

The Park @ Holly Springs

200 Sportsmanship Way

Holly Springs, NC

70,000 – 80,000 SF

4 Story

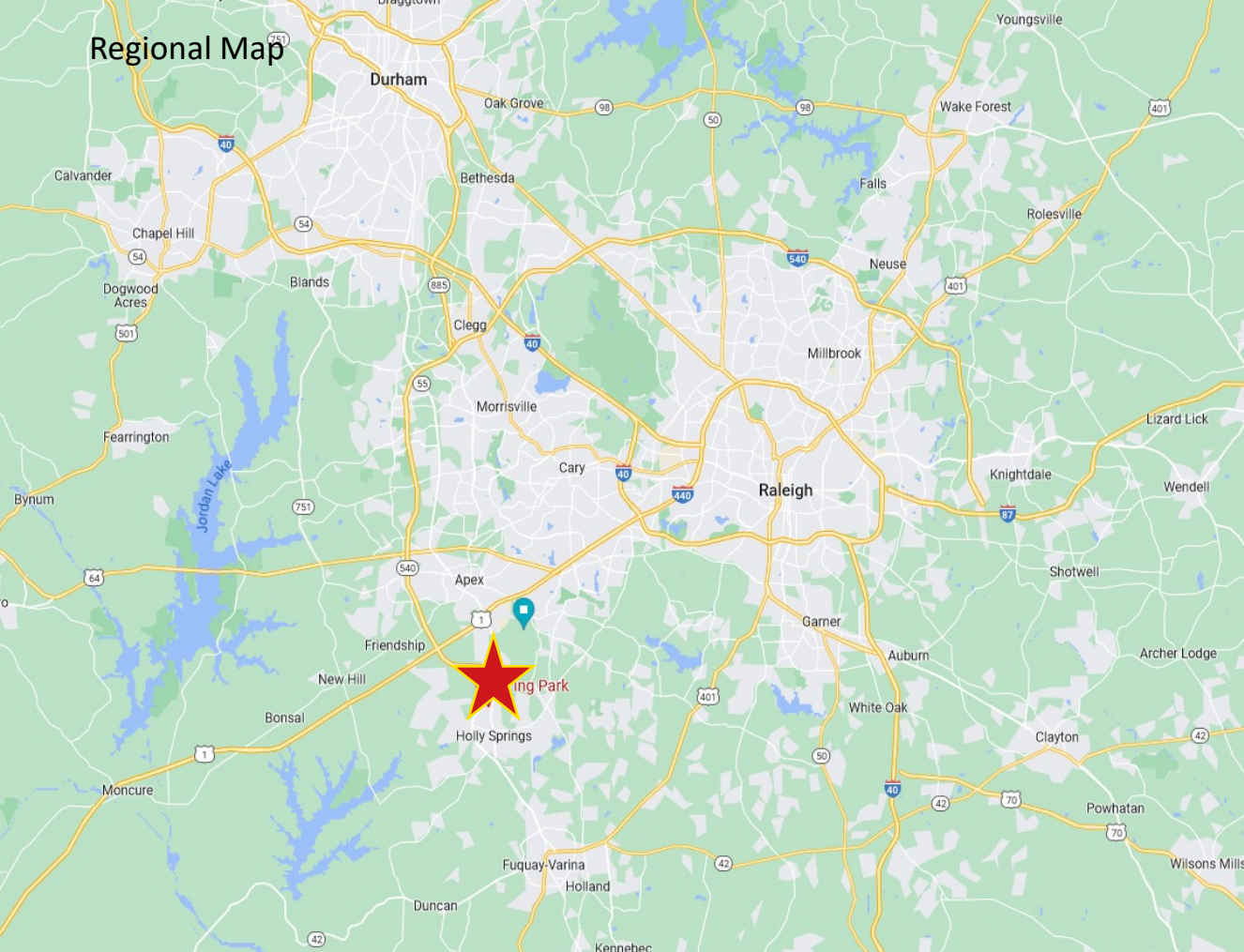
Class A Medical Office Building

Adjacent to Ting Park in rapidly growing

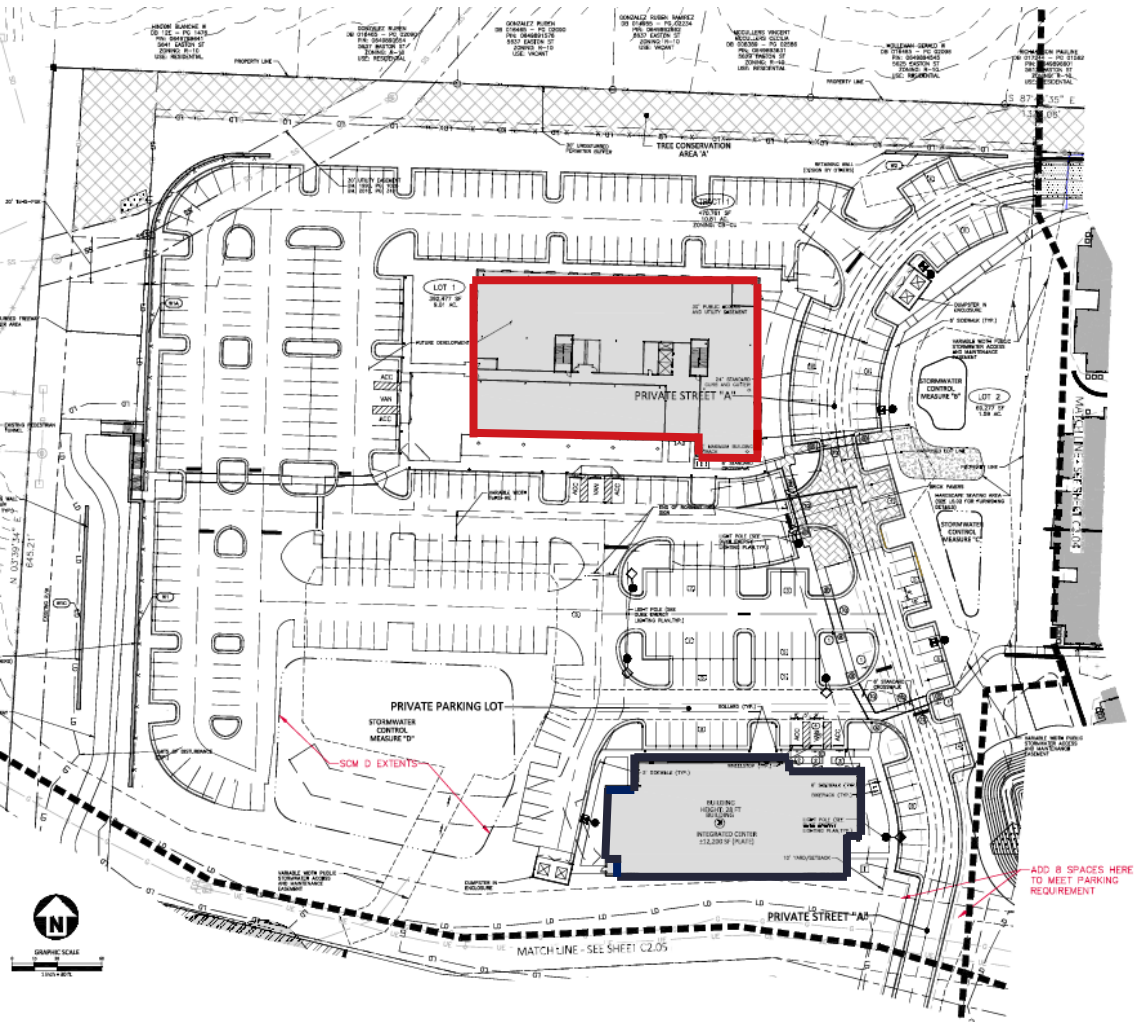
Holly Springs, NC area



Location Overview



Site Plan - Commercial Portion



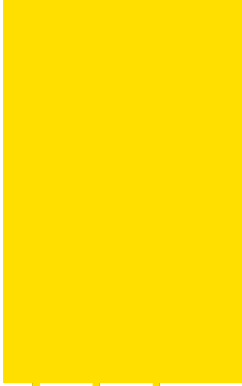
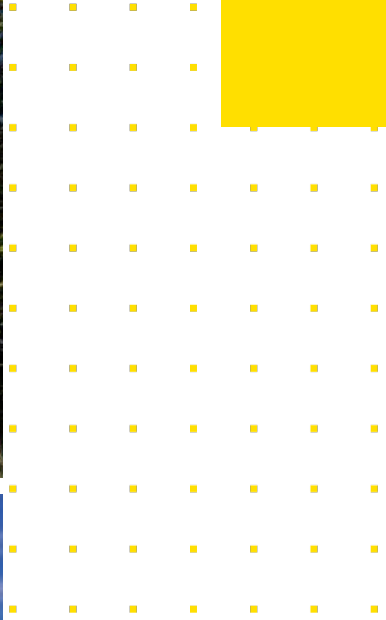
Build to Suite Building Specifications

- 70,000 - 85,000 SF | 4 Story Class A Medical Office Building
- 17,000 - 21,250 SF Floor Plate
- 5 parking spaces per 1,000 Square Feet (approx 400 spaces)
- Commercial Business Zoning (Approved April 6, 2021)
- Site Plan Approved October 4, 2023
- Site Work to begin Summer, 2024
- Anticipated Building Delivery Summer, 2026 (Assuming Pre-Leased by Summer, 2024)

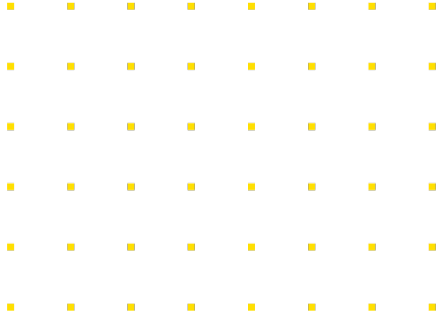
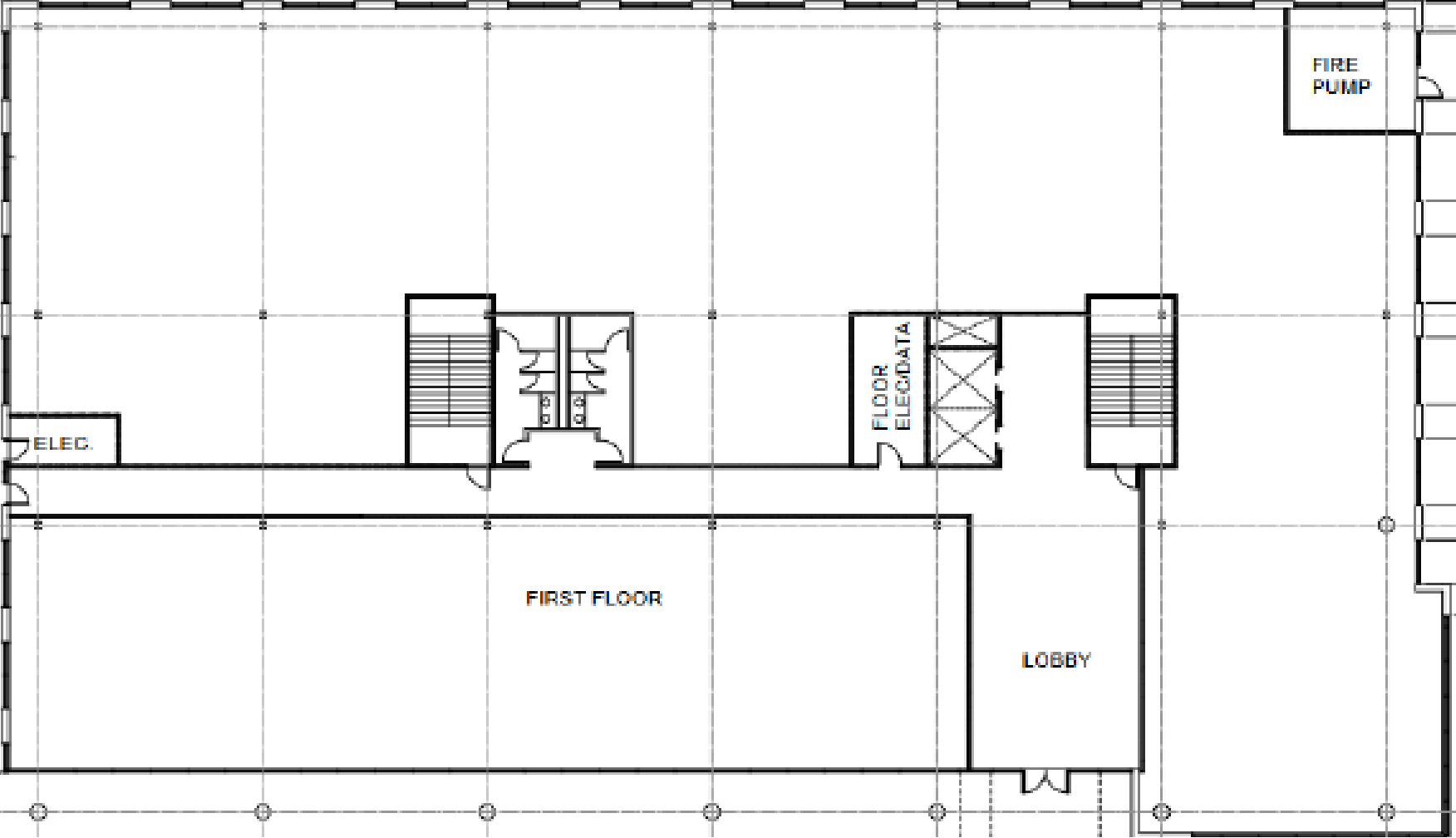
Outparcel Building Specifications (Spoken For)

- 12,300 SF | Single Story Medical Office Building
- Pre-Leased to Jeffers Mann & Artman Pediatrics
- Construction Start Time is Late Summer 2024
- Proposed Completion is Spring of 2026

Building Elevation View (Proposed Building Images...Subject to Change)

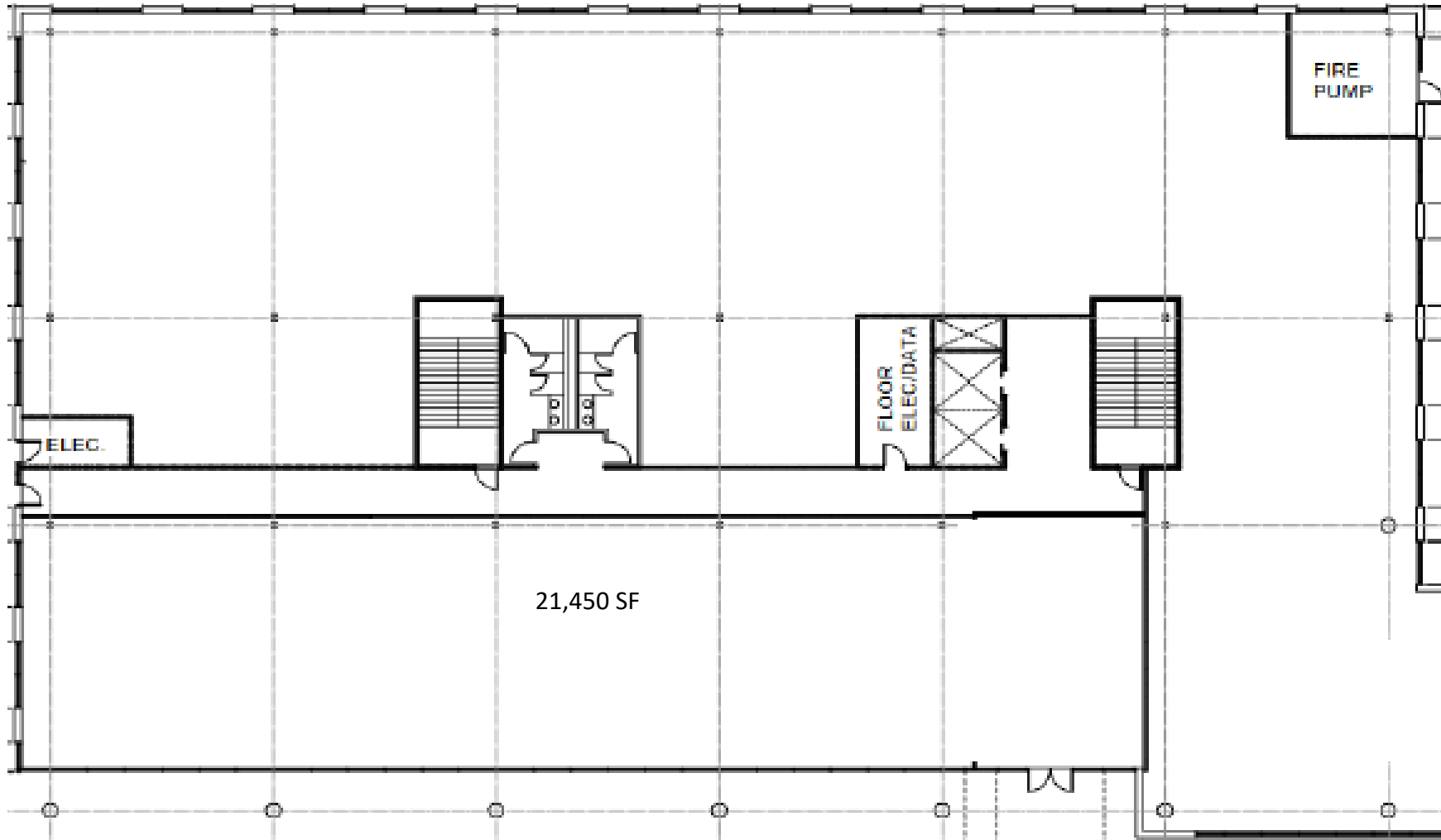


Representative Floor Plan - 1st Floor Plan



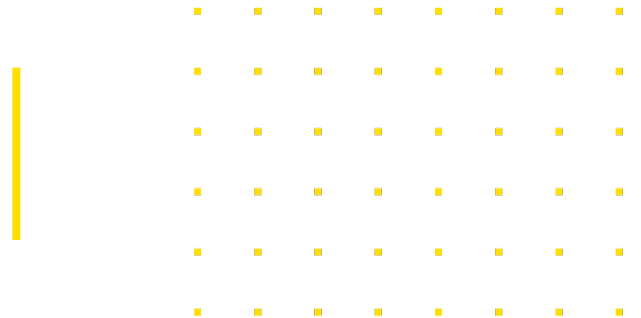
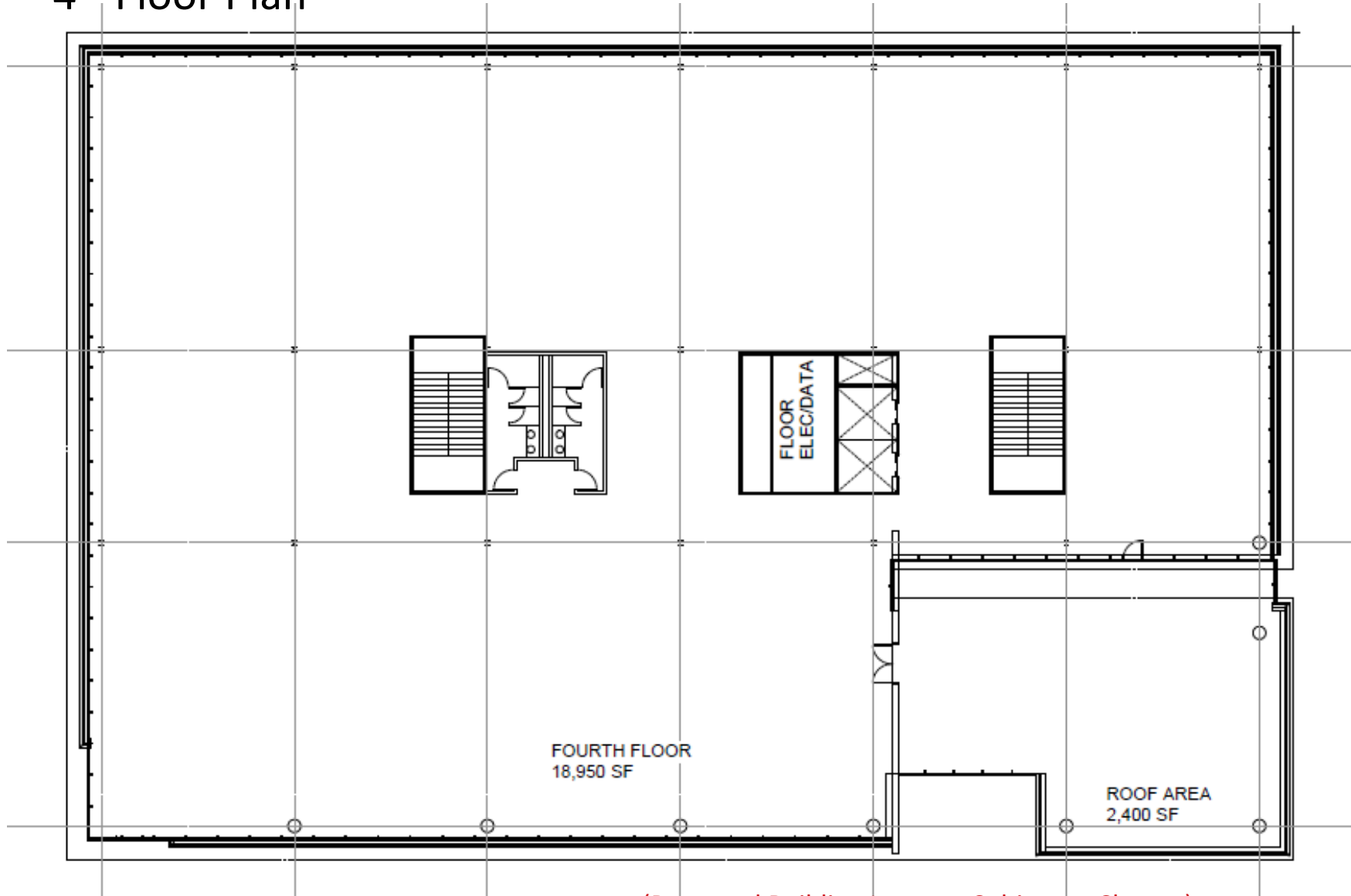
(Proposed Building Images...Subject to Change)

2nd – 3rd Floor Plan



(Proposed Building Images...Subject to Change)

4th Floor Plan



(Proposed Building Images...Subject to Change)

Live-Work-Play Holly Springs

- Business Friendly Environment
- Voted Best Place To Raise A Family
- Robust Life Science Hub
- Best City For Employment
- Safest City Tin NC
- Rapid Growth within the Biotechnology Fields



Holly Springs Future Development - \$2.7B Invested Since 2018



- Opened for business in Holly Springs in 2014 and recently announced plans for an expansion of 40,000 SF to their manufacturing facility located on 475 Green Oak Pkwy
- Expansion valued at \$140 million dollar, for a total investment of \$1.09B
- Offering 120 new jobs
- \$3,500 inv/SF
- CSL Seqirus, a leading influenza vaccines provider and a leader in biotechnology
- Expected to be fully operational by 2025



- Broke ground October 2022 on a 1,000,000 SF facility occupying 150 acres within Oakview Innovation Park
- \$2.0 billion dollar investment
- Offering 725 new jobs
- \$2,000 inv/SF
- North America's largest, most sustainable contract development manufacturing facility (CDMO)
- Expected to be fully operational by October 2025



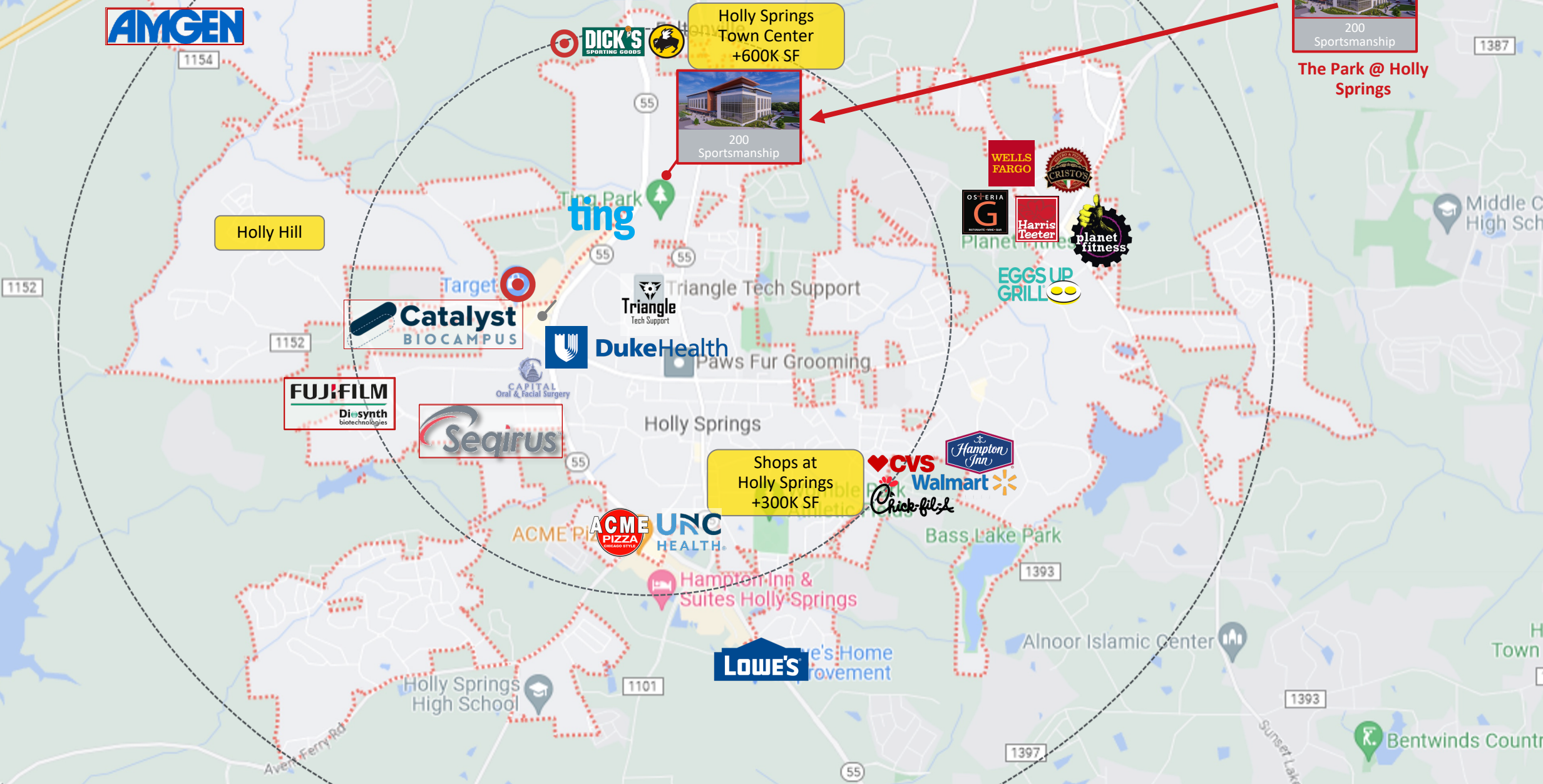
- Broke Ground March 2022 on a 350,000 SF multi-product drug substance manufacturing facility located in the Helix Innovation Park at Friendship on the northwest side of Holly Springs near NC 540 and US 1
- \$550 million dollar investment
- Offering 355 new jobs
- \$2,200 inv/SF
- Amgen, creates life-saving medications for cancer and heart disease
- Expected to be fully operational by 2025



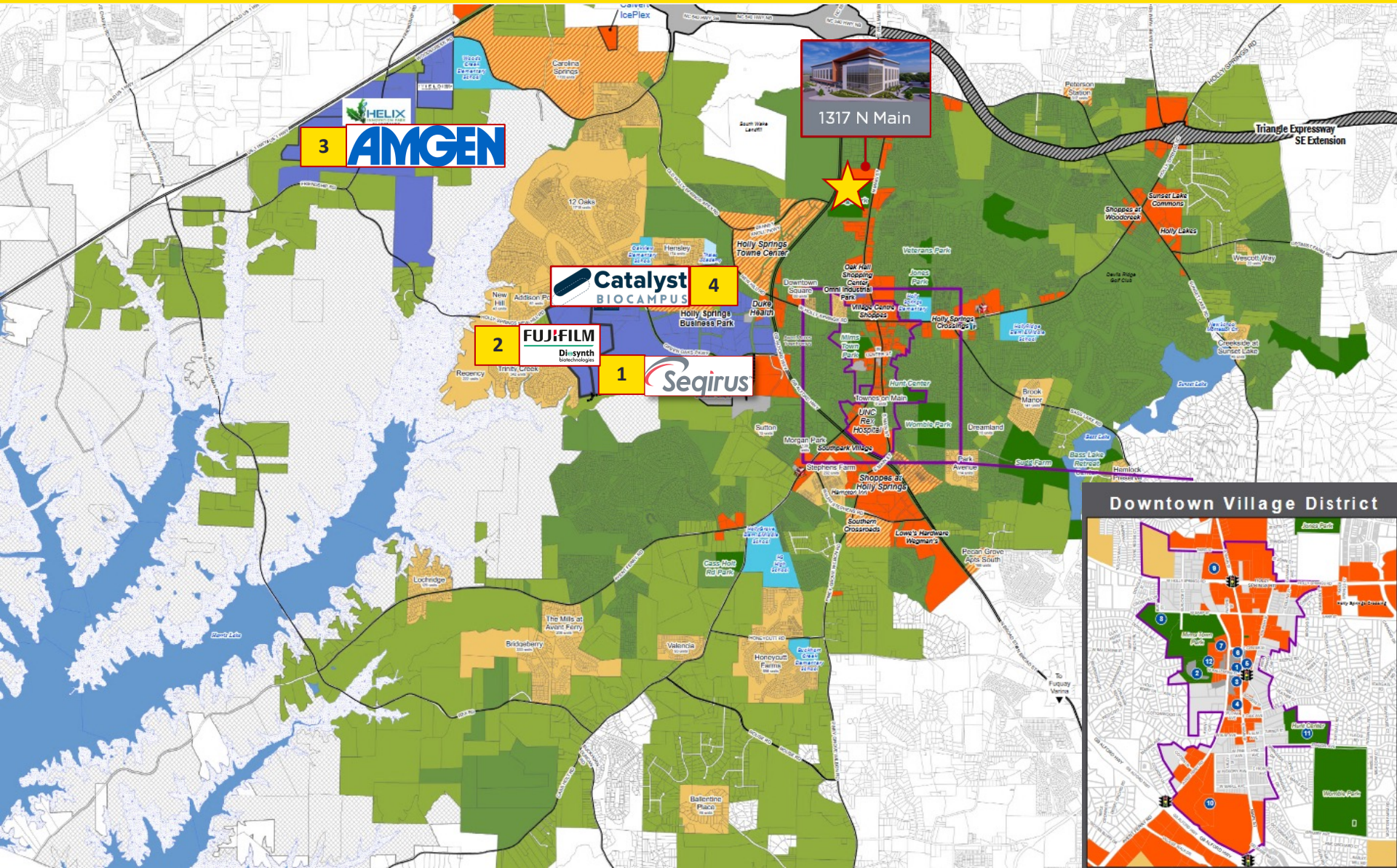
Raleigh-Durham and surrounding Areas showing Rapid Growth as a Life Science Hub

- Strongest Life Science Job Growth in the Southeast
- Voted #3 best city to live in the US – US News and World Report 2024
- Voted #2 hottest housing market in the US - US News and World Report 2024
- Voted #5 best city for job seekers – Indeed - 2024 -
- Top US Growth cities in 2021 – U-Hual 2022
- Voted Best Quality of Life in the World in 2021

Holly Springs Economic Development



Holly Springs Development Activity



-  New Subdivisions
-  Mixed Use Development
-  Commercial/Office Properties
-  Business Parks
-  Government Buildings
-  Wake Co. Public Schools
-  Private Schools
-  Town Parks
-  Holly Springs Town Limits
-  Holly Springs ETJ
-  Lakes
-  Proposed Harris Lake Level
-  Duke Energy Progress Land

