

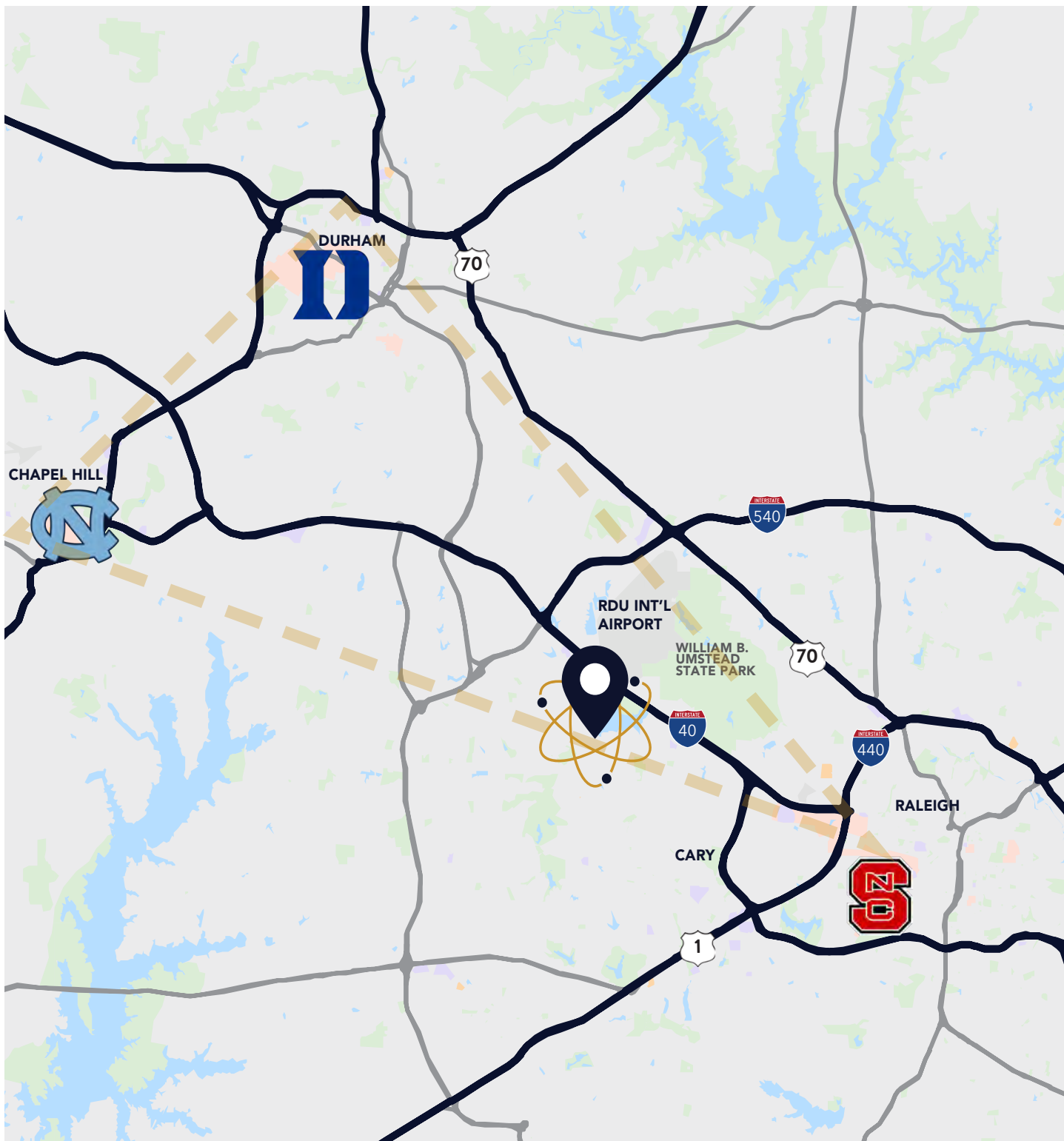
THE PRESS  
BY ALLOY PROPERTIES

A new **Research and Development** opportunity  
in the

*heart of the Triangle*

2001 EVANS ROAD, CARY, NC 27513





# THE PRESS

BY ALLOY PROPERTIES

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.





RDU INT'L  
AIRPORT

# Central Location With Easy Access

UMSTEAD STATE PARK



LAKE CRABTREE

2

1

3

AVIATION PARKWAY

WESTON PARKWAY

NW CARY PARKWAY

N HARRISON AVE

EVANS ROAD

WESTON PARKWAY

6

4

5

54



THE PRESS  
BY ALLOY PROPERTIES

	MILEAGE	DRIVE TIME
Greenway	.25	3 min
RDU Int'l Airport	3.25	8 min
RTP	8 mi	14 min
Downtown Raleigh	9.5 mi	18 min
Downtown Durham	12 mi	22 min





THE PRESS  
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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·än  
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

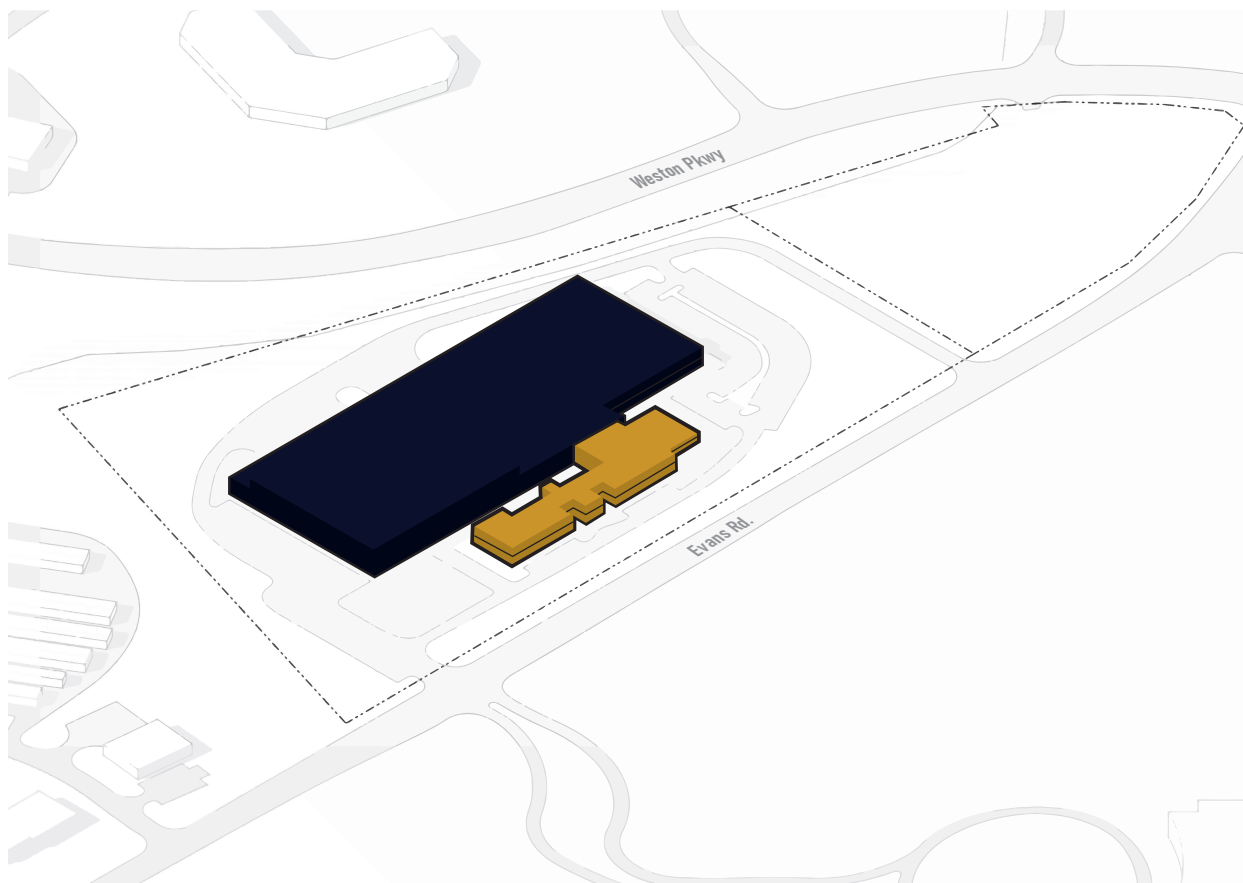
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Flying Mayan  
Guasaca  
Jasmin & Olivz Mediterranean  
Marco's Pizza

# Surrounding Retail



**THE PRESS**  
BY ALLOY PROPERTIES



#### MANUFACTURING

187,200 SF

#### OFFICE

1ST Floor: 43,500 SF  
2ND Floor: 31,700 SF  
**Total: 75,200 SF**

## 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



**THE PRESS**  
BY ALLOY PROPERTIES

**MANUFACTURING**  
**187,200 SF**

**14 LOADING DOCKS**

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

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

**POTENTIAL LAB**

**COURTYARD AMENITY**

**PROPOSED  
TENANT AMENITY  
SPACE**

**POTENTIAL  
LAB**

**FIRST FLOOR OFFICE**  
**43,500 SF**

**POTENTIAL LAB**

**SECOND FLOOR OFFICE**  
**31,700 SF**

# Single-Tenant Layout



**THE PRESS**  
BY ALLOY PROPERTIES

7 LOADING DOCKS

7 LOADING DOCKS

**MANUFACTURING**

**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**

**FIRST FLOOR OFFICE**

**SECOND FLOOR OFFICE**

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

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

POTENTIAL LAB

COURTYARD AMENITY

POTENTIAL LAB

11,000 SF

31,500 SF

POTENTIAL LAB

10,200 SF

22,500 SF

# Two-Tenant Layout

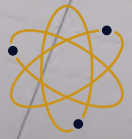


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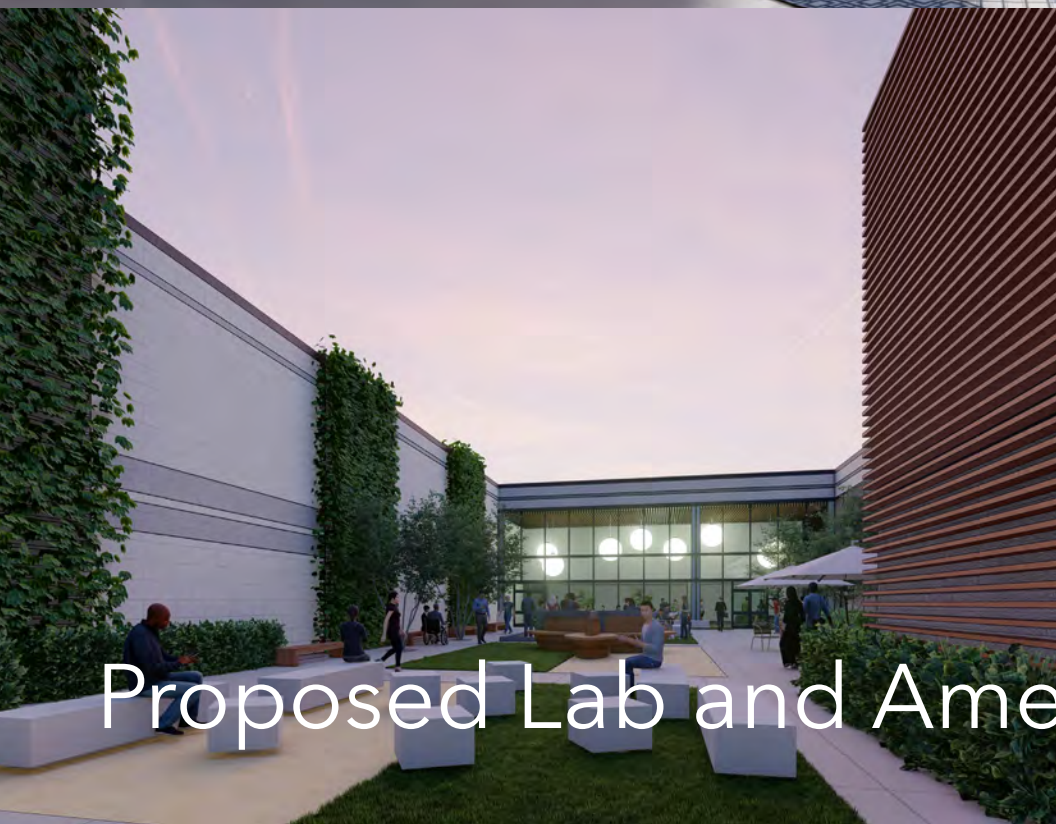


Proposed Exterior





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Proposed Lab and Amenity Spaces





2001 EVANS ROAD, CARY, NC 27513



BUILDING BETTER *together*

#### LIFE SCIENCE BROKERAGE

Kaler Walker  
919-645-6983  
[kaler.walker@lincolnharris.com](mailto:kaler.walker@lincolnharris.com)

Amy Watkins  
919-645-6966  
[amy.watkins@lincolnharris.com](mailto:amy.watkins@lincolnharris.com)

[www.lincolnharris.com](http://www.lincolnharris.com)