

A UNIQUE ADVANCED MANUFACTURING OPPORTUNITY IN A CAMPUS SETTING

THE **YIELD**
HOLLY SPRINGS

DEVELOPED BY



THEYIELDLIFESCIENCE.COM

nuveen
A TIAA Company

220,000 SF ready for tenant upfit across 2 buildings

Entitled for up to 1.8 million additional, customizable square feet

Buildings designed for flexibility of use

THE YIELD's single-story design for cGMP users has additional structural capacity to accommodate a mezzanine or second floor.



THE YIELD HOLLY SPRINGS

THE YIELD Holly Springs is a unique opportunity in the core of the Triangle's life science cluster and well-positioned to capture the Triangle Region's best talent. With proximity to 3 tier-one research universities — Duke University, UNC Chapel Hill and NC State University — this area is a leading life science cluster with a highly skilled workforce.

Raleigh-Durham is a leading U.S. life sciences hub, with deep pharmaceutical roots and major new biomanufacturing investments. Over 40,000 people work in the industry, including 13,000 in R&D roles.

SITE PLAN

- H » 110,000 SF
- I » 110,000 SF
- PODS » 80 ACRES AVAILABLE
- » AMENITY PARK
- » GREEN SPACES
- » GREENWAY TRAIL

Buildings H and I

- Two 110,000 SF cGMP shells complete
- Ready for tenant upfit

Building J

- Permit ready for 99,000 cGMP manufacturing facility
- Pad ready for build to suit Lab, Office or Research facility

Build to Suit Opportunities

- 80 acres available
- Can accommodate advanced manufacturing, cGMP, Lab, Research or Office facility



BUILDINGS H & I

cGMP SHELLS COMPLETE & READY FOR UPFIT



BUILDING H



BUILDING I



BUILDING SPECIFICATIONS

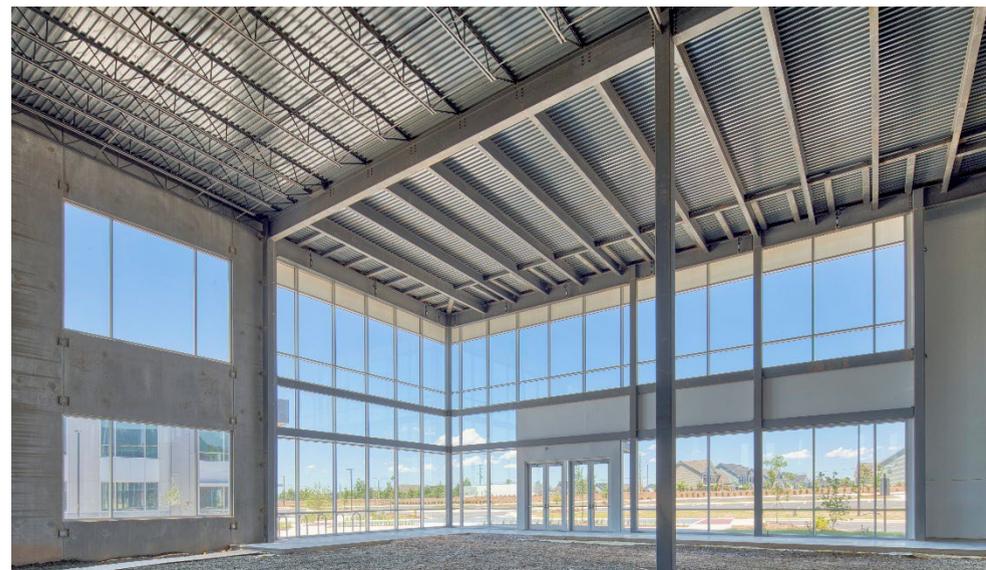
- ◆ 110,000 SF per building
- ◆ CLEAR HEIGHT: 32'
- ◆ TYPE: cGMP single story
- ◆ ROOF: 75-150lbs/SF loading
- ◆ BAY DEPTHS: 33' x 44'
- ◆ LOADING DOCKS: 4 dock doors with 7 knockout panels for expansion needs
- ◆ PARKING: 2.5 spaces per 1,000 SF
- ◆ ELECTRICAL SERVICE: Duke Energy
- ◆ WATER/SEWER SERVICE: Town of Holly Springs
- ◆ RECLAIMED WATER SERVICE: Town of Holly Springs
- ◆ NATURAL GAS: Dominion Energy

BUILDINGS H & I

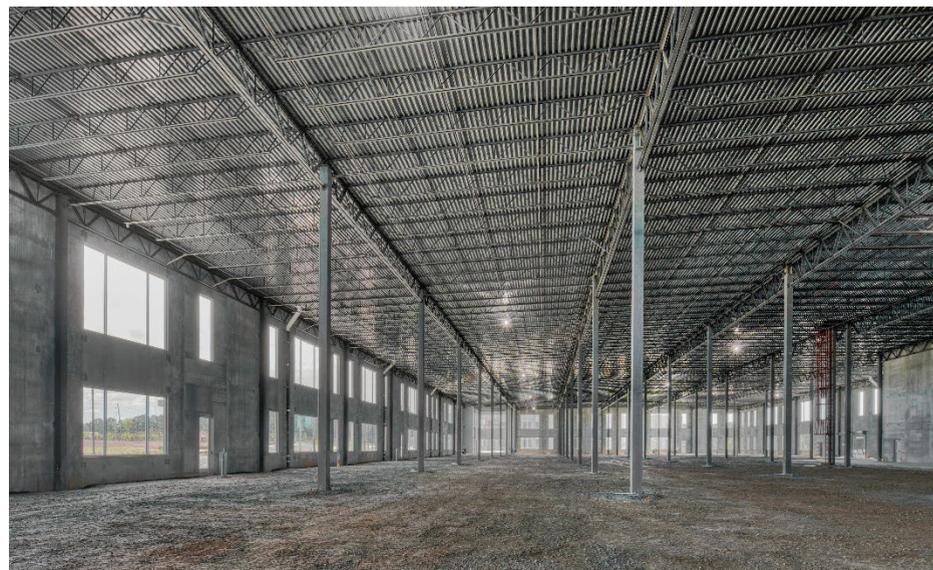
» cGMP SHELLS COMPLETE & READY FOR UPFIT



BUILDINGS H & I



DESIGNED FOR FLEXIBILITY



DESIGNED FOR FLEXIBILITY

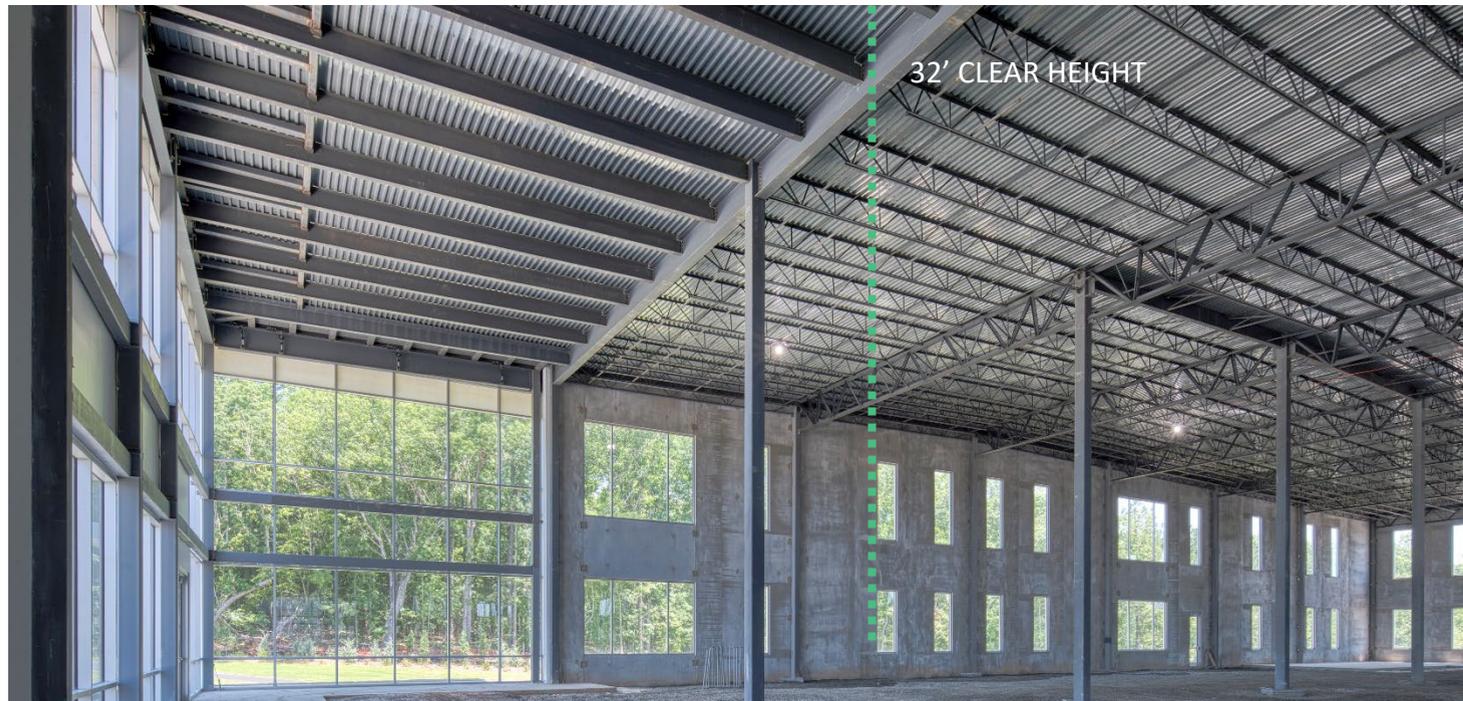
THE YIELD by Crescent Communities understands flexibility in building design is critical. Our built-in flexibility allows for ultimate customization by a future end user - reducing time and cost.

Built flexibility includes:

- Ability to add a mezzanine (up to 50% of floorplate) or a second story (up to 100% floorplate) to accommodate lab, office or equipment with a 16 to 20 ft. clear height remaining on the first floor
- Leaving out a slab-on-grade to allow for utility coordination by end user
- Dual entries to allow for multi-entry or multi-tenant opportunities



SINGLE STORY



32' CLEAR HEIGHT

SLAB READY



16-20' CLEAR HEIGHT

MEZZANINE OR SECOND FLOOR

BUILDING J

16-ACRES PAD READY



SQUARE FEET: 99,000
 CLEAR HEIGHT: 32'
 ROOF: 80-150lbs / SF loading
 LOADING DOCKS: 6 doors per 100,000 SF
 STORIES: Single-story
Permitted & ready to build

ADVANCED MANUFACTURING

99,000
 32'
 80-150lbs / SF loading
 6 doors per 100,000 SF
 Single-story
Permitted & ready to build

OR

RESEARCH & DEVELOPMENT

62,000
 16'
 75-150lbs / SF loading
 4 doors per 100,000 SF
 Multi-story
6-months



ADVANCED MANUFACTURING

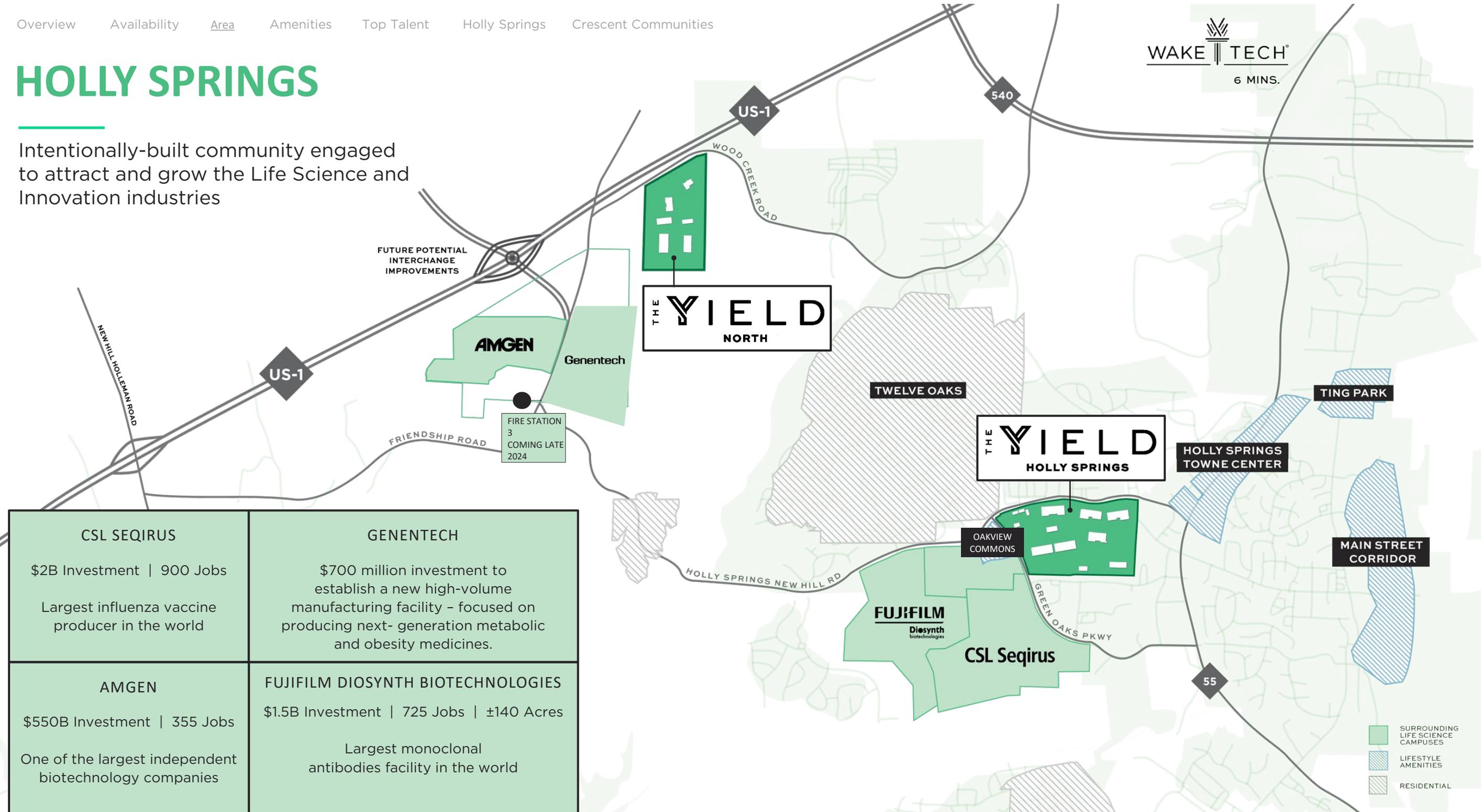


RESEARCH & DEVELOPMENT

	TODAY	6 MONTHS	10 MONTHS	16-20 MONTHS
ADVANCED MANUFACTURING	Permitted and ready to build		Shell delivery	Tenant upfit completion
RESEARCH & DEVELOPMENT		Permitted and ready to build		Shell delivery

HOLLY SPRINGS

Intentionally-built community engaged to attract and grow the Life Science and Innovation industries

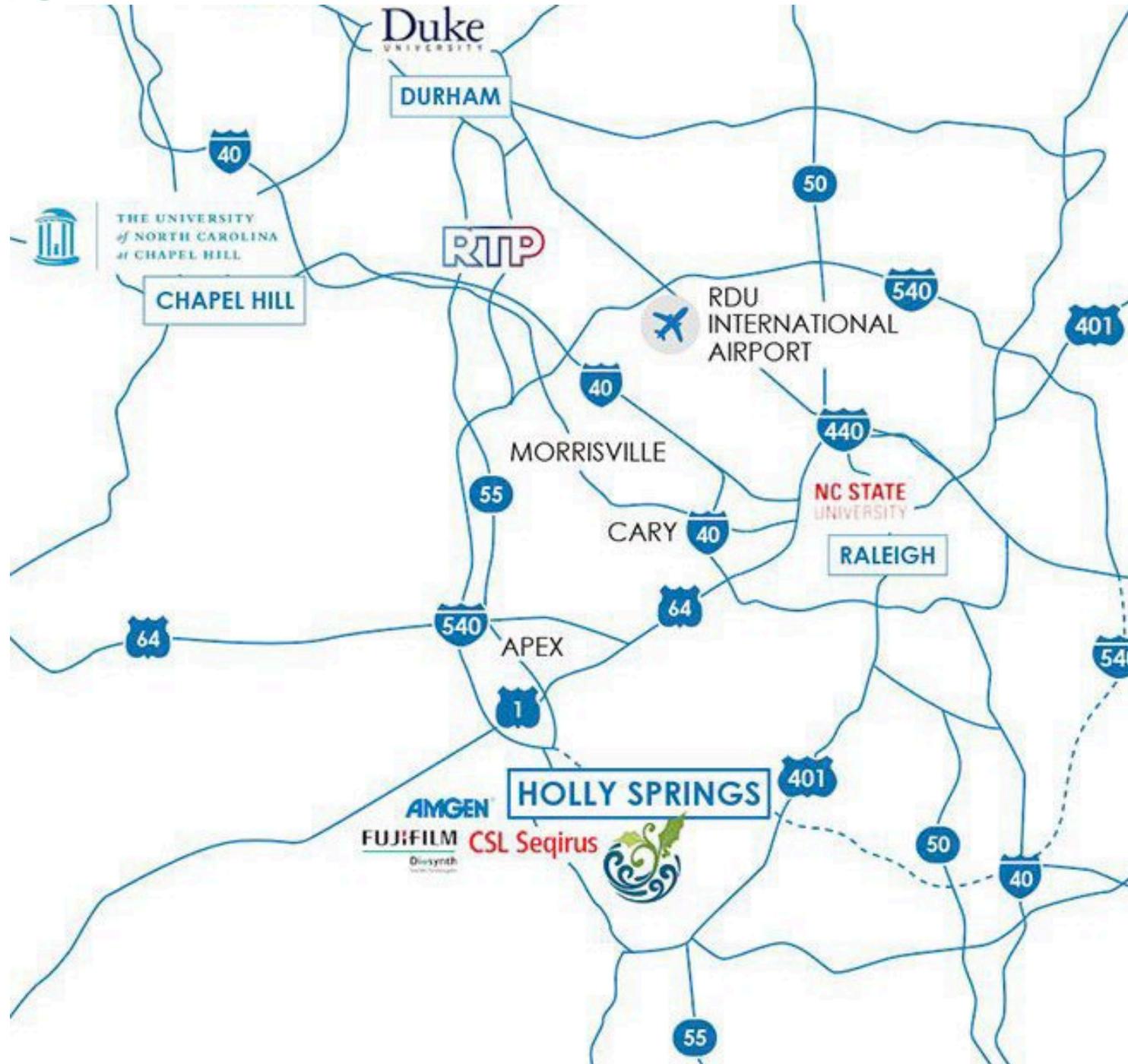


WAKE TECH®
6 MINS.

<p>CSL SEQIRUS</p> <p>\$2B Investment 900 Jobs</p> <p>Largest influenza vaccine producer in the world</p>	<p>GENENTECH</p> <p>\$700 million investment to establish a new high-volume manufacturing facility - focused on producing next-generation metabolic and obesity medicines.</p>
<p>AMGEN</p> <p>\$550B Investment 355 Jobs</p> <p>One of the largest independent biotechnology companies</p>	<p>FUJIFILM DIOSYNTH BIOTECHNOLOGIES</p> <p>\$1.5B Investment 725 Jobs ±140 Acres</p> <p>Largest monoclonal antibodies facility in the world</p>

HOLLY SPRINGS, NC

Crescent Communities values placemaking and thoughtfully planned, mixed-use communities. Holly Springs is a well-executed marriage of small-town charm meets the best of modern living boasting beautiful residential communities, shopping, dining, and outdoor recreation and is the third fastest growing county in the US.



RECENTLY AWARDED

#1 BEST CITY
IN NC TO GET A JOB

BEST PLACES
TO LIVE IN NC

#1 SAFEST CITY IN NC

ONE OF THE BEST SMALL CITIES IN
AMERICA

#3 MOST POPULAR
ZIP CODE IN THE TRIANGLE

TOP 10 MOST
AFFORDABLE HOUSING IN NC

#1 BEST FARMERS
MARKET IN NC

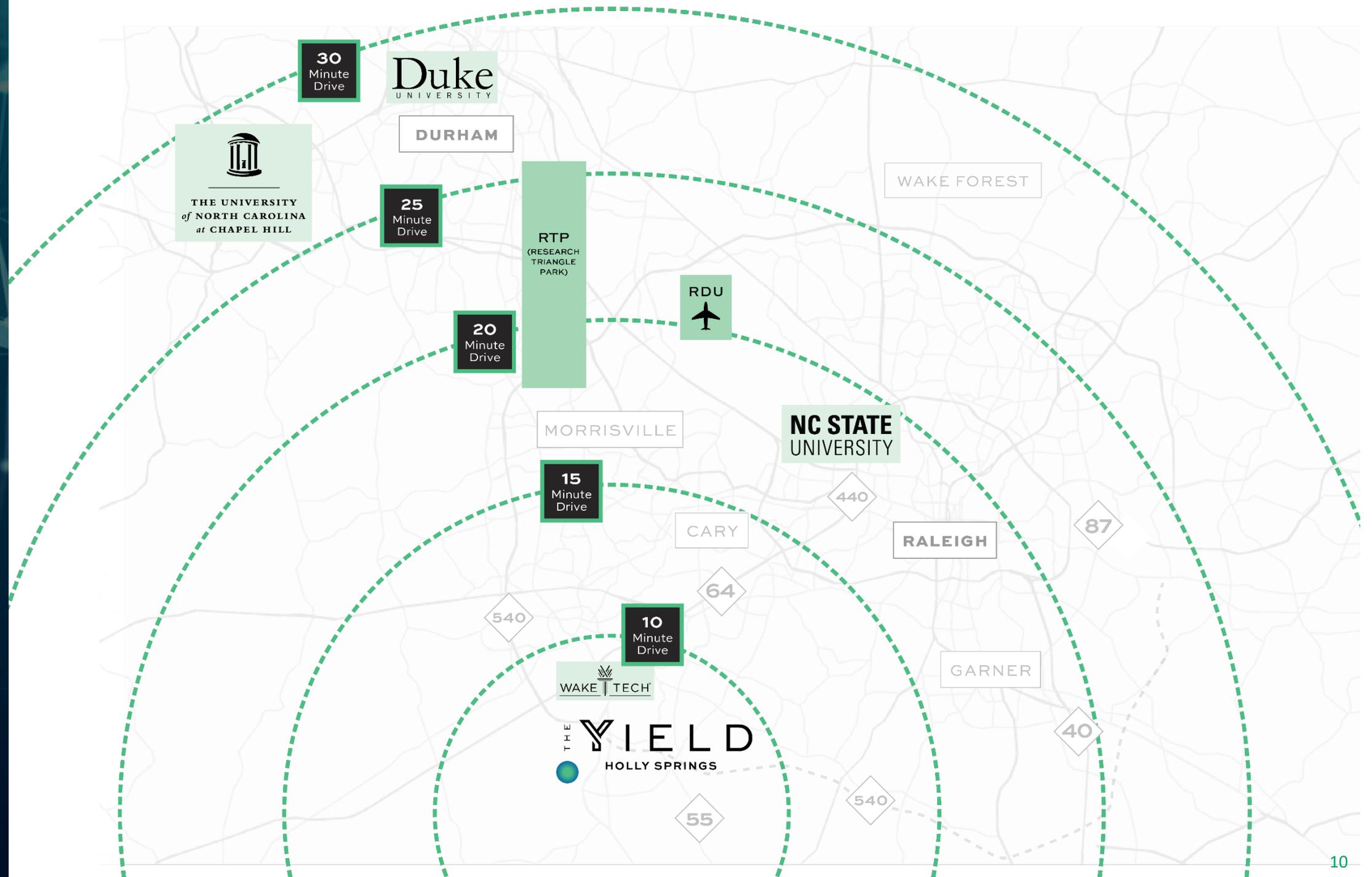
5TH BEST PLACE IN
NC TO RAISE A FAMILY

THE YIELD HOLLY SPRINGS

Located in the Research Triangle region, Holly Springs is at the center of the Triangle's innovation hub. Holly Springs has emerged as one of the fastest growing submarkets in the country. THE YIELD Holly Springs is perfectly positioned in a business-friendly environment.

The site is minutes from major thoroughfares and charming downtown Holly Springs, beautiful residential communities, and ample retail. It is easy to see why Holly Springs is a magnet for top talent.

20-30 MINUTES
FROM DURHAM, RALEIGH
AND RDU AIRPORT



CAMPUS & AMENITIES

THE YIELD Holly Springs campus is a community full of talent and energy thanks to its placemaking, planned amenities, and green spaces. The campus was created with end users in mind, incorporating features such as a 1-acre amenity park, linear parks, open space, walking trails, an extension of the Holly Springs greenway, and walkable retail to inspire creativity and fresh thinking.



OAKVIEW COMMONS

- OAKVIEW COMMONS**
- Across the street from site
 - 50,000 SF shops & restaurants
 - 130+ room hotel
 - Open-air lounge & dining



GREENWAY



LINEAR PARK



AMENITY PARK

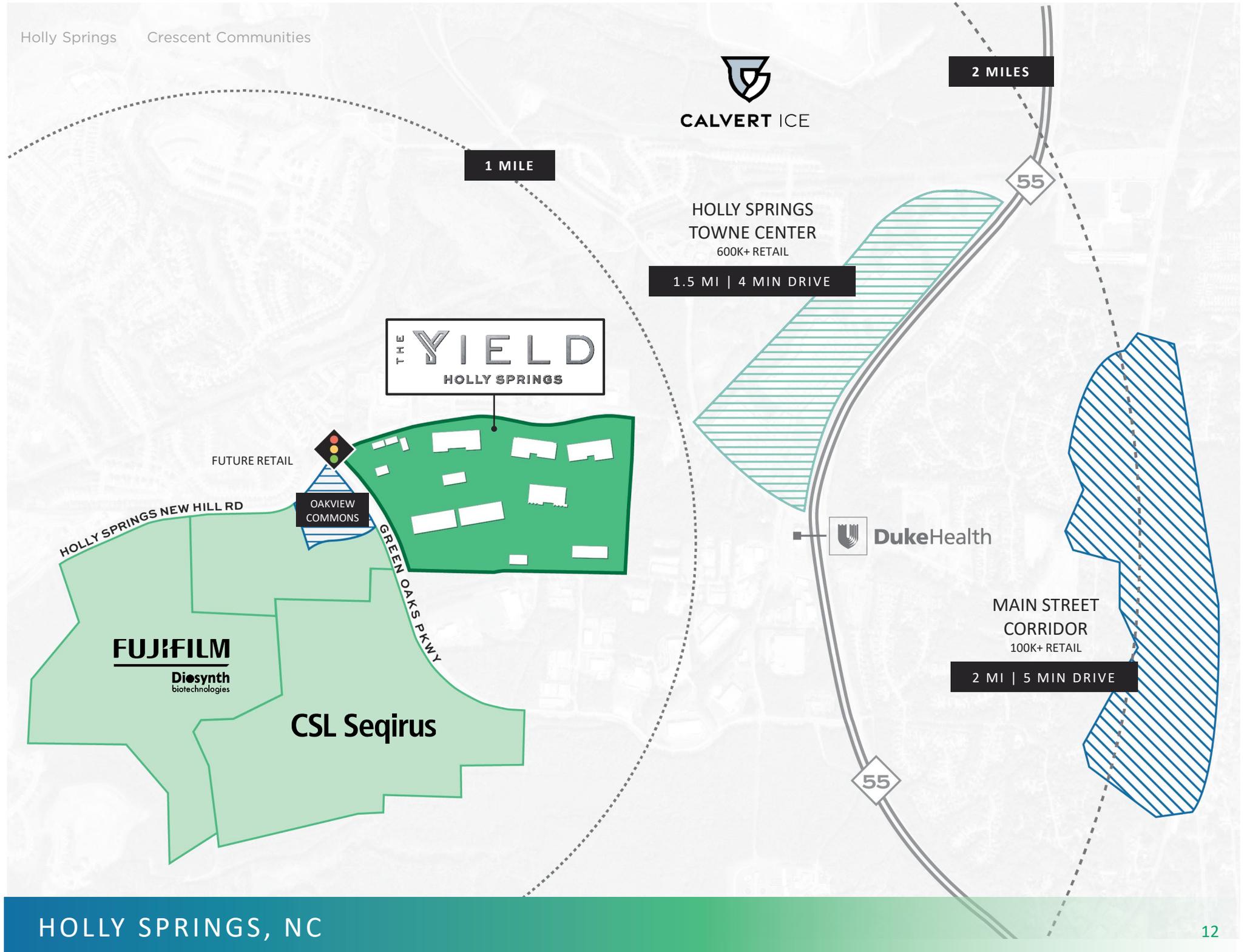
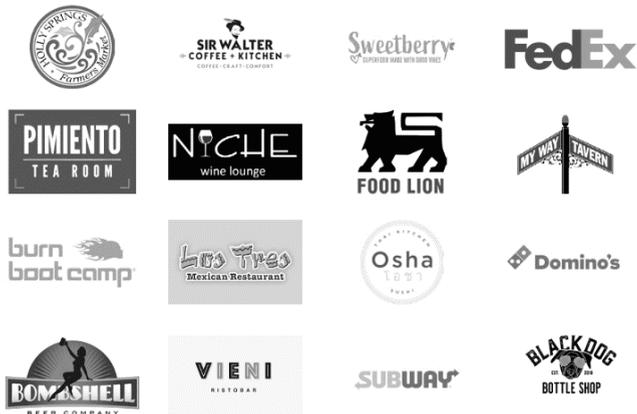
- ✓ DESIGNATED AREA FOR FOOD TRUCKS & EVENTS
- ✓ OUTDOOR WORKSTATIONS AND SEATING
- ✓ GREENWAYS & POCKET PARKS
- ✓ SOCIAL LAWN
- ✓ CONNECTED WALKING PATHS & SEATING THROUGHOUT
- ✓ WALKABLE TO LOCAL DINING, SHOPPING, & ENTERTAINMENT

AMENITIES & RETAIL

HOLLY SPRINGS TOWNE CENTER



MAIN STREET CORRIDOR



HOLLY SPRINGS, NC

NEW RETAIL AMENITIES

WITHIN A 5-MINUTE WALK OF THE YIELD HOLLY SPRINGS

Oakview Commons is just across the street from The YIELD Holly Springs and located at the corner of Green Oaks Parkway and Holly Springs New Hill Road. The newly opened center has unique, local food & beverage options, a future hotel and community green space. It is less than a 5-min walk from Buildings H and I and even closer to the balance of THE YIELD Holly Springs.



A GREAT PLACE FOR BUSINESS

NORTH CAROLINA



North Carolina is a great place for doing business and a leading brain hub of highly-skilled talent who push inventive thinking even further.

STATISTICS & ACCOLADES

TOP STATE

For business CNBC | 2023, 2022

790 LIFE SCIENCE
Companies in NC

\$2.4B ANNUALLY
From NIH since 2005

70K LIFE SCIENCE
Workforce statewide

#3 FASTEST LIFE SCIENCES
Employment growth

RALEIGH-DURHAM INTERNATIONAL

360+
Daily arrivals
& departures

57
Non-stop
destinations

17
Major airlines

11.8MM
Passengers in 2022

BUSINESS ADVANTAGE

LOW COST
of doing business

MINIMAL
Regulatory hurdles

#4 HIGHEST
Concentration
of PHDS

#4 METRO AREA
For life science
VC funding



ACCESS TO TALENT

12 UNIVERSITIES

NEW \$350MM INVESTMENT BY WAKE
TECH TO EXPAND LIFE SCIENCE
EDUCATIONAL PROGRAMS IN HOLLY
SPRINGS

3 TIER-ONE

RESEARCH UNIVERSITIES:
DUKE UNIVERSITY,
UNC-CHAPEL HILL, NC STATE

THE MOST LIFE-SCIENCES

DOCTORATES IN THE NATION

TOP 5 LIFE SCIENCE CLUSTERS IN THE NATION

65,000 STUDENTS GRADUATE

PER YEAR AND THE MAJORITY STAY IN
THE AREA

WAKE COUNTY: A GLOBAL BIOTECH MANUFACTURING HUB



In 2022, Amgen broke ground on a \$550 million manufacturing facility, and in 2024, announced a \$1 billion expansion, bringing the total investment to over \$1.5 billion, with a total of 725 expected by 2032. The facilities will produce drug substances for Amgen's medications, including those for cancer, heart disease, and other serious illnesses.



Holly Springs is home of FUJIFILM Biotechnologies' largest end-to-end cell culture biopharmaceutical CDMO facility in North America. Since announcing in 2021, they have announced an additional \$1.2 billion to increase capacity. This CDMO facility will open in August 2025.



In June 2025, Genentech announced a new \$700M high volume fill and finish facility in Holly Springs. The facility will be located in a 700,000 square foot space and will support Roche and Genentech's future portfolio of next-generation obesity medicines, with potential for future expansion.



Novo Nordisk's largest North American manufacturing facility, a \$6B investment, is located 30 miles away. Including a new complex for GLP-1 production.

INNOVATION HUB

In recent years, Holly Springs has emerged as a preferred location for the life science industry thanks to long-term strategic planning to position the Town as an ideal home for these companies. Global heavyweights including CSL Seqirus, FUJIFILM Diosynth Biotechnologies, Amgen, and now Genentech, have made significant investments in the community.

A PLACE TO GROW

HOLLY SPRINGS

Holly Springs is in the heart of one of the fastest growing regions. Businesses can access over 70% of the U.S. industrial base and more than 200 million people within a 2-day truck drive.



WAKE TECH

LARGEST
Community college system in NC

\$350MM
Expanding life science programs with a western campus (6 minutes from site)

BIOPHARMA & BIOTECH
Degrees and certifications available as well as Biowork and RTPBIO programs

NC EDGE PROGRAM
Provides customized training to upskill & reskill firms' existing workforce

AWARDS

"GREAT MAIN STREET IN THE MAKING"
Award

#1 SAFEST CITY
In North Carolina

300+ Acres
of open park land

WAKE COUNTY PUBLIC SCHOOLS
Largest public school system in NC

#4 TOP RANKED
High schools in immediate area

DEMOGRAPHICS

41,239
Population

35.8
Median age

59.6%
Bachelor's degree or higher

6%
Annual growth over the past 10 years

QUALITY OF LIFE

42
RESTAURANTS/BARS
7-MIN DRIVE FROM SITE

5-MINUTE WALK
to 50K+ OF NEW RETAIL
OPENING Q4 2024



SUSTAINABILITY

Capitalizing on our expertise in the development of high-performing buildings that emphasize well-being and productivity, Crescent Communities is eager to work with prospective tenants to incorporate principles of environmental sustainability and wellness within the design, construction, and operations of THE YIELD Holly Springs.

Crescent Communities will help guide tenants to achieve LEED certification and will provide Tenant Guidelines for Sustainability and Wellness.

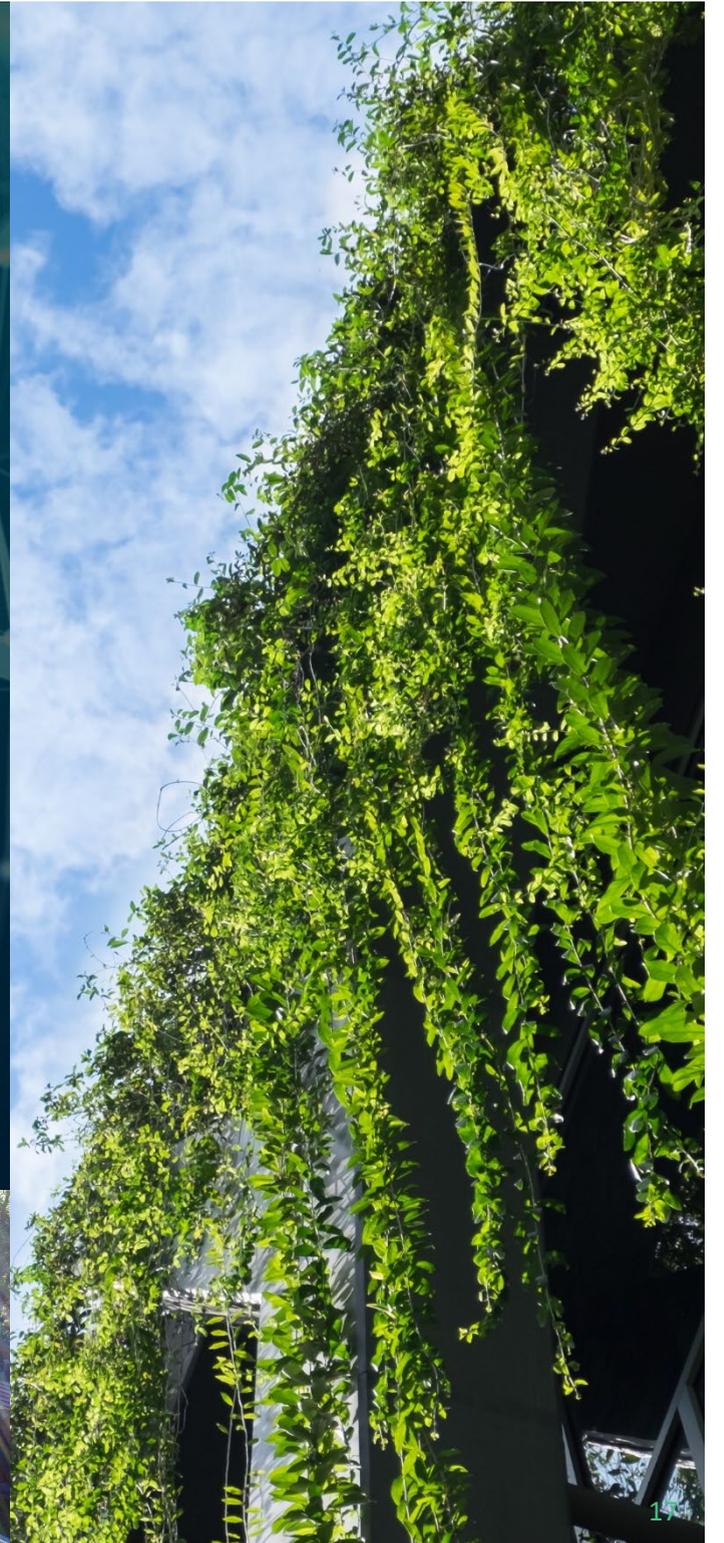
CURRENT SHELL DESIGN
ELIGIBLE FOR 12 LEED CREDITS

TENANT-DEPENDENT DESIGN
OVER 60 CREDIT OPTIONS AVAILABLE

LEED certification requires a minimum of 40 credits

FEATURES INCLUDED IN BASE BUILDING DESIGN

- ✓ EV READY PARKING SPACES
- ✓ SOLAR PANELS / PV READINESS
- ✓ REDUCTION OF CARBON EMISSIONS BY INCLUDING FLY ASH IN PRECAST PANELS
- ✓ NATIVE SPECIES FOR LANDSCAPING
- ✓ MINIMIZED PARKING



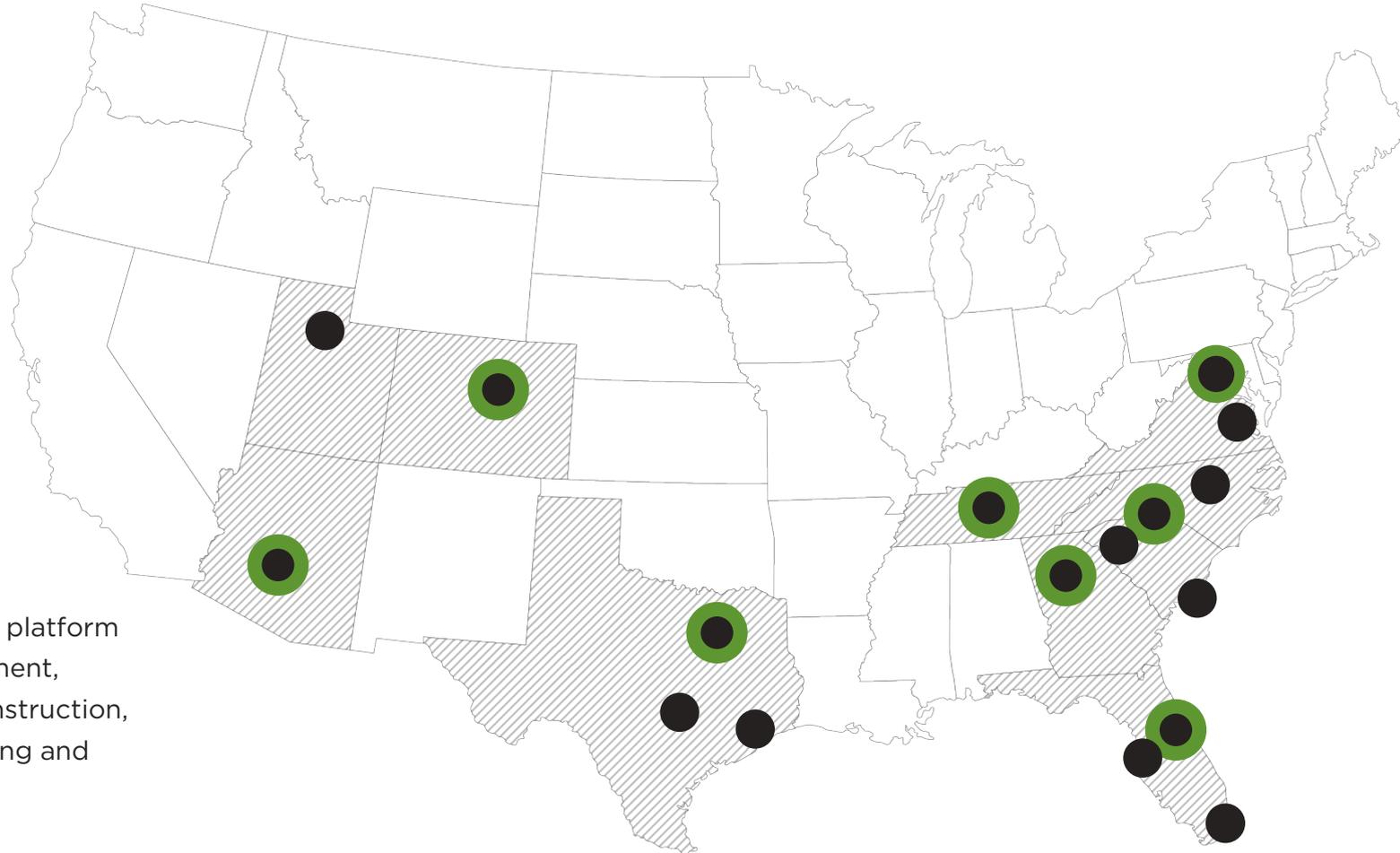
CRESCENT COMMUNITIES

As one of the few commercial developers equipped to tackle everything from 30+ story office buildings, to industrial spaces designed for efficiency, we're uniquely prepared to bring your vision to life. Whether you're looking to create a small niche office or a build-to-suit development with world-class amenities, we'll make sure you're poised for success with thoughtful design, careful planning and flawless execution. Because with Crescent Communities, you don't have a developer — you have a partner.

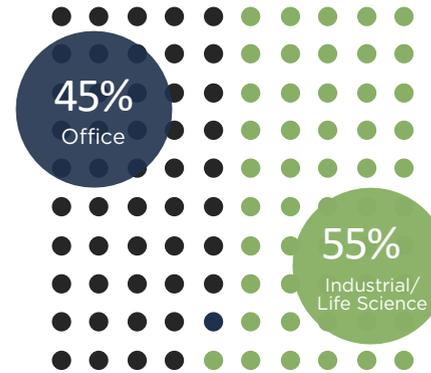
- 17 Markets
- 8 Offices

- Charlotte, NC
- Raleigh, NC
- Washington, DC
- Richmond, VA
- Greenville, SC
- Charleston, SC
- Atlanta, GA
- Orlando, FL
- Tampa, FL
- South Florida
- Nashville, TN
- Dallas, TX
- Austin, TX
- Houston, TX
- Denver, CO
- Salt Lake City, UT
- Phoenix, AZ

Highly desirable geography. Integrated platform and expertise in sourcing, entitlement, design, finance, development, construction, amenity creation, marketing, leasing and asset management.



Distribution of SF In Office Portfolio



We merge big-company resources WITH THE PASSION AND ATTENTION TO DETAIL OF A BOUTIQUE.

Developed over 28MM SF OF OFFICE, MIXED-USE, INDUSTRIAL AND LIFE SCIENCE PROJECTS REPRESENTING NEARLY \$4.1B OF TOTAL INVESTMENT.



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THE **YIELD**
HOLLY SPRINGS

DEVELOPED BY

