

5201 INTERNATIONAL DRIVE

INVESTMENT | OWNER OCCUPANT | VALUE-ADD

 **REAA**
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FOR SALE
OR LEASE



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OFFERING SUMMARY

Real Estate Associates, as exclusive listing agent, is pleased to present for lease or for sale, 5201 International Drive, a ± 28.2 acre campus in Durham's exclusive Treyburn Corporate Park. The property consists of two buildings—a vacant $\pm 11,700$ SF office and lab building, which is available for lease immediately, and a $\pm 28,650$ SF high bay industrial building currently utilized by the owner, ThermoChem Recovery International (TRI), Inc. TRI will sign a 10-year initial term lease with a new owner for the warehouse at a market rate of \$4.50/SF, triple net. The undeveloped portion of the property has been test fit by a local engineer to show additional development potential, including the ability to construct a flex/warehouse building of approximately 28,125 SF, or an additional office building of 29,575 SF. Treyburn Corporate Park is home to multinational companies including bioMerieux, AW North Carolina, Corning, Cormetech and Merck, serving as a hub for advanced manufacturing, biopharmaceuticals and materials science.

PROPERTY OVERVIEW

ADDRESS	5201 International Drive Durham, NC 27712
PARCEL ID	193010
SQUARE FOOTAGE	Office & Lab Building: $\pm 11,700$ SF (Currently vacant/available) Industrial Building: $\pm 28,650$ SF (Seller lease-back for 10 years) Potential for $\pm 28,125$ SF Flex/Warehouse or $\pm 29,575$ SF Office Building
LOT SIZE	± 28.2 AC
ZONING	LI (Light Industrial)
PARKING	65 spaces, more available with expansion
RENTAL RATE	\$12.00/SF NNN (Office & Lab Building)
SALE PRICE	\$3,450,000



5201 INTERNATIONAL DRIVE



5201 INTERNATIONAL DRIVE



EXPANSION OPPORTUNITY

INDUSTRIAL

± 28,650 SF

EXPANSION
OPPORTUNITY

± 28,125 SF Flex/Warehouse
± 29,575 SF Office

OFFICE/LAB

± 11,700 SF



OFFICE/LAB BUILDING

± 11,700 SF

HIGHLIGHTS

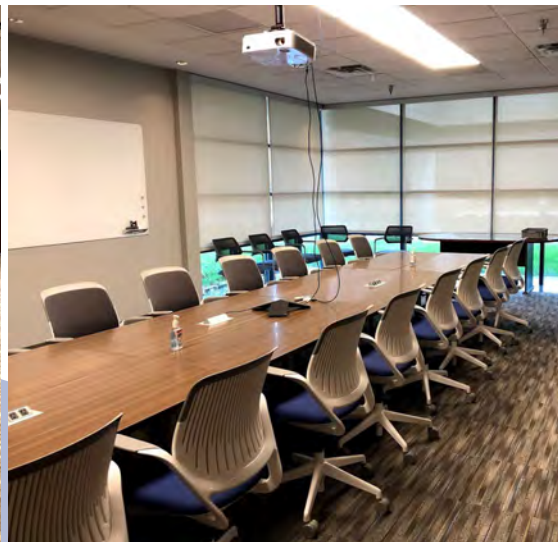
- One-story building
- Currently vacant
- Available for lease at \$12.00/SF, NNN, or to owner-occupant
- Modern architecture
- Covered vehicle pull-up at entrance
- Sprinkler system throughout building
- Furniture and office dividing systems may convey
- Impressive reception and lobby area with high ceilings
- Large conference room and small meeting room off lobby
- Office wing in turn-key condition with combination of private offices and large open area
- Lab wing with separate wet, dry and special-test lab rooms including in-place benches, hoods and cabinets

OFFICE/LAB FLOOR PLAN



± 11,700 SF

OFFICE/LAB PHOTOS



INDUSTRIAL BUILDING

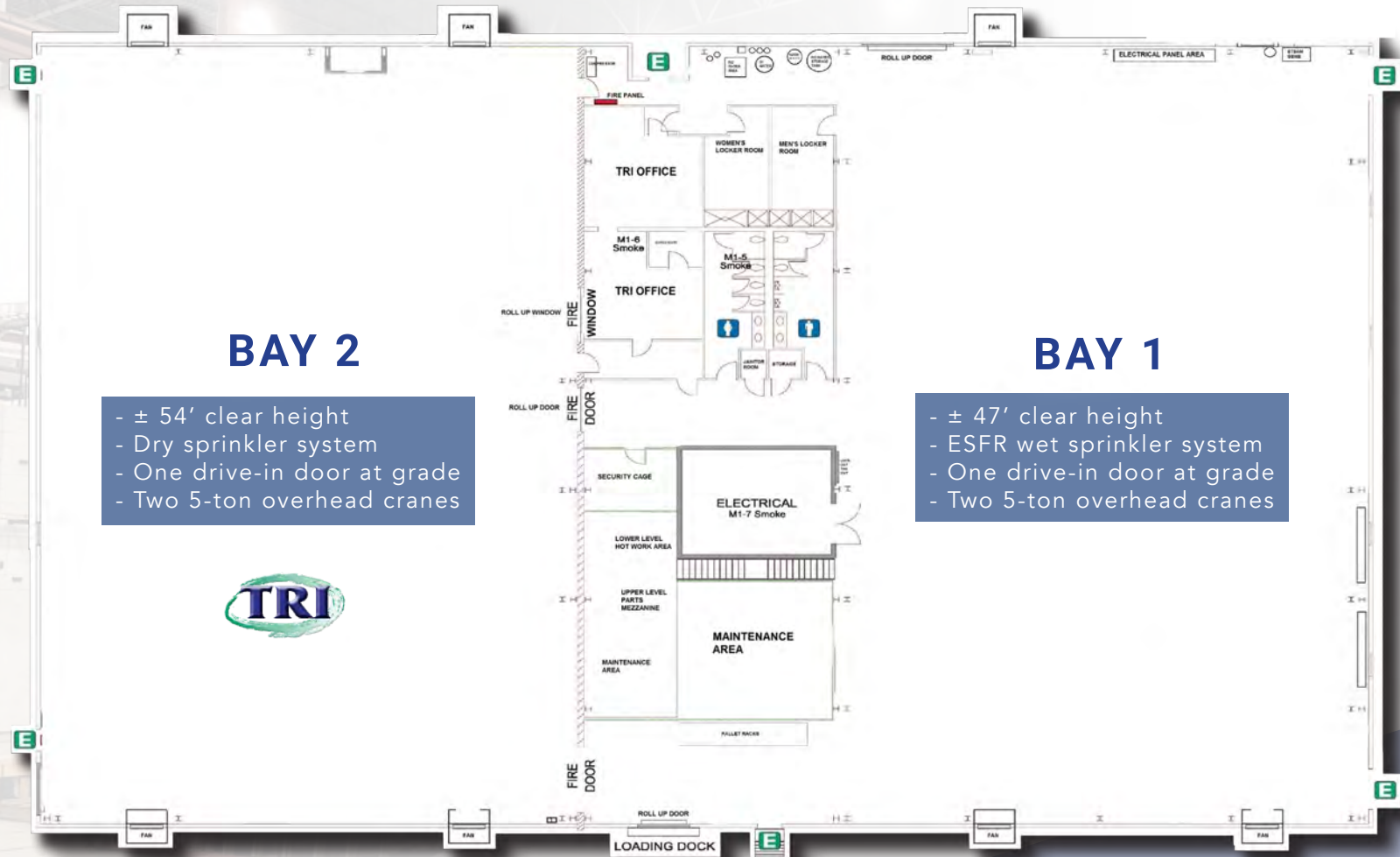
± 28,650 SF



HIGHLIGHTS

- 10-year initial term lease-back to seller at \$4.50/SF NNN
- Common dock high door serving both bays
- Restrooms, locker rooms, offices, maintenance area
- Heavy electrical service
- Concrete and steel construction
- Two bays with potential to separate
(TRI is prepared to lease-back entire building, but primarily uses Bay 2, allowing potential use of Bay 1 by others)

INDUSTRIAL BUILDING FLOOR PLAN



BAY 2

- ± 54' clear height
- Dry sprinkler system
- One drive-in door at grade
- Two 5-ton overhead cranes

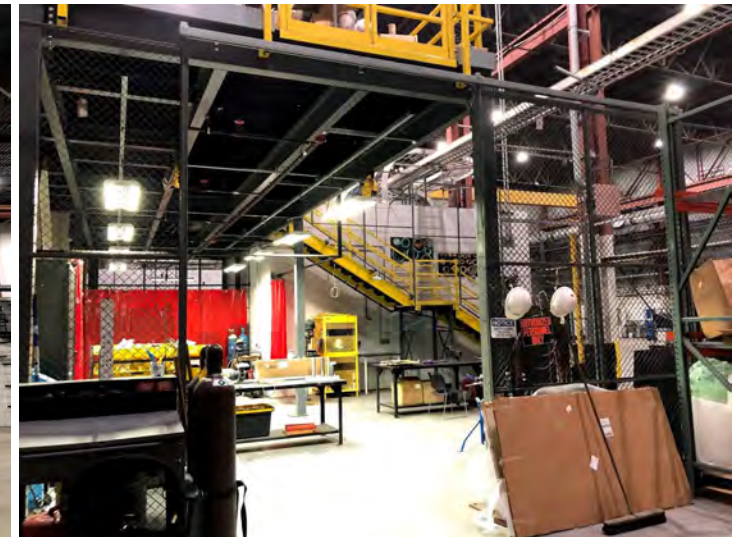
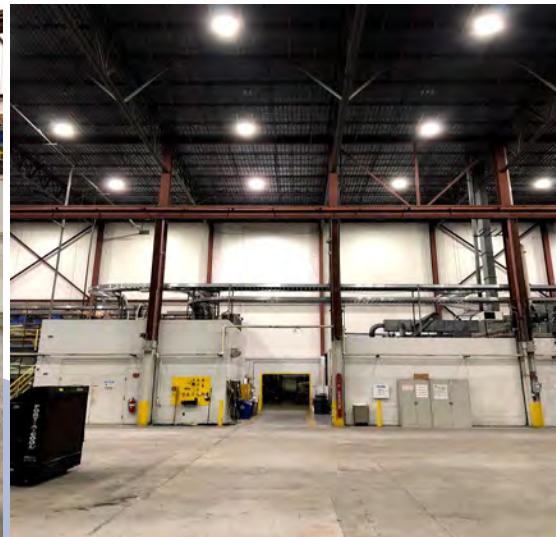


BAY 1

- ± 47' clear height
- ESFR wet sprinkler system
- One drive-in door at grade
- Two 5-ton overhead cranes

± 28,650 SF

INDUSTRIAL BUILDING PHOTOS



TENANT PROFILE



THERMOCHEM RECOVERY INTERNATIONAL (TRI)

ThermoChem Recovery International, Inc. (TRI) develops and sells steam reforming gasification systems that provide the foundation for state-of-the-art integrated biorefinery facilities. The company is deeply committed to developing sustainable, economic biomass alternatives to fossil fuel power generation and products and actively collaborates with associations, academia, government agencies, and their enterprise partners in R&D to develop innovative, reliable biorefinery solutions.

TRI custom designs integrated biorefinery solutions that are built cost effectively and operate at high efficiency. It is dedicated to providing a complete range of technology solutions that enable customers to profitably:

- Reduce dependence on fossil fuels
- Convert a wide range of biomass to green syngas
- Generate green power and steam efficiently
- Manufacture biofuels and biochemicals
- Qualify for the most demanding sustainability standards in any jurisdiction
- Operate an environmentally superior operating facility



DURHAM FACILITY: **TRI PROCESS DEMONSTRATION UNIT**

The process demonstration unit (PDU) at TRI's advanced development center in Durham, NC, has completed fully-integrated trials converting biomass and municipal solid waste to biofuels and biochemicals. To date, the unit has logged over 10,000 hours of steam reforming and gas clean-up, with over 4,500 hours of biofuels production.

DURHAM, NC



SOURCE: DURHAMCENTRALPARK.ORG



PHOTO BY: ESTLIN HAISS



SOURCE: DISCOVERDURHAM.COM



SOURCE: @VISITNORTHCAROLINA



PHOTO BY: SCOTT FABER PHOTOGRAPHY



SOURCE: @BESTOFTHEBULL





Durham, North Carolina is a city that has transformed itself from an economy based on tobacco products to one driven by health care, biopharmaceuticals, research, academia, high tech manufacturing, entrepreneurship, financial services and hospitality. The only reminders today of the once thriving tobacco industry are the numerous warehouse and factory buildings that still remain intact in and around Downtown Durham. These structures have been converted into loft apartments, creative office spaces, restaurants and shops, giving Durham its unique, charming character. Construction of new office buildings, apartment communities and entertainment venues such as the Durham Performing Arts Center, have added new places to work, live and enjoy culture and entertainment in the heart of Durham.

EDUCATION & HEALTHCARE

Duke University, consistently ranked among the nation's top universities, and its widely acclaimed medical center, employs tens of thousands in jobs associated with academia, health care and research. Duke's roughly 12,000 undergraduate and graduate school students hail from around the world. The University is located approximately one mile from downtown and its East Campus, the original Trinity College, touches downtown's western fringe.

North Carolina Central University, also located nearby, has a student enrollment of over 8,000.

RESEARCH TRIANGLE PARK

Together, the cities of Raleigh, Durham and Chapel Hill form the three points of the Research Triangle region of North Carolina, home to over 1.5 million people.

At the center of the Triangle, and located almost entirely within Durham County, is the acclaimed Research Triangle Park (RTP), the largest research park in the country and one of the largest in the world.

Home to more than 200 of the world's most successful companies, RTP fosters a culture of innovation, education, and industry. Companies such as IBM, Syngenta Biotechnology, RTI International, BASF, and Cisco call RTP its home and employ over 50,000 people in high wage jobs.



SOURCE: DURHAMCHAMBER.ORG



DOWNTOWN DURHAM

In 2019, the downtown Durham area saw over \$758 million in investment alone. Since 2000, it has seen over \$1.8 billion. Large mixed-use projects are in the pipeline, including the redevelopment of the former Durham Police Headquarters site, as well as the expansion of the American Tobacco District on 11 acres of underutilized land next to the acclaimed historic factory redevelopment. Thousands of new apartments have opened in the last few years alone, with hundreds more under construction.

In the midst of an entrepreneurial boom, Durham continues to attract national attention from the public sector, Silicon Valley investors, and talented

individuals worldwide. Co-working hubs such as the American Underground, WeWork, BioLabs North Carolina, Spaces, ReCity, Provident1898 and The Mothership now cater to a variety of startups that have made downtown their place of business.

Downtown has become the go-to location for Durham's bustling creative economy, with both homegrown startups finding a cultivating environment to grow and prosper, as well as larger tech companies from other parts of the country opening major outposts or second headquarters locations. In November 2019, Policygenius, an insurance technology company based in New York City, announced it was opening its second U.S.

headquarters in downtown Durham and leased 48,000 SF. Precision Life Sciences, a homegrown Durham life sciences company, recently went public and expanded its operations in downtown's Venable Tobacco campus, which itself is planning for a major expansion of office and residential space. The list of announcements continues to grow, and with it, the demand for high quality creative office space, food & beverage services, entertainment and residential development.

DINING, ENTERTAINMENT & HOSPITALITY

Downtown's retail shops and restaurants are almost exclusively locally owned and operated. At last count, the downtown alone had 112 food and beverage establishments with announcements for more to come. In 2015, there were only 187 hotel rooms in downtown Durham. By 2018, that number expanded to 716 rooms in five hotels: Aloft, The Durham, Marriott, 21c, and Unscripted.

The Durham Performing Arts Center (DPAC) ended its 2018-2019 fiscal year by setting several records, including 163 sellout shows. In 2018, DPAC held 240 events with a total attendance at a record high of 539,710 guests. DPAC's average attendance per event was its highest ever at 2,249 people per event.

The Durham Bull's Athletic Park, home to Durham's own AAA baseball team, received a \$20 million renovation in 2014, earning recognition for the Best Ballpark Renovation over \$2 million in the 2014 annual awards from Ballpark Digest. The beloved Bulls typically bring over 500,000 visitors to games each year at the park.



RECENT ECONOMIC DEVELOPMENTS

LABCORP EXPANSION

In April 2018, LabCorp announced its creation of 422 new jobs and an investment of \$30M million for an operation center in RTP.

When all positions are hired, the payroll is anticipated to be \$27.7 million annually.

PARAEXEL HEADQUARTERS

In May 2019, Parexel International Corporation, one of the world's leading contract biopharmaceuticals research and services companies, will invest \$1.7 million to open its second U.S. headquarters in Durham. The investment will add 264 jobs and will in total provide an annual payroll impact of more than \$29.4 million to the local economy.

STRATA SOLAR HEADQUARTERS

In January 2019, Strata Solar, one of the nation's largest solar power development and management companies, moved its headquarters into 50,000 SF in a newly renovated space in downtown Durham's Golden Belt campus.

MERCK EXPANSION

In July 2019, leading pharmaceutical manufacturer, Merck, announced its plan to invest more than \$650 million to build a new production facility. This investment will allow them to create 390+ jobs at its Durham location.

Over the next 12-years, the project is estimated to grow the state's economy by \$3.1 billion.

AVEXIS EXPANSION

In February 2019, leading gene therapy company, AveXis, announced it will launch a 200 job expansion and invest \$60 million into its manufacturing center in RTP.

POLICYGENIUS HEADQUARTERS

In November 2019, Policygenius, an online insurance marketplace, leased 48,000 square feet of office space in a new building in the heart of downtown Durham.

Policygenius' second headquarters is projected to create more than 377 jobs with an average annual salary of \$72,000.

ELI LILLY EXPANSION

In January 2020, pharmaceutical giant, Eli Lilly, announced its plan to invest of \$747 million in Durham.

This expansion is projected to create 462 jobs with a minimum annual salary of \$72,000.

Q² SOLUTIONS

Q² Solutions, a leading clinical trial laboratory services organization, will establish a new facility in Durham to help develop the next generation of precision medicines, creating 749 jobs. Q² Solutions will invest \$73 million in the project, which will grow in two phases over seven years.

COMPANY SUMMARY



WHO WE ARE

REA's roots run deep in Durham, North Carolina, the Bull City, where our firm was formed in the late 1960s. Our mission since the beginning was to be more than just another real estate firm. We serve markets where we can offer unparalleled expertise—understanding both the macro and micro trends, growth patterns and culture. REA is immersed in the communities we serve and is built to last—a value proposition that is proved by our decades of success and the quality of our team.

HOW WE WORK

Across our service lines, we start every proposal, negotiation and meeting with the end in mind. We invest time in learning the unique goals of each client—from what you need today to what you are planning for the future. The real estate business is about more than square footage; it's about leveraging your investments to meet your goals.

THE BOTTOM LINE

REA offers real knowledge in real estate through a team of experienced professionals who know and understand the nuances of the Triangle real estate market.

THE ADVISORS



CAREY GREENE

DIRECTOR OF BROKERAGE
SENIOR VICE PRESIDENT

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cgreene@realestateassoc.com

Carey Greene is a long-time Durham resident with degrees from both sides of Tobacco Road - UNC and Duke. He is considered an expert in the downtown and central Durham submarket and has vast experience advising clients in leasing and sales transactions of many types, including office and retail tenant representation as well as adaptive-reuse, industrial and investment sales.



GARY KRAMLING

SENIOR VICE PRESIDENT

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Gary Kramling is a long-time Durham resident and community advocate. He has been an active real estate investor for over 25 years. Notable investments of his include a boutique hotel in South Lake Tahoe, CA, an innovative residential development in Chapel Hill, and a climate-controlled self-storage facility in Durham. At REA, Gary specializes in advising clients in sales transactions across all property types.