

150
ROSEMARY

GRUBB
PROPERTIES

JLL



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



262,667 SF



254,356 SF



245,159 SF



222,526 SF



218,292 SF



198,000 SF



147,000 SF



127,613 SF



120,437 SF



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

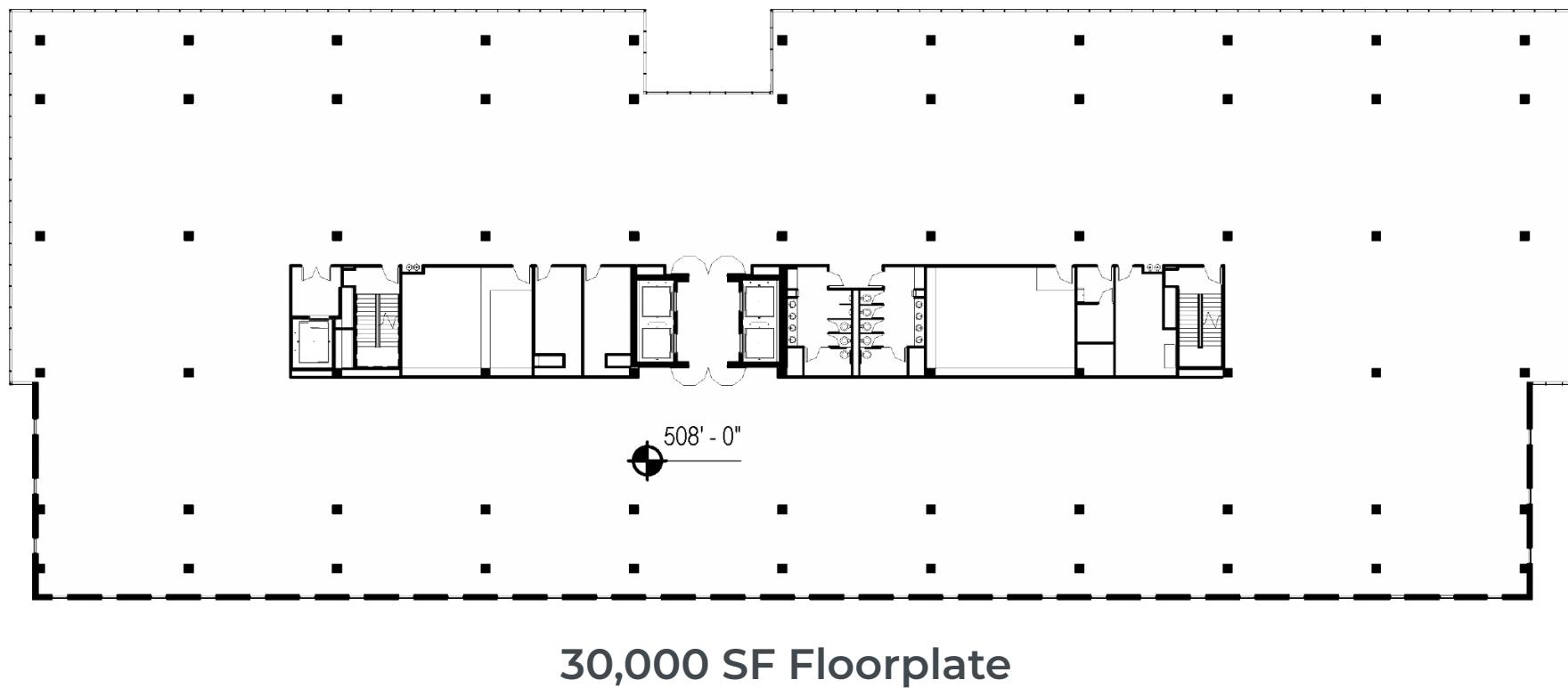
Plumbing: DCW main on each floor. Lab HW/CW by tenant. Acid waste/vent risers spaced across floor plate. Plumbing submetering per tenant

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

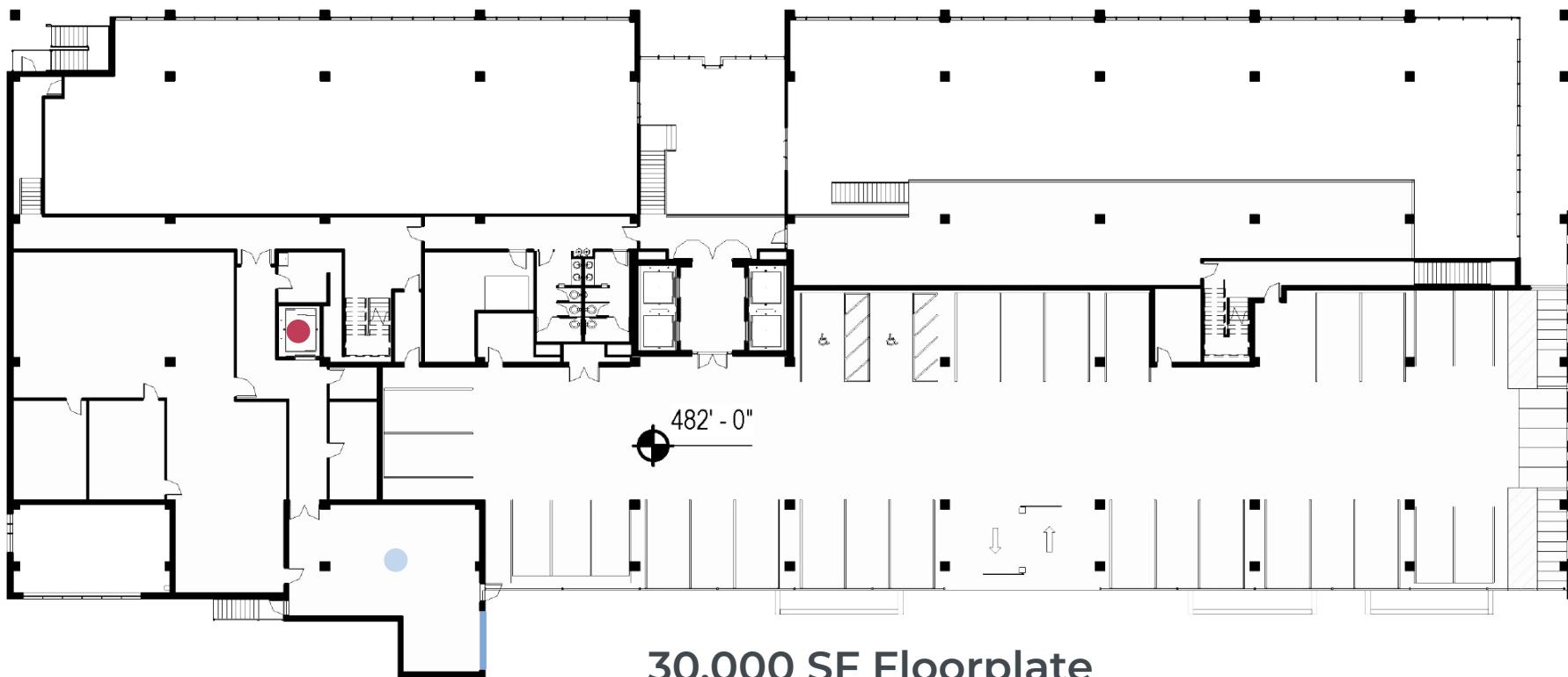
TYPICAL FLOORPLAN

Floors 2&3



BUILDING STRUCTURE

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



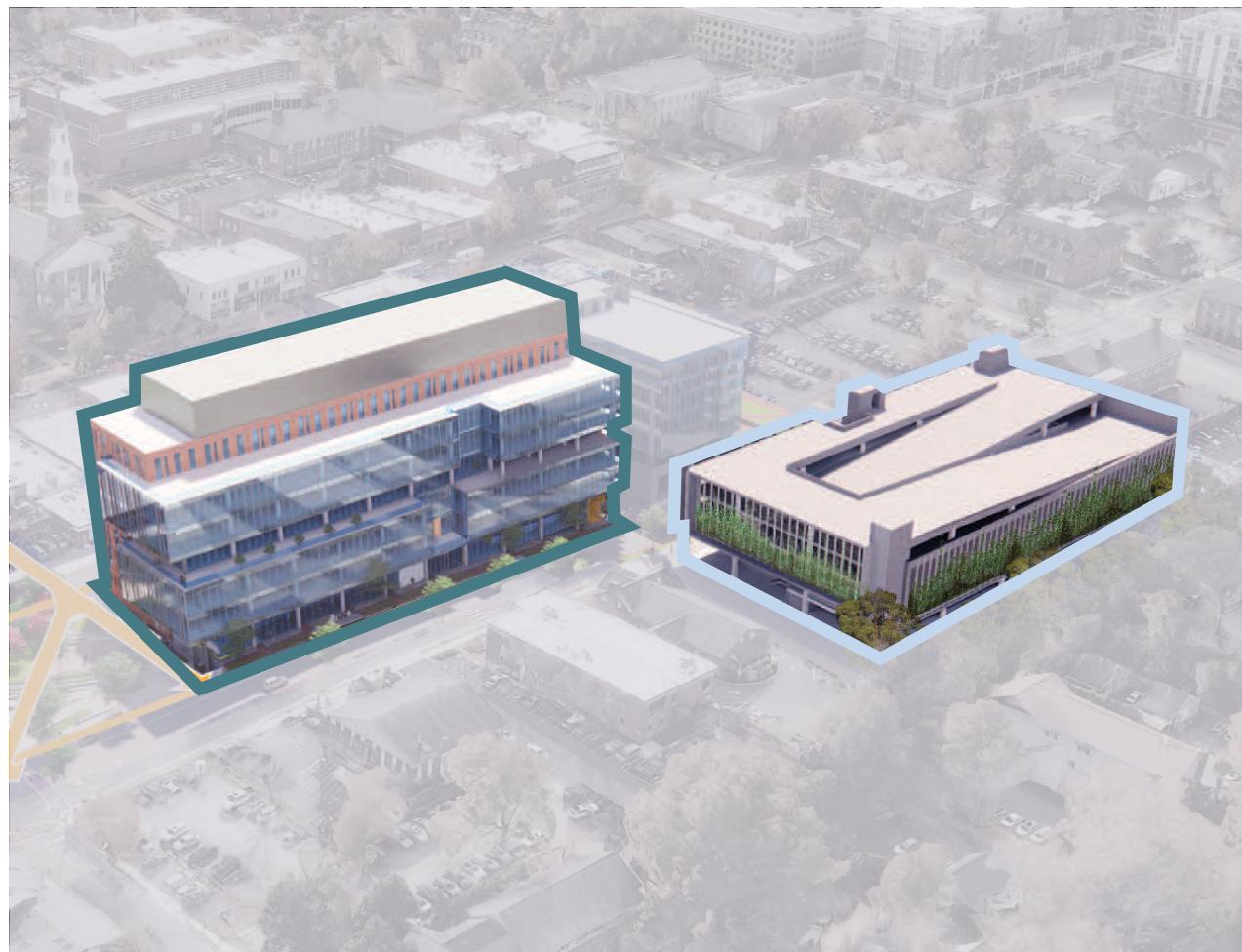
Private Terraces | Bike Storage
Additional shared amenities to come

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



JLL Raleigh

HILLMAN DUNCAN
hillman.duncan@am.jll.com
919 424 8463

TAYLOR MCCUISTON
taylor.mccuiston@am.jll.com
919 424 8160

JLL Boston

MATT DANIELS
matt.daniels@am.jll.com
617 531 4220

CARLY KIERNAN
carly.kiernan@am.jll.com
617 531 4142



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