



4300 FAYETTEVILLE RD.
RALEIGH, NC

OWNERS

Mainstreet Capital Partners

Started in 1999, Mainstreet Capital's extensive experience, market knowledge, long-term relationships, and hands-on management has created successful repositioning and value enhancing results in over forty transactions, totaling more than \$1 billion in investment.

DRA Advisors

DRA Advisors LLC is a New York-based registered investment advisor with approximately 95 employees specializing in real estate investment management services for institutional and private investors, including pension funds, university endowments, sovereign wealth funds, foundations, and insurance companies. Since DRA was founded in 1986, the firm has opened additional offices in Miami and San Francisco while acquiring approximately \$39 billion of real estate. The acquisitions include 93 million square feet of industrial, 65 million square feet of office, 87 million square feet of retail and 85,000 multifamily units. As of June 30, 2023, DRA has \$13.6 billion in gross assets under management. <http://draadvisors.com>

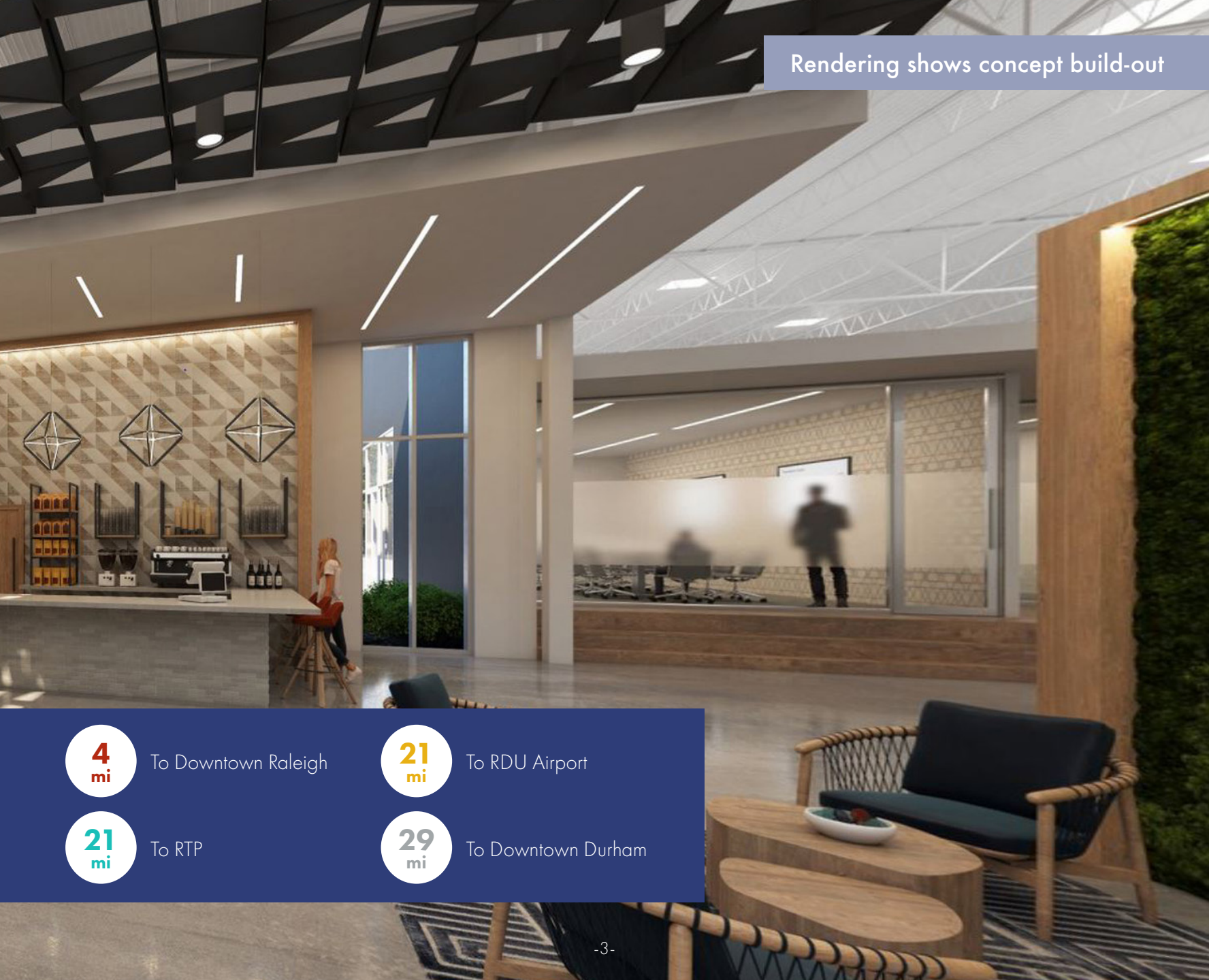
HISTORY

INQ @ 4300 is Mainstreet Capital Partners and DRA Advisors' 18th independent project across the United States. These two owners have been partners since 2001, and collectively have advised approximately \$500 million in investments together. Mainstreet Capital and DRA Advisors recently repositioned INQ @ 1101, a 140,000 RSF big box in Morrisville, for high tech and Life Science.



182,000 RSF of creative office, lab space, GMP, and/or R&D available. Prime location situated right between the I-40 / I-540 interchange, just a 5 minute drive from Downtown Raleigh.

Rendering shows concept build-out



4
mi

To Downtown Raleigh

21
mi

To RDU Airport

21
mi

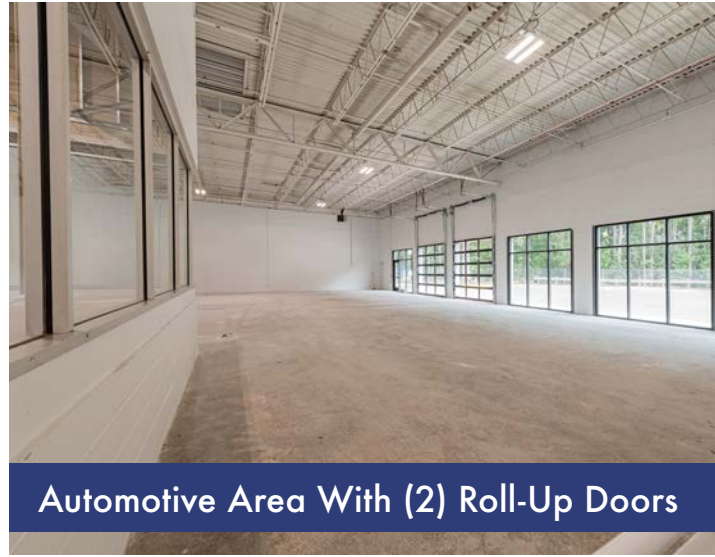
To RTP

29
mi

To Downtown Durham



Current Shell Condition



Automotive Area With (2) Roll-Up Doors

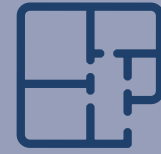


Rendering shows concept build-out





(6) Dock Height Doors, (3) Drive-In Doors



182,000 RSF



GMP Ready Shell Renovations
Completed May 2023



3.6/1,000 SF

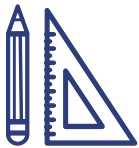


4300 Fayetteville Rd.
Raleigh, NC





Blank Canvas:
**100% custom +
engaging workspace**



Design Team:
Redline



Base Building
General Contractor:
Barnhill

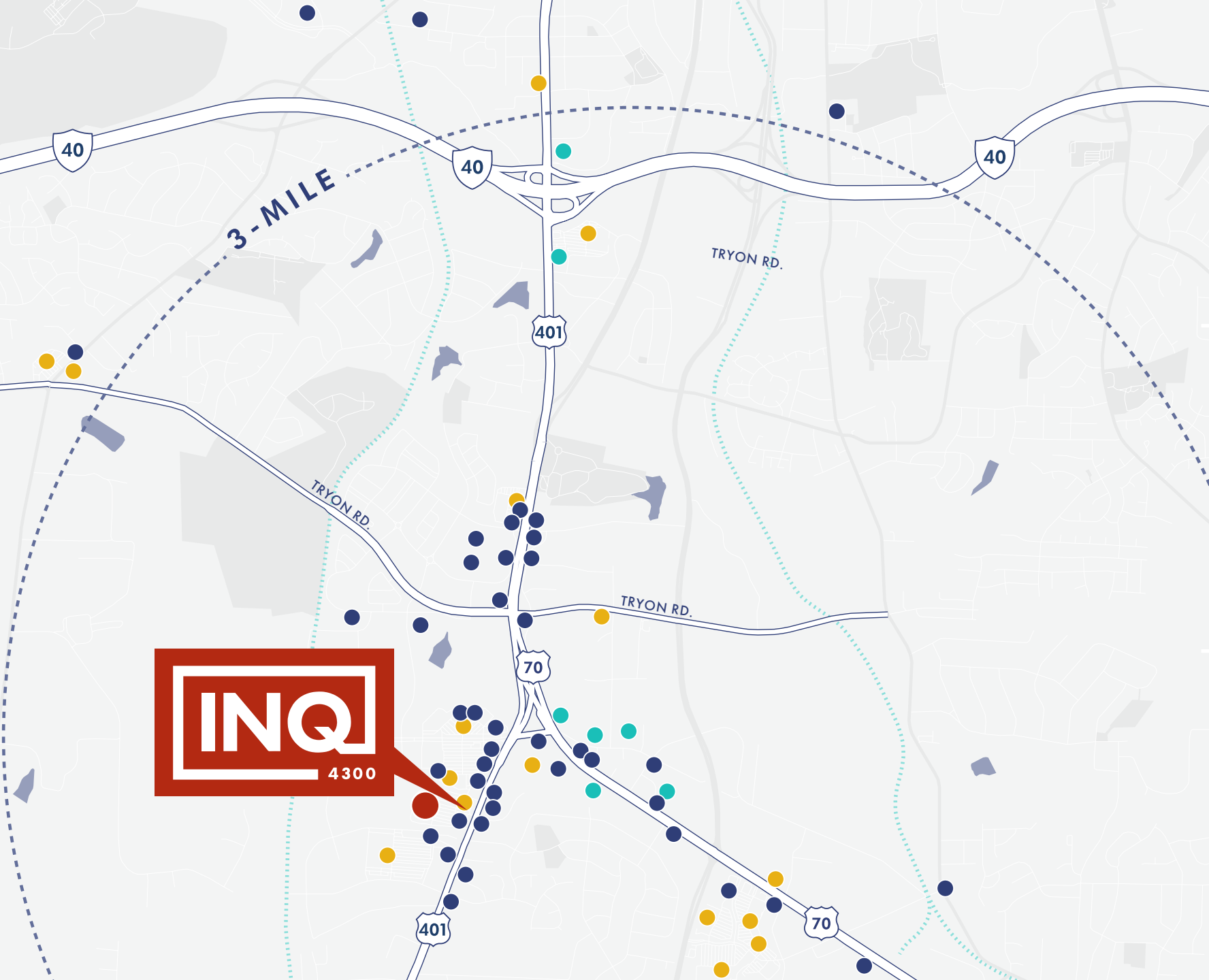


Ceiling Height:
18' to 19'





Rendering shows concept build-out



INQ
4300

3-MILE

TRYON RD.

TRYON RD.

TRYON RD.

40

40

40

401

70

401

70



SURROUNDING AMENITIES

LODGING

Hampton Inn	Red Roof PLUS
InTown Suites	Holiday Inn Express & Suites
Wingate by Wyndham	The StateView Hotel
Econo Lodge South	
Days Inn by Wyndham	
Super 8 by Wyndham	

SHOPPING

Walmart	Target	Sam's Club
AutoZone Auto Parts	The UPS Store	Food Lion
North Station	The Home Depot	Dollar Tree
Lowe's Home Improvement	Garner Towne Square	ALDI
Walgreens	The Salvation Army	Lowes Foods
Chapanoke Square	Cause for Paws Thrift	
Bath & Body Works	State Farmers Market	

RESTAURANTS

Steak 'n Shake	McDonald's	Seafood	Taco Bell	Just Wingin' It
Chipotle	Ragazzi's Italian	Don Beto's Tacos	Angie's Restaurant	Purr Cup Cafe
Grandson's Buffet	MoonRunners Saloon	Bojangles	Outback Steakhouse	Trophy Brewing & Taproom
Biscuitville	Tropical Smoothie Cafe	Taco Bell	The Original Carolina Barbecue	State Farmers Market
Denny's	Burger King	Cook Out	Supper Meals	Howling Cow Creamery
Zaxby's	Golden Corral	Dunkin'	Popeyes Louisiana Kitchen	Lorraine's Coffee House
Karavan by 3 Olives	Taqueria El Toro	Locked & Loaded Bar and Grill	Yemen Kitchen	Tacos Costa Grande
Kickback Jack's	Jin Jin China	IHOP	Wendy's	
Mariscos Nayarit	Waffle House	Lilys Taqueria	Golden Krust	
Subway	Captain Stanley's	Chick-fil-A		
Panda House				



Rendering shows concept build-out





85

85



147

501



40



147

70

501

40

540



440

64

40

540

1



401

THE TRIANGLE



Downtown Raleigh

4 miles



NC State Campus

6 miles



Cary

12 miles



RDU Airport

21 miles



Downtown Durham

29 miles



Duke University Campus

30 miles



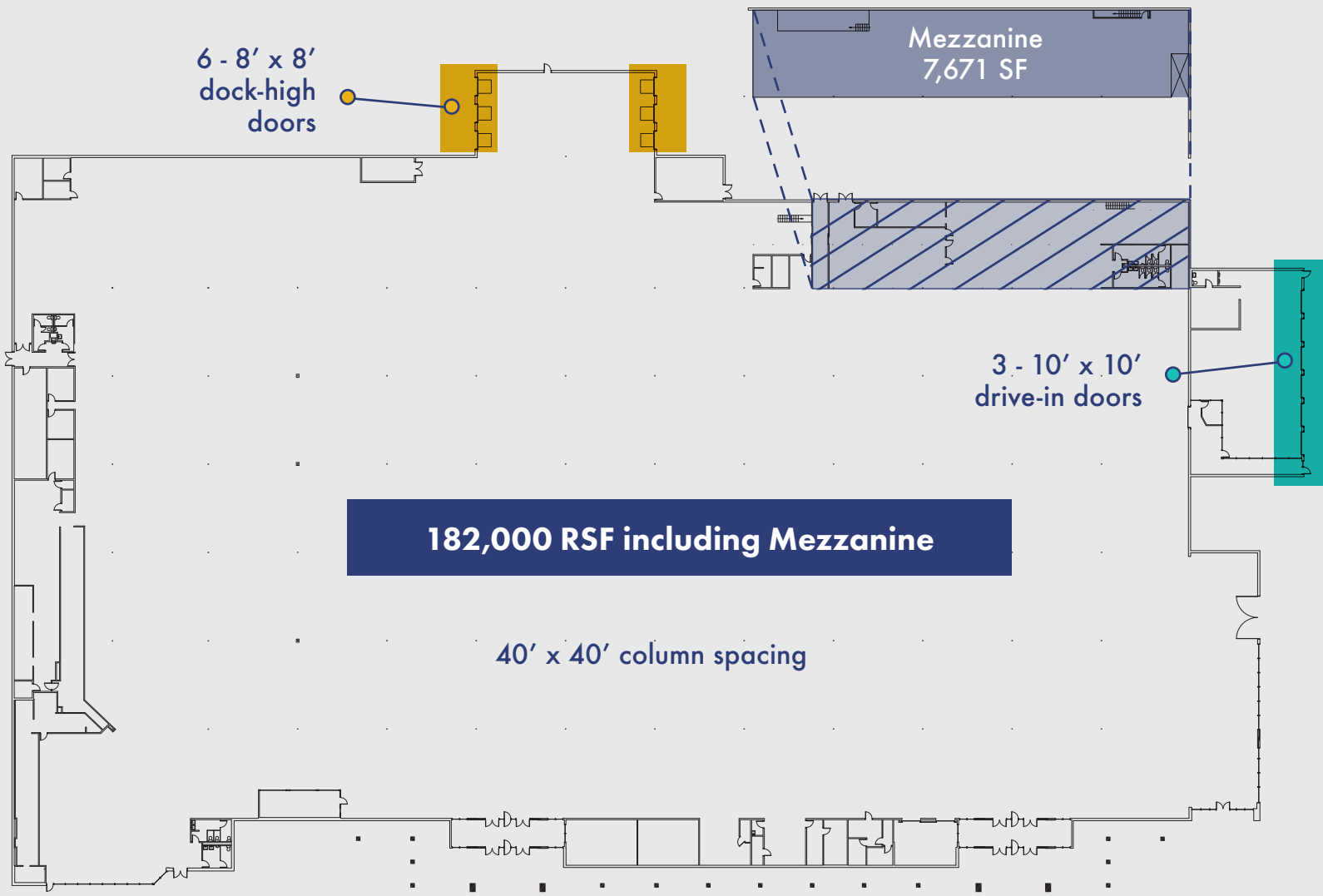
UNC Campus

31 miles

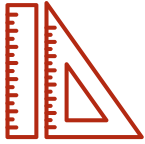




Rendering shows concept build-out



LAB / GMP INFORMATION



Column Spacing:

40' x 40'



Electrical:

Two (2) 3000 amp services



Natural Gas:

located at the building

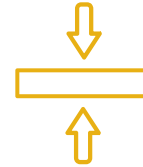


Water + Sewer:

Supports 1500 gallons a day.
"6" main domestic feed



6 Dock-height doors +
3 Drive-in doors



Thickness of Slab:

6" thick x 1'4" deep x
2'-0" wide turn down edge



Generator:

Able to be located
on site



Fire/Life Safety:

100% protected with wet sprinkler
system



DRA ADVISORS LAB EXPERIENCE

DRA Advisors is an established investor in laboratory and life sciences real estate, with a proven track record of supplying critical lab facilities to partner companies across the country.

DRA properties include the facilities necessary to support diverse end-use applications, including clinical, biological, chemical, materials, electrical and medical device research.



PROPERTY	LOCATION	TYPE	SIZE (SF)
Sorrento Mesa	San Diego	Disposed	195,269
Optical Tech Park	SF Bay Area	Disposed	578,494
Research Park Marina Village	SF Bay Area	Lease up, stabilization	1,290,144
INQ @ 1101	Raleigh-Durham	Stabilization	139,283
Oaklands Business Center	Philadelphia	Undergoing Lab Conversion	267,000
20 Maguire	Boston	Disposed	101,868
580 Pleasant St.	Boston	Lease up, stabilization	145,283
52 South St.	Boston	Undergoing Lab Conversion	153,442
The Mix at Harman Campus	Los Angeles	Disposed	410,141

INQ OWNERSHIP CASE STUDY

INQ @ 1101

140,000 SF Technology Center
repositioned from Sam's Club in
Raleigh-Durham, NC

Tenants:

Schneider Electric consolidated its RDU operations into a 65,000 sf regional hub for research and development, office, laboratory and training operations.

Azzur Clean Rooms on Demand leased the remaining 75,000 sf. Azzur partners with leading pharmaceutical, biotechnology, and medical device manufacturers to provide efficient and innovative solutions that help them start, scale, and sustain its cGMP organizations.

BEFORE



AFTER

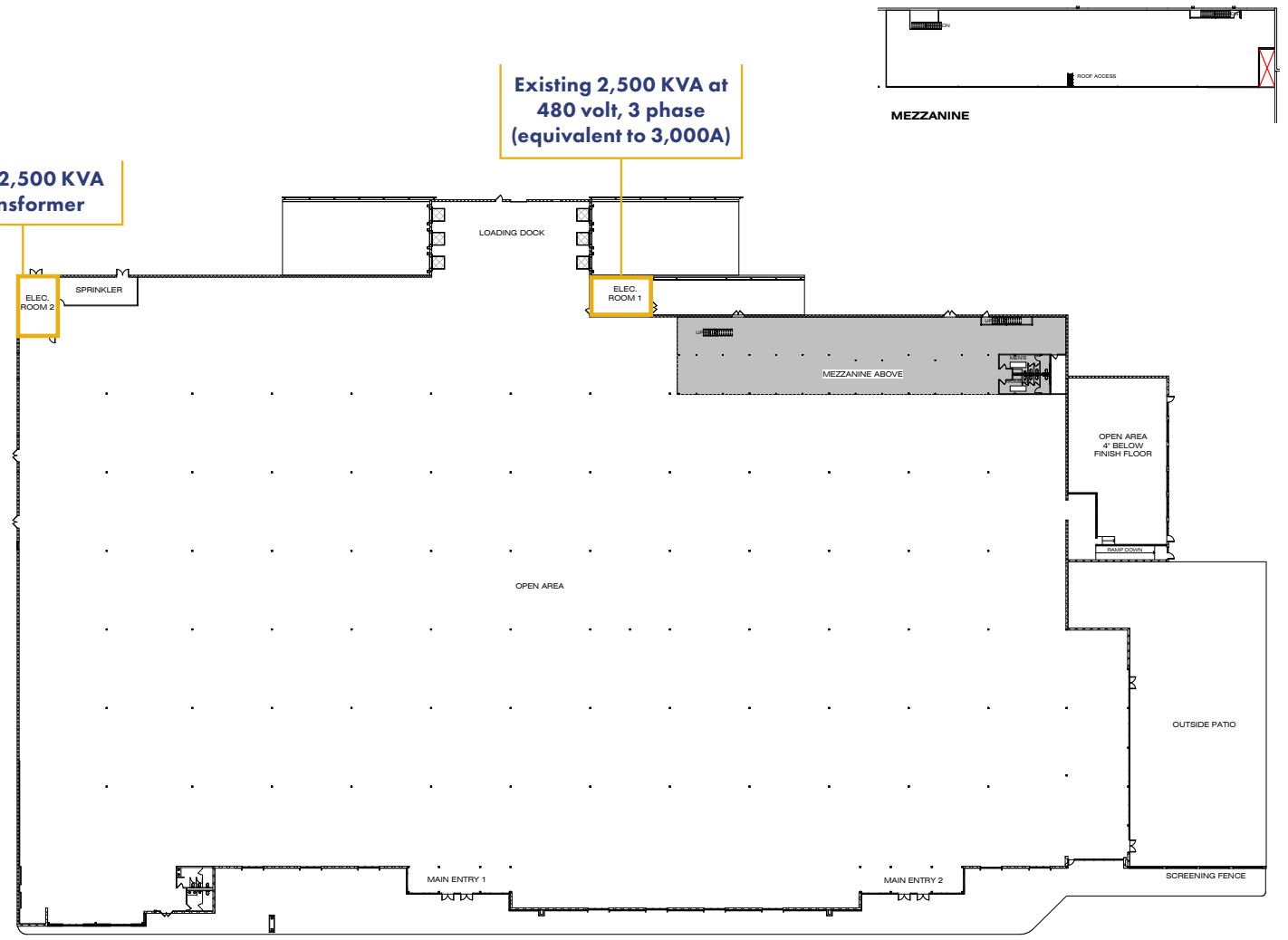


AFTER



New 2,500 KVA Transformer

Existing 2,500 KVA at 480 volt, 3 phase (equivalent to 3,000A)



New Electrical Service
Completed Q4 2022



New 6" Water Line
Completed Q4 2022



Natural Gas
New meter will be provided and installed with new tenant



Rendering shows concept build-out







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