

31

ALEXANDRIA
WAY

ALEXANDRIA
CENTER® FOR
LIFE SCIENCE
DURHAM

LAB / OFFICE
AVAILABLE
IMMEDIATELY



ALEXANDRIA®
Building the Future of Life-Changing Innovation®



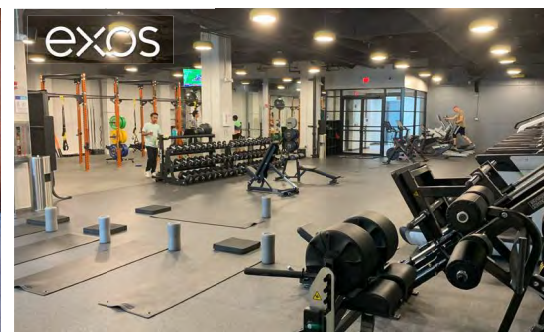
AMPHITHEATER



TREEHOUSE
CONFERRING



exos

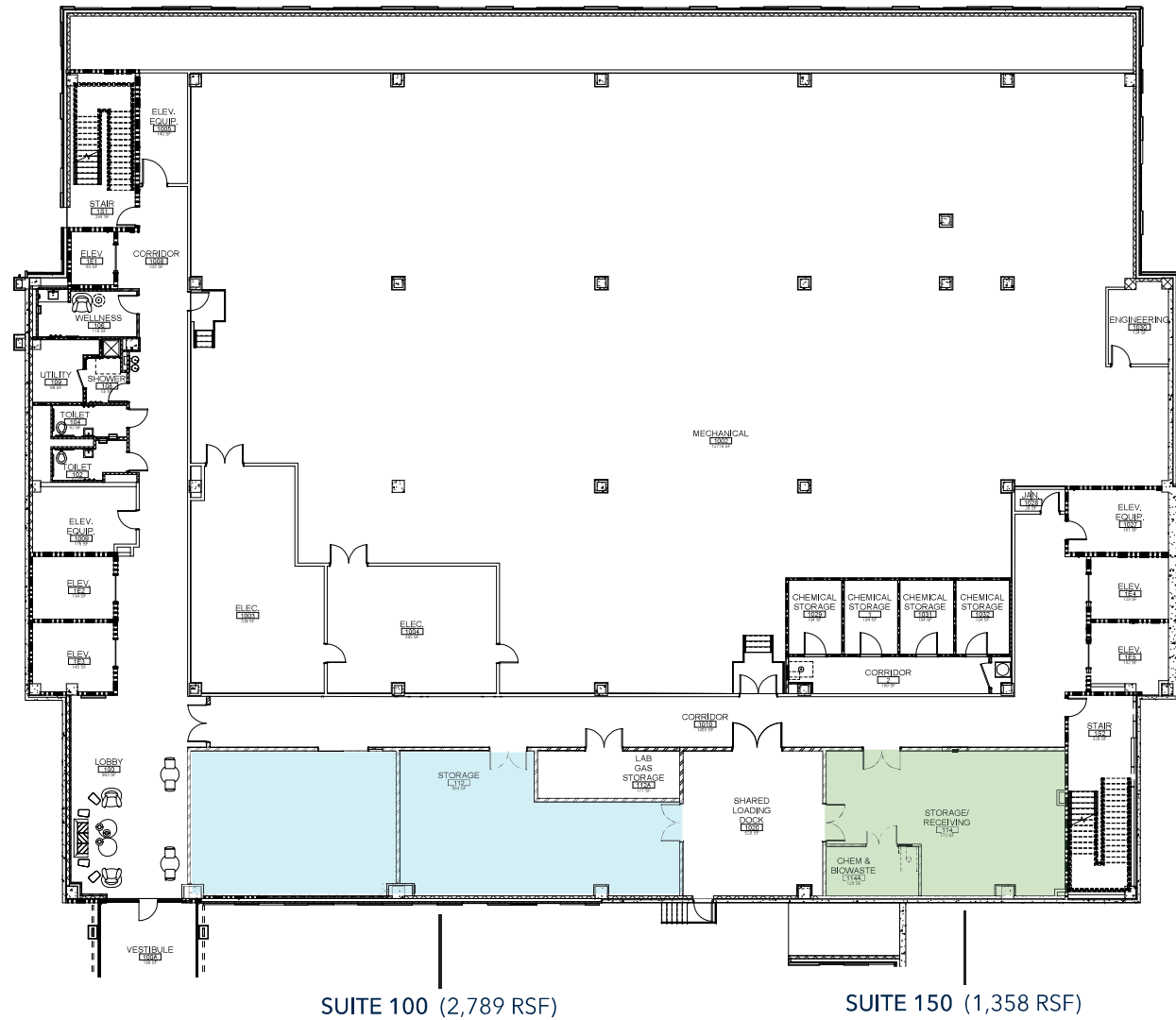


FLOOR PLANS

STORAGE

AVAILABLE
Q2 2026

FIRST FLOOR (4,147 RSF)



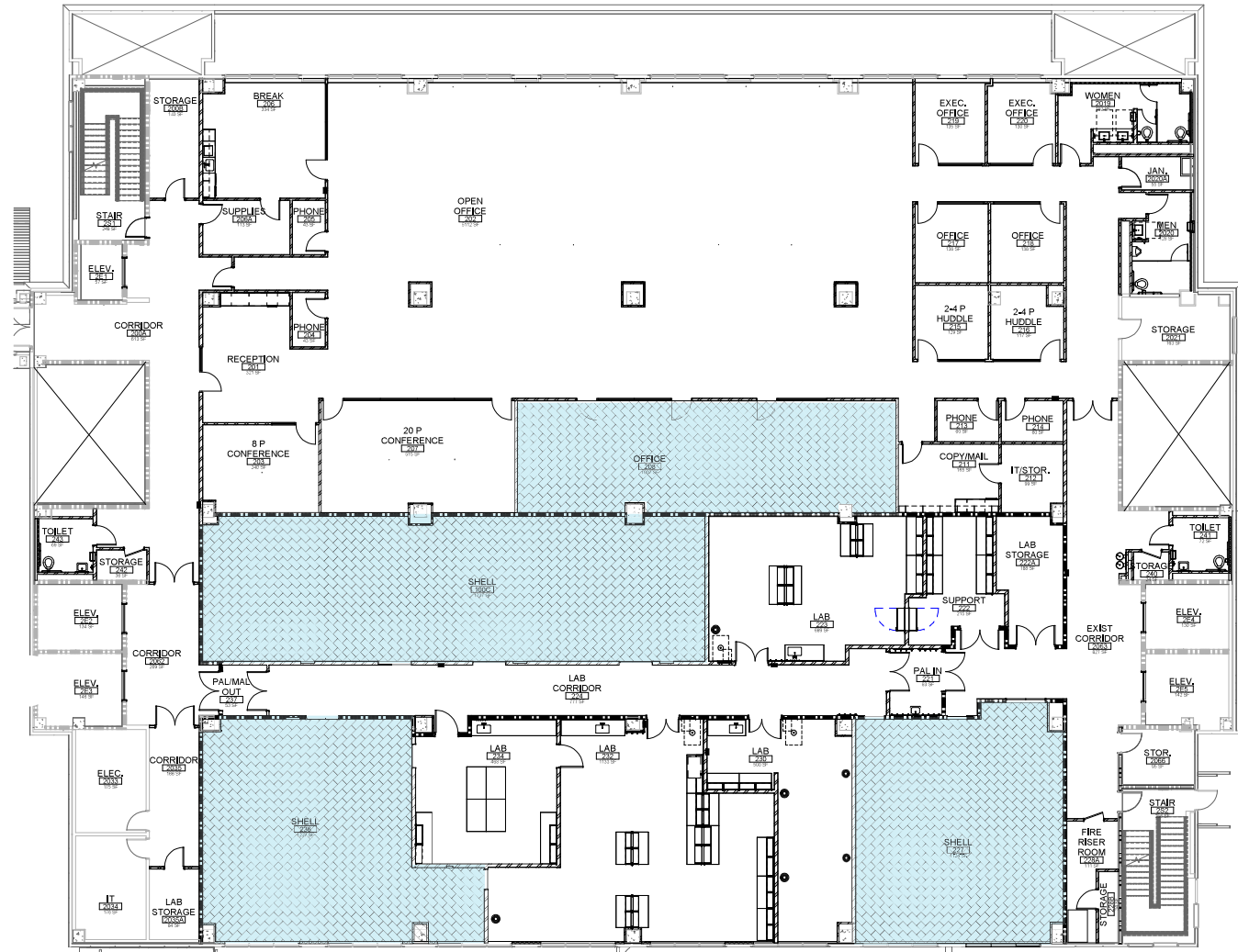
FLOOR PLANS

LAB / OFFICE
AND LAB-READY
SHELL SPACE

AVAILABLE
Q2 2026

LAB EQUIPMENT
AVAILABLE UPON
REQUEST

SECOND FLOOR (+/- 30,000 RSF)



■ SHELL SPACE (7,416 RSF)

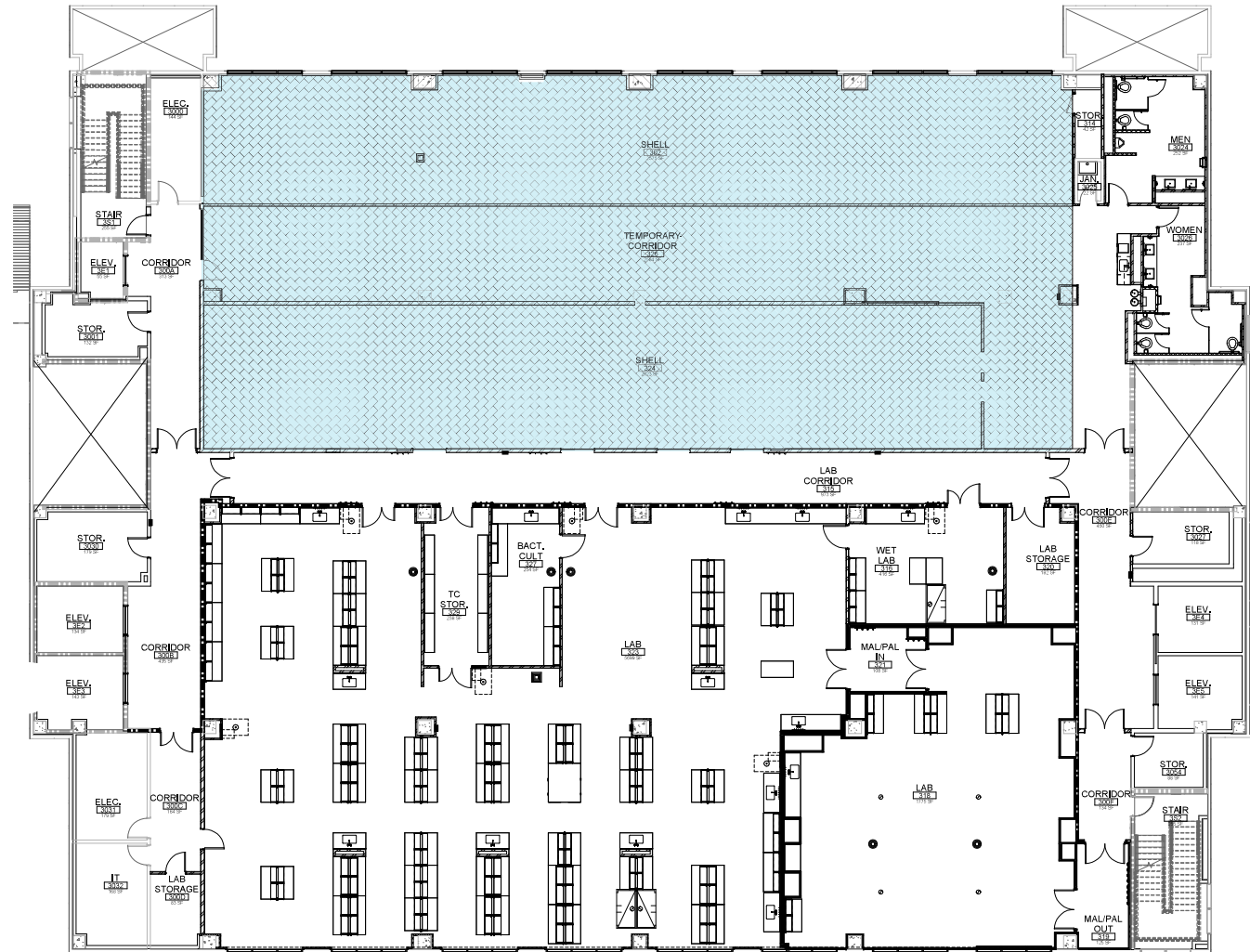
FLOOR PLANS

LAB / OFFICE
AND LAB-READY
SHELL SPACE

AVAILABLE
Q2 2026

LAB EQUIPMENT
AVAILABLE UPON
REQUEST

THIRD FLOOR (+/- 31,000 RSF)



 SHELL SPACE (10,780 RSF)

FLOOR PLANS

LAB / OFFICE

AVAILABLE
IMMEDIATELY

FOURTH FLOOR (25,068 RSF)



PHOTOS

FOURTH FLOOR
LAB / OFFICE
AVAILABLE
IMMEDIATELY

DELIVERED
Q2 2025

◀ BACK TO
FLOOR PLAN



LAB



LAB SUPPORT ROOM



OPEN OFFICE



OFFICES & HALLWAY



BREAK ROOM



OPEN OFFICE

PHOTOS

**FOURTH
FLOOR**
LAB / OFFICE
AVAILABLE
IMMEDIATELY

DELIVERED
Q2 2025

◀ **BACK TO
FLOOR PLAN**



MEETING ROOMS

Four AV-equipped conference rooms of varying sizes—including the Treehouse Room (right)—are reservable via the Hub or from an iPad mounted outside each room.



OUTDOOR AMENITIES

The Amenity Park features lawn games, a pavilion, and food trucks (schedule on the Hub). Outdoor courts at 65 Moore can be accessed with a key fob, and scenic trails open at dawn.



EXOS FITNESS & TRAINING

Open 24/7, the Exos-run gym is free for our tenants' exclusive use. Three premier locations provide state-of-the-art equipment, classes, trainers, and full-service locker rooms.



CONVENIENT MOBILITY

Campus bikes connect you to local dining and amenities—just register your company email on Movatic. Complimentary self-detailing (G, Level 3) and EV charging spaces are also available.

DINING OPTIONS

Glasshouse Kitchen offers seasonal menus, craft beverages, and a private dining room. Twisted Ladder café serves breakfast, lunch, smoothies, and coffee in a casual setting.



APELLA® BY ALEXANDRIA

Apella is a highly curated conference and events venue offering versatile spaces, exceptional hospitality, and on-site catering—with a 15% discount exclusively for Alexandria tenants.





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ALEXANDRIA CENTER® FOR LIFE SCIENCE DURHAM

UTILITY AND MECHANICAL OVERVIEW

The facilities will be located on the North Campus of ACLSD, which was developed to best-in-class standards by GlaxoSmithKline. The campus is powered by a Central Utility Plant ("CUP") which provides a strategic advantage being fully equipped at the present. The current state of the central plant can be summarized as follows:

CHILLED WATER

The chilled water is supplied at 42°F through a 30-inch line from the Central plant that runs through 40 Moore Drive and continues downstream to serve 42 Moore Drive and 21, 25, 27, 29, and 31 Alexandria Way. Each Building is heated by central air handling units located in the mechanical equipment room on the ground and upper floors.

Heat dissipation for the chillers is provided by a eight-cell cooling tower located on the east side of the CUP. The cooling tower is constructed of stainless steel and manufactured by Composite Cooling Solutions, LP, and the cooling towers were replaced in April 2014. The tower capacity is 10,500 tons total.

LIST OF CHILLERS IN THE CUP

1. York, Model YKQQQRK2, 1,250 tons, R134A refrigerant with VFD
2. Carrier Model 19XR-8787585, 1,250 tons, R134A refrigerant
3. York Model YKQQQRK2, 1,250 tons, R134A refrigerant with VFD
4. Carrier Model 19XR-A471A46646, 2,000 tons, R134A refrigerant
5. Carrier Model 19XR-8787585, 1,250 tons, R134A refrigerant
6. Carrier Model 19XR-8787505, 1,400 tons, R134A refrigerant
7. Carrier Model 19XR-8787594, 1,430 tons, R134A refrigerant

TOTAL GENERATION CAPACITY OF CENTRAL PLANT

- 9,830 Tons Cooling

STEAM

There are four dual fuel (gas and No. 2 oil) fired, water tube boilers that are Cleaver Brooks Model D-68. They are all rated at 1,200 HP, producing a maximum steam output of 42,000 #/Hour at an operating pressure of 105 psi. The boilers have been upgraded with VFD and economizers. Hot water for the AHUs is generated by the steam/water heat exchangers in each building. A 14-inch steam line passes through 40 Moore Drive and supplies high pressure steam (100 psi) directly from the steam manifold header in the CUP. At the 40 Moore Drive steam manifold, the line splits to serve 42 Moore Drive while the other lines split to serve 21, 25, 27, 29, and 31 Alexandria Way. Downstream buildings can be isolated, but all are currently dependent on the single line passing through 40 Moore Drive.

TOTAL GENERATION CAPACITY OF CENTRAL PLANT

- Approximately 104MM lbs. steam/month total service capacity by CUP
- 105# (psig) service pressure

BACKUP

- (2) 50,000 gallon backup fuel oil tanks



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The facilities will be located on the North Campus of ACLSD, which was developed to best-in-class standards by GlaxoSmithKline in the early 1990s. The campus is powered by a Central Utility Plant ("CUP") which provides a strategic advantage being fully equipped at the present. The current state of the central plant can be summarized as follows:

POWER

The main electric service from the Duke Power substation is distributed underground concrete duct banks through the North and South Campus at 4,160-volts. Service to the individual buildings is stepped-down to 277/480-volts by Duke Power and local transformers. Each building is independently served. Service enters each building from below and terminates in the main electric room of each building. Service throughout each building is provided at 277/480-volts with service to electric rooms on each floor. Step-down transformers located in the electric rooms further reduce voltage to 120/208-volt, 3-phase, 4-wire service. Distribution panels located in the electric rooms typically provide both 277/480-volts and 120/208-volt service to the offices and labs.

Distribution panels are generally rated between 400-amps and 600-amps.

TOTAL GENERATION CAPACITY OF CENTRAL PLANT

- Dual feed service
- 20,000 kWh total service capacity
- ~2,000 kWh available capacity at current full load
- Backup
- (5) 1400 kwh service diesel generators, space for 1 additional 1400 kwh generator

BACKUP POWER

Each building is also provided with emergency electric services from the emergency electric generators located in the CUP. Each building can provide all services on generator power which is necessary to maintain critical experimental lab processes. Services from the generators enter each building below grade and serve a transfer switch located in the main electric room. Generator power is provided at 4,160-volt and stepped down to 277/480-volt in the electric rooms.

CONTACT

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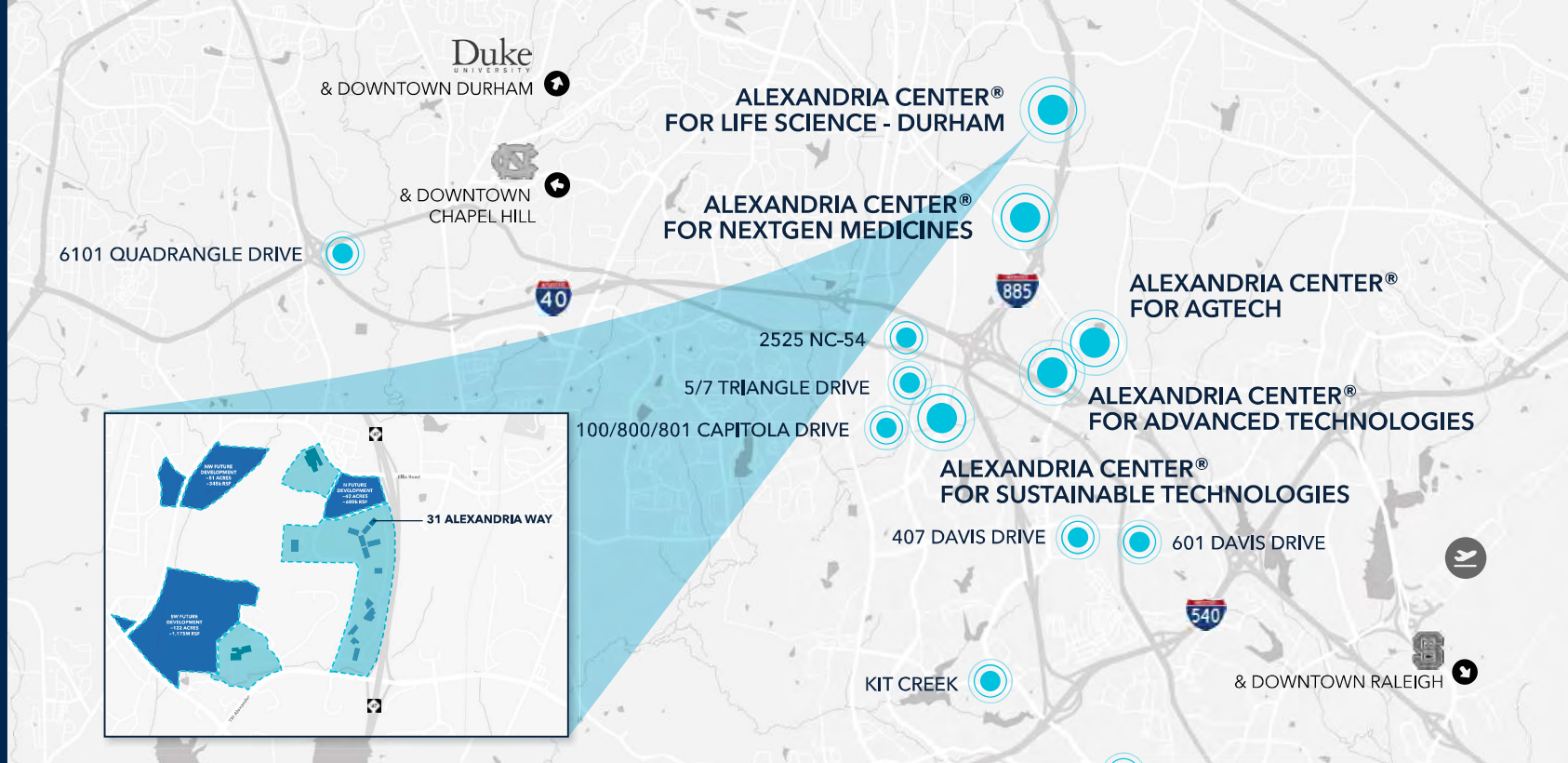
ALEXANDRIA CENTER® FOR LIFE SCIENCE DURHAM

UTILITY AND MECHANICAL OVERVIEW

PHOTO GALLERY



LOCATION INNOVATION TALENT CAPITAL



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Alexandria Real Estate Equities, Inc. (NYSE:ARE), an S&P 500® urban office REIT, is the first and longest-tenured owner, operator, and developer uniquely focused on collaborative life science, technology and agtech campuses in AAA innovation cluster locations, including Greater Boston, San Francisco Bay Area, New York City, San Diego, Seattle, Maryland, and Research Triangle. Alexandria has a longstanding and proven track record of developing Class A properties clustered in life science, technology, and agtech campuses that provide our innovative tenants with highly dynamic and collaborative environments that enhance their ability to successfully recruit and retain world-class talent and inspire productivity, efficiency, creativity, and success. For more information, please visit www.are.com.

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