

A UNIQUE ADVANCED MANUFACTURING OPPORTUNITY IN A CAMPUS SETTING

THE **YIELD**
HOLLY SPRINGS

DEVELOPED BY



THEYIELDLIFESCIENCE.COM

nuveen
A TIAA Company

224,000 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**
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 one of only seven regions to have an unbroken track record of life sciences success over five decades.”

- Matt Gardner, CBRE, Head of Life Sciences Americas

OPPORTUNITIES

- H** » 112,000 SF
- I** » 112,000 SF
- PODS** » 80 ACRES AVAILABLE
- AMENITY PARK** » AMENITY PARK
- GREEN SPACES** » GREEN SPACES
- GREENWAY TRAIL** » GREENWAY TRAIL

Buildings H and I

- Two 112,000 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
- Entitled for Advanced Manufacturing, Lab, Research, Office or Retail
- Building location and size is flexible



BUILDINGS H & I

cGMP SHELLS COMPLETE & READY FOR UPFIT



BUILDING SPECIFICATIONS

- ◆ 112,000 SF per building
- ◆ CLEAR HEIGHT: 32'
- ◆ STRUCTURE: Reinforced to allow second-story or mezzanine
- ◆ ROOF: 75-150lbs/SF loading
- ◆ BAY DEPTHS: 33' x 44'
- ◆ LOADING DOCKS: 4 dock doors with 8 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

BUILT 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 up 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



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
 PERMITS: *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

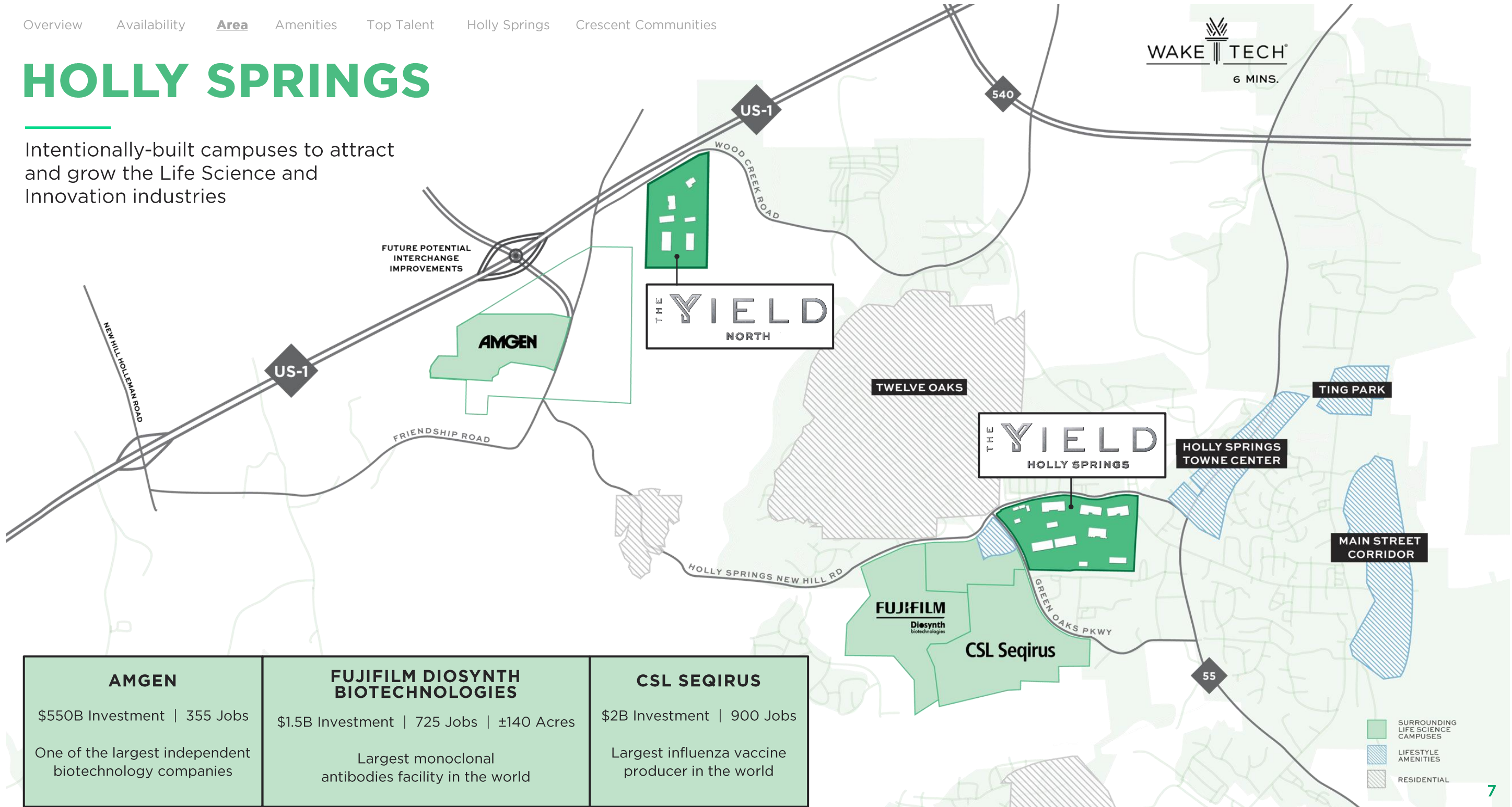
RESEARCH & DEVELOPMENT

Permitted and ready to build

Shell delivery

HOLLY SPRINGS

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



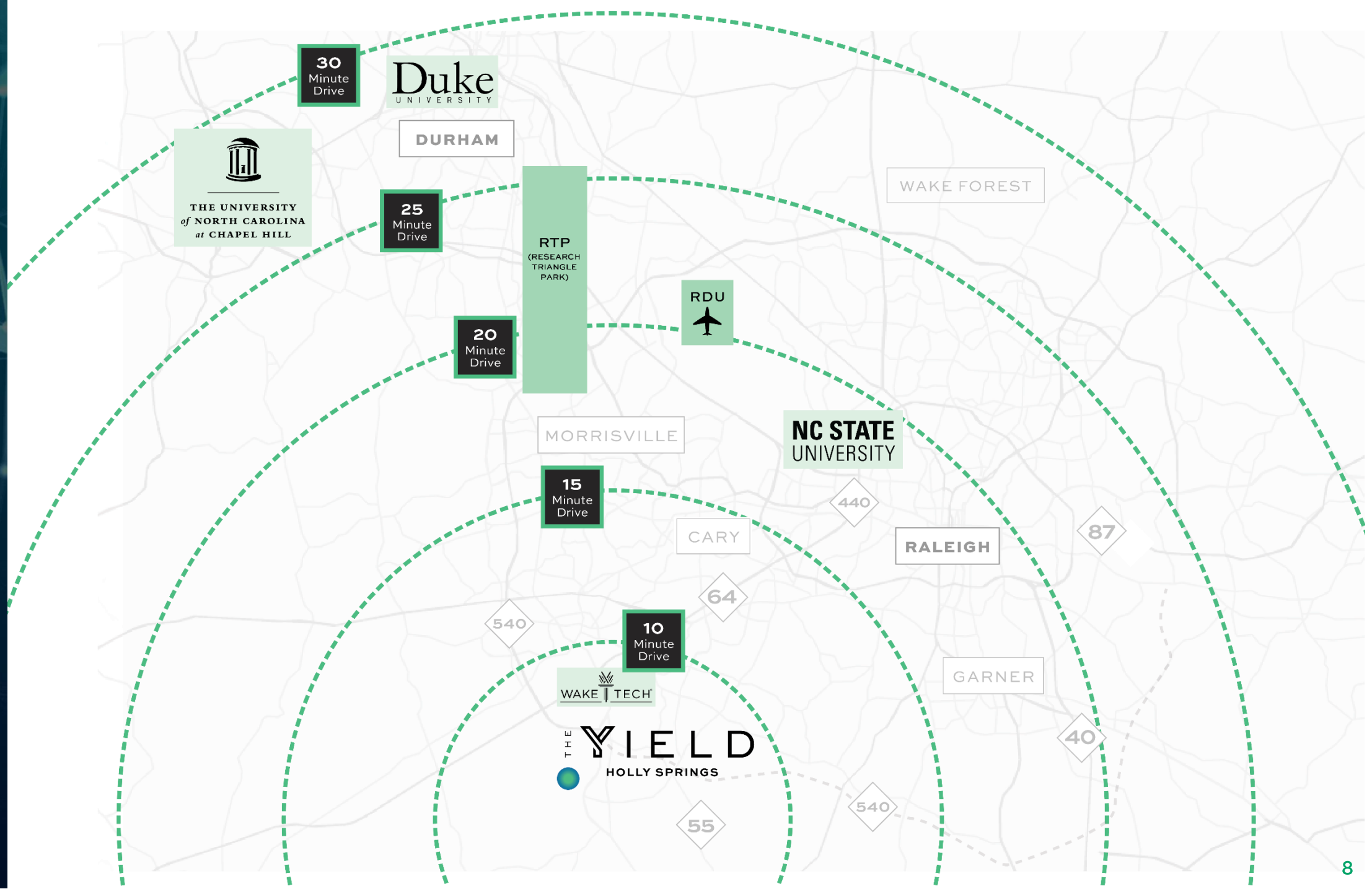
WAKE TECH®
6 MINS.

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



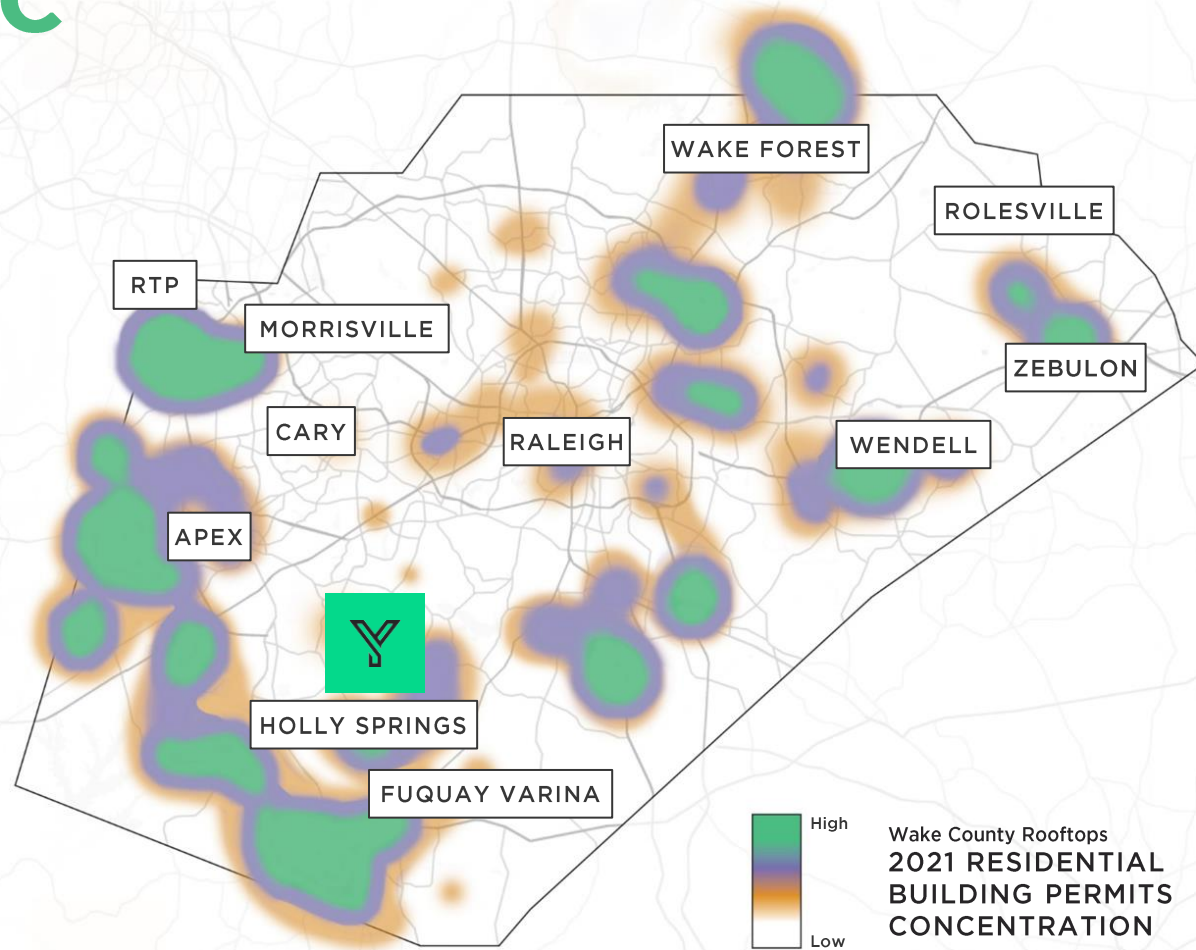
HOLLY SPRINGS, NC

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.



TOWN OF HOLLY SPRINGS
COMMUNITY VIDEO FROM THEIR
ECONOMIC DEVELOPMENT TEAM

- PARKS, GREENWAYS, GOLF COURSES, AND RECREATION
- VIBRANT COMMUNITY PROGRAMMING
- HIGHLY REGARDED SCHOOLS
- VARIETY OF HOUSING OPTIONS
- AMPLE LOCAL AND REGIONAL RETAIL AND DINING
- CLOSE TO MUSEUMS AND PERFORMING ARTS VENUES



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



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.



GREENWAY



LINEAR PARK



AMENITY PARK



OAKVIEW COMMONS

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

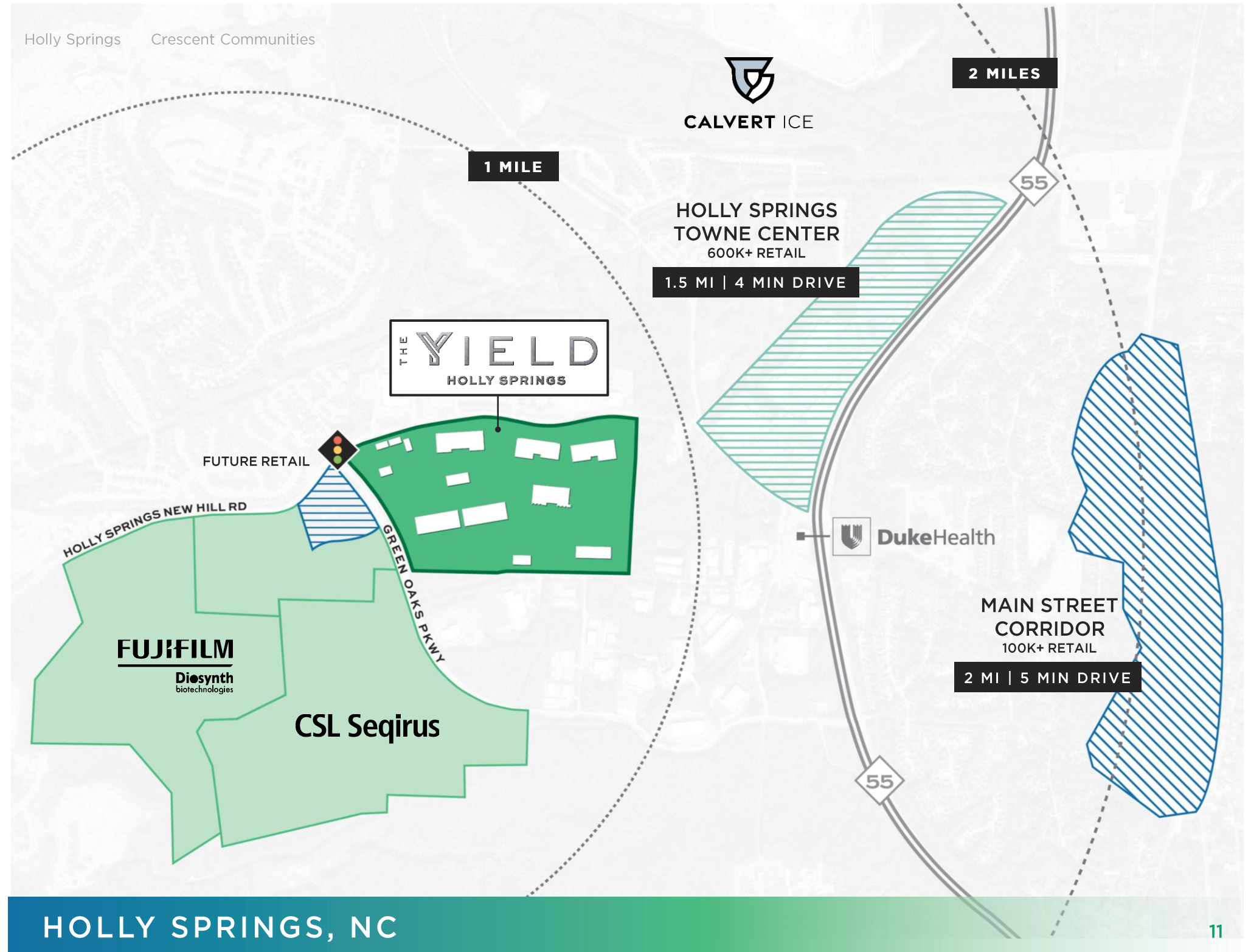
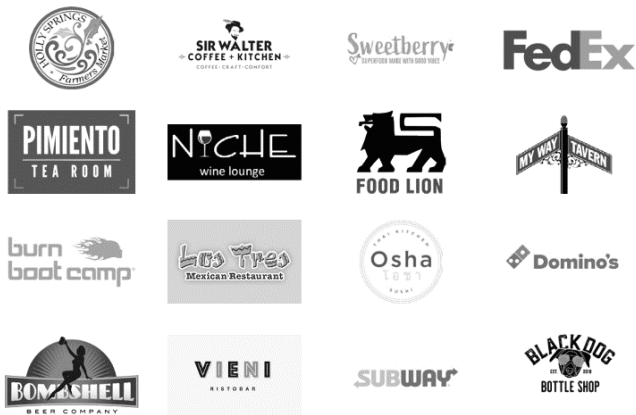
- ✓ **DESIGNATED AREA**
FOR FOOD TRUCKS
& EVENTS
- ✓ **OUTDOOR
WORKSTATIONS
AND SEATING**
- ✓ **GREENWAYS
& POCKET PARKS**
- ✓ **SOCIAL LAWN**
- ✓ **CONNECTED
WALKING
PATHS & SEATING
THROUGHOUT**
- ✓ **WALKABLE TO
LOCAL DINING, SHOPPING,
& ENTERTAINMENT**

AMENITIES & RETAIL

HOLLY SPRINGS TOWNE CENTER



MAIN STREET CORRIDOR



HOLLY SPRINGS, NC

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



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 WITHIN 6 MINUTES

Building new Western Wake Campus to expand life science programs, just 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 10 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**



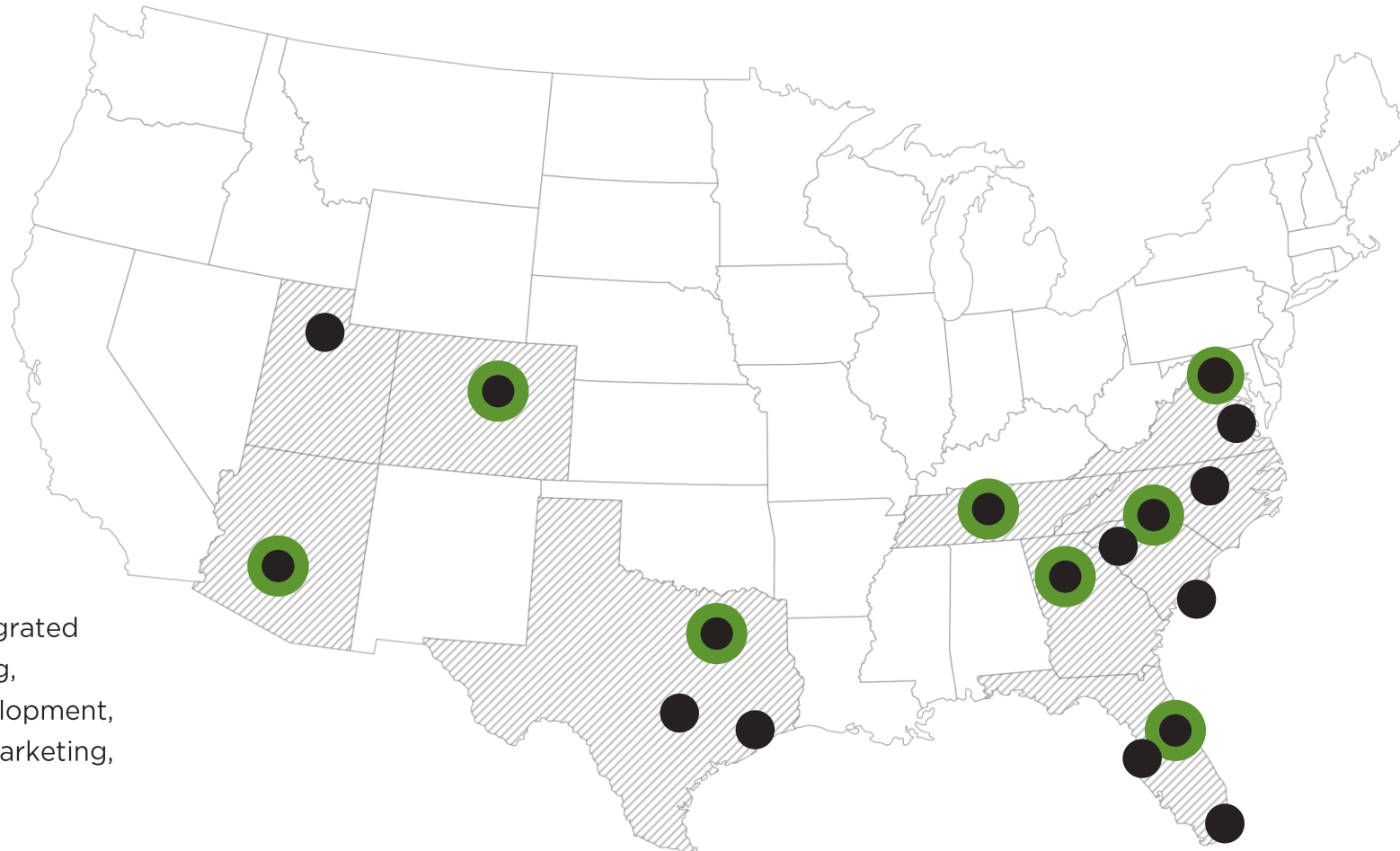
CRESCENT COMMUNITIES

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.

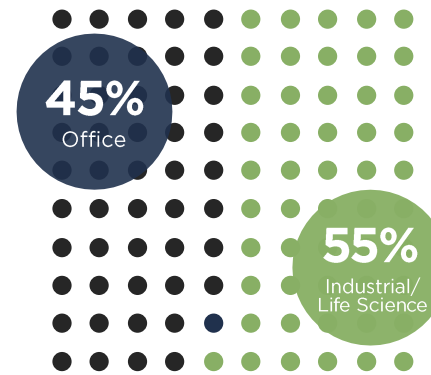
- 17 Markets
- 8 Offices

- 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



Elizabeth on Seventh
Charlotte, NC

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.



AXIAL Bonds Farm
Concord, NC

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THE **YIELD**

nuveen
A TIAA Company

CBRE


TIMMONS GROUP
CIVIL ENGINEERING | LANDSCAPE ARCHITECTURE | SURVEYING

OB|A
O'BRIEN ATKINS

Gilbane

DEVELOPED BY

 **CRESCENT**
COMMUNITIES