

THE PRESS

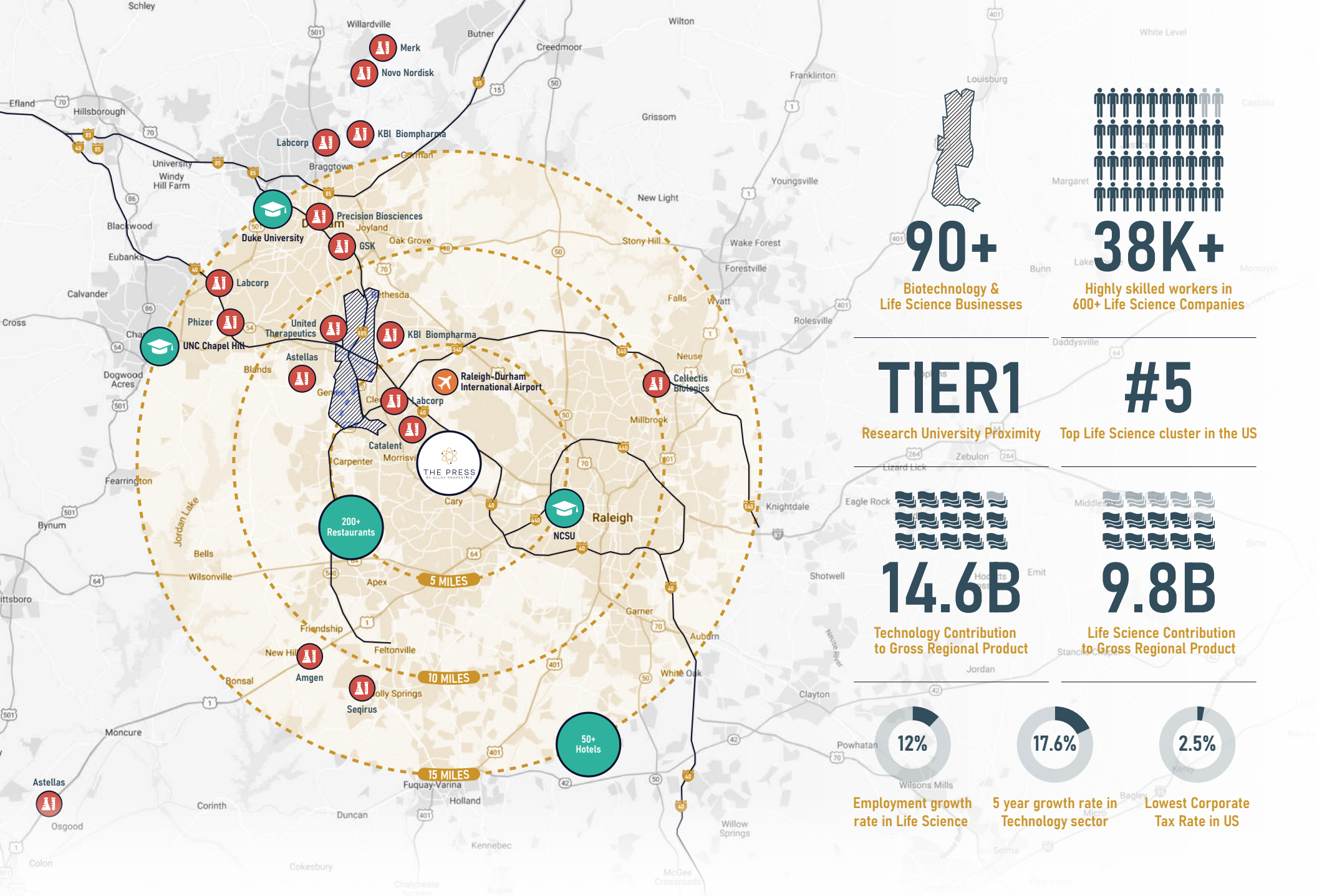
BY ALLOY PROPERTIES



2001 EVANS RD, CARY, NC 27513

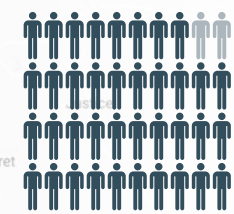
cGMP SHELL WITH UPGRADED INFRASTRUCTURE





90+

Biotechnology & Life Science Businesses



38K+

Highly skilled workers in 600+ Life Science Companies

TIER1

Research University Proximity

#5

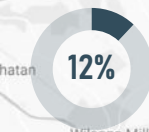
Top Life Science cluster in the US

14.6B

Technology Contribution to Gross Regional Product

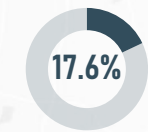
9.8B

Life Science Contribution to Gross Regional Product



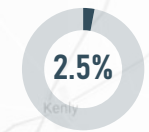
12%

Employment growth rate in Life Science



17.6%

5 year growth rate in Technology sector



2.5%

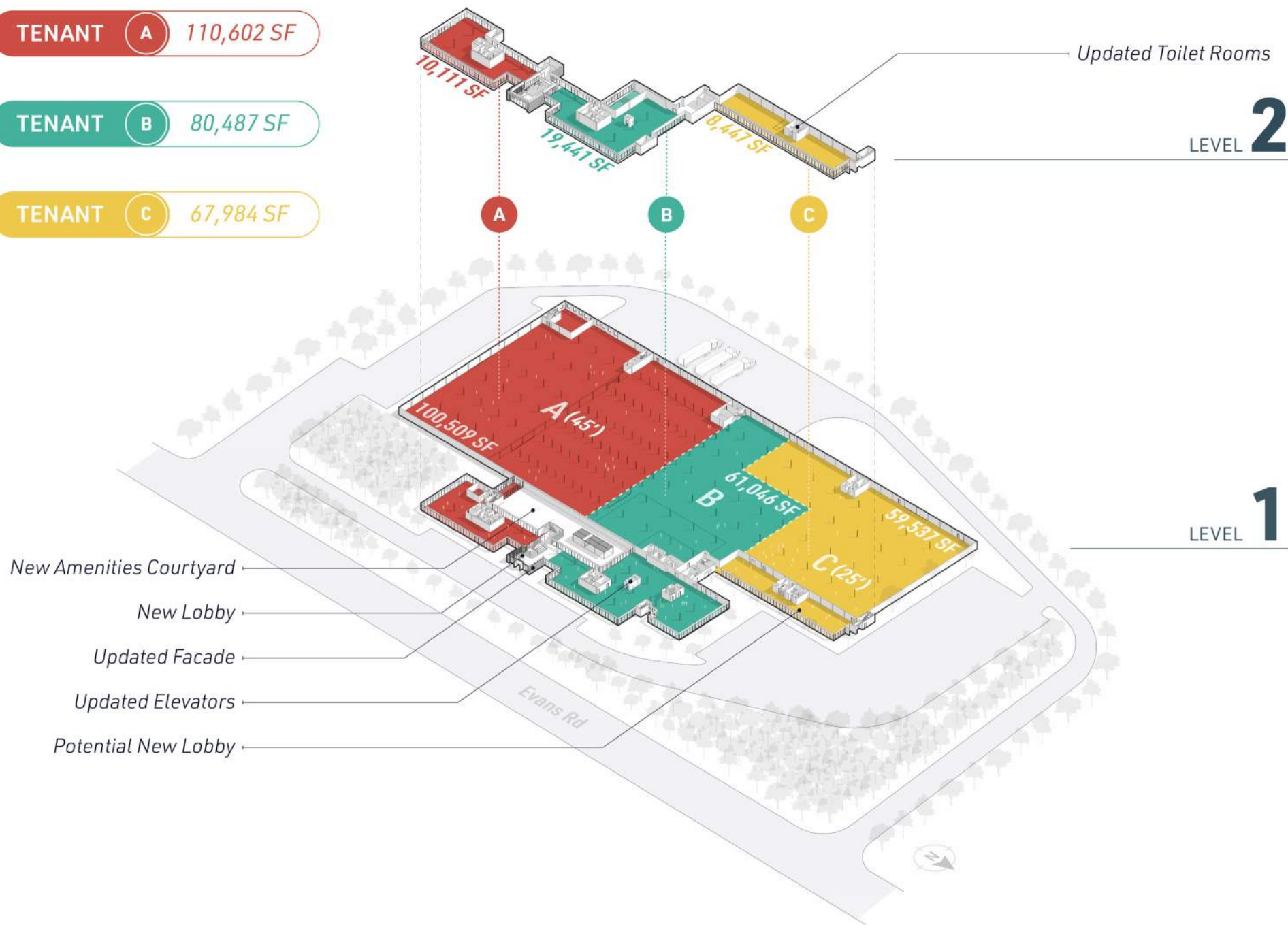
Lowest Corporate Tax Rate in US

a hub for **LIFE SCIENCE MANUFACTURING**

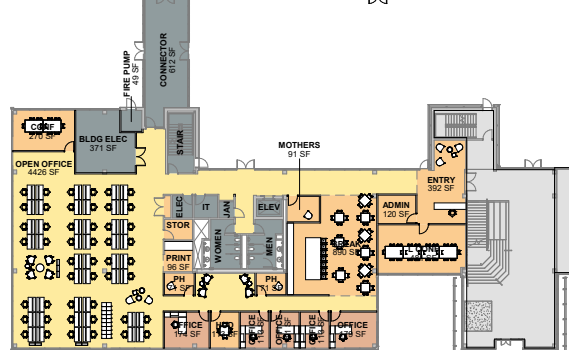
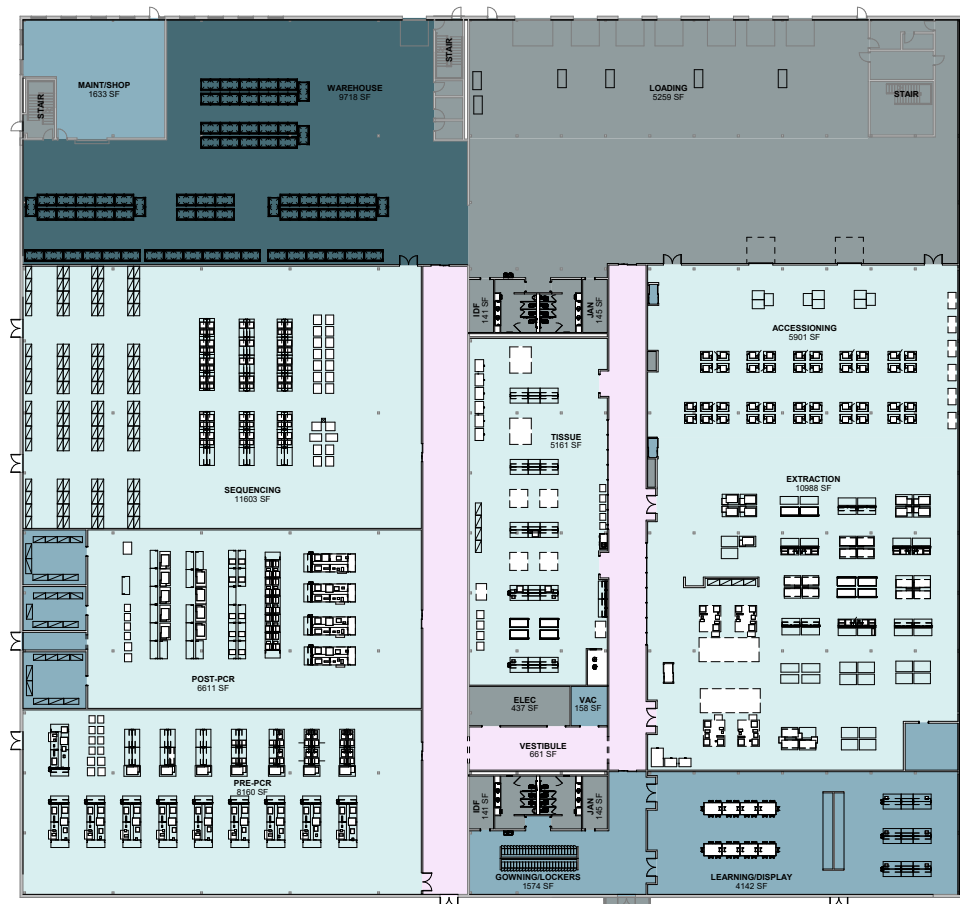
TENANT A 110,602 SF

TENANT B 80,487 SF

TENANT C 67,984 SF



3-TENANT LAYOUT



LEVEL 1

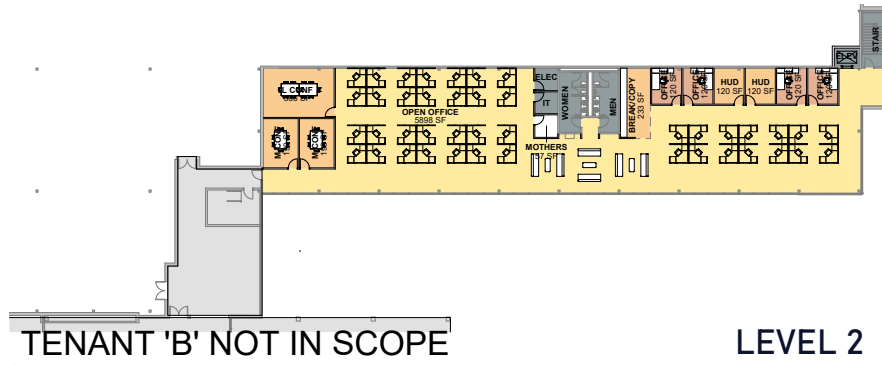
ROOM TYPE LEGEND

- Building Support
- Lab
- Lab Circulation
- Lab Support
- Lab Storage
- Office Open
- Office Support
- Office Closed



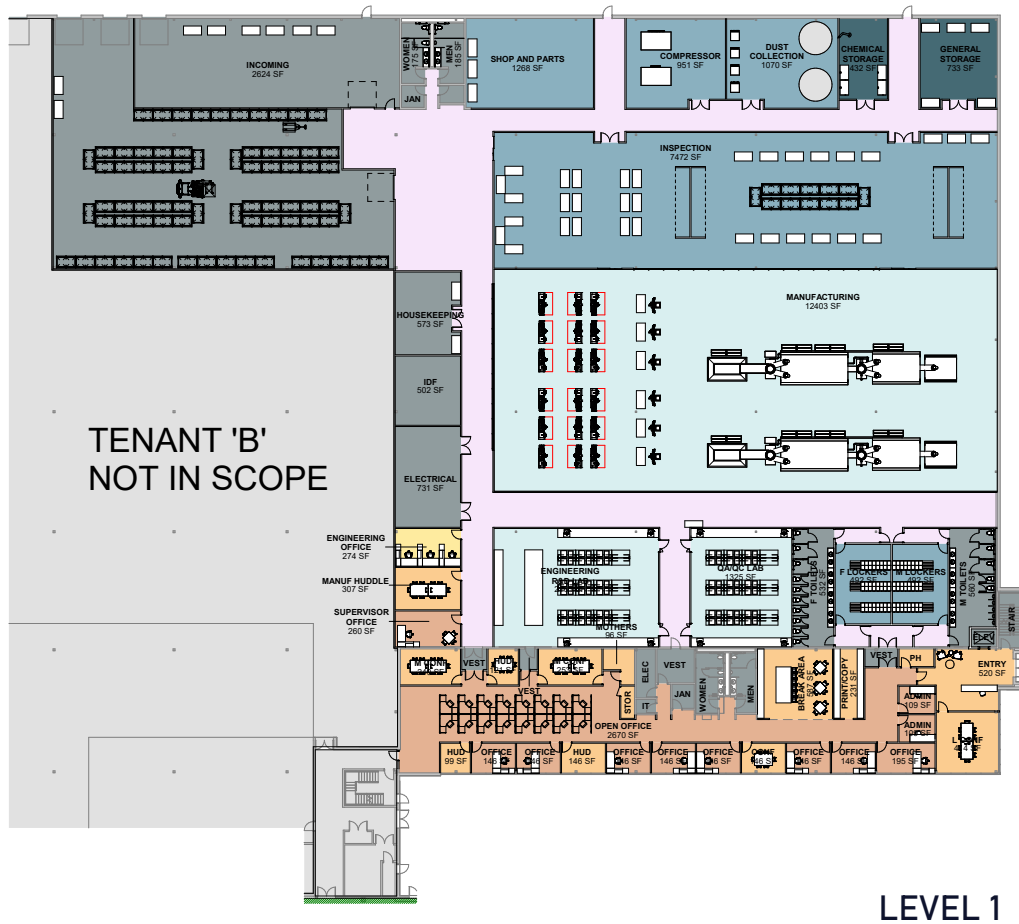
LEVEL 2

TEST FIT - TENANT A



ROOM TYPE LEGEND

- Building Support
- Lab
- Lab Circulation
- Lab Support
- Lab Storage
- Office Open
- Office Support
- Office Closed



TEST FIT - TENANT C

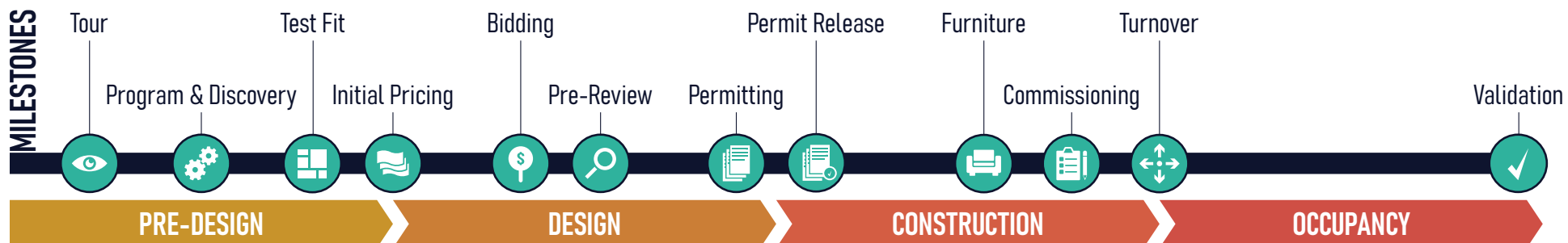


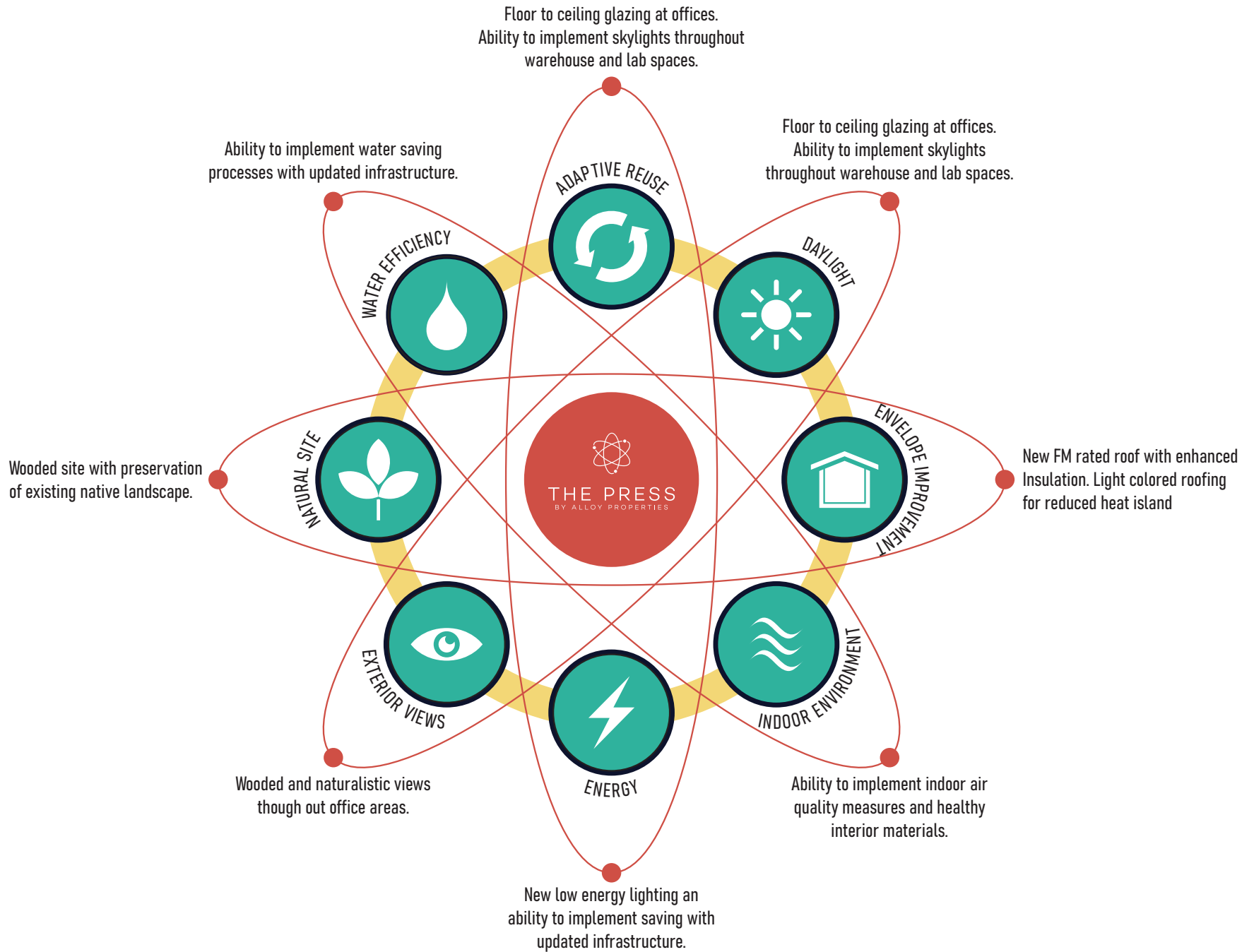
"The Press" is the Raleigh-Durham's, ready for tenant upfit, cGMP Enhanced Shell. This highly adaptable facility features expansive open spaces for life science while providing beautifully updated entry and amenities spaces unique to the area.

With 25-45 feet clear heights and open floor plans, upgraded water and electrical capacity, and extensive loading areas, this building can support science and manufacturing at large scales.

OFFICE + LAB SPACE









This project transforms an existing book distribution center into a modern, inviting space that prioritizes employee comfort, sustainability, and accessibility. The new lobby and outdoor amenities space provide a welcoming environment for visitors and employees.

The new modern lobby serves as the main entrance to the building and features high ceilings, sleek and contemporary finishes, and ample natural light. The lobby connects first to second floor and includes monumental stair with a reception area and waiting area.

The outdoor amenities space is located adjacent to the lobby and includes a pavilion for outdoor events and gatherings. The pavilion features a large seating area and a built-in grill for outdoor cooking. The landscaping is designed to provide a relaxing and inviting atmosphere, with plenty of greenery, trees and a bocce court for employees to enjoy.

OUTDOOR AMENITY + LOBBY SPACE





101 SOUTH 289k SF
Boston, MA



ELEMENTS 280k SF
San Diego, CA



ALLOY INNOVATION CENTER 205k SF
Seattle, WA



SEQUENCE 320k SF
San Francisco, CA



CENTERPOINT (Former Project) 444k SF
Boston, MA



TBC (Former Project) 444k SF
Raleigh, NC



TEP (Former Project) 128k SF
Atlanta, GA



THE CORE AT CROSBY 592k SF
Boston, MA



THE CORE AT PRESTON 370k SF
Boston, MA



INQ 139k SF
Raleigh, NC

CAMPUSES



THE PRESS

BY ALLOY PROPERTIES



LINCOLN
HARRIS

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