

North Carolina Research Campus Kannapolis, North Carolina

Laboratory, Office & Retail Space

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311,000 SF
David H. Murdock
Core Laboratory Building

The North Carolina Research Campus is already well on its way to becoming a total scientific community. Projected to cost over \$1 billion and be completed by 2012, the project is being funded primarily by an investment from Mr. David H. Murdock, owner and chairman of Castle and Cook, Inc. and Dole Food Company, Inc. The development represents a public-private collaboration that will yield unprecedented results in the field of biotechnology.

The North Carolina Research Campus, in Kannapolis, will combine the research power of renowned universities, cutting-edge training from community colleges, the know-how of private enterprise and the investment acumen of a robust financial hub to help create an exceptional biotech corridor.

The campus will offer:

- State of the art laboratory space for more than 100 biotech companies.
- 360,000 SF of Class "A" office and medical space.
- Research initiatives focusing on nutrition led by Duke University, N.C. State University and the Dole Research Institute. Additional facilities including UNC-Chapel Hill in collaboration with UNC-Charlotte and other research institutions and health care organizations.
- A 1,000 seat auditorium and conference facility, along with a 125-room hotel.
- A retail area that will include a multiplex movie theater, shops and restaurants.
- An 80,000 SF health and wellness center.
- Residential component including over 1,500 homes, townhouses, condos and apartments.

Key tenants already signed include Lab Corp., Angiogen, BioMarker Group, Medtronic and Red Hat



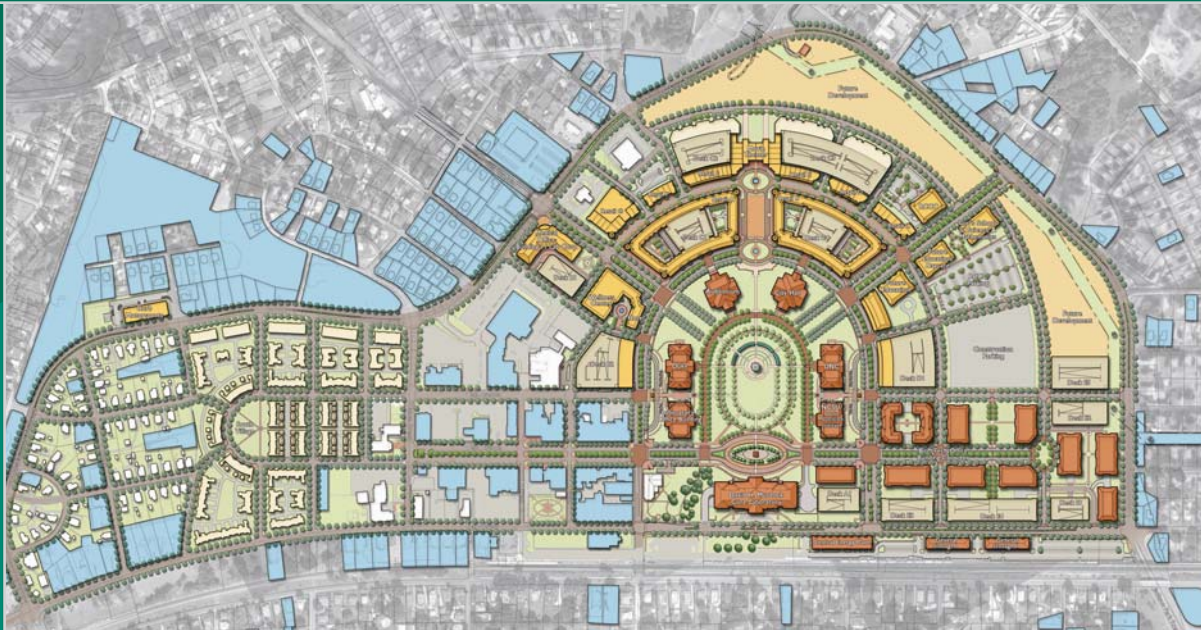
Space available for lease immediately – pads available for build-to-suit opportunities.

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Laboratory, Office & Retail Space

Core Laboratory and Shared Lab Support:

Advanced Imaging Lab
Animal Imaging Lab
Analytical Chemistry Lab
Analytical Sample Prep Lab
Bioinformatics Lab
Bio-Specimen Prep Lab
Cell Culture Lab
cGMP Suites
Cold Rooms/Controlled Environment Rooms
Decontamination Lab
DNA Amplification Lab (PCR)
DNA Extraction Lab
DNA Pre-PCR Lab
DNA Sequencing Lab
ELISA Lab
Equipment (Shared)
Freezer Room
Gas Analysis Lab
Gas Cylinder Storage
Glass Wash Facilities
Heavy Metals Lab
HPL Chromatography Lab
Immunohistochemistry
Manufacturing: Chemical Compounding and Fermentation
Manufacturing Isolation - Line Production
Mass Spectrometry Lab for Metabolomics
Media Prep Lab
Microscopy Lab
NMR Facility
Pharmacokinetics Lab
Proteomics Lab
Quality Assurance Lab
Scale-Up Development
Separation Lab
Sterilization Facility



KNOWLEDGE. JOBS. PROGRESS.

Advanced Equipment for Cutting Edge Science

The 311,000-square-foot David H. Murdock Core Laboratory Building at the North Carolina Research Campus will feature an 80,000-square-foot-core laboratory containing a strategic array of state-of-the-art scientific equipment. Managed by Duke University and supported by a \$150 million charitable foundation established by Mr. Murdock. Companies located on the Research Campus will have access to the Core Lab.



The North Carolina Research Campus is located in the heart of downtown Kannapolis, NC. Kannapolis, and the region surrounding the city, is one of the top growth areas in the country. North Carolina is consistently at the top of *Site Selection Magazine's* business climate ranking, and Kannapolis' competitive tax structure, incentives, location and eagerness to partner with business make the city attractive to relocating or expanding businesses. The city is strategically located along the I-85 corridor, just a 30 minute drive from uptown Charlotte.

From Charlotte Douglas International Airport (CLT):

From CLT parking lot, head southwest on R C Josh Birmingham Parkway. Take an immediate right onto Rental Car Road, the turn right onto Old Dowd Road. Stay straight to go onto Little Rock Road. Merge onto I-85 North, toward Concord and proceed for 25 miles. Take Exit 54 – Kannapolis Parkway and turn left at the end of the exit ramp. Head north on Kannapolis Parkway for approximately 5 miles. Turn right onto NC Highway-3 (Dale Earnhardt Boulevard) and proceed for approximately 3 miles to the entrance of the campus.

From Concord Regional Airport (JQF):

From JQF parking lot, head north on Aviation Boulevard toward Roush Place. Turn right onto Derita Road, then take another right onto Poplar Tent Road. Merge onto I-85 North via the ramp on the left towards Kannapolis and proceed for 2 to Exit 54 – Kannapolis Parkway, then turn left at the end of the exit ramp. Head north on Kannapolis Parkway for approximately 5 miles. Turn right onto NC Highway-3 (Dale Earnhardt Boulevard) and proceed for approximately 3 miles to the entrance of the campus.

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