A new Research and Development opportunity in the heart of the Triangle.
is designed to be the newest destination to life science industry leaders who want to tap into one of the fastest growing markets in the nation.

Tactically located between RTP and three research universities, The Press by Alloy Properties has a unique opportunity to recruit top talent from a 53,000 graduates per year pipeline.
Central Location With Easy Access

![Map with locations and distances](image)

<table>
<thead>
<tr>
<th>Location</th>
<th>Mileage</th>
<th>Drive Time</th>
</tr>
</thead>
<tbody>
<tr>
<td>Greenway</td>
<td>.25</td>
<td>3 min</td>
</tr>
<tr>
<td>RDU Int’l Airport</td>
<td>3.25</td>
<td>8 min</td>
</tr>
<tr>
<td>RTP</td>
<td>8 mi</td>
<td>14 min</td>
</tr>
<tr>
<td>Downtown Raleigh</td>
<td>9.5 mi</td>
<td>18 min</td>
</tr>
<tr>
<td>Downtown Durham</td>
<td>12 mi</td>
<td>22 min</td>
</tr>
</tbody>
</table>
Surrounding Retail

1. Heron's at The Umstead
2. Burger King
   Chick-fil-A
   Dame's Chicken and Waffles
   McDonald's
   Tropical Smoothie Café
   Wendy's
3. Bonefish Grill
   BurgerFi
   kō-ān
   Ruth's Chris Steakhouse
   Starbucks
4. Potbelly Sandwich Shop
5. Another Broken Egg
   Bad Daddy's Burger Bar
   Blaze Pizza
   Buffalo Wild Wings
   Cava
   Chili’s
   Chipotle
   Clean Juice
   Crumbl Cookies
   Firebirds
   Full Moon Oyster Bar
   Hibachi Blue
   Hickory Tavern
   Noodles & Co
   Panera
   Penn Station
   Rise Biscuits & Donuts
   Ruckus
   Smoothie King
   Target
   Trader Joe's
   Which Wich
6. Flying Mayan
   Guasaca
   Jasmin & Olivz Mediterranean
   Marco's Pizza
Building Details

**Total Building Approx.**
**262,400 SF**
Office and lab/advanced manufacturing for life science

**Approx. 75,200 SF**
Office

**Approx. 187,200 SF**
Lab/advanced manufacturing space

**25’ – 40’ Ceiling Heights**
in lab/advanced manufacturing space

**270+ Parking Spaces**
with ability to expand by 150 spaces

**Emergency Power**
opportunity to install tenant specific infrastructure on exterior pad or roof

**Electrical**
Existing 5,000 Amps, three phase, four wire 480/277V with planned upgrades per tenant’s needs

**Fire and Life Safety**
fully sprinklered with planned upgrades per tenant’s needs

**Dock Doors and Loading**
14 dock high doors and 1 drive-in door

**Column Spacing**
40’ x 40’ in manufacturing area
Single-Tenant Layout

MANUFACTURING
187,200 SF

FIRST FLOOR OFFICE
43,500 SF

SECOND FLOOR OFFICE
31,700 SF

14 LOADING DOCKS

45'0" ROOF HEIGHT
38'5" CLEAR
86,800 SF

28'0" ROOF HEIGHT
24'10" CLEAR
100,400 SF

COURTYARD AMENITY

PROPOSED TENANT AMENITY SPACE

POTENTIAL LAB

THE PRESS
BY ALLOY PROPERTIES
Two-Tenant Layout

TENANT 1
Office  21,200 SF
Manuf  86,800 SF
--
108,000 SF

TENANT 2
Office  54,000 SF
Manuf  100,400 SF
--
154,400 SF
Proposed Lab and Amenity Spaces
LIFE SCIENCE BROKERAGE

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