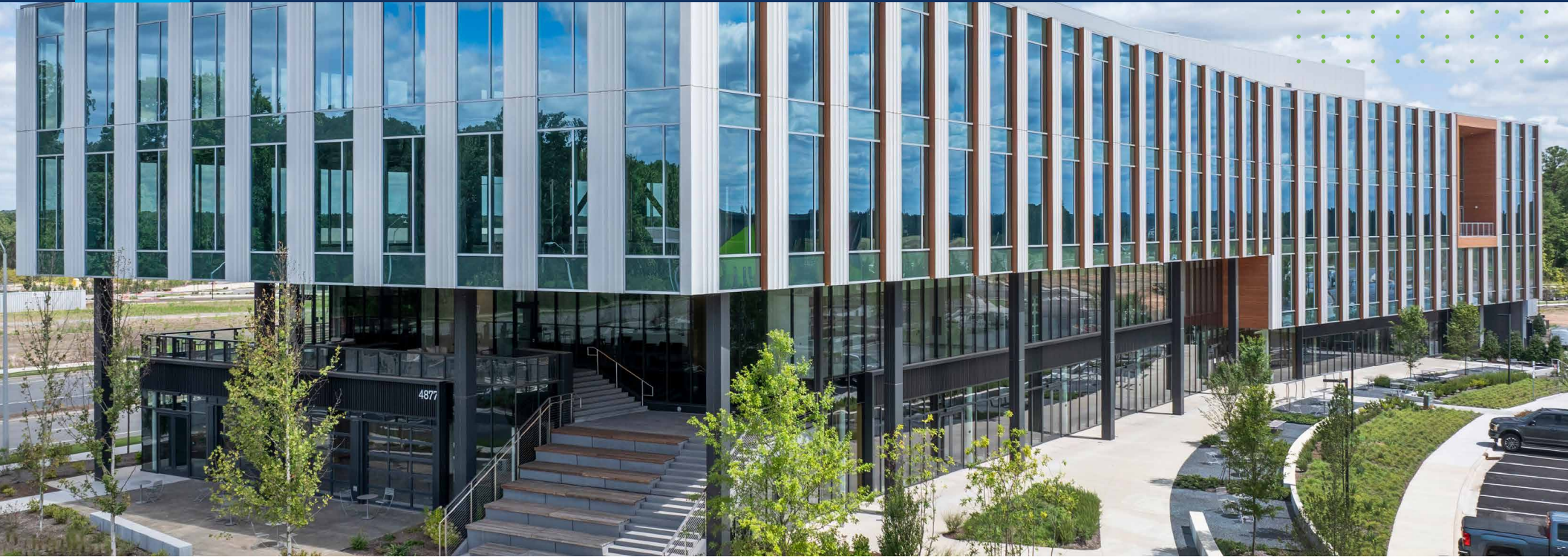




A TRINITY CAPITAL DEVELOPMENT



New
Spec Lab Suites

Raleigh-Durham's Robust Science + Tech Community

Located at the center of one of the nation's most prominent communities for science, tech and research, Spark is surrounded by industry-leading innovators, top institutions and endless opportunity.

#1

Largest Research Park in the U.S. (7,000 acres)

900+

Science & Tech Companies

75,000+

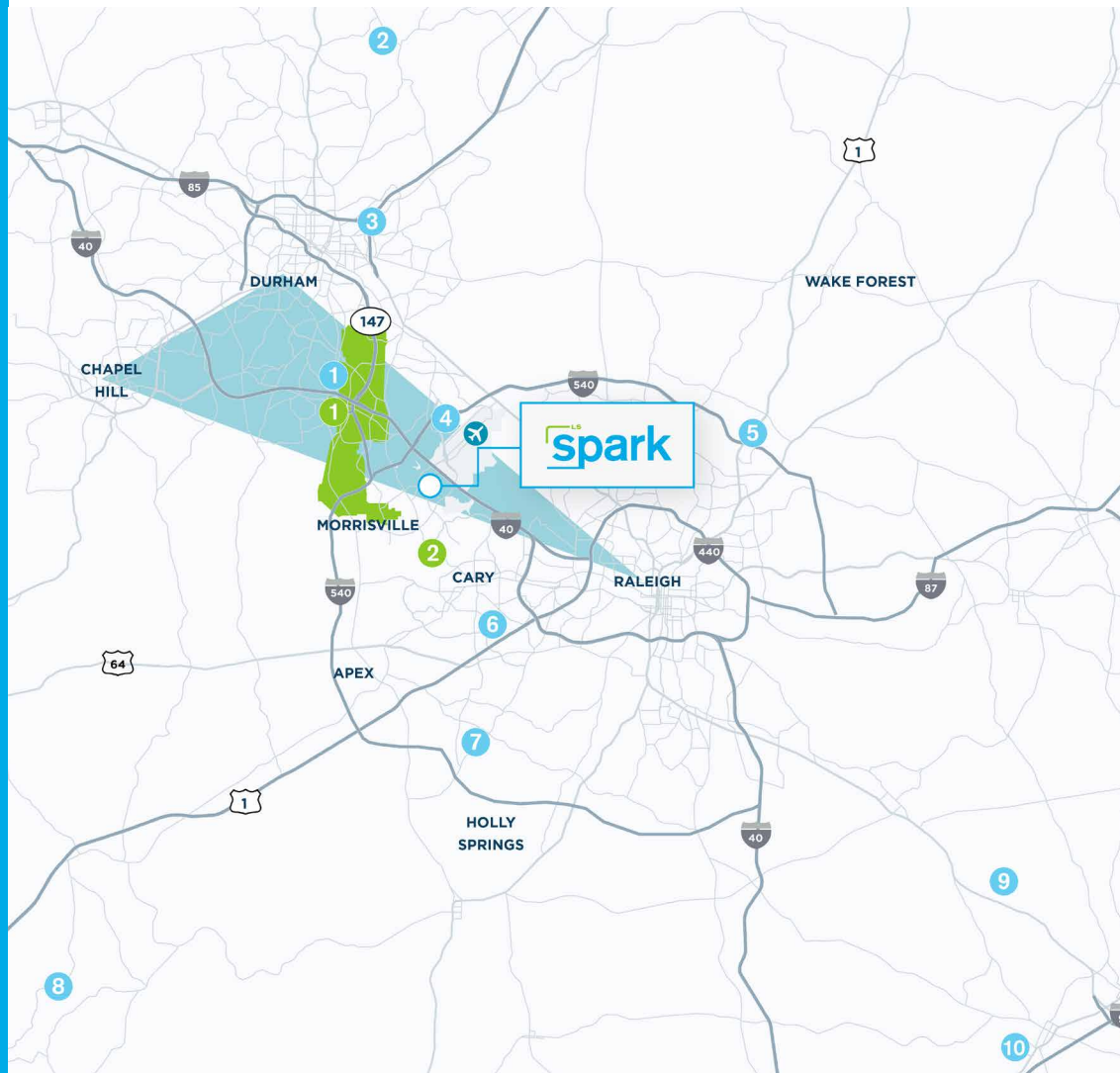
Employees in the Science + Technology Sectors

#5

Science Market in the U.S.

13.2M SF

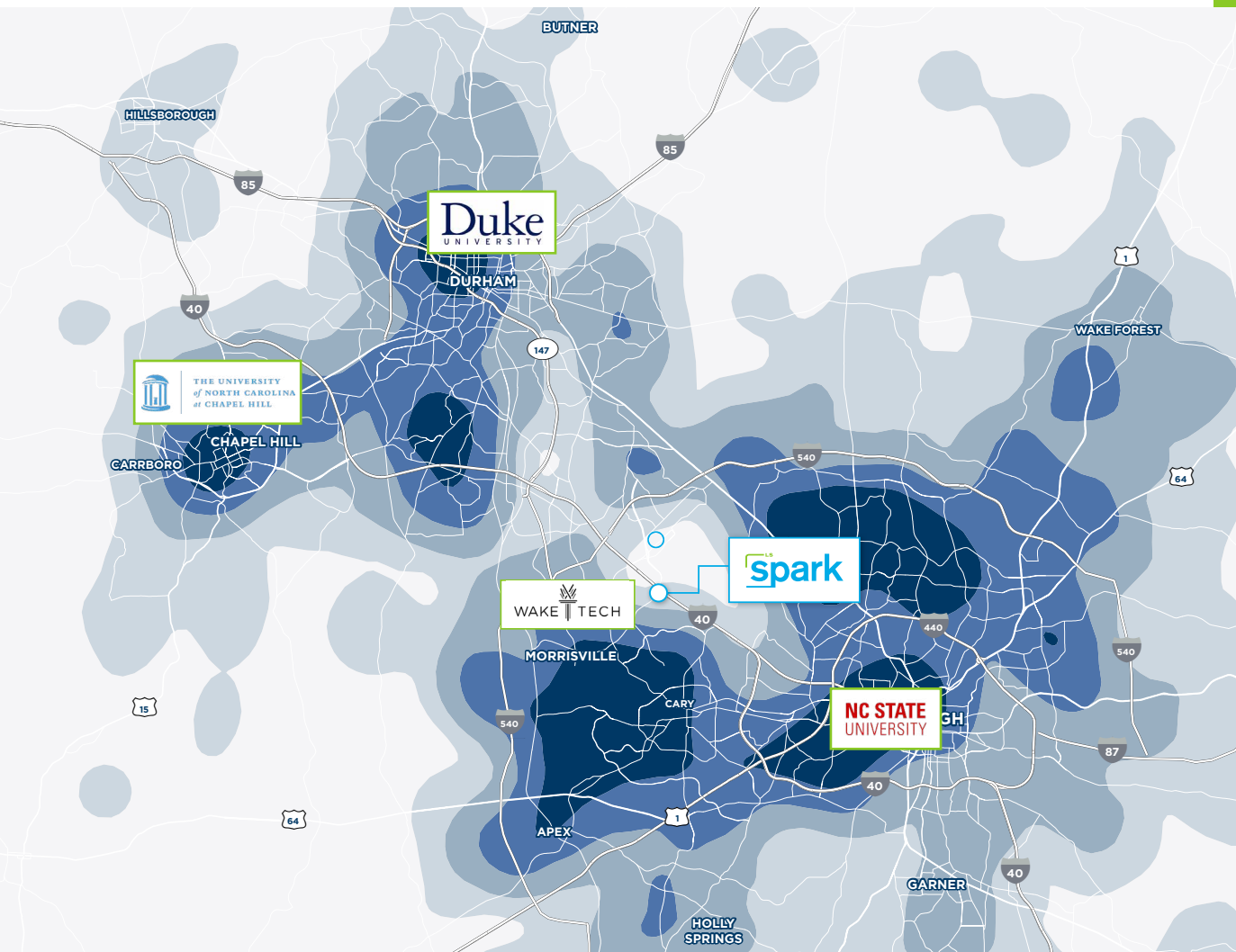
Inventory



1. Lilly
GSK
Grail
United Therapeutics
LabCorp
Biogen
Fujifilm
Bamboo
Novartis
2. Merck
KBI
Novo Nordisk
3. Precision Biosciences
4. Resilience
BioAgilytix
Zoetis
Pfizer
5. Collectis
6. Catalent
7. Fujifilm
Seqirus
Amgen
8. Pfizer
Abzena
Astellas
9. Novo Nordisk
10. Grifols

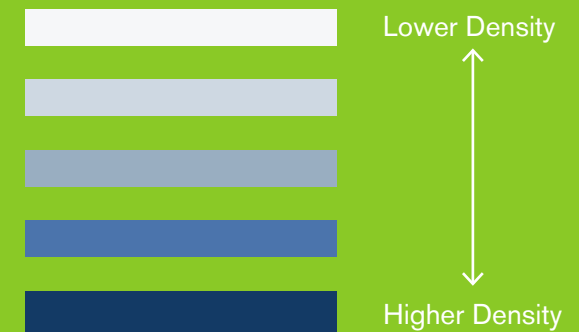
1. Wolfspeed
Meta
Cisco
IBM
SAS
Analog Devices
2. Apple
Lenovo
Microsoft
NetApp
Oracle
ChannelAdvisor

Science + Tech Employee Density



From the heart of the world-renowned Research Triangle, the Spark campus is highly connected to a dense population of top talent, and is poised to help companies attract and retain a new generation of brilliant minds.

LOCAL SCIENCE + TECH WORKFORCE DENSITY



3

Number of Top 20
NIH-funded institutions in area

\$6.1B

Local NIH funding
since 2017

154%

Life sciences employment
growth since 2001

19,400

Life sciences employment
& talent pool

12

Biology degree-awarding
institutions in region

Area Amenities Map

- | | |
|---------------------|-----------------------------|
| 1. Zaxby's | 11. Capital City Chop House |
| 2. First Watch | 12. Los Tres Magueyes |
| 3. McDonald's | 13. Cracker Barrel |
| 4. Farmside Kitchen | 14. Wendy's |
| 5. Chipotle | 15. Waffle House |
| 6. Panera Bread | 16. Texas Steakhouse |
| 7. Singas Pizza | 17. Bojangles |
| 8. Starbucks | 18. Village Deli & Grill |
| 9. It's A Wrap | 19. Neomonde Mediterranean |
| 10. Fount Coffee | |

Hotels

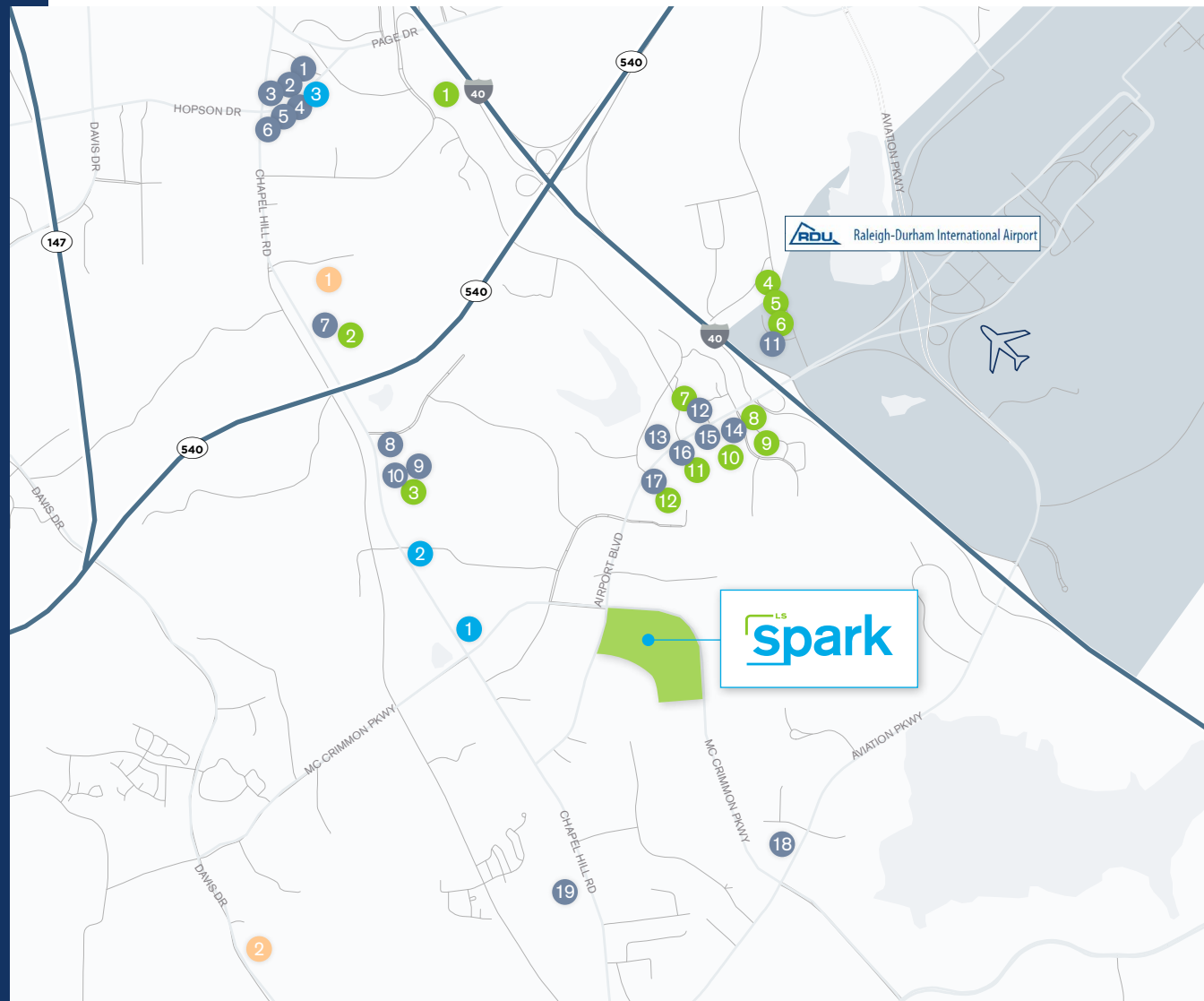
- | | |
|--------------------------|-----------------------------|
| 1. Sheraton Imperial | 8. Holiday Inn Express |
| 2. Home2Suites | 9. Sonesta Suites |
| 3. Hyatt House | 10. Staybridge Suites |
| 4. Tru by Hilton | 11. Holiday Inn |
| 5. Cambria Hotel | 12. Four Points by Sheraton |
| 6. Hyatt Place | |
| 7. Fairfield by Marriott | |

Banks

- | | |
|--------------------|------------------------|
| 1. PNC Bank | 3. First Citizens Bank |
| 2. Welcome Federal | |

Shopping

1. Walmart Supercenter
2. Wegmans



Cultivating the Science of Innovation

By designing the region's largest, mixed-use innovation hub, Spark is curating a premier destination built for America's leading innovators.

With world-class amenities and a unique blend of multi-function spaces, Trinity Capital is creating a diverse ecosystem where science and tech professionals can collaborate to uncover the next generation-defining idea.



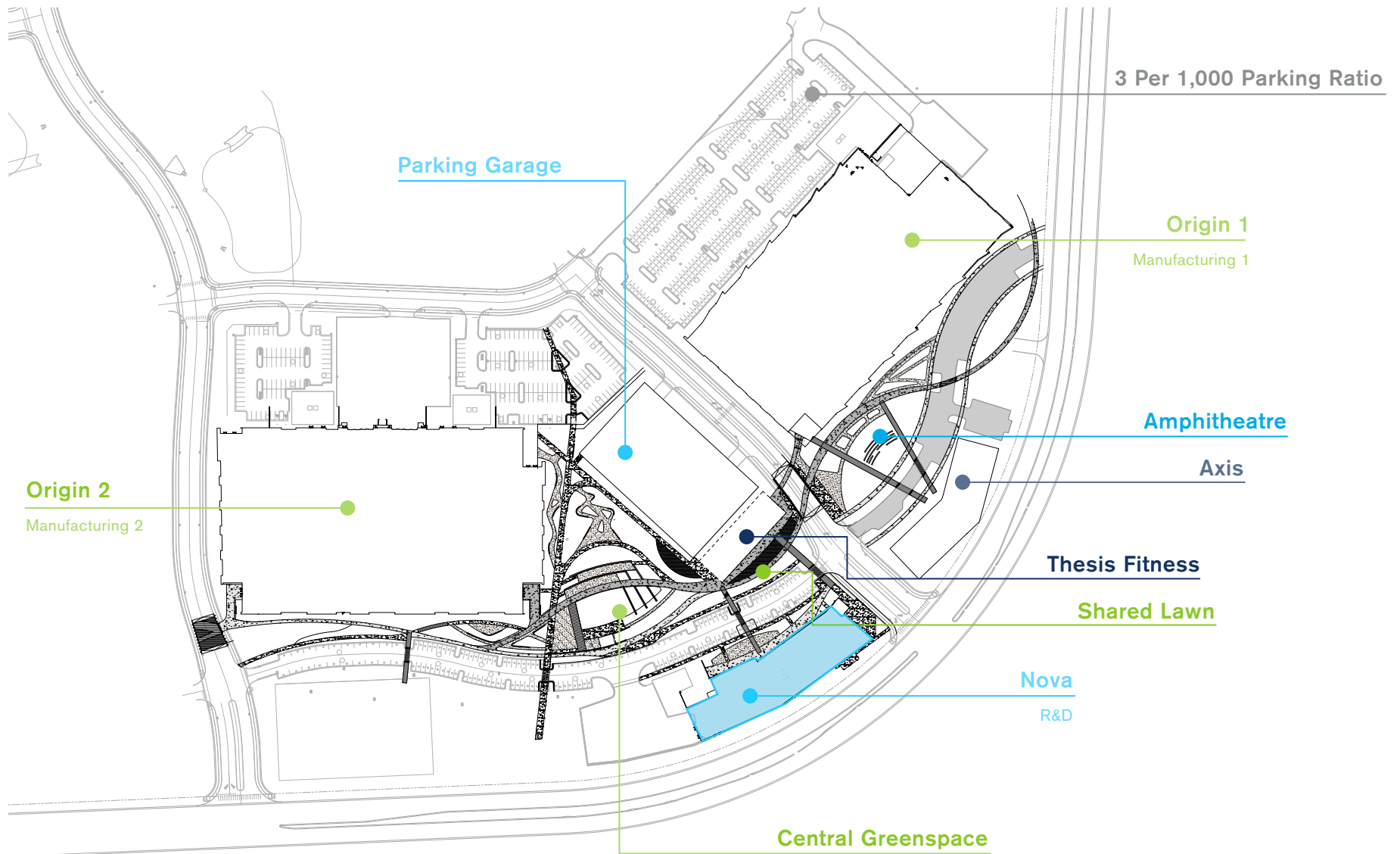
To effectively establish a strong community identity and attract impactful individuals, Spark is designed to cater to the human experience.

With a heavy emphasis on placemaking, Spark offers a range of multi-functional spaces collectively designed to bring like-minded users together and empower a new generation of revolutionary breakthroughs.

- | | | |
|------------------------------------|--------------------------------|------------------------------|
| 1 Office/Lab Building | A Axis Amenity Center | D Amphitheater |
| 2 Biomanufacturing Building | B Thesis Fitness Center | E Central Green Space |
| 3 Parking Garage | C Food/Beverage Pop-Up | F Shared Lawn |
| 4 Retail/Restaurant | | |



Phase 1 Overall Plan





Building Specs

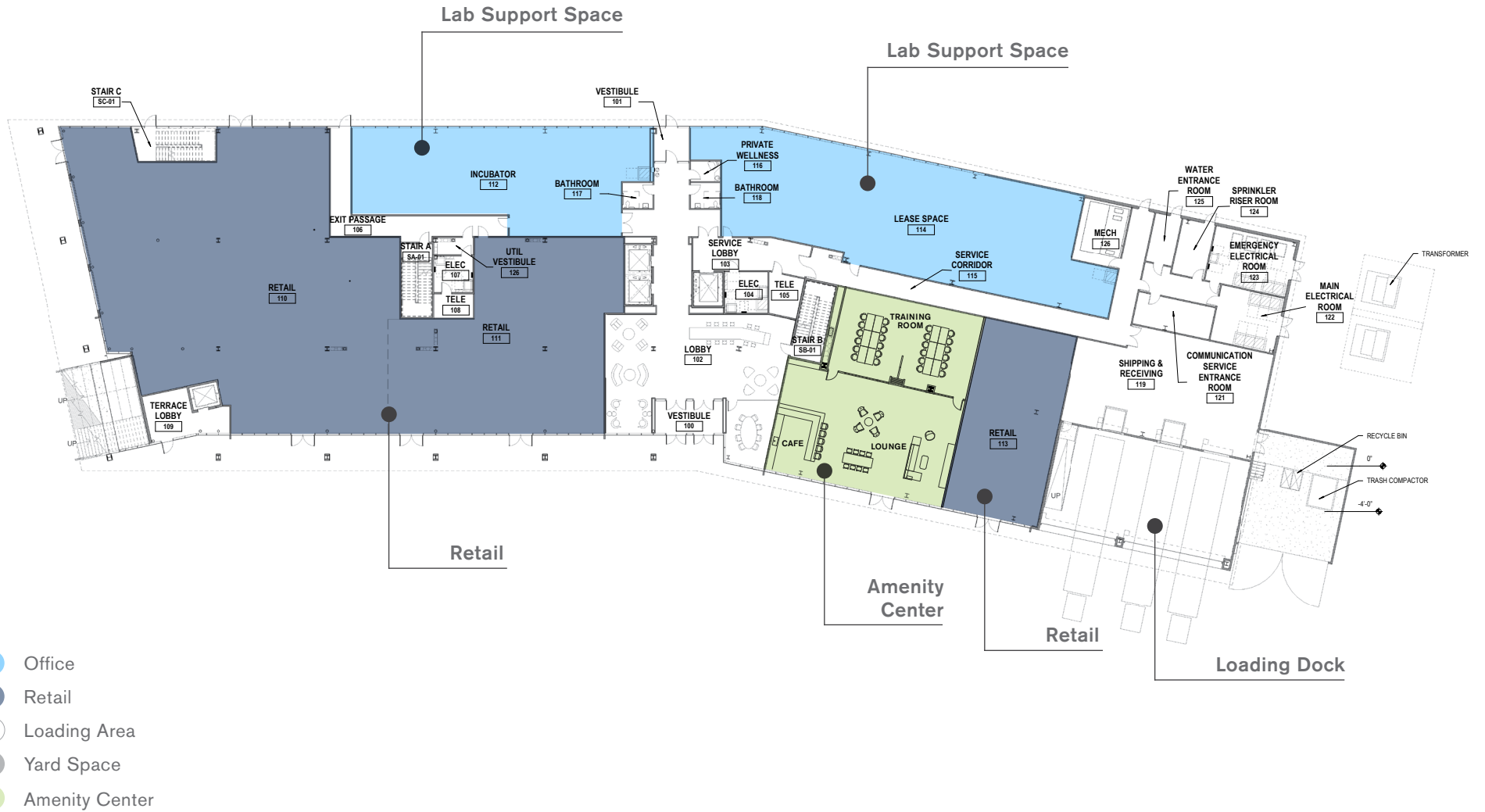
- 155,000 SF
- Demisable to 8,000 SF
- (3) 8'x9' Dock-High Loading Doors
- Clear Height: 15' Floor to Floor
- Steel Frame Construction
- Electrical: 27 W/SF, 480/277 V, 3-phase
- Structural: 100 PSF live load
- HVAC: 100% outside air, 8 AC/hr in lab areas
- House hot and chilled water
- Service elevator and 2 passenger elevators
- 15,000 SF Food & Beverage Retail on Ground Floor
- 3W/SF Back-up power
- LEED Certified



Nova Floor Plan

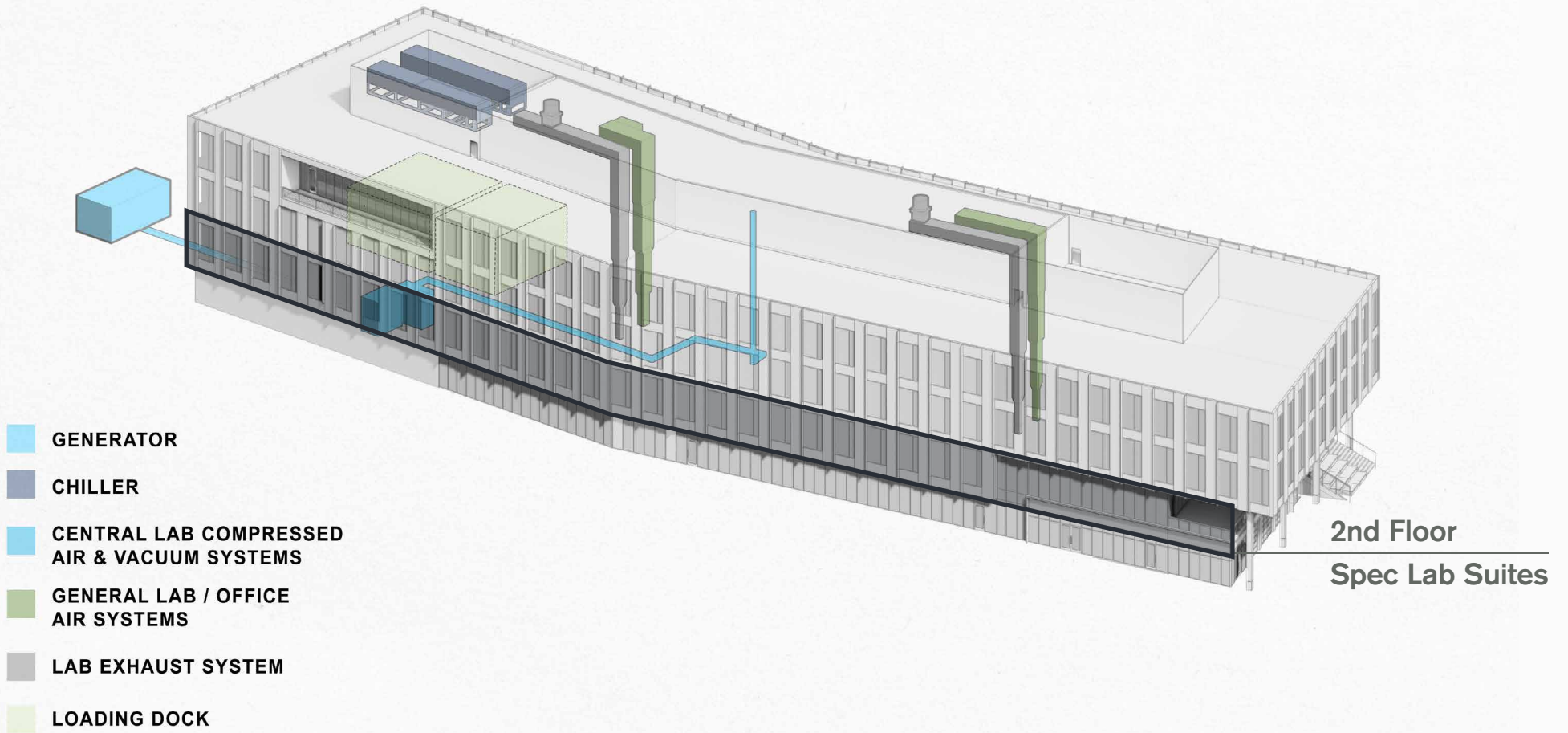
R&D

First Floor

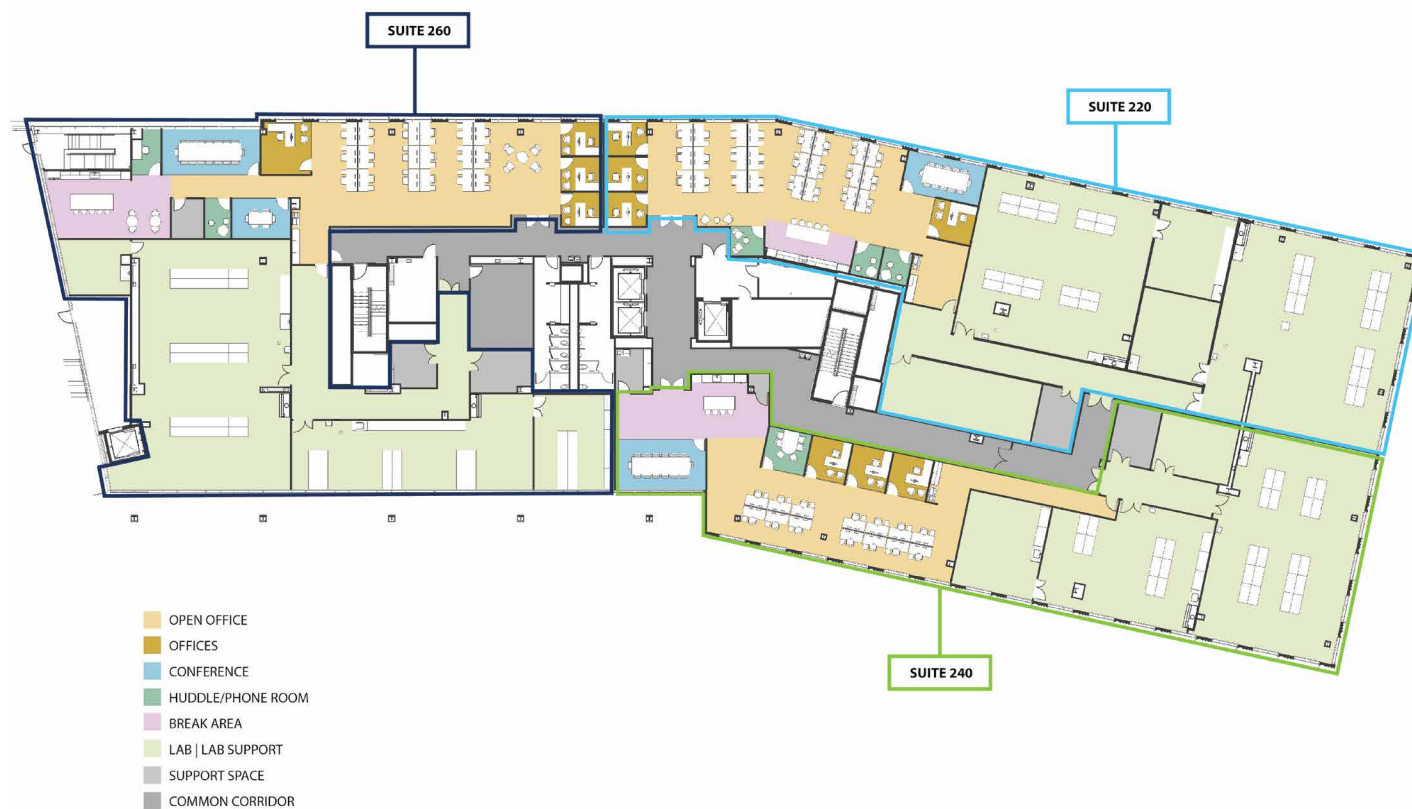


Nova Building Infrastructure

R&D



Available Spec Suites

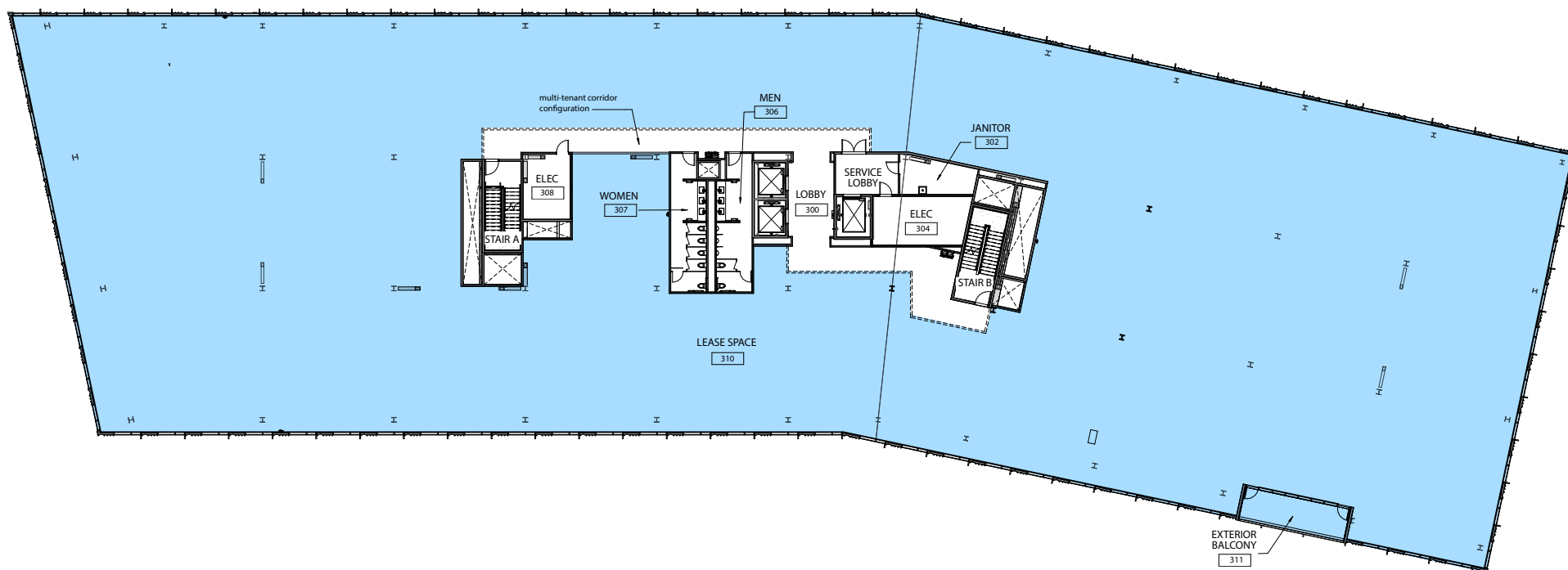


Click on the suites below
to view each floor plan:

Nova Floor Plan

R&D

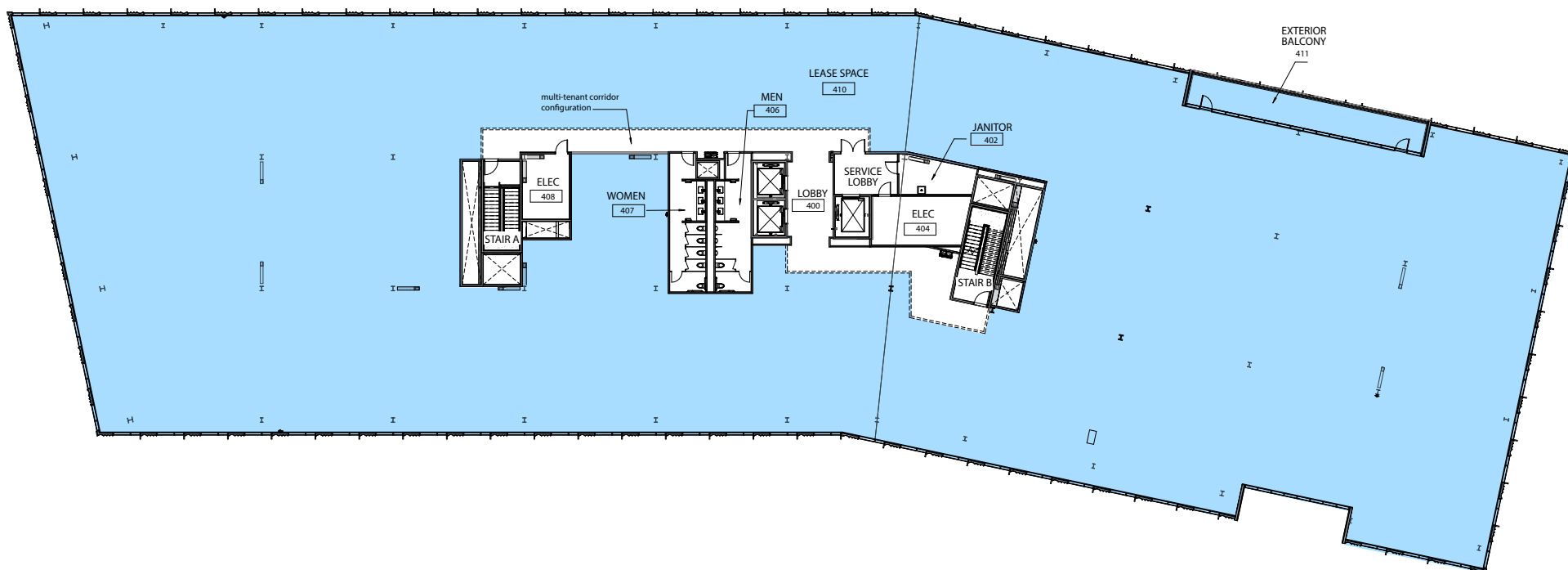
Third Floor | 49,532 SF



Nova Floor Plan

R&D

Fourth Floor | 49,263 SF





A TRINITY CAPITAL DEVELOPMENT



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Managing Director

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