

CAMP HELIX

HOLLY SPRINGS
North Carolina



We are

SETTING THE
STANDARD

for a

BEST-IN-CLASS
CAMPUS

designed to

SUPPORT LIFE SCIENCE
& ADVANCED
MANUFACTURING.



PURPOSE BUILT for Life Science and Manufacturing

CaMP Helix is a first-of-its kind live, work, play innovation park located in the top cGMP market in the US.

TARGET TENANTS INCLUDE (BUT ARE NOT LIMITED TO)

- CDMOs
- CELL & GENE THERAPY COMPANIES
- PHARMACEUTICAL COMPANIES
- SEMICONDUCTOR COMPANIES
- MEDICAL DEVICE COMPANIES
- NANOTECHNOLOGY COMPANIES

PREMIER LOCATION

STRATEGICALLY LOCATED WITH STRONG ACCESS TO TALENT

Located in the Greater Triangle Region, in Holly Springs, NC.

<25 minutes to Raleigh-Durham International Airport, RTP Proper and downtown Raleigh.

Deep pool of existing talent supported by graduates of local world class universities and incumbent life science, technology and manufacturing ecosystem.

Robust and growing community college system tailors curriculum to specific employer needs.

EXPERIENCE

50+ YEAR TRACK RECORD IN LIFE SCIENCE DEVELOPMENT

Well-capitalized development team with successful track record spanning \$20 billion+ of life science real estate transactions.

Sponsorship can provide market leading tenant improvement allowance packages to complement state & local incentives.

Willing to partner with tenants on build-to-suit projects led and funded by the Sponsor.

Team is also speculatively developing rent-ready shell buildings that tenants can occupy.

SPEED TO MARKET

SHOVEL READY TODAY

All diligence completed with State Site Certification pending to enable unmatched building delivery timelines.

Park is master planned and entitled for development of all science and advanced manufacturing uses.

Abundant water, sewer, and natural gas capacity, along with adjacent substation providing up to 100 MW of power.

Experienced local development team can leverage resources to expedite deliveries as **soon as 2023**.

FLEXIBILITY

PARK CAN ACCOMMODATE LARGE & VARIED USERS AND PROJECTS

~400 available acres to support users of all sizes and end-uses, including those of significant scale.

No limitations on site density or site coverage for building plans.

Zoning is accommodative for a wide range of uses and requirements (ranging from 100k SF to over 1mm SF).

Sponsorship can offer bespoke facilities and terms for each individual tenant.

Campus OVERVIEW

- 1 PHASE 1 DEVELOPMENT
- 2 FIELD SPORTS & DINING PARK
- 3 MULTI-USE FITNESS TRAIL
- 4 ECONOMIC DEVELOPMENT PROJECT AREA
100+ Acres currently reserved for build-to-suit lease and select land sale opportunities while the balance of the campus is developed on a speculative basis.
- 5 WETLAND RECREATION
- 6 MIXED- USE DEVELOPMENT
- 7 WOODLAND AMENITY PARK
- 8 LAKE AMENITY PARK

100+ ACRES
currently dedicated to economic
development projects of **1 MILLION**
SQUARE FEET or more.



PHASE ONE

- 1 DEDICATED EMPLOYEE DRIVEWAY
- 2 SEPARATE TRUCK DRIVEWAY
- 3 MULTI-USE GREENWAY TRAIL
- 4 OUTDOOR AMENITY COURTYARD
- 5 SERVICE AND LOADING DOCK
- 6 FIELD SPORTS & DINING PARK
- 7 PRESERVED STREAM AND WOODLAND



Phase One accommodates users ranging from 100k-500k SF as planned.

Each speculative building has 36' clear heights, the ability to mezzanine 100% of the structure, a roof that can support 30k SF of penthouse space and ample room for ancillary utility yards and central plant space, as needed.



Rich with POSSIBILITIES



Site has been **WELL-STUDIED** to confirm that infrastructure capacity and topography can support large-scale build-to-suits in a wide variety of configurations.

Pending **STATE SITE CERTIFICATION** validates all diligence efforts completed to date.

OPPORTUNITY FOR USER TO LEVERAGE ADVANCED SITE STUDIES + FACILITY DESIGNS



Sponsorship is reserving 100+ acres for **LARGE BUILD-TO-SUITS** while it concurrently develops rent-ready shells on a speculative basis.

Sponsorship is **WELL CAPITALIZED** and willing to provide market-leading tenant improvement allowances.



We are
DELIVERING A CAMPUS
that has
**BEST-IN-MARKET
INFRASTRUCTURE,
UTILITIES AND AMENITIES**

geared to suit
**ADVANCED
MANUFACTURING
AND INNOVATION.**

We are focused on supporting cutting-edge manufacturing of biologics, pharmaceuticals, semiconductors and other technologies that foster growth.



Campus **AMENITIES**

INCLUDES BUT NOT LIMITED TO:

- Central Work & Conferencing Spaces
- Outdoor Event Spaces
- Food Service & Dining Spaces
- Lake Recreation & Aquatic Center
- Mixed Use Areas with Multifamily & Retail
- Outdoor Amphitheater for Presentations
- Sports Fields & Fitness Offerings
- Art and Wayfinding Installations
- Multi-Use Walking & Fitness Trails
- Shared Gardens and Curated Landscaping Features
- Building-Specific Local Amenities

CaMP HELIX IS A LIVE-WORK-PLAY CAMPUS

CaMP Helix has been thoughtfully programmed to deliver amenities throughout the campus that activate the user experience and support talent recruitment and retention. We took advantage of natural features the site offers, so amenities have North Carolina character including woodland parks and small lakes for recreation.



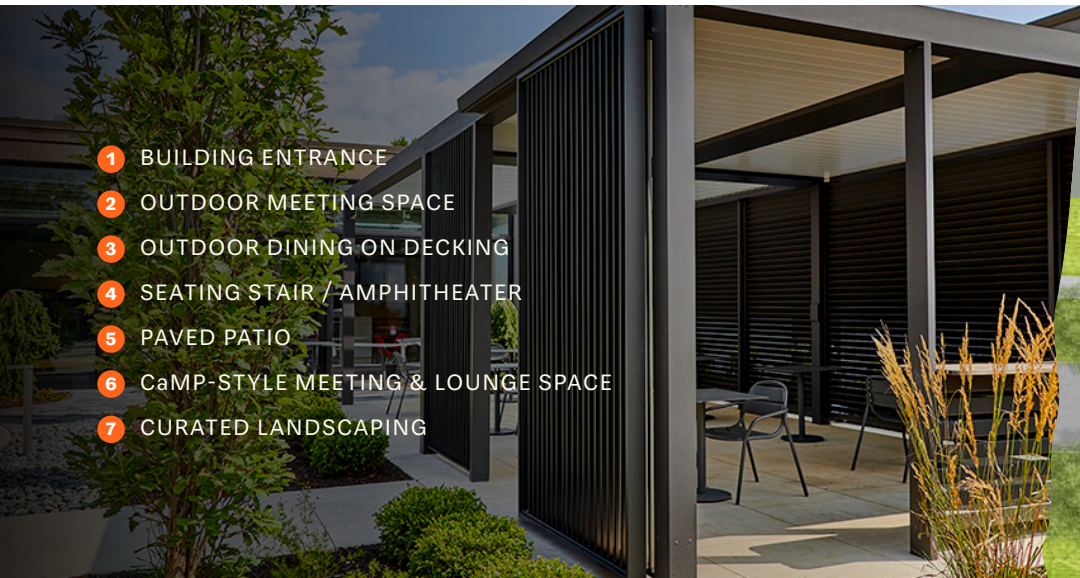
PHASE ONE LOCAL BUILDING AMENITY SPACE

Each building plan includes amenity space on-site that is easy to access for employees' daily use and can be made private for each user.

Space will include dining areas, outdoor work and conferencing space, lounge areas, patio and curated landscaping.



- 1 BUILDING ENTRANCE
- 2 OUTDOOR MEETING SPACE
- 3 OUTDOOR DINING ON DECKING
- 4 SEATING STAIR / AMPHITHEATER
- 5 PAVED PATIO
- 6 CaMP-STYLE MEETING & LOUNGE SPACE
- 7 CURATED LANDSCAPING



SELECT CAMPUS AMENITY HIGHLIGHTS

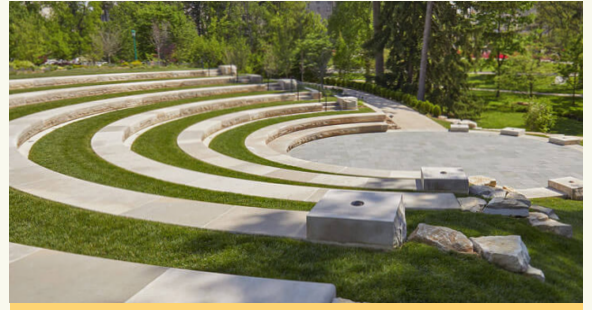
- 1 MULTI-USE FITNESS TRAIL
- 2 CENTRAL AMENITY HALL
- 3 LEISURE SPORTS & LAWN GAMES
- 4 WETLAND RECREATION
- 5 AMPHITHEATER
- 6 FOOD PAVILION
- 7 OUTDOOR DINING SPACE



2 CENTRAL AMENITY HALL



4 WETLAND RECREATION



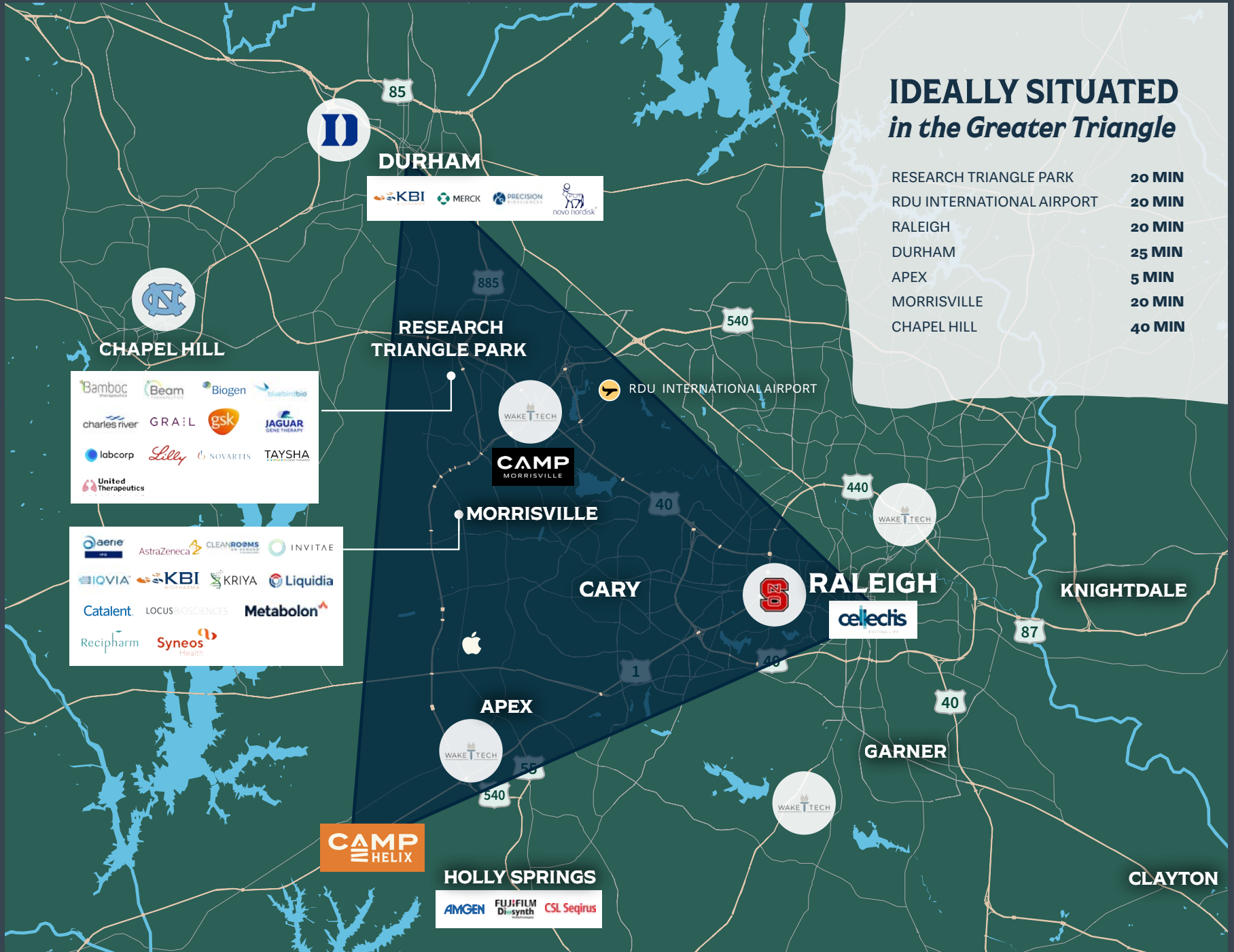
5 AMPHITHEATER



6 FOOD PAVILION

IDEALLY SITUATED *in the Greater Triangle*

RESEARCH TRIANGLE PARK	20 MIN
RDU INTERNATIONAL AIRPORT	20 MIN
RALEIGH	20 MIN
DURHAM	25 MIN
APEX	5 MIN
MORRISVILLE	20 MIN
CHAPEL HILL	40 MIN



DURHAM



CHAPEL HILL



RESEARCH TRIANGLE PARK



CAMP MORRISVILLE

MORRISVILLE



CARY



RALEIGH



KNIGHTDALE



APEX

GARNER



HOLLY SPRINGS



CLAYTON



Abundance of **TALENT**

DEEP & EXPANDING TALENT POOL

Established life science industry has created an experienced employment base of research scientists, operations engineers, manufacturing specialists, and seasoned administrators.

Sponsored R&D programs and crops of new life science graduates from world renowned local universities including Duke, UNC Chapel Hill, NC State, and Wake Forest.

Strong and growing pool of technical talent educated by the Wake Technical Community College system to fit any need.

High quality of life and comparatively low cost of living versus other top life science markets continues to attract top-tier talent and companies.



STRATEGICALLY LOCATED for cGMP Labor

RALEIGH/DURHAM LIFE SCIENCE STATS

#2 Best City to Live in America

(Raleigh, NC)

StudyFinds | February 2023

#4 Top Global Biotechnology Hub

(Raleigh-Durham, NC)

Hickey & Assoc. | August 2022

#4 Top Biopharma Leaders in America

(Raleigh-Durham, NC)

Business Facilities | August 2022

#6 Top Life Sciences Research Talent Clusters in the U.S.

(Raleigh-Durham, NC)

CBRE Research | June 2022

#6 Top Life Science Leaders in America

(Raleigh-Durham, NC)

Business Facilities | August 2022

#9 Top Life Sciences Hub Globally

(Research Triangle, NC)

Business Facilities | August 2022

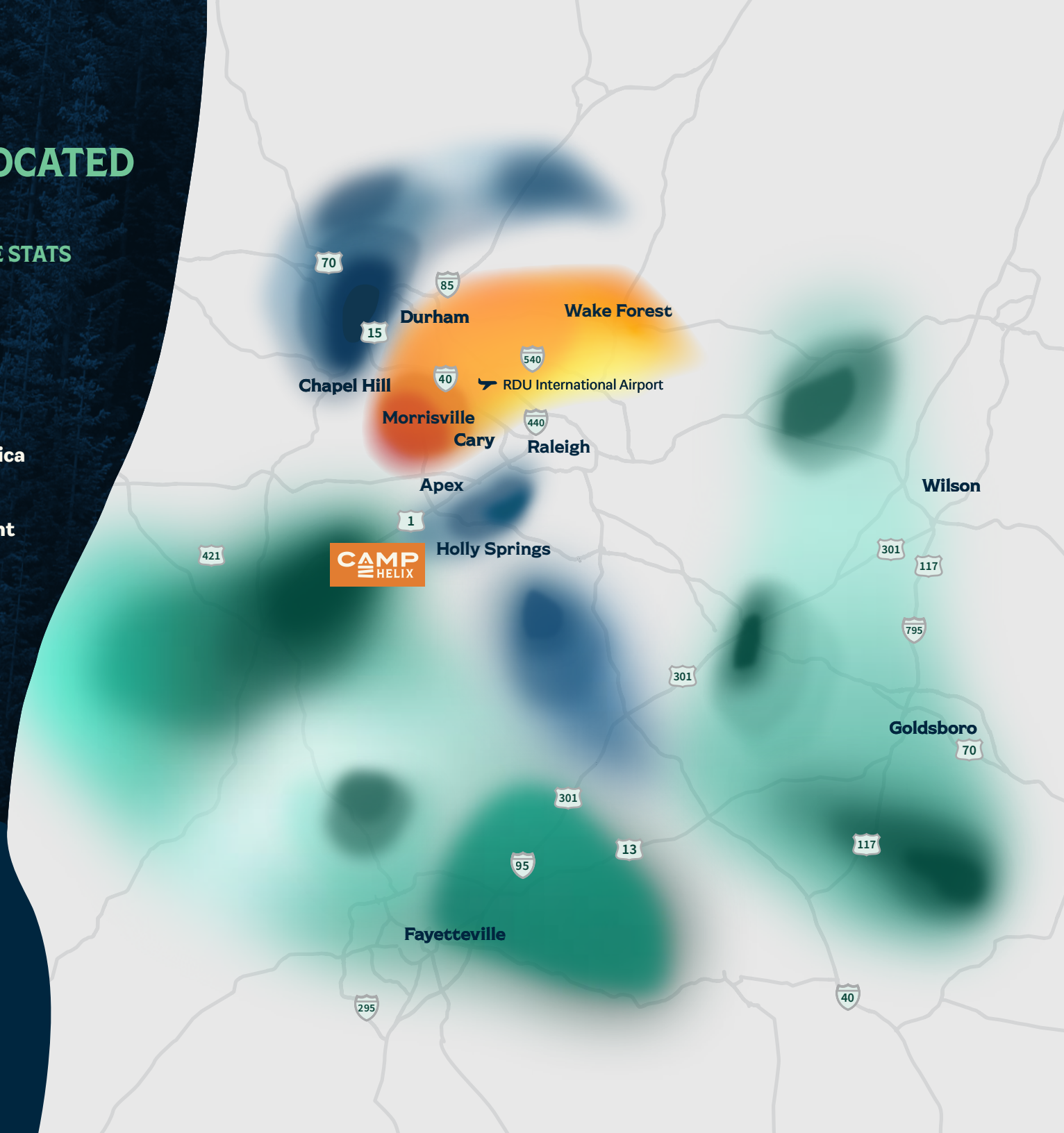
KEY

Less Dense Workforce Population ← → More Dense Workforce Population

Healthcare

Manufacturing

Research & Development





ROBUST INFRASTRUCTURE

*with the
Ability to Expand*

SITE OFFERS STRONGEST IN-PLACE UTILITIES IN THE REGION WITH POTENTIAL TO MEET SUPER-SIZED NEEDS OF USERS

POWER

provided by Duke Energy

Adjacent substation and system with capacity for **100MW+**

Reliable dual feed options available

NATURAL GAS

provided by Dominion Energy

Existing **6" HIGH PRESSURE MAIN** adjacent to site

GAS SUBSTATION available at site for expanded capacity

WATER & SEWER

provided by Holly Springs

12M GPD of water in Town System

6M GPD of sewer treatment at Holly Springs plant

Planning for expansion to **14M GPD** of total sewer capacity underway

Reclaimed water available for cooling and irrigation

TELECOM

provided by multiple providers

FIBER and other services available to the park



We are
**FOSTERING THE
NEXT GENERATION
OF BREAKTHROUGHS**
for the
**BETTERMENT OF
OUR COMMUNITIES.**

We have the experience to create a space for high-standard functionality, with the insight to go beyond with intentional amenities that enhance the experience of our tenants.

Holly Springs, NC

Pro-Business & Pro-Life-Sciences

HOLLY SPRINGS' BUSINESS ECOSYSTEM

CSL Seqirus

Home to Seqirus since 2006, Holly Springs' commitment to the life science community has only grown in 2023.

FUJIFILM
Diosynth
biotechnologies

Largest cell culture production site in North America with an initial investment of \$2 billion and 725 high paying jobs.

AMGEN

\$550 million FlexBatch biologics drug substance manufacturing plant which will create 355 full time jobs.

#1 State to do Business - CNBC 2022

#1 Best Place to Live - Bankrate 2022

#4 Top Global Biotech Hub - Hickey & Assoc - 2022

#1 Safest City in NC

Top 5 Best Places to Live in NC

Top 10 Most Affordable Housing in NC

SPEED TO MARKET DRIVEN BY AN EXPERIENCED MUNICIPALITY

Visionary town leadership already approved land use, master plan, zoning and annexation for life science development on site.

Veteran town staff motivated to accommodate all user requirements and timelines to meet critical client needs.

Customized project approval schedule can be tailored for each user to ensure milestones are reached.

As short as four months from submittal to breaking ground and tenant fit-out ready within 12 months from decision to move forward.

Existing zoning is expansive to support a wide range of potential uses with no rezoning required.

Horizontal infrastructure contemplated to support all capacity needs for the site.

NEARBY RESTAURANTS

1. ACME Pizza Co
2. Akami Sushi Bar
3. Apex Wings
4. Bep Vietnamese Kitchen
5. Bojangles
6. Buffalo Wild Wings
7. Carolina Brewing Company
8. Chick-fil-A
9. Chili's Grill & Bar
10. China Uno
11. Chipotle Mexican Grill
12. Crumbl Cookies
13. Dallas Famous Chicken n' Biscuits
14. Dunkin'
15. Fiesta Mexicana
16. Firehouse Subs
17. First Watch
18. Hickory Tavern
19. Jersey Mike's Subs
20. Los Tres Mexican Restaurant
21. Mamma Mia Italian Bistro
22. Marco's Pizza
23. Mi Cancun
24. Mi Cancún taqueria
25. My Way Tavern
26. Olive Garden
27. Osha Thai Kitchen and Sushi
28. Panera Bread
29. Rise Southern Biscuits & Righteous Chicken
30. Sir Walter Coffee + Kitchen
31. Skipper's Seafood & Smokehouse
32. Starbucks
33. Taziki's Mediterranean Cafe
34. Texas Roadhouse
35. The Mason Jar Tavern
36. Tijuana Flats
37. Tropical Smoothie Cafe
38. Vieni Ristobar
39. Yamato Steak, Seafood & Sushi Bar
40. Zaxby's





Who We Are

Well-capitalized with a long, successful track record.

PROVEN INDUSTRY EXPERTS

Principals have 50+ years of life science real estate experience and have executed >\$20 billion of transactions.

Have aggregated portfolio of 1.5mm SF of operating cGMP assets nationwide, and a robust pipeline of new transactions.

Demonstrated partnership with Holly Springs, achieving great outcomes together for both the FUJIFILM Diosynth and Amgen projects.

BROAD MANDATE FOR CAPITAL DEPLOYMENT

We are focused on delivering 3.0mm SF of cGMP product at CaMP Helix, and are capitalized to do so.

Will consider all tenant types, sizes, and credit profiles.



**ACTIVELY HELPING
TENANTS ACHIEVE
THEIR GOALS**

**SOLVING NEW SPACE
REQUIREMENTS**

**BUILD-TO-SUIT
DEVELOPMENTS**

**PROVIDING MARKET-LEADING
TENANT ALLOWANCES AND/OR
GROWTH CAPITAL**

**SPECIAL SITUATIONS
AND RELOCATIONS**



CAMP HELIX

Please visit our website and
contact us for more information:
cmpreit.com

Investment opportunities:
investments@cmpreit.com



Eric Forshee
JLL
eric.forshee@jll.com
+1 (704) 650-9307