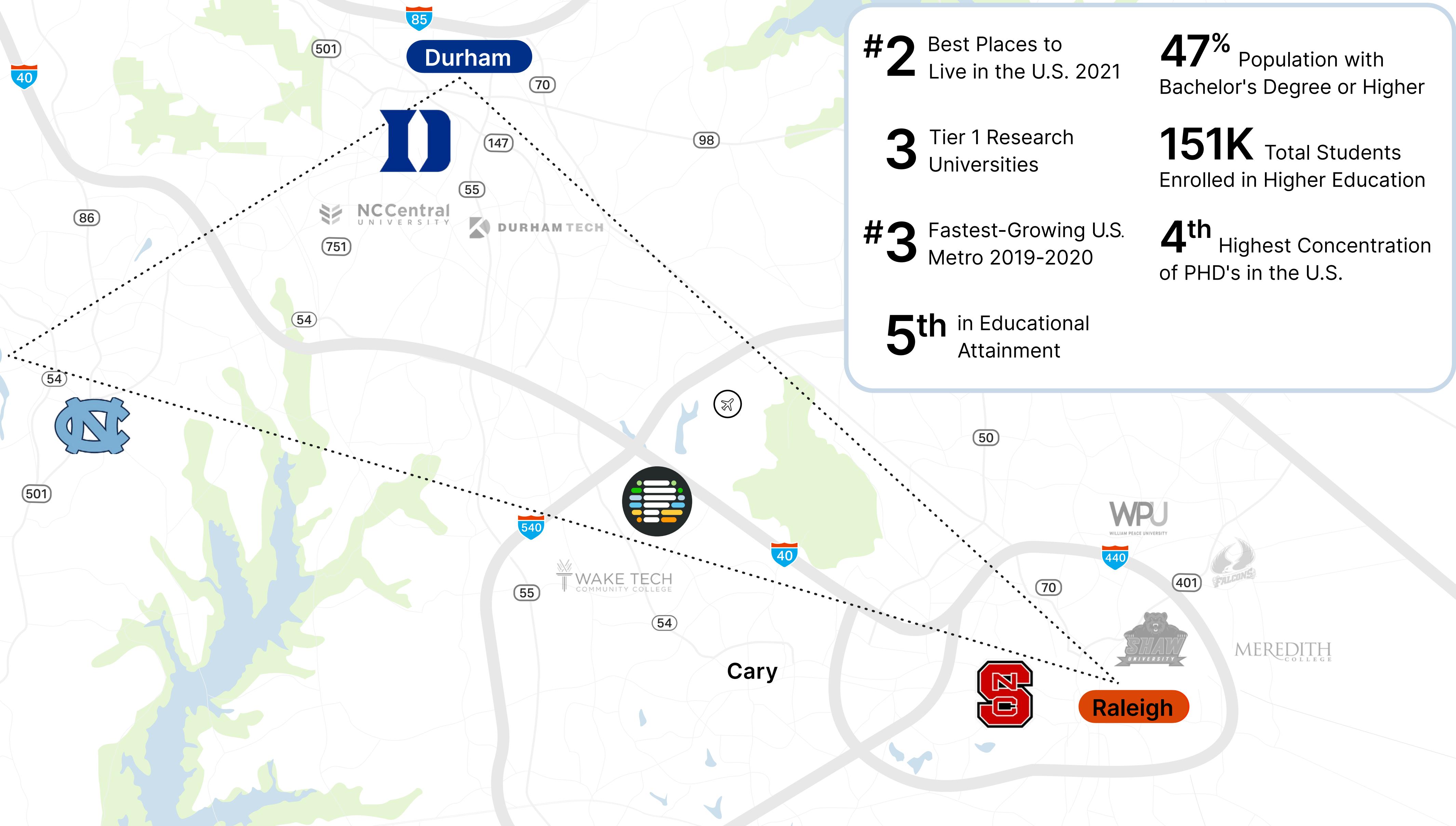
Research Triangle Park

Ca

Raleigh

FUJIFILM **Diosynth** **Pfizer** **Seqirus**

Research Triangle



Research Triangle

N

540

I-40
5 min drive

Raleigh-Durham
Airport (RDU)
5 min drive

40

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

Airport Blvd

McCrimmon Pkwy



McCrimmon Pkwy

Aviation Pkwy

Campus



Campus



Building 1

Biomanufacturing

Q4 2023 Delivery

160K SF Total

Footprint 130K SF 2nd Floor 30K SF

Structural flexibility & capacity
for additional 2nd floor

40' clear height max for high-bay space

48'x48' column spacing

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

Pre-permitted exterior utilities

Town of Cary sewer & water





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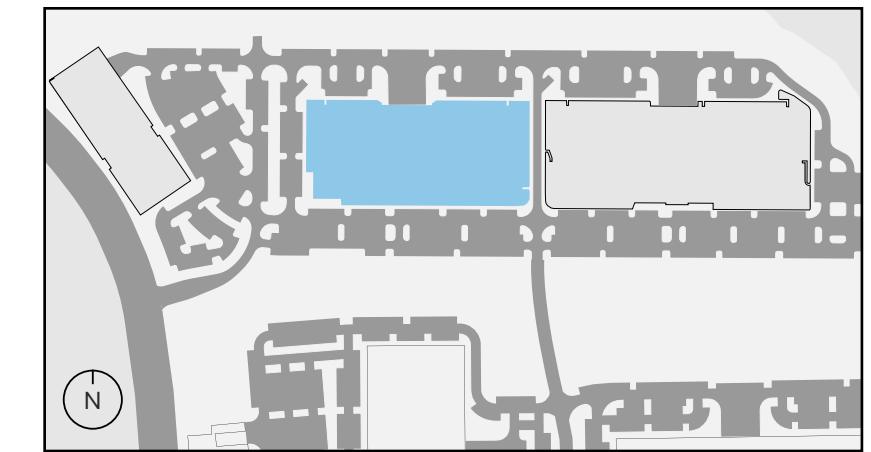
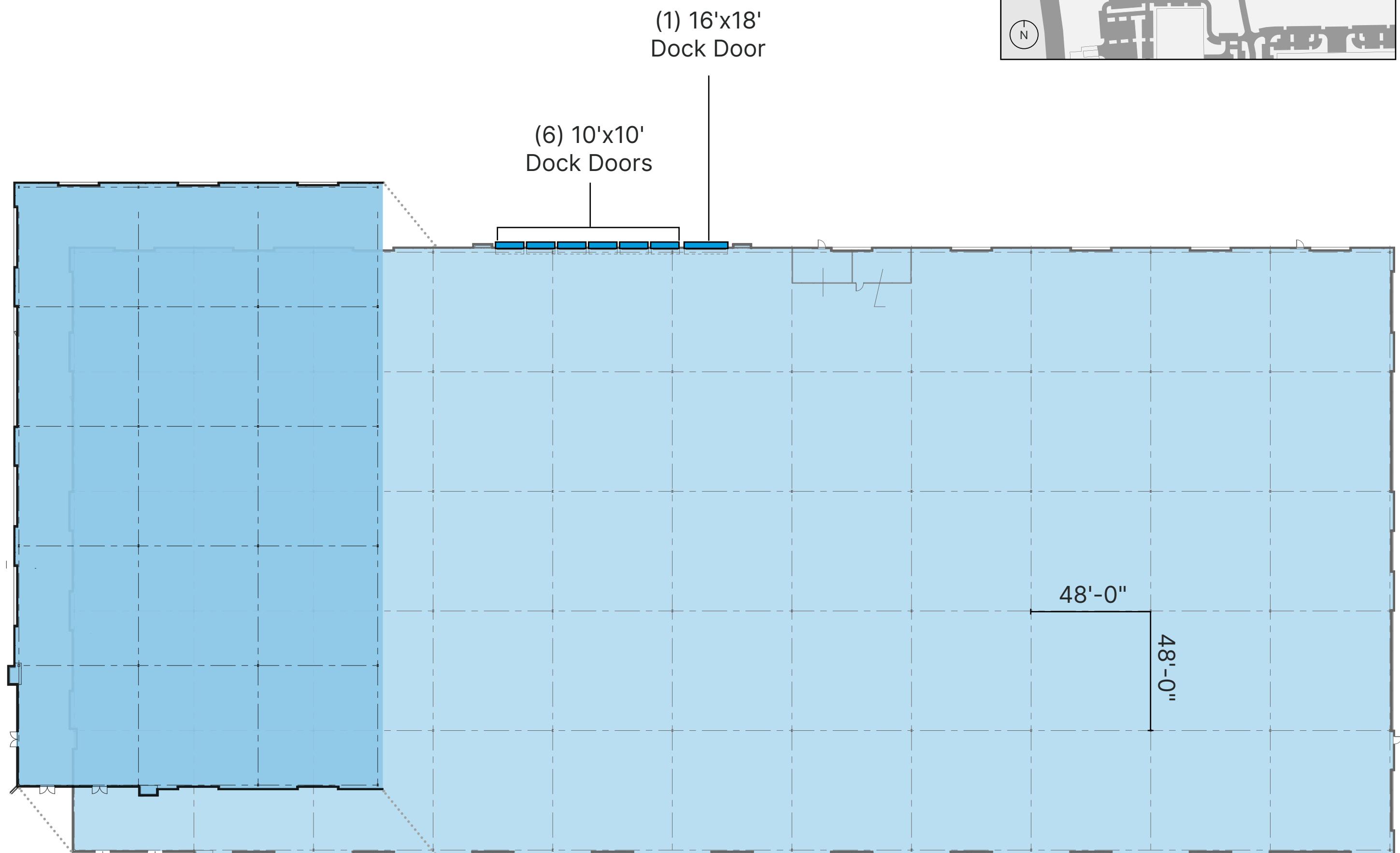
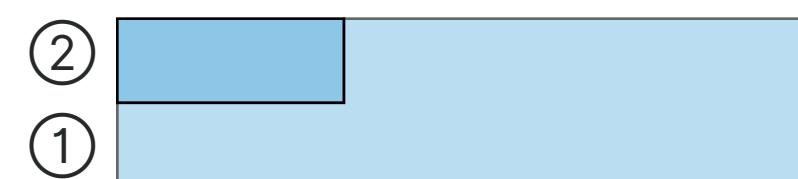
Biomanufacturing

1st Floor

130,000 SF

2nd Floor

30,000 SF



Building 2

Biomanufacturing

Q1 2024 Delivery

200K SF Total

Footprint 150K SF 2nd Floor 50K SF

Structural flexibility & capacity
for additional 2nd floor

40' clear height max for high-bay space

48'x48' column spacing

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

Pre-permitted exterior utilities

Town of Cary sewer & water



Building 2

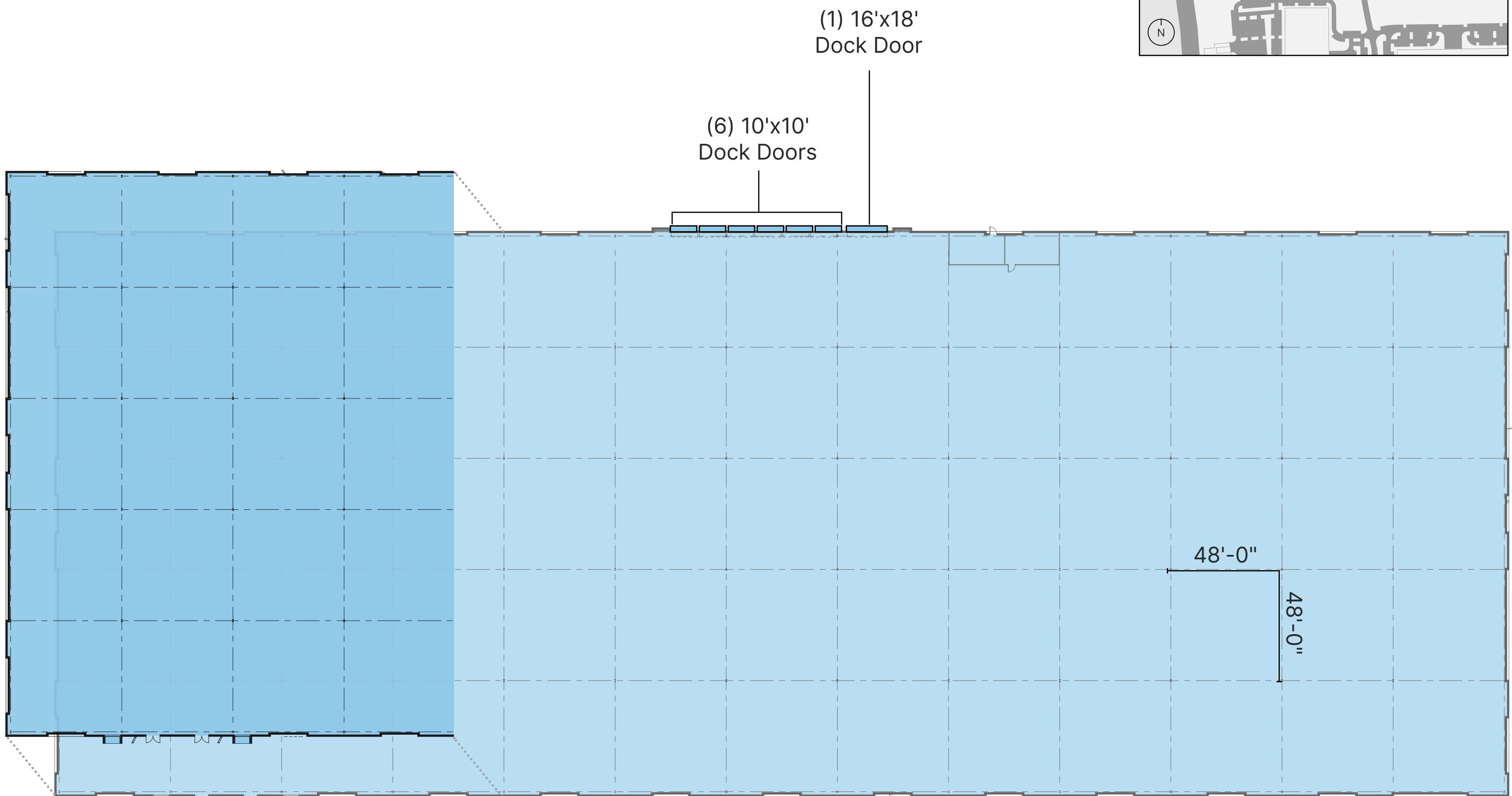
Biomanufacturing

1st Floor

150,000 SF

2nd Floor

50,000 SF



Building 3

R&D

Q4 2023 Delivery

140K SF Total

45K SF Typical Floor 3 stories

Floor-to-Floor Heights

17' 1st floor **16'** 2nd floor **16'6"** 3rd floor

LEED Silver Certification

33'x44' column spacing

5,000 Amp feed

Pre-permitted exterior utilities

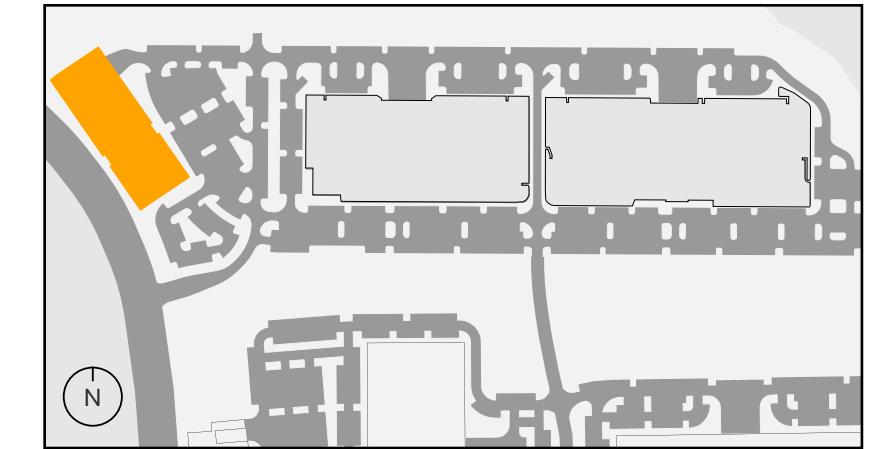
Town of Cary sewer & water





Building 3

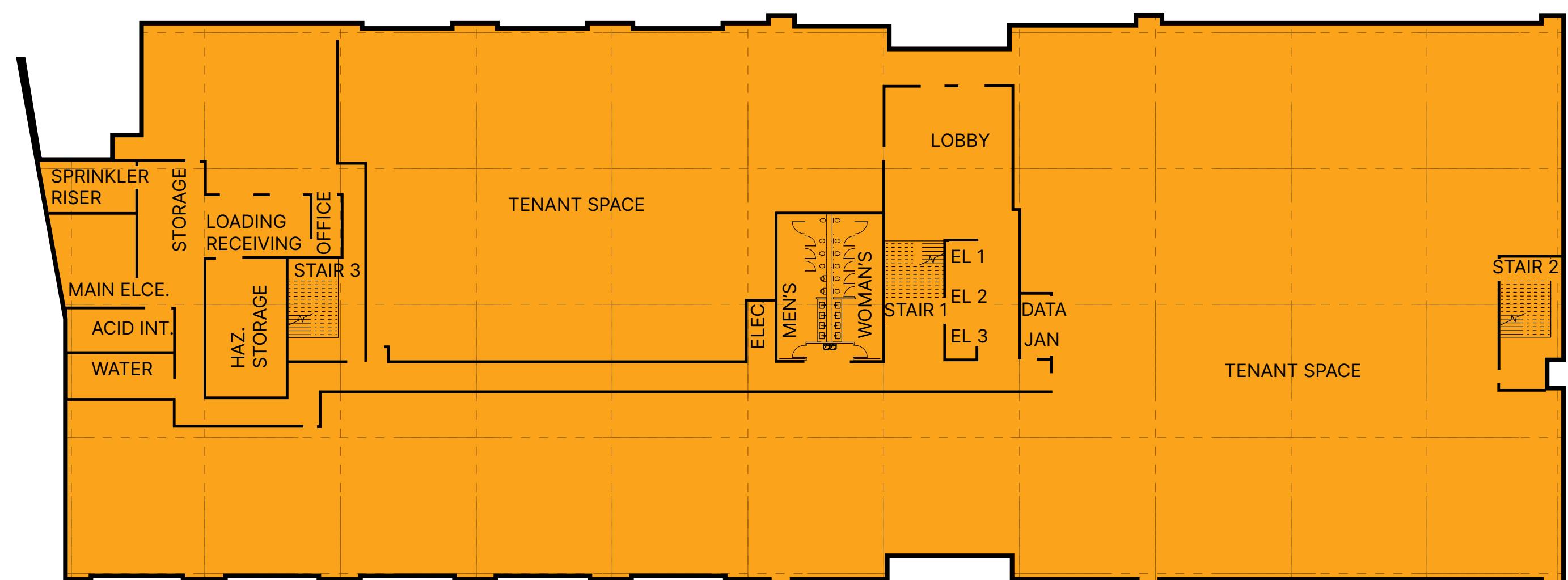
R&D



1st Floor

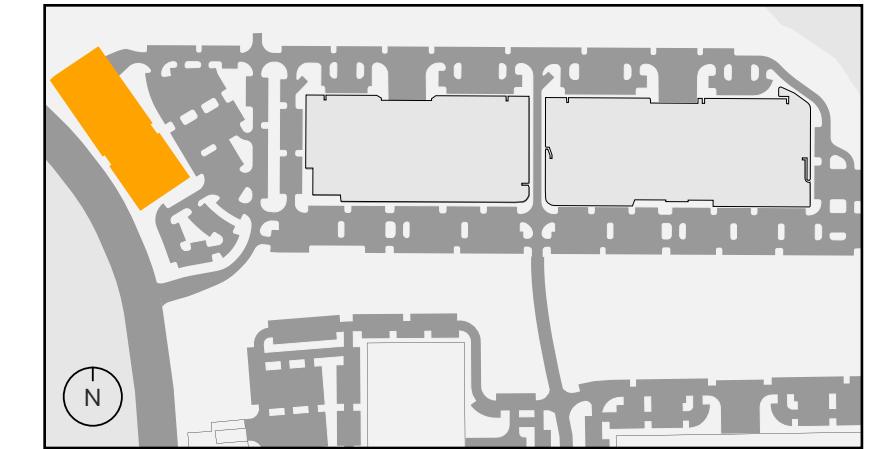
45,000 SF

③
②
①

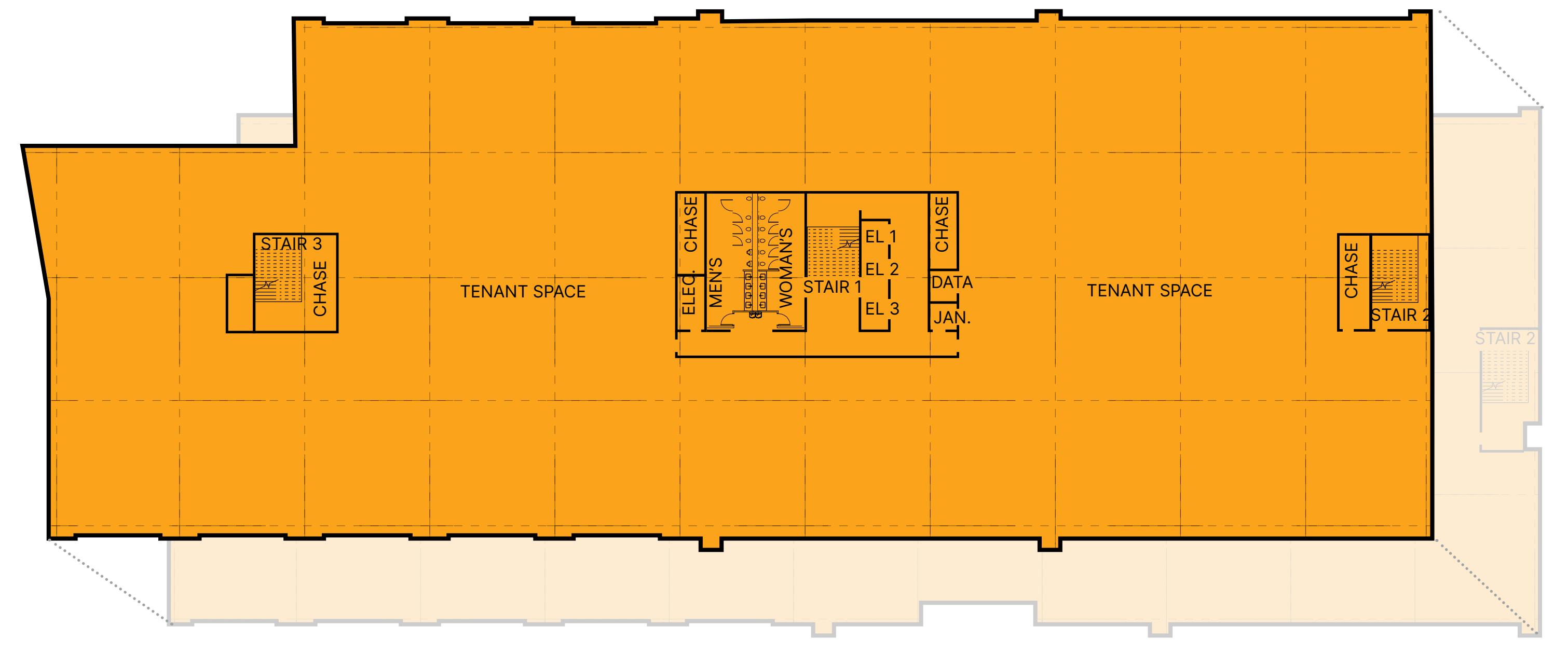


Building 3

R&D

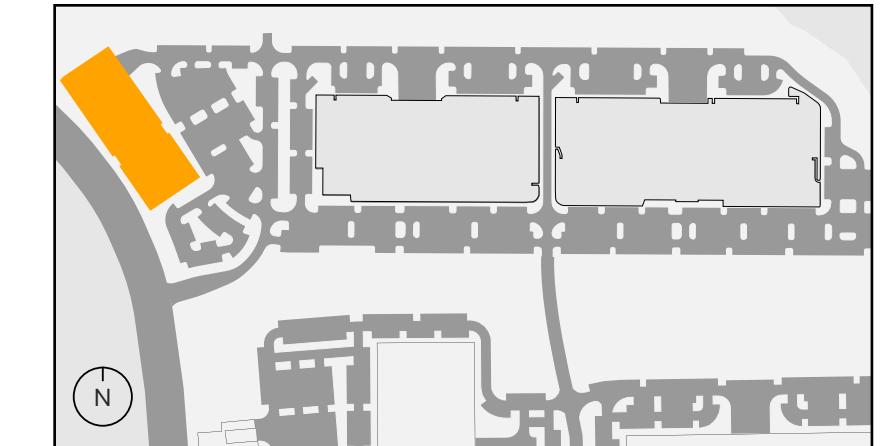


2nd Floor
45,000 SF

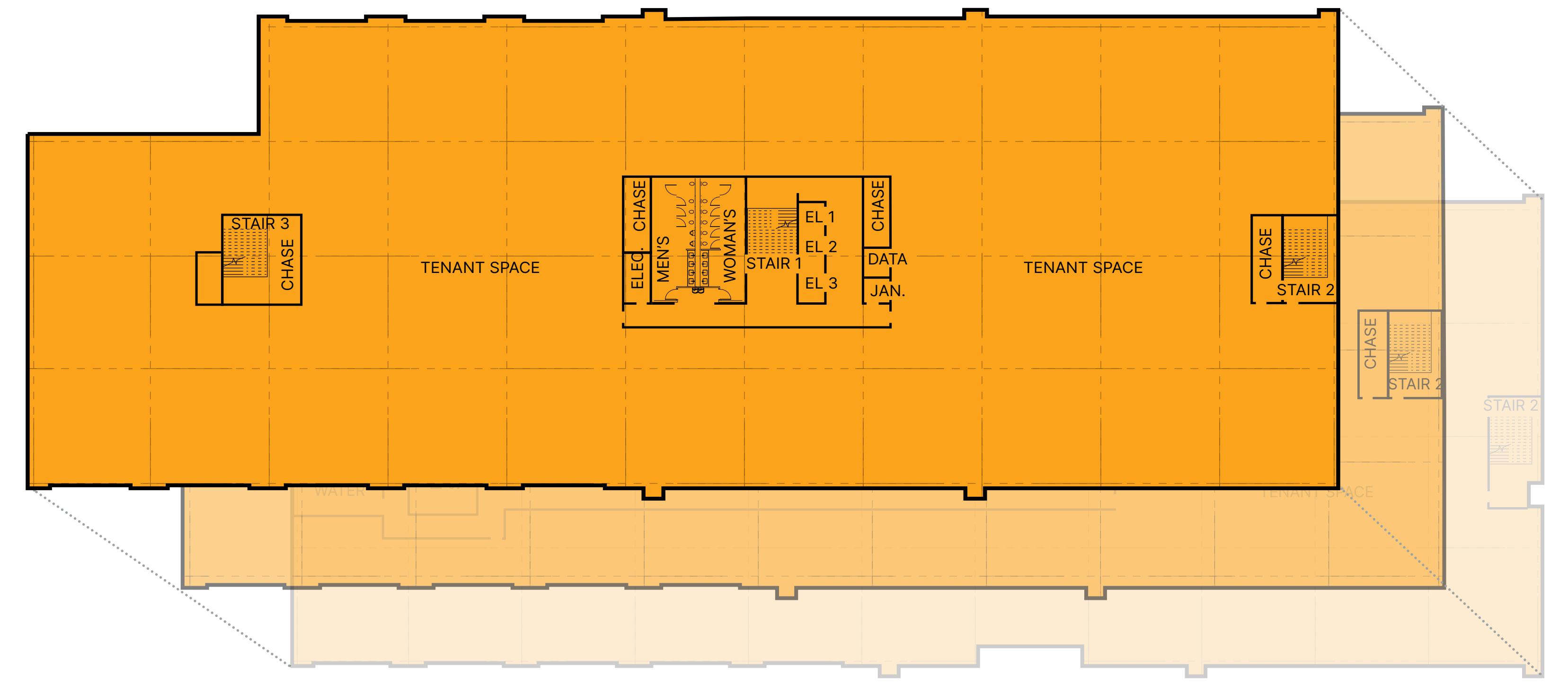


Building 3

R&D



3rd Floor
45,000 SF



Amenity Pavilion

Q1 2024 Delivery

Pathway Triangle expertly pairs state-of-the-art life science facilities with programming and amenities that extend far outside the box. We've curated our amenity pavilion with food and beverage offerings, a fitness center, meeting and event space, and areas for outdoor recreation, knowing that professional empowerment and personal fulfillment are the greatest fuel for progress.



Construction Timeline

