

THE **YIELD**
HOLLY SPRINGS

THEYIELDNC.COM

DEVELOPED BY
CRESCENT
COMMUNITIES

nuveen
A TIAA Company

WHERE LIFE SCIENCES & REAL ESTATE COLLIDE



THE YIELD Holly Springs is a life science campus with up to 2 million sf of biomanufacturing, office, lab and retail space located in the Town of Holly Springs. This unique opportunity is 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—this area is a leading brain hub with a highly skilled workforce.

BIOMANUFACTURING, LAB **AND** OFFICE CAMPUS

150 ACRE
LIFE SCIENCE CAMPUS

UP TO 2 MILLION SF
OF BIOMANUFACTURING,
OFFICE AND LAB SPACE

10+ BUILDING CAMPUS
DEDICATED TO LIFE SCIENCE
AND MANUFACTURING SPACE

THE YIELD Holly Springs is surrounded by top-tier life science focused companies and peers including Amgen, one of the world's leading biotechnology companies, Seqirus, the largest influenza vaccine producer in the world, and FUJIFILM Diosnyth, the largest monoclonal antibodies facility in the world.



THE YIELD HOLLY SPRINGS | LOCATION

FUTURE POTENTIAL
INTERCHANGE
IMPROVEMENTS

US-1

3 MILES

AMGEN

HELIX
INNOVATION
PARK AT
FRIENDSHIP

2 MILES

HOLLY SPRINGS NEW HILL ROAD

WOOD CREEK ROAD

THE YIELD
HOLLY SPRINGS NORTH

1 MILE

THE YIELD HOLLY SPRINGS

RETAIL AND
MIXED-USE CENTER

FUJIFILM
Diosynth
biotechnologies

Seqirus
A CSL Company

540

55

4



THE YIELD HOLLY SPRINGS: A GREAT PLACE

FOR BUSINESS

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.

POPULATION

41.5K RESIDENTS TODAY

70% GROWTH IN POPULATION OVER THE PAST 10 YEARS

50K ADDITIONAL RESIDENTS PROJECTED BY 2025

1M POPULATION WITHIN A 20-MILE RADIUS OF HOLLY SPRINGS EQUALS 1 MILLION

ADVANTAGES

LOW COST OF DOING BUSINESS

MINIMAL REGULATORY HURDLES

THE BIGGEST NAMES

IN BIOTECH, AGRICULTURE & CONTRACT RESEARCH SUCH AS AMGEN, FUJIFILM, AND SEQIRUS

RECENT ACCOLADES

BEST STATE FOR BUSINESS

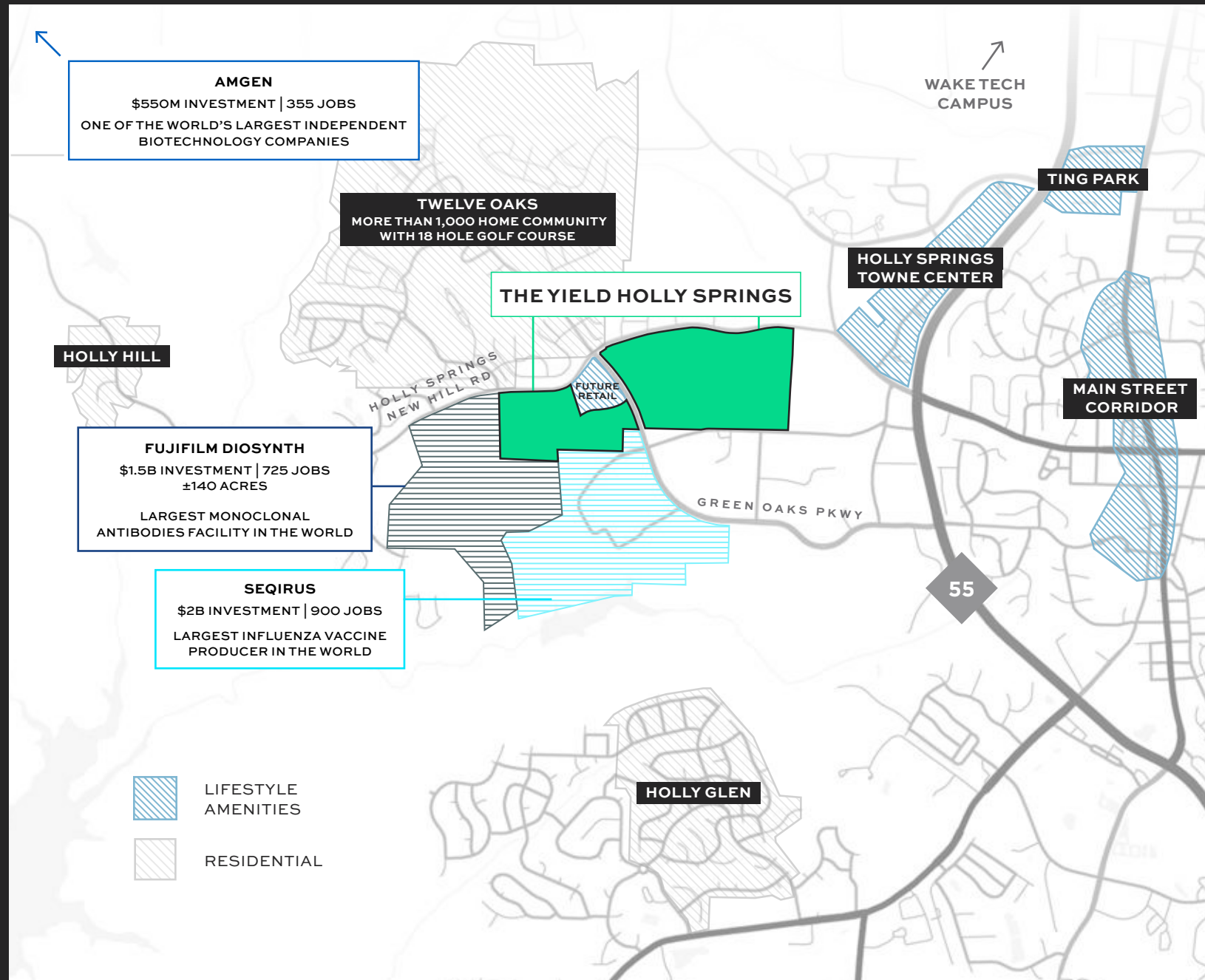
Forbes | 2017, 2018, 2019, 2022

TOP STATE FOR BUSINESS CLIMATE

Site Selection Magazine | 2020 (Tied with GA)

FIFTH MOST COMPETITIVE LABOR ENVIRONMENT

Area Development | 2019



ACCESS TO TALENT

This area is a leading brain hub and innovative market with a highly-skilled talent of candidates to push inventive thinking even further.

- ✓ **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

SOURCE: [HTTPS://RALEIGHNC.GOV/ACCOLADES](https://raleighnc.gov/accolades)



SITE PLAN

THE YIELD Holly Springs is part of the Holly Springs Innovation District and adopts the future Land Use Plan for the Town of Holly Springs. In 2021, Crescent Communities sought Planned Unit Development (or PUD) Zoning to give the ultimate flexibility and reduced approval times for future clients. THE YIELD Holly Springs is a life science campus focused on biomanufacturing and allows for a variety of uses, including office, lab, manufacturing, and amenity retail. Building locations and footprints can be adapted for an end user's needs, and this site plan represents one option of configuration of a multi-building life science campus.

SITE DATA:

1.0 - UNDER CONSTRUCTION

ESTIMATED COMPLETION OF Q4 2022

A - 105,000 SF

B - 105,000 SF

FUTURE BUILDING - 52,000 SF

2.0

ESTIMATED CONSTRUCTION START OF Q4 2022

H + I CURRENTLY IN DESIGN + PERMITTING

A2 - 11,250 SF

H - 110,000 SF

M - 112,500 SF

B2 - 11,250 SF

I - 110,000 SF

N - 25,000 SF

C - 11,250 SF

J - 91,000 SF

O - 61,000 SF

D - 45,000 SF

K - 103,125 SF

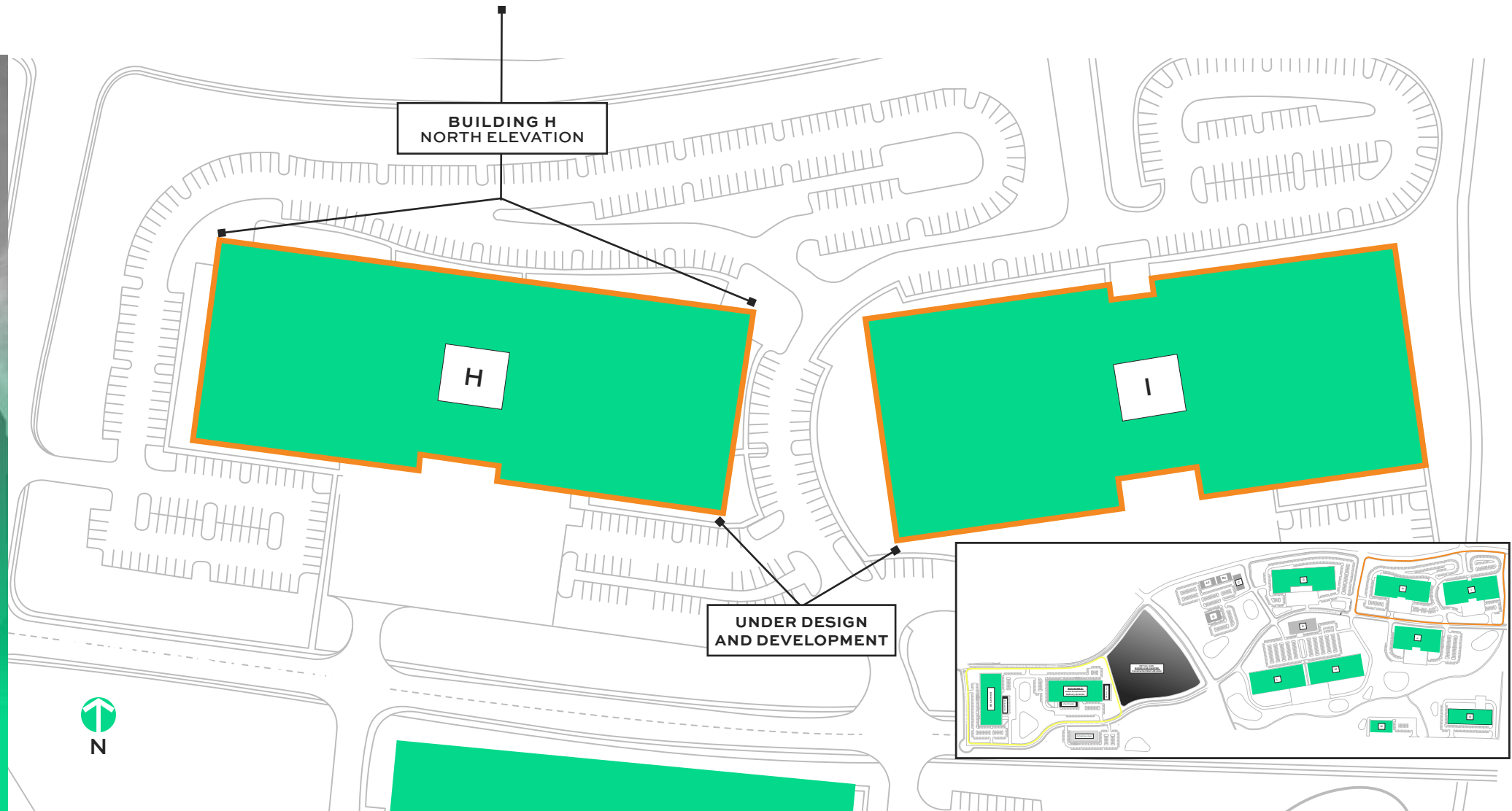
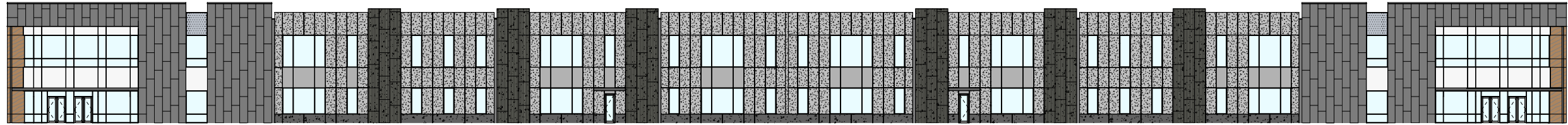
G - 124,500 SF

L - 112,500 SF



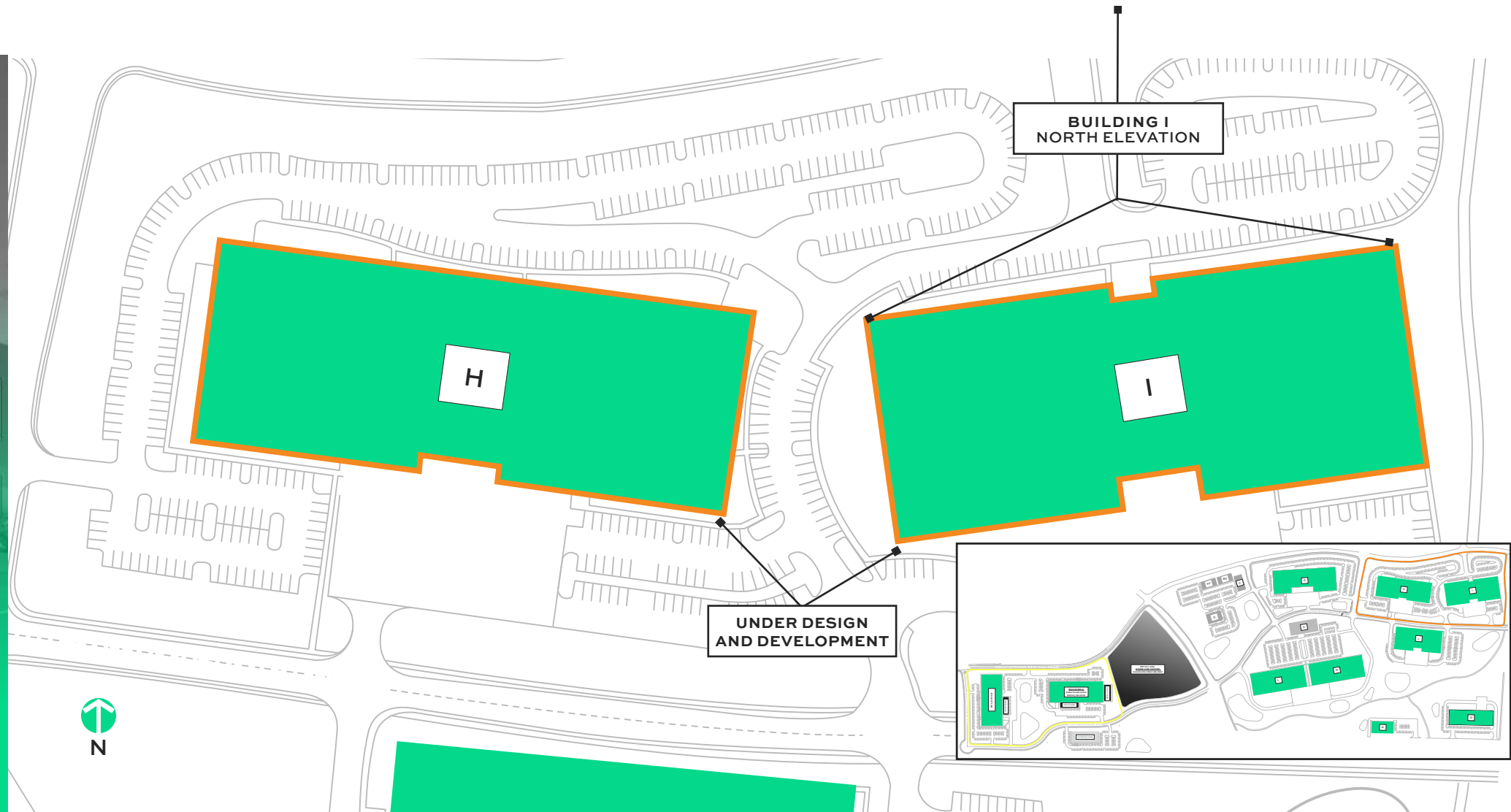
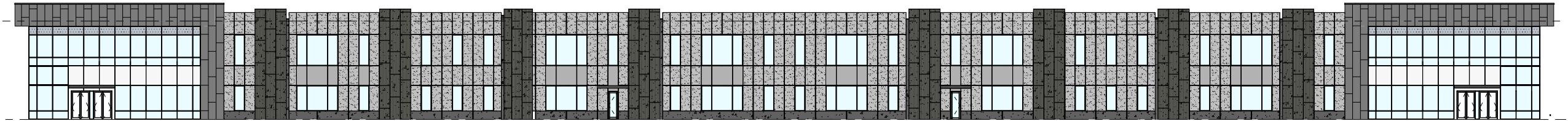
ELEVATIONS

View of the North Elevation in of Building H and is representative of other manufacturing buildings within the campus.



ELEVATIONS

View of the North Elevation in of Building I and is representative of other manufacturing buildings within the campus.



FEATURES & SPECIFICATIONS

CONSTRUCTION TYPE

Precast panel

BUILD OUT

Building is fit-up ready with maximum flexibility

SLAB

First floor is "slab ready" for maximum utility and equipment load flexibility

INTERIOR CLEAR HEIGHT

32 FT // Allows for flexibility in spaces that include biomanufacturing, laboratory, office, and warehouse

FIRST BUILDING DELIVERY

Mid 2023

STRUCTURE

Building structure engineered to allow subdivision of space into mezzanine level or a second floor (for labs or offices)

ROOF

Zones provided engineered for 100lb/SF loading

BAY DEPTHS

Optimal Structural Bays - 33ft x 44ft // Easily divisible into lab modules and clear spans as required for biomanufacturing

LOADING DOCKS

4 doors per 100,000 SF incorporated (8 additional knock-out panels provided for truck court expansion)

ELECTRICAL SERVICE

Duke Energy

WATER/SEWER SERVICE

Town of Holly Springs

RECLAIMED WATER SERVICE

Town of Holly Springs

NATURAL GAS SERVICE

Dominion Energy

PARKING

2.5 spaces per 1,000 SF

UTILITY YARD

Located adjacent to the building for equipment and tanks

EXPANSION SPACE

Ability to add mezzanine or expand with additional design and permitting

TIMELINE

Q2 2022 // PERMITS + SITE WORK

Q1 2023 // SITE DELIVERY

MID 2023 // BUILDINGS H & I READY FOR UPFIT

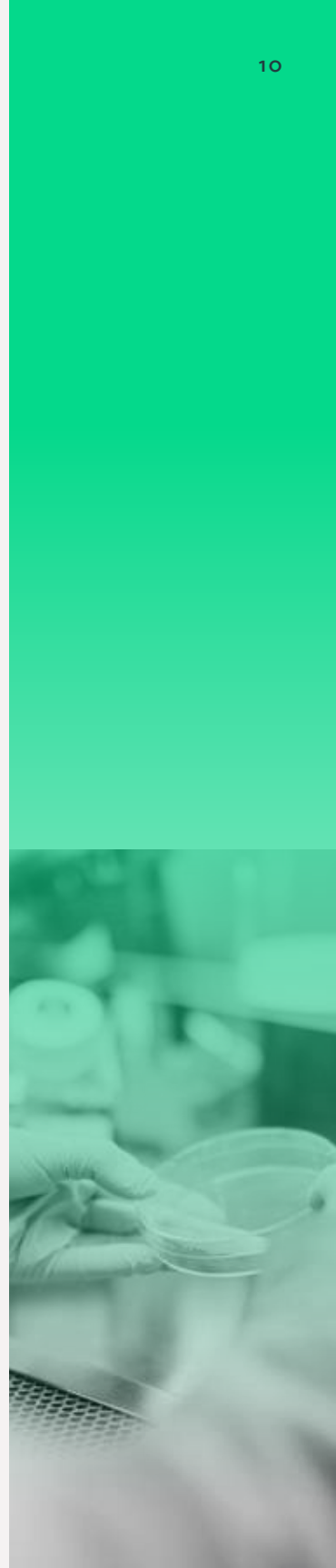
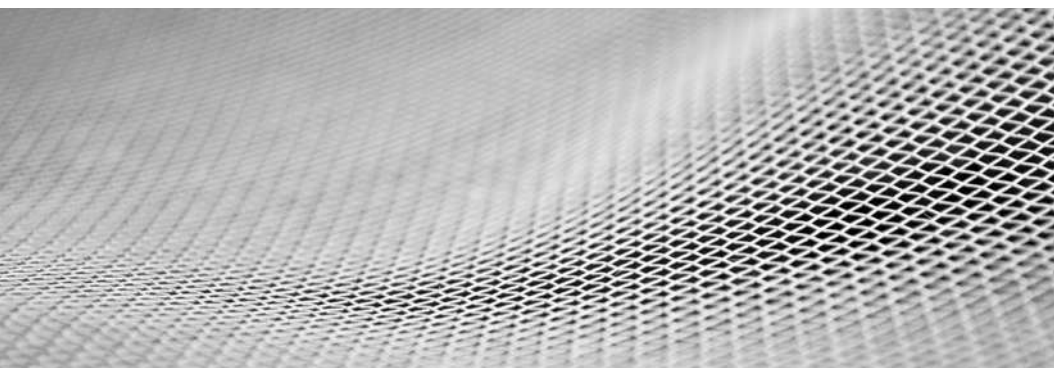
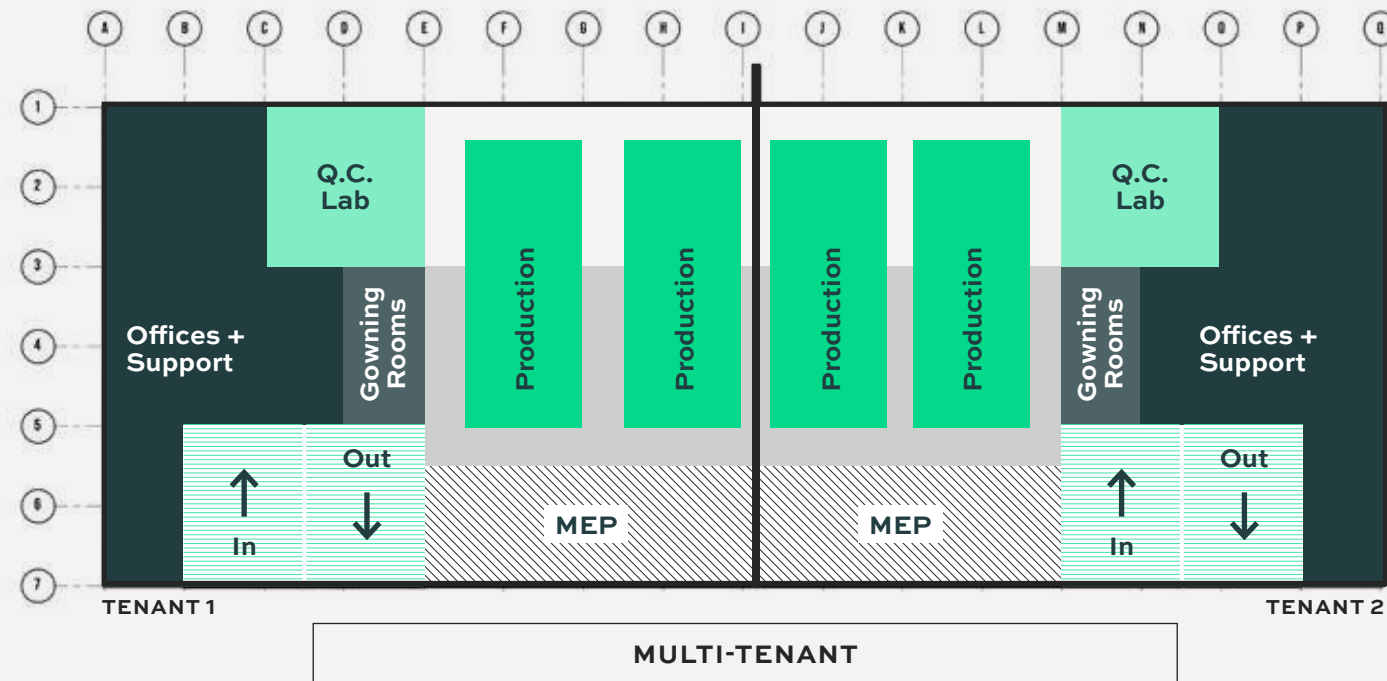
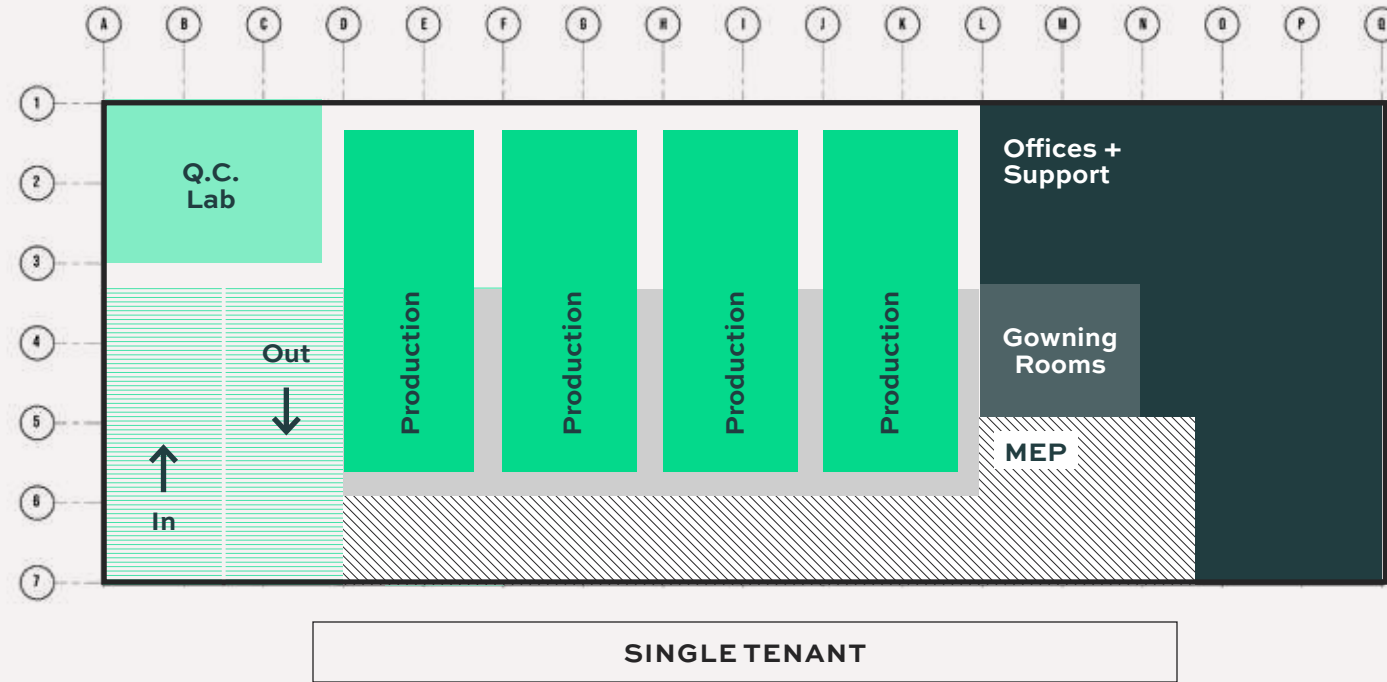


FLOORPLAN OPTIONS

Our floorplan allows for the ultimate flexibility, including bay depths and ceiling heights allowing for a multitude of options for single and multi-tenant in single or multi-story.

LEGEND

- SUPPORT SPACES
- QUALITY CONTROL LABORATORY
- GOWNING ROOMS
- PRODUCTION
- MEP SYSTEMS
- WAREHOUSE (SHIPPING - RECEIVING)
- DIRTY CORRIDOR
- CLEAN CORRIDOR



WHY TRIANGLE REGION?

THE YIELD Holly Springs is part of a 200-acre Master Development focusing on biomanufacturing, office and retail amenities. This opportunity is in the growing Research Triangle Region and is located in the #1 State for Business according to CNBC. The campus offers employers access to top talent who choose to live in the Raleigh-Durham area. The location in Holly Springs offers the opportunity to be in the center of it all, surrounded by other top-tier life science focused companies and with access to the area's exceptional talent pool.

RESEARCH TRIANGLE

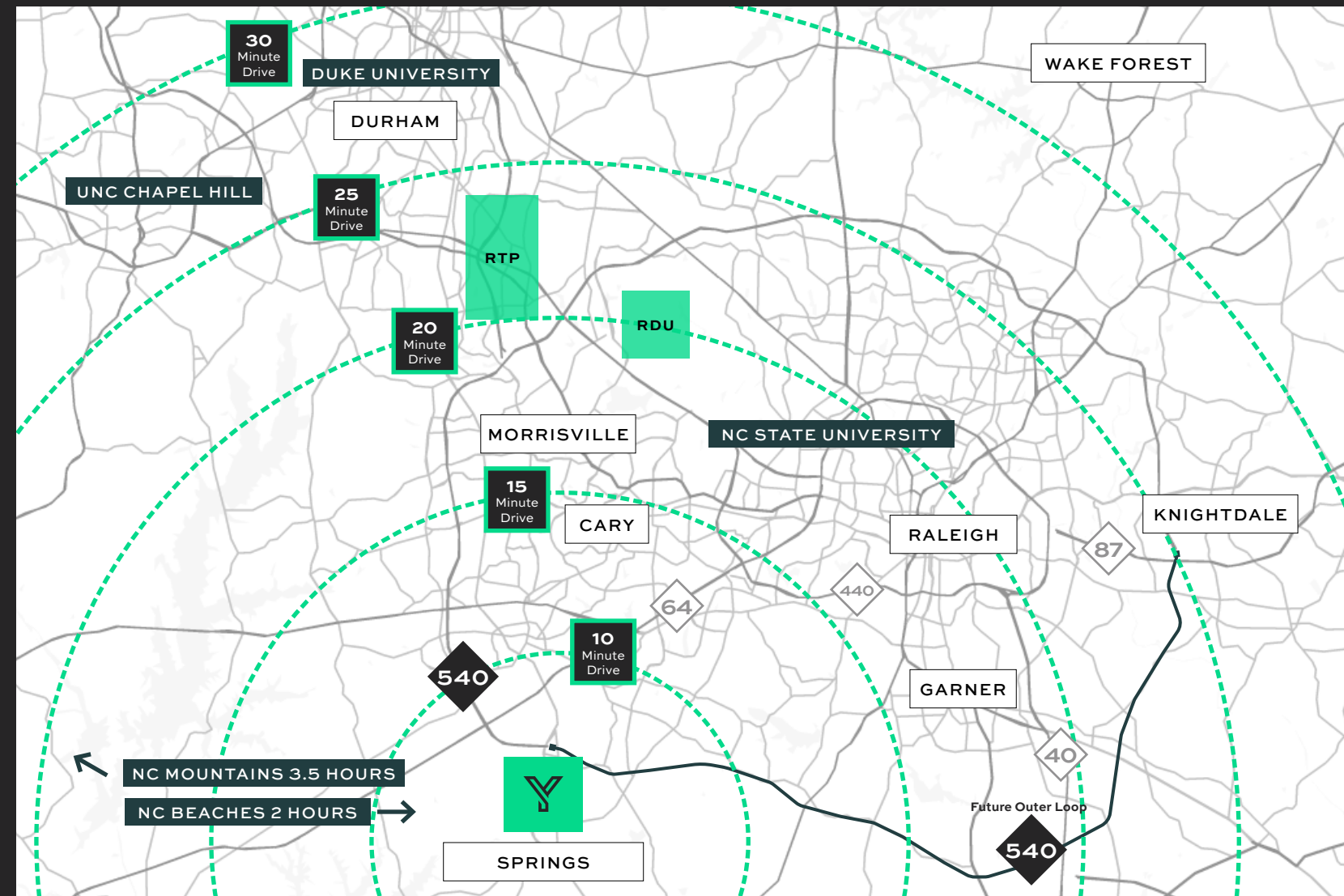
450+
COMPANIES LIVE IN RESEARCH TRIANGLE PARK

50,000
RTP PROFESSIONALS

3,000
TOTAL PATENTS AWARDED TO RTP BUSINESSES

NO. 1
LARGEST RESEARCH PARK IN THE UNITED STATES

22.5M
SQUARE FEET OF SPACE



RALEIGH-DURHAM INTERNATIONAL

600+ DAILY ARRIVALS AND DEPARTURES	53 NON-STOP DESTINATIONS
10 MAJOR AIRLINES	8.8M PASSENGERS IN 2021

FIGURES

\$9.8B
CONTRIBUTION TO GROSS REGIONAL PRODUCT

\$2.4B
ANNUALLY FROM NIH SINCE 2005

790 across NC
LIFE SCIENCE COMPANIES

2nd
CHAPEL HILL IS THE 2ND MOST EDUCATED CITY IN AMERICA

70K
LIFE SCIENCE WORKFORCE STATEWIDE

3rd
DURHAM IS THE 3RD MOST EDUCATED CITY IN AMERICA

#4
HIGHEST CONCENTRATION OF PHDS

#5
IN LIFE SCIENCE MARKET

#4
METRO AREA FOR LIFE SCIENCE VC FUNDING

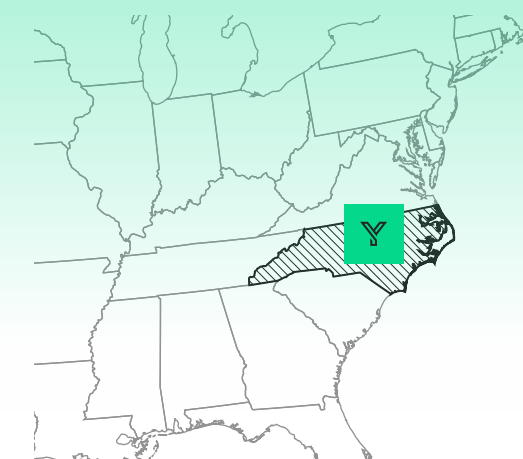
#7
IN NEW LIFE SCIENCE TALENT

5
MEDICAL SCHOOLS

#3
FASTEST LIFE SCIENCES EMPLOYMENT GROWTH

4
PHARMACY SCHOOLS

SOURCED FROM

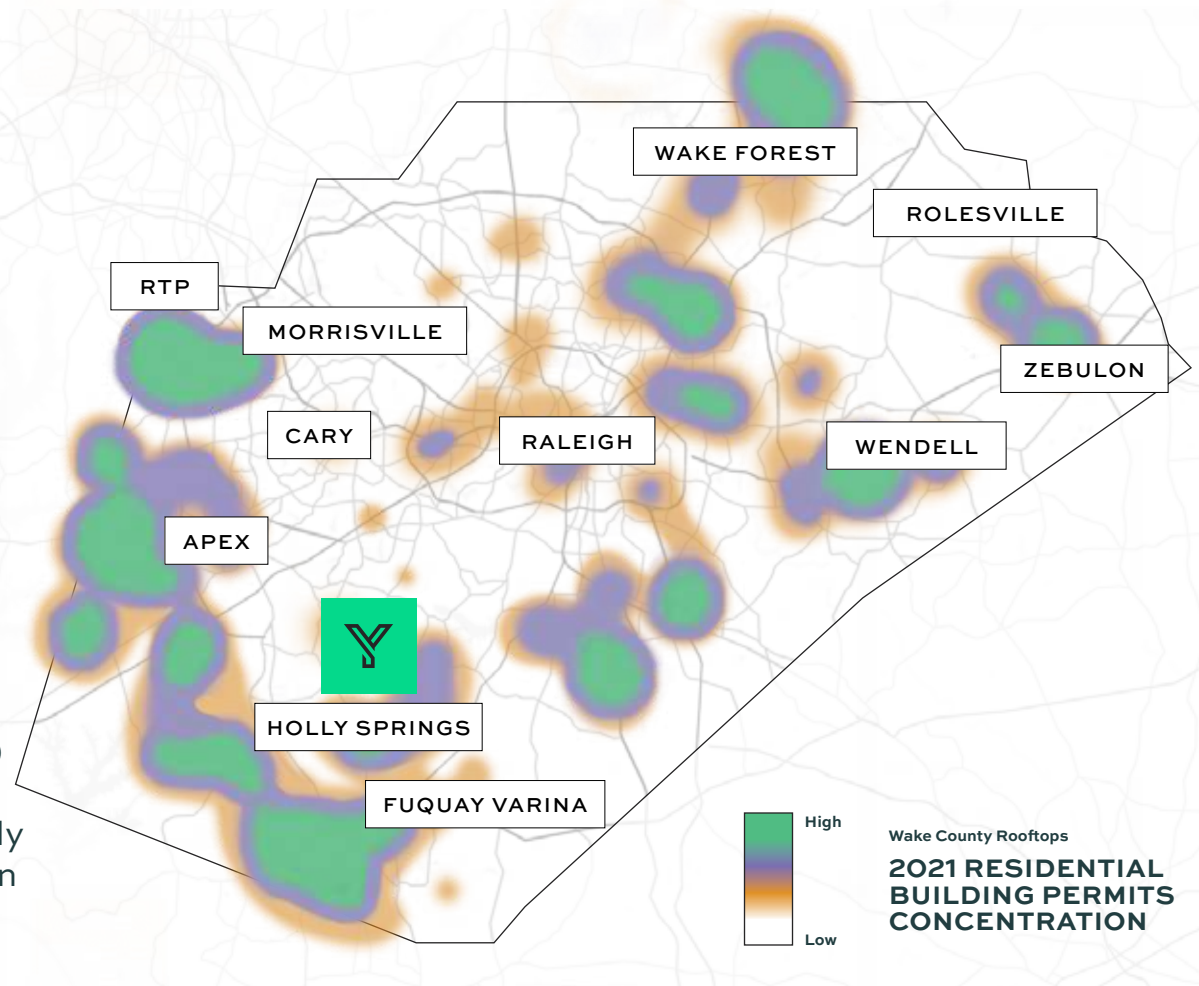


THE YIELD HOLLY SPRINGS | LOCATION

HOLLY SPRINGS:

A GREAT PLACE TO LIVE

Locating in Holly Springs not only offers lower operating costs to employers over many other peer markets and the lowest corporate tax rates in the nation, it also offers and relatively low cost of living for employees. Only 5-minutes away from I-540, THE YIELD Holly Springs has direct access to the Research Triangle Park (RTP) and the Raleigh Durham International Airport (RDU) in less than 30 minutes. Holly Springs is also the #4 fastest growing town in the Triangle and is in the center of the rapid growth in southern Wake County.



HOLLY SPRINGS WAS MOST RECENTLY AWARDED

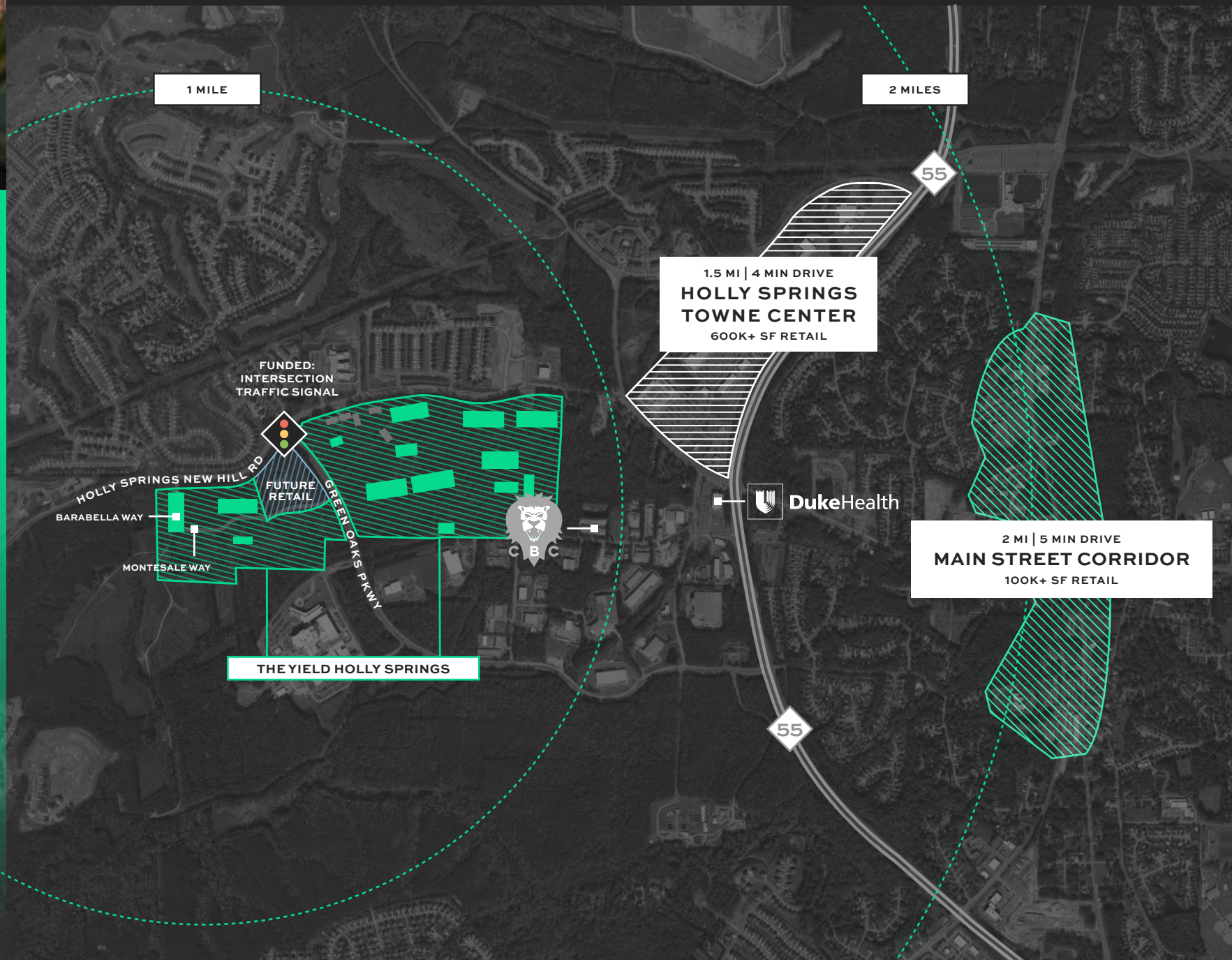
- ✓ **BEST PLACES TO LIVE IN NC**
- ✓ **SAFEST CITY IN NC**
- ✓ **BEST CITIES IN NC TO GET A JOB**
- ✓ **TOP 10 MOST AFFORDABLE HOUSING IN NC**
- ✓ **BEST FARMERS MARKET IN NC**
- ✓ **5TH BEST PLACE IN NC TO RAISE A FAMILY**
- ✓ **GREAT MAIN STREET IN THE MAKING AWARD**





THE YIELD HOLLY SPRINGS | LOCATION

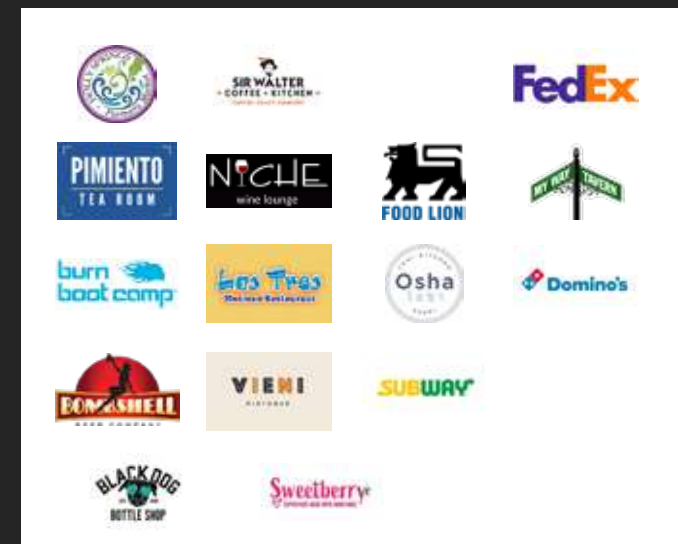
AMENITIES



HOLLY SPRINGS TOWNE CENTER



MAIN STREET CORRIDOR



SUSTAINABILITY & WELLNESS

SUSTAINABILITY GOALS & LEED

Crescent Communities can help guide tenants to achieve LEED certification and will provide a 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

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.

- **EV READY PARKING SPACES**
- **SOLAR PANEL/PV READINESS**
- **REDUCTION OF CARBON EMISSIONS BY INCLUDING FLY ASH IN PRECAST PANELS**
- **NATIVE SPECIES FOR LANDSCAPING**
- **RECLAIMED SYSTEM FOR IRRIGATION**
- **MINIMIZING PARKING**



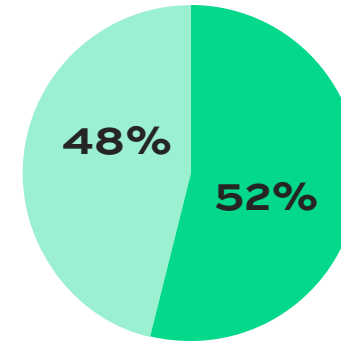
COMMERCIAL OVERVIEW

WHAT WE DO

When you walk into a commercial office or mixed-use space built by Crescent Communities, you recognize it immediately. That's because everything we do is executed with excellence to match our best-in-class reputation, with the resources of a big company and the attention to detail of a boutique firm. From niche office buildings to build-to-suit developments, we develop everything from small to 750,000+ square-foot buildings. We have the resources and talent needed to pull off the projects you want, with the features you didn't even know you needed.

DISTRIBUTION OF SF IN COMMERCIAL PORTFOLIO

OFFICE INDUSTRIAL



CRESCENT COMMUNITIES FOOTPRINT

- 14 MARKETS
- 9 OFFICES

1. CHARLOTTE, NC
2. ATLANTA, GA
3. NASHVILLE, TN
4. WASHINGTON, DC
5. RALEIGH, NC
6. ORLANDO, FL
7. TAMPA, FL
8. SOUTH FLORIDA
9. PHOENIX, AZ
10. DALLAS, TX
11. AUSTIN, TX
12. HOUSTON, TX
13. SALT LAKE CITY, UT
14. DENVER, CO



THE
YIELD



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