



150

ROSEMARY



ACCESS TO TALENT

150 East is being built in a district that lends itself to incredible access to talent. Its close proximity to The University of North Carolina, Chapel Hill is a leading factor in bringing tenants who are looking for fresh, top of class talent to the building.

UNC Chapel Hill by the numbers

19,742

Students

11,796

Graduate & Professional Students

4,085

Faculty

11th largest research university,
by volume & annual expenditures

\$1B+ in research awards

through UNC in the last two fiscal
years (2020 & 2021)

3,522 STEM degrees

conferred at UNC during the 2020-
2021 academic year

454 active startups

connected to UNC Chapel Hill

#4 most educated City in the
US - *Wallethub* (2020)

65% of graduates from
the Big 3 stay in the market as is
estimated by WCED



STRENGTH IN NUMBERS

Over 280 life science companies now have offices in Raleigh-Durham

139

Single Locations

69

Main Headquarters

36

Corporate Offices

31

Divisional Headquarters

6

Retail Locations

10 largest life science users in Raleigh-Durham

ADVERUM
BIOTECHNOLOGIES

262,667 SF

syngenta

254,356 SF

INVITAE

245,159 SF

BASF

222,526 SF

LabCorp
Laboratory Corporation of America

218,292 SF

GRAIL

198,000 SF

AUROBINDO

147,000 SF

indigo

127,613 SF

BioAgilytix

120,437 SF

REICHOLD

120,426 SF

BASE BUILDING LAB SPECS

Address: 150 E. Rosemary Street, Chapel Hill, NC

Size: 237,000 SF on eight floors

Structural: 100 PSF, reinforced concrete

Parcel: 1.16 Acres

Parking: 155 spaces below building

Green Building: LEED Certifiable

Floor to Floor Heights: 21'-4" First Floor/14'-8" Floors 2-7, open ceilings available

Column Spacing: 31'-6"

Elevators: 5 total: 4 passenger and 1 freight

Freight Elevator Specs: 4,500 lbs

Loading: Dedicated loading dock on alley

Subdividable: 20,000 - 40,000 available

HVAC Equipment: Air cooled chillers, condensing boilers, dedicated lab 100% OA and Exhaust (VAV), dedicated office SA/RA (VAV), BACnet compatible controls, process cooling water available per floor

Electrical System: 28 watts/SF, (1) 4,000A and (1) 5,000A, 480V/277V services

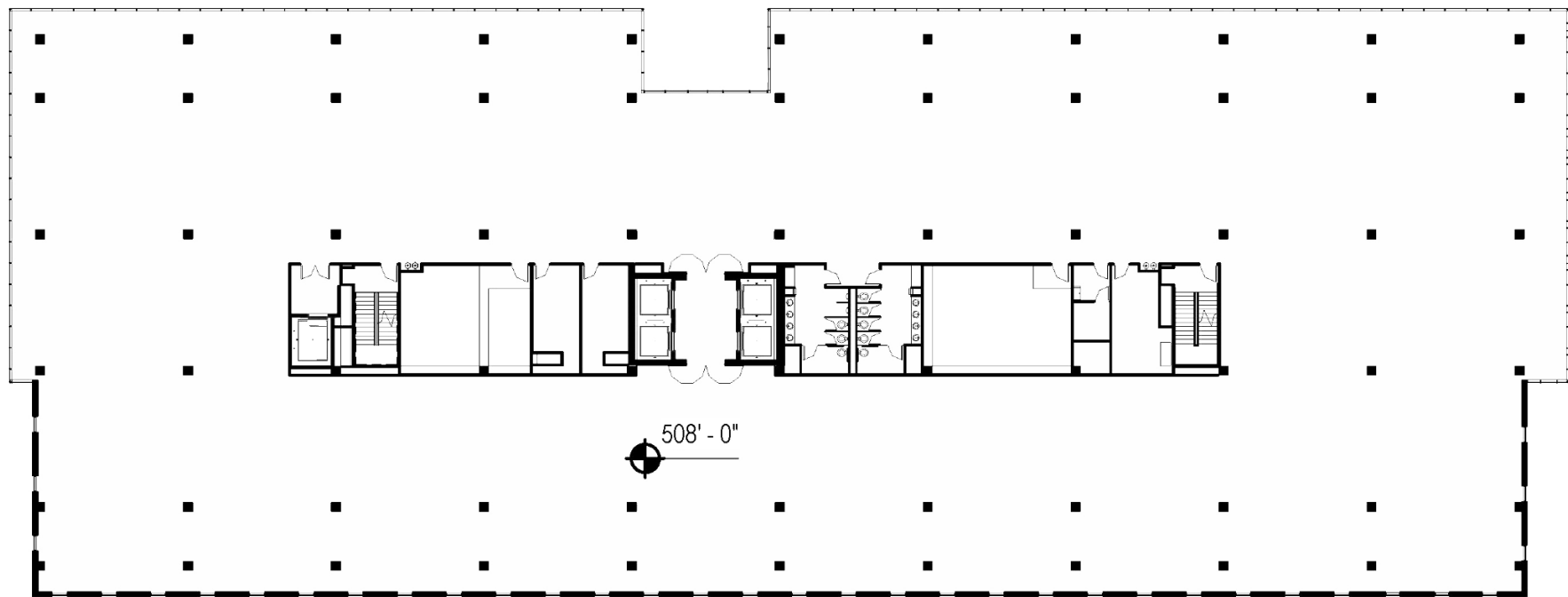
Plumbing: DCW main on each floor. Lab HW/CW by tenant. Acid waste/vent risers spaced across floor plate. Plumbing submetering per tenant

Generator: Optional standby power via diesel generator, tenant allocation of 5.4 watts/SF

Tel/Data: (1) Main telcom room per floor, ISP provided by tenant

TYPICAL FLOORPLAN

Floors 2&3

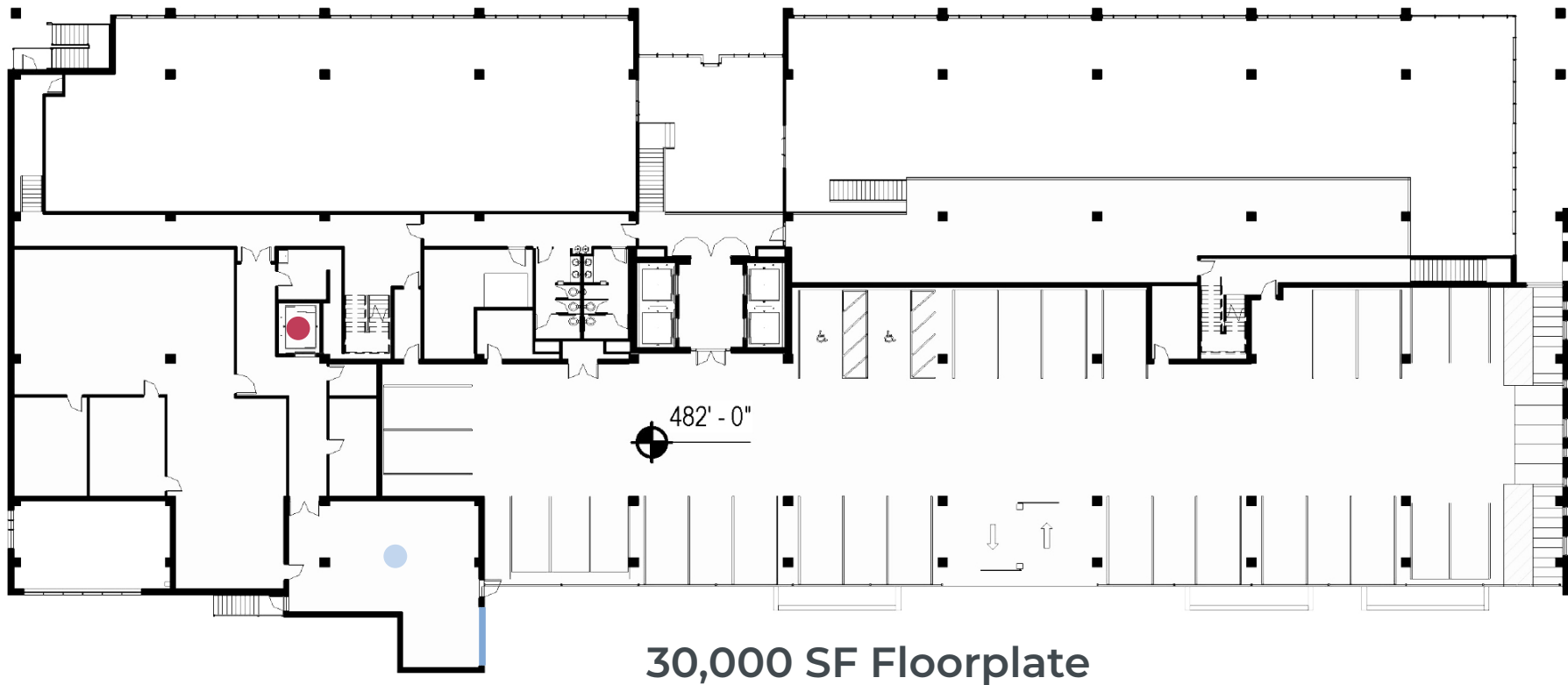


30,000 SF Floorplate

BUILDING STRUCTURE

150
ROSEMARY

Mezzanine/P3



30,000 SF Floorplate

- | | | | |
|--------------------------|-------------------------|------------------------------------|-------------------|
| ● Tenant Mechanical Room | ● Tenant Equipment Area | ● Hazardous Material Storage Rooms | — Loading Dock |
| ● Tenant Dock Storage | ● Freight Elevator | ● Ph Neutralization Room | — Bicycle Storage |

THE MAIN STRETCH



<5 Minutes
from the UNC Campus



11
Entertainment & Hobbies



10
Services



63
Food & Beverage



11
Parking Decks



8
Retail locations

BREATH OF FRESH AIR



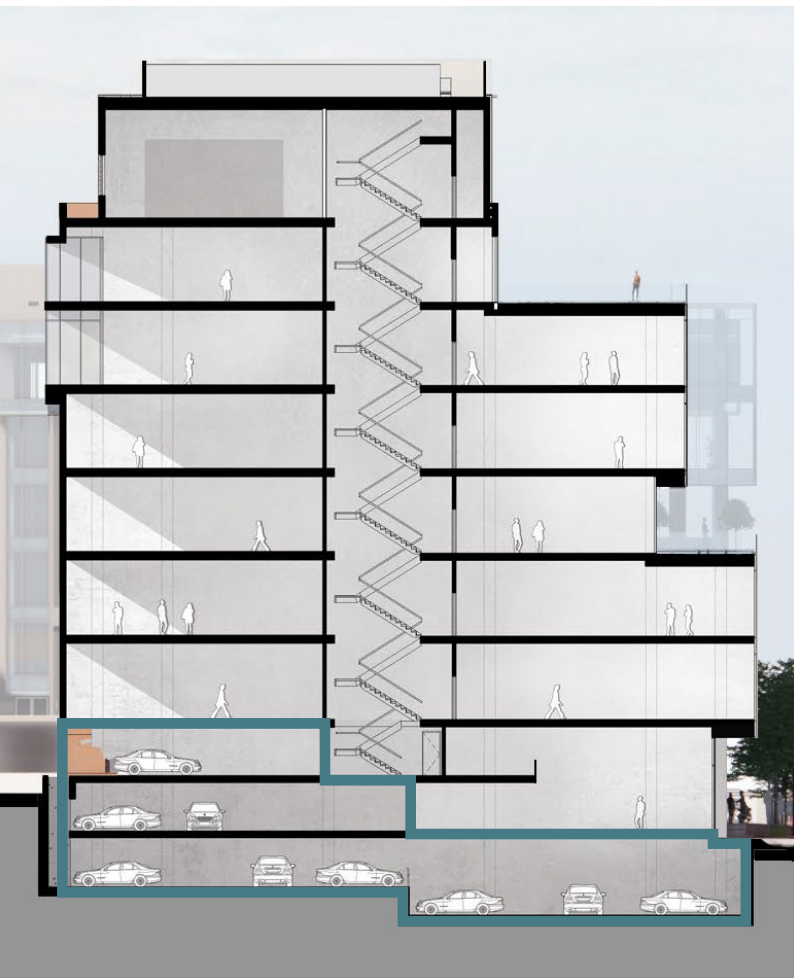
Pedestrian friendly | Public open space
Walkable amenities

OFFICE AMENITIES



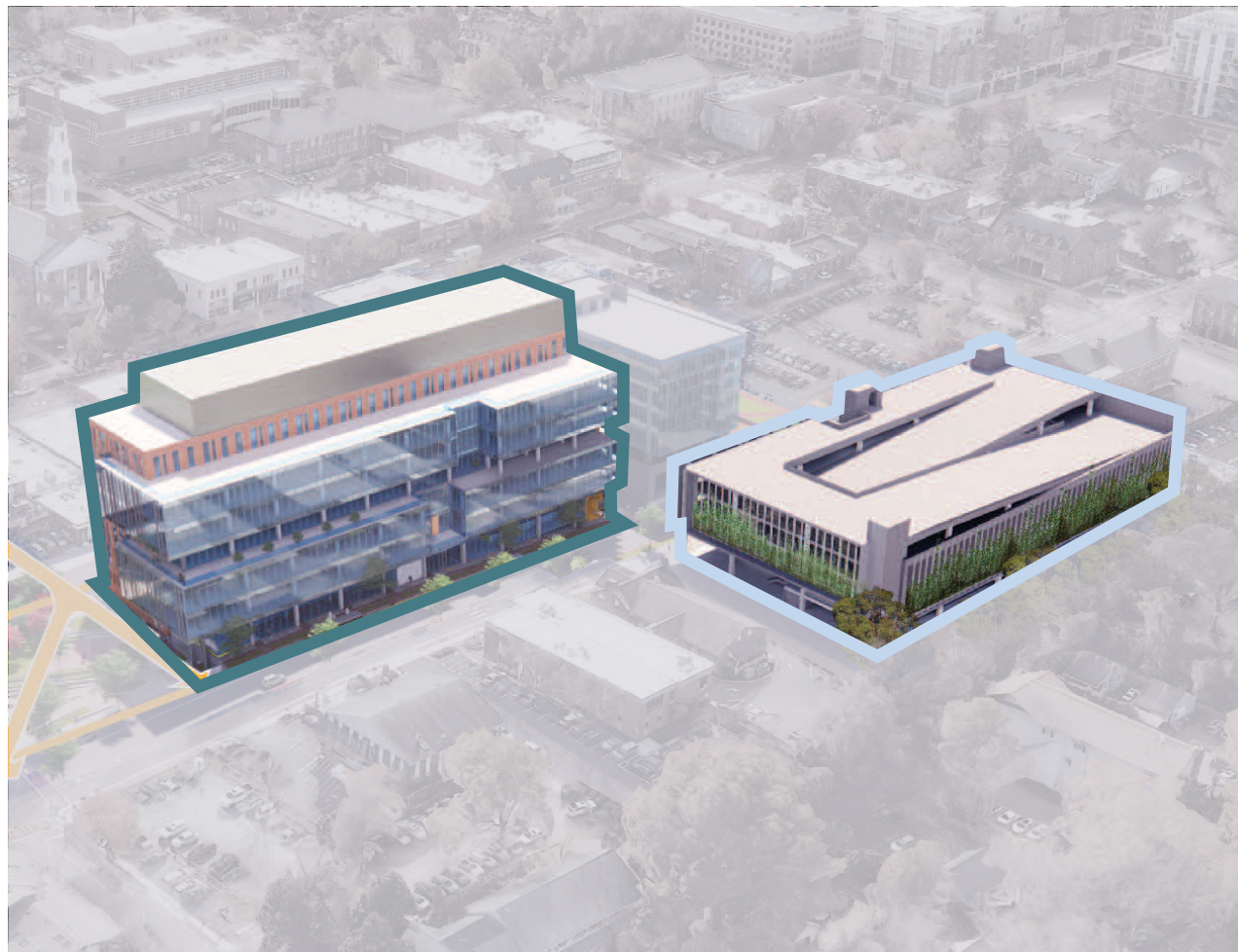
Private Terraces | Bike Storage
Additional shared amenities to come

PARKING IS EASY AT 150 ROSEMARY



150 Rosemary Below Building

Parking In the parking deck below 150 East, there will be 155 spaces available



125 E. Rosemary Parking Deck

Located across the street from 150 Rosemary, the 125 Rosemary parking deck will offer between 1,000 and 1,100 parking spaces



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