

5827

Bradford & Berrington

5827 S. Miami Blvd. Durham, North Carolina 27703

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life science | r&d | technology | office

SPACE TO TRANSFORM THE FUTURE

Alidade[®]
Capital

DISCOVERY STARTS HERE



THE SPECS.

BUILDING	BRADFORD: 5827 S. Miami Blvd. Durham, NC
SQUARE FOOTAGE	121,883 SF
PARKING RATIO	5.32 spaces per 1,000 SF
CEILING HEIGHT	10' drop ceiling with 20' clear height
POWER	"3-phase" primary service from Duke Energy
HVAC	426.5 tons of roof-top package units
GENERATOR	Availability to add generator, existing generator pad and transfer switch
EXTERIOR	Concrete precast, brick and glass panels, steel columns
LOADING	One existing dock high door in rear of building with capacity to add two more dock high doors for tenant use

FEATURES

- Large skylights bring abundant natural light to the interior
- Significant floor-to-ceiling glass line
- Prominent building signage
- Wet Sprinkler System throughout with dry system in IT rooms
- 750kW generator and transfer switch belong to existing tenant
- 11' high by 10' wide dock door

BUILDING	BERRINGTON: 5927 S. Miami Blvd. Durham, NC
SQUARE FOOTAGE	31,635 SF Available 1/1/2022
PARKING RATIO	5.03 spaces per 1,000 SF
CEILING HEIGHT	10' drop ceiling with 20' clear height
POWER	1200 Amp Primary service from Duke Energy
HVAC	Freezer rooms served by redundant HVAC, monitored by environmental monitoring system (REES)
GENERATOR	Caterpillar 750 KW (original to building, covers office and lab) with 2200-gallon diesel storage tank 250 KW Kohler (Installed 2015, covers IT equipment and server) with 750-gallon diesel storage tank
EXTERIOR	Concrete precast, brick and glass panels, steel columns
LOADING	Powered roll up 8'x10' dock-high door

THE SPECS.



FEATURES

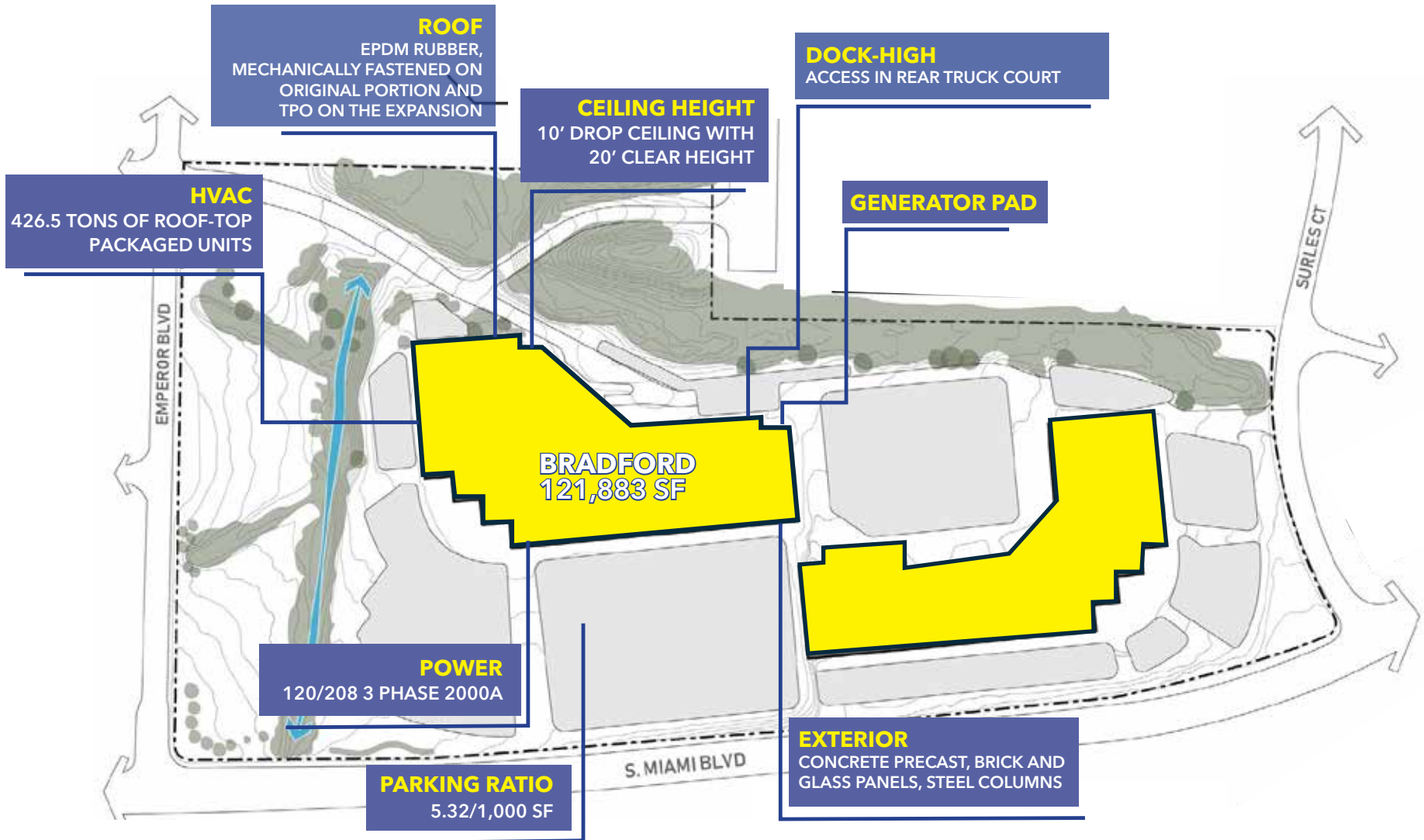
- Sinks plumbed on perimeter
- Sinks, eyewashes, safety showers remain
- Reverse osmosis system (blue pipes) with humidity controls
- Back up HVAC on -80 degree freezer room and sample management
- Pre-Amp (Pre PCR) and Post-Amp (Post PCR) labs
- Equipped with dedicated outlets for -20/-80 degree Celsius freezers
- Fully sprinkled (wet system) except server room protected by pre-action system.



SITE PLAN

Collaborate in space with coveted site specifications and room to grow.

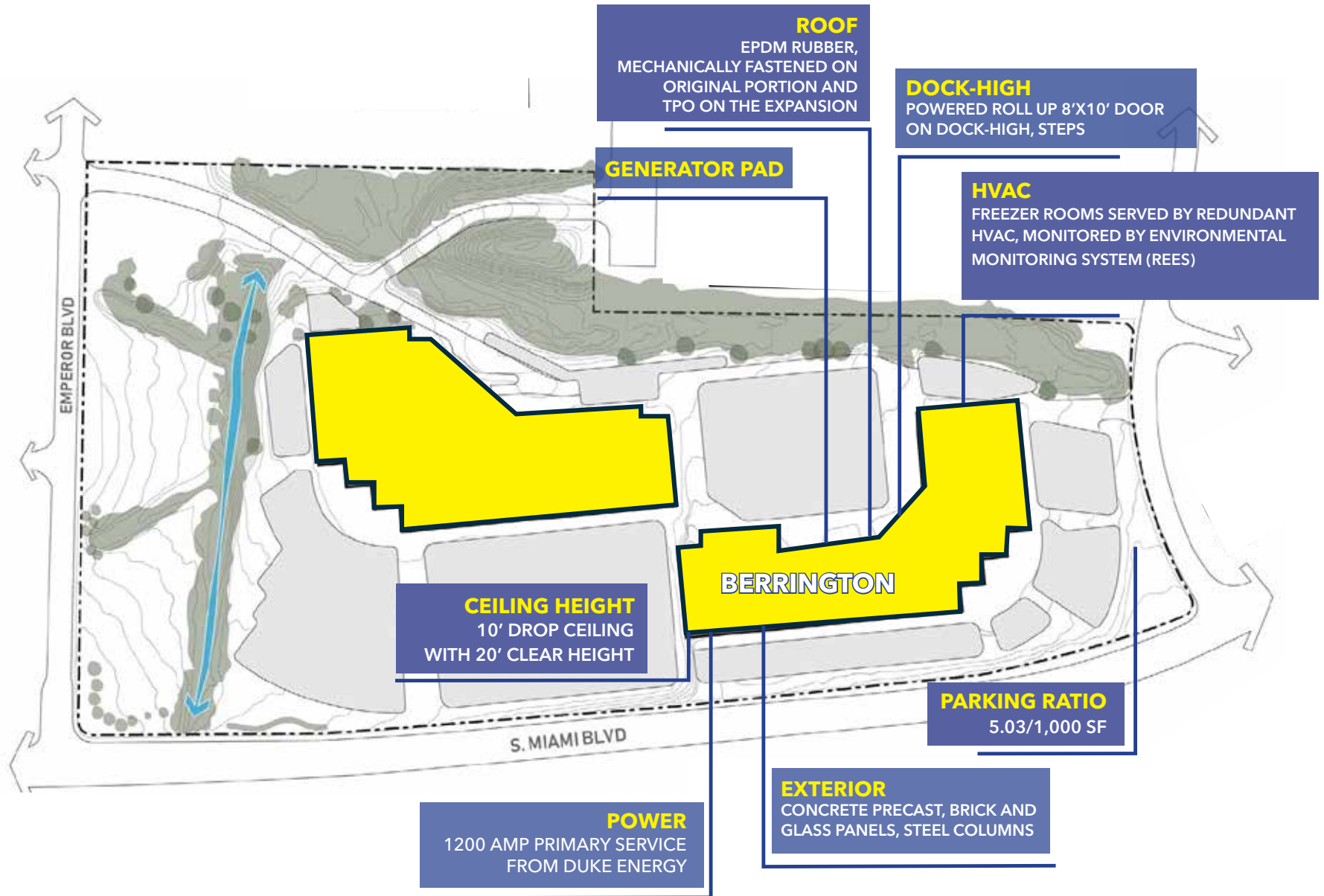
THE CAMPUS.



SITE PLAN

Collaborate in space with coveted site specifications and room to grow.

THE CAMPUS.



SPACE REIMAGINED.

Planned capital improvements will transform the life science and technology campus. Upon arrival, the elevated exteriors will create a sense of place for discovery and technology disruption.

PLANNED IMPROVEMENTS

- Exterior Entrance Enhancements
- Improved Wayfinding and Monument Signage
- Hardscape and Landscape Improvements
- Outdoor Gathering Areas



INVESTING IN INNOVATION ECOSYSTEMS

Alidade Capital invests in real estate that supports the growth of innovation companies.

A PERSONALIZED APPROACH.

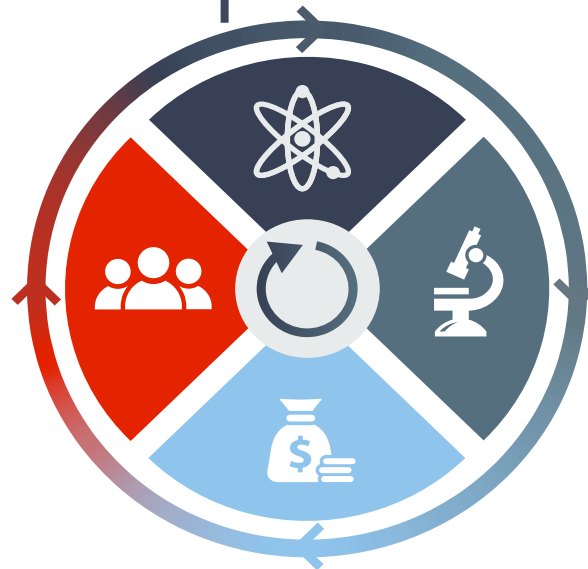
INFRASTRUCTURE

SUPPORTING SPACE NEEDS

Alidade Capital actively owns and manages over 800,000 SF of R&D Flex and Adaptable Office space in Raleigh-Durham and supports space needs for over 30 Life Science and Technology Companies

TALENT

- STEM Jobs - Highly trained workers focused on Science, Technology, Engineering & Mathematics



RESEARCH

- Incubation & Commercialization Spinoffs
- Research Patents
- Research Grants
- STEM Graduates

FUNDING

- **Public Sources:** National Institute of Health ("NIH") and research grants
- **Private Sources:** Angel Investing, Venture Capital and Growth Equity
- **Capital Markets:** M&A and IPOs

THE TRIANGLE

AN INNOVATION ECOSYSTEM THAT FUELS DISCOVERY.

RESEARCH

3 Tier One Universities (Duke, UNC, NC State), ten colleges and universities and **7 nationally** renowned community colleges

Duke UNIVERSITY

#8 ranked university nationally
(US News and World Report)



THE UNIVERSITY
of NORTH CAROLINA
at CHAPEL HILL

\$2.72 billion in R&D research conducted by UNC each year

#5 ranked public university nationally
(US News and World Report)

#5 for federal research among universities

NC STATE UNIVERSITY

Largest four-year institution in North Carolina

8th largest recipient of industry-sponsored research among public universities without a medical school

INFRASTRUCTURE

600 life science companies

#1 RANKED Bio and Pharma manufacturing in the U.S.

TOP 10 CITY best positioned to recover from coronavirus

FUNDING

\$1.4 billion NIH Funding in 2019

\$174 million VC Life Science Funding in 2019

\$1 billion+ annually invested in research and development

TALENT

12.0% employed in STEM

45.9% have Bachelor's degree or higher

39,588 employed in Life Sciences

67,660 employed in Tech in 2019

42,000 graduates produced each year

CENTERED NEAR RESEARCH

Strategically located adjacent to Research Triangle Park and within Imperial Center, home to over 20 Life Science and Technology Companies, Bradford & Berrington offers direct connectivity to The Triangle's thriving innovation ecosystem.

THE LOCATION.



THE AREA.

NEARBY AMENITIES

IMPERIAL CORNERS/ IMPERIAL CENTER
CHURCHILL COMMONS/ SHILOH CORNERS



DINING

- Starbucks
- Mez
- Page Road Grill
- Jimmy John's
- Zaxby's
- McDonald's
- Arby's
- Bojangles'
- Greek Cuisine
- Randy's Pizza
- Tropical Smoothie Café
- Societa
- Chelsea Café
- Panera Bread
- Chipotle
- Firehouse Subs
- Farmside Kitchen
- Bruegger's Bagels
- Jake's Wayback Burgers
- Neo Japan
- Dharani Indian Cuisine
- Singa's Famous Pizza
- LuLu Bang Bang

HOTELS

- Sheraton Imperial
- Spring Hill Suites
- Comfort Suites
- Wingate by Windham
- Doubletree by Hilton

BANKING

- BB&T
- State Employee's Credit Union
- Coastal Federal Credit Union
- First Citizens Bank

OTHER

- Fitness Connection

RESEARCH READY SPACE

Convertible to lab, Bradford offers over 120,000 SF of 20' clear height, generator ready space that can accommodate customized infrastructure to meet specific tenant requirements.

FIT FOR LIFE SCIENCE.

BRADFORD

5827 S. Miami Blvd. Durham, North Carolina 27560



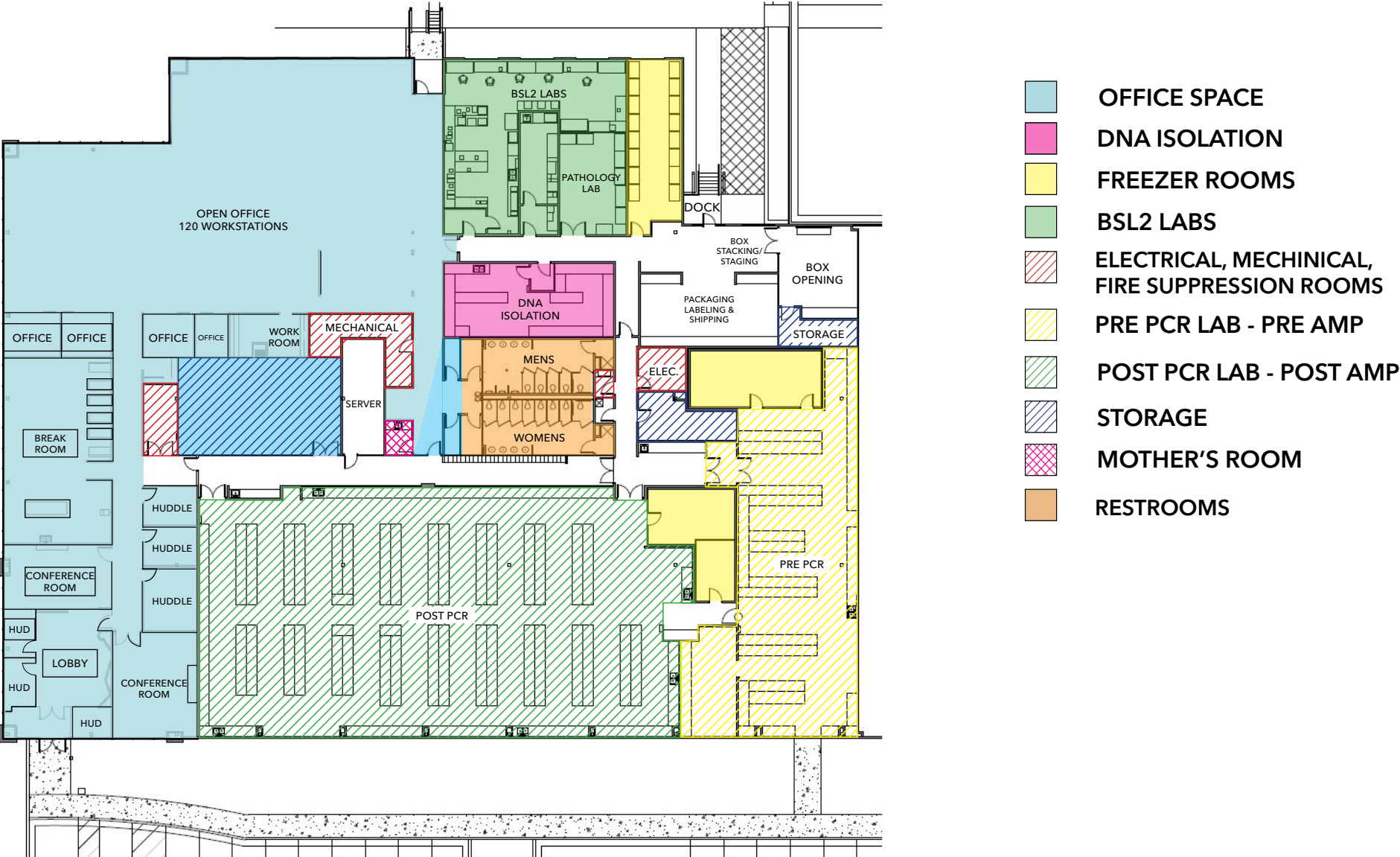
RESEARCH READY SPACE

31,643 SF of existing lab space available to lease on 1/1/2022.
The lab is currently designed for genomic testing and for biologic materials maintained in a frozen state. Entire Premises is designed to accommodate future lab use.

FIT FOR LIFE SCIENCE.

BERRINGTON

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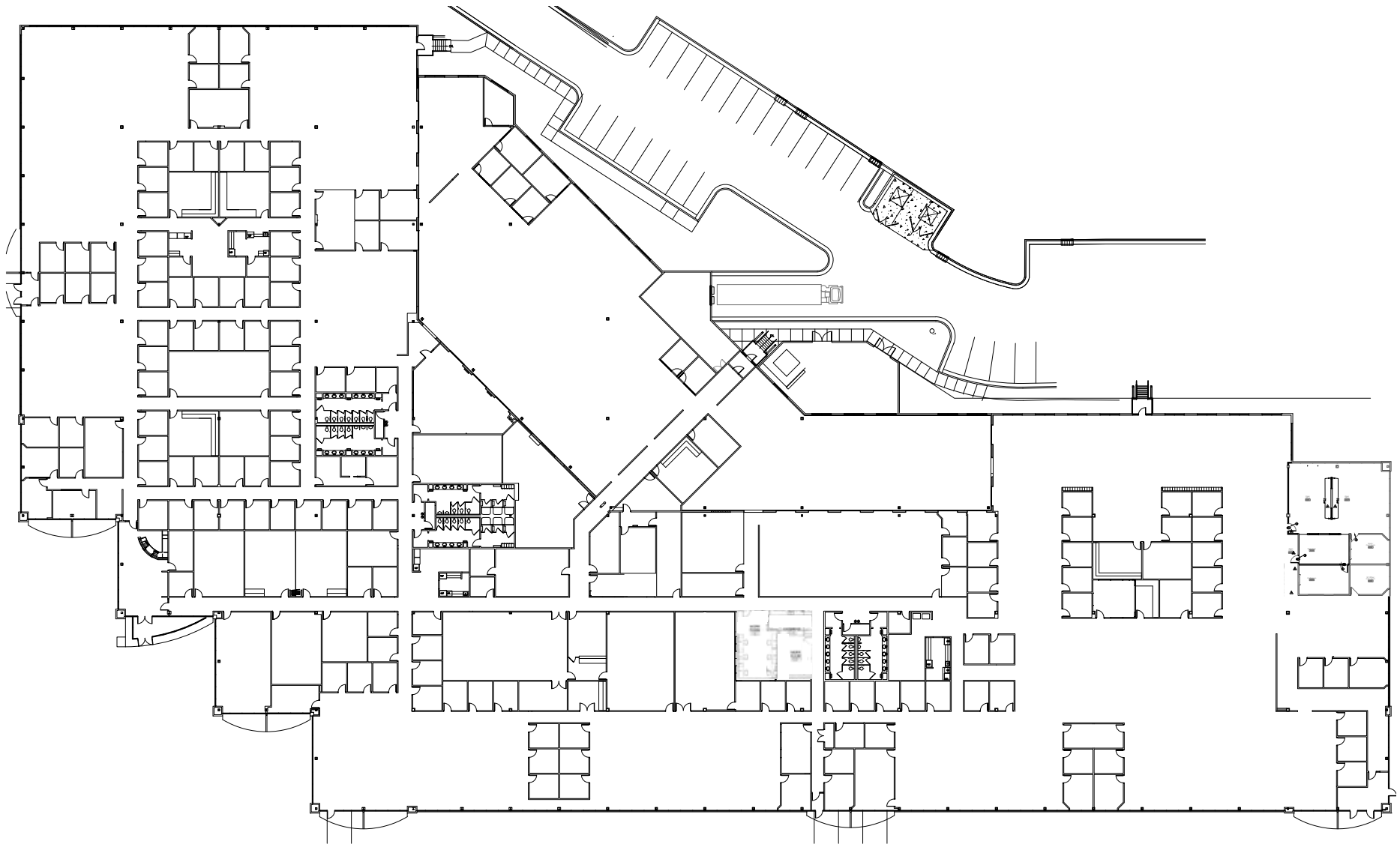
OPPORTUNITY TO DESIGN

Floorplans as large as 120,000 SF with multiple skylights, 20' clear heights and floor-to-ceiling windows offer workspaces for original ideas

FIT FOR CREATIVE OFFICE.

BRADFORD

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Capital