



## 700,000+ SF cGMP, PD, Lab, R&D, Office

- Two Purpose-Built Advanced cGMP Building Shells with 12 MW Power – Ready for Immediate Tenant Fit-Out
- Additional 400K SF Build-to-Suit Opportunity
- Available for Lease or Sale

CSL Seqirus

FUJIFILM

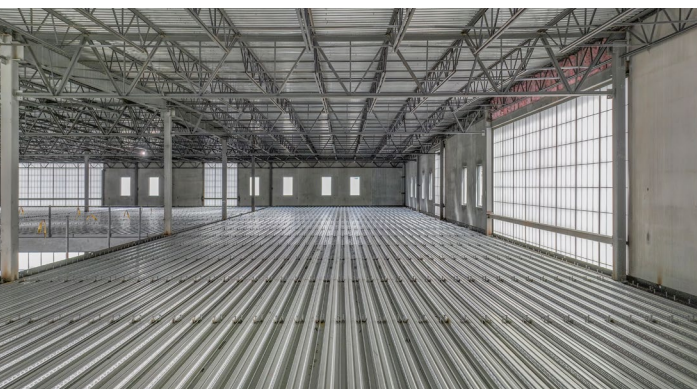
Diosynth  
Biotechnologies

11651 HOLLY SPRINGS NEW HILL RD, HOLLY SPRINGS, NC 27540  
101 BARABELLA WY, HOLLY SPRINGS NC 27540

APOLLO

GeneSuites™  
where cures thrive

CBRE



**Enclosed Switches & Panelboards Installed**



**Transformers Installed**



**Switchboards Installed**



**CT Cabinets & Meters Set**  
In a multi-tenant scenario, independent energy and metering capability will be available for Building A



# POSITIONED TO START BIOMANUFACTURING IN 2026

## 338,000 SF Advanced Building cGMP Shell Available Now

Catalyst Shell offers an advanced multi-modal cGMP shell solution available now for tenant fit-out.

## Existing Campus Energized with 12MW of Power

Catalyst has secured 6MW dedicated power per building\* to support biomanufacturing operations.

## Additional 388,000 SF Build-to-Suit Opportunity

Catalyst BioCampus includes an additional 388,000 SF build-to-suit opportunity for a total campus size of 726K SF.

*\*Additional power can be accommodated if needed*

# SITE PLAN

Buildings A and B shells are complete and can accommodate full building users and can be divisible for multiple tenants with separate metering and HVAC systems.

- Bldg A: 11651 Holly Springs New Hill Rd,  
Holly Springs, NC 27540
- Bldg B: 101 Barabella Wy, Holly Springs NC 27540

| Building                           | Type   |
|------------------------------------|--|
| <b>A</b><br>169,000 SF             | cGMP<br>Single-Story with Mezzanine<br><b>SHELL COMPLETE</b> |
| <b>B</b><br>169,000 SF             | cGMP<br>Single-Story with Mezzanine<br><b>SHELL COMPLETE</b> |
| <b>C</b><br>±178,000 SF            | cGMP<br>Single-Story with Mezzanine                          |
| <b>D</b><br>±210,000 SF            | Lab/Office<br>Up to 5-Stories                                |
| <b>TOTAL AVAILABLE: 726,000 SF</b> |  |



## OAKVIEW COMMONS

OPENING SPRING 2025

Catalyst BioCampus Building A is conveniently located immediately adjacent to the new retail and hospitality amenities available through Oakview Commons.



**50,000 SF**  
SHOPS & RESTAURANTS



**130+ Room**  
HOTEL



**Open-Air**  
LOUNGE & DINING



**2 Min Walk**  
FROM CATALYST BIOCAMPUS

# BUILDINGS A&B



**169,000 SF**  
Per Building

**65,000 SF**  
Mezzanine

**104,000 SF**  
Ground Floor



**32'**  
Clear Height  
20' Under Mezzanine



**33'x44'**  
Column Spacing



**515**  
Total Parking Spaces  
for Building A & B (1.5:1,000)



**5,312 KW\***  
Power per Building



**8"**  
Water Service



**220 BTUs/SF**  
Natural Gas

\*Catalyst BioCampus has secured an agreement with Duke Energy to service power to the site. Additional power can be added upon request.

# BUILDINGS A&B

Divisible up to  
4-tenants (40K SF each)

Ability to  
reconfigure mezzanine  
to optimize floor plan

32' CLEAR

20' CLEAR



**169,000 SF**  
Per Building

**65,000 SF**  
Mezzanine

**104,000 SF**  
Ground Floor

# BUILDING A & B FLOOR PLAN

## FLEXIBLE FOR FULL BUILDING OR MULTI-TENANT USE

Catalyst can support full-building users (169,000 SF) or a multi-tenant configuration (~40-80K SF per suite). Each suite is designed to be entirely self-contained with separate metering and HVAC systems.

Purpose-built for cGMP, Catalyst can accommodate multiple-modalities:



CELL & GENE THERAPY



ADVANCED THERAPEUTICS



BIOLOGICS



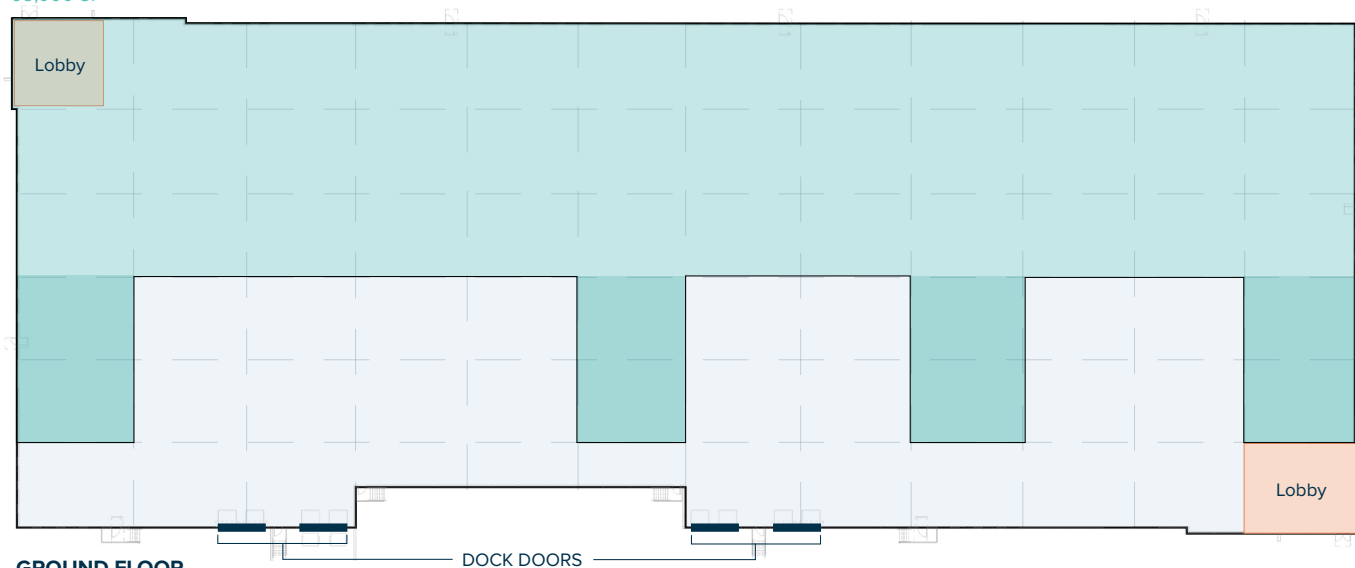
BIOPHARMACEUTICALS



CHEMICAL MANUFACTURING

### MEZZANINE

65,000 SF



### GROUND FLOOR

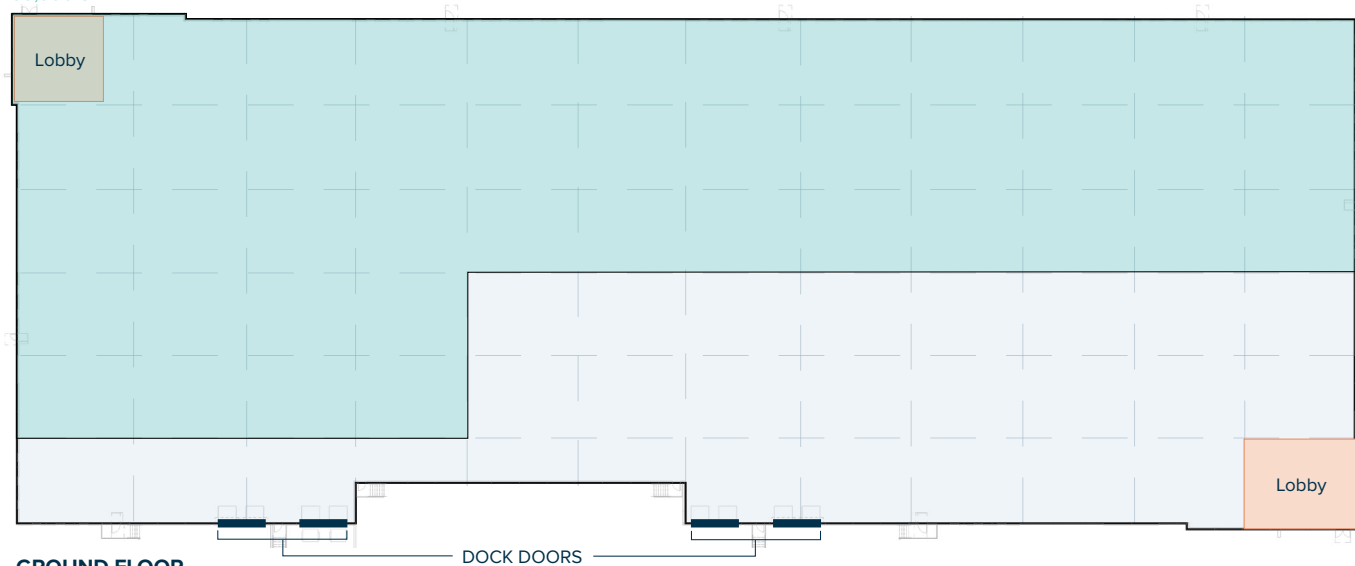
104,000 SF

DOCK DOORS

Option to reconfigure Mezzanine  
to optimize floor plan

### MEZZANINE

65,000 SF



### GROUND FLOOR

104,000 SF

DOCK DOORS

## CONCEPTUAL TEST FIT

# GENE THERAPY

## 2-Suite Option

### Suite 1:

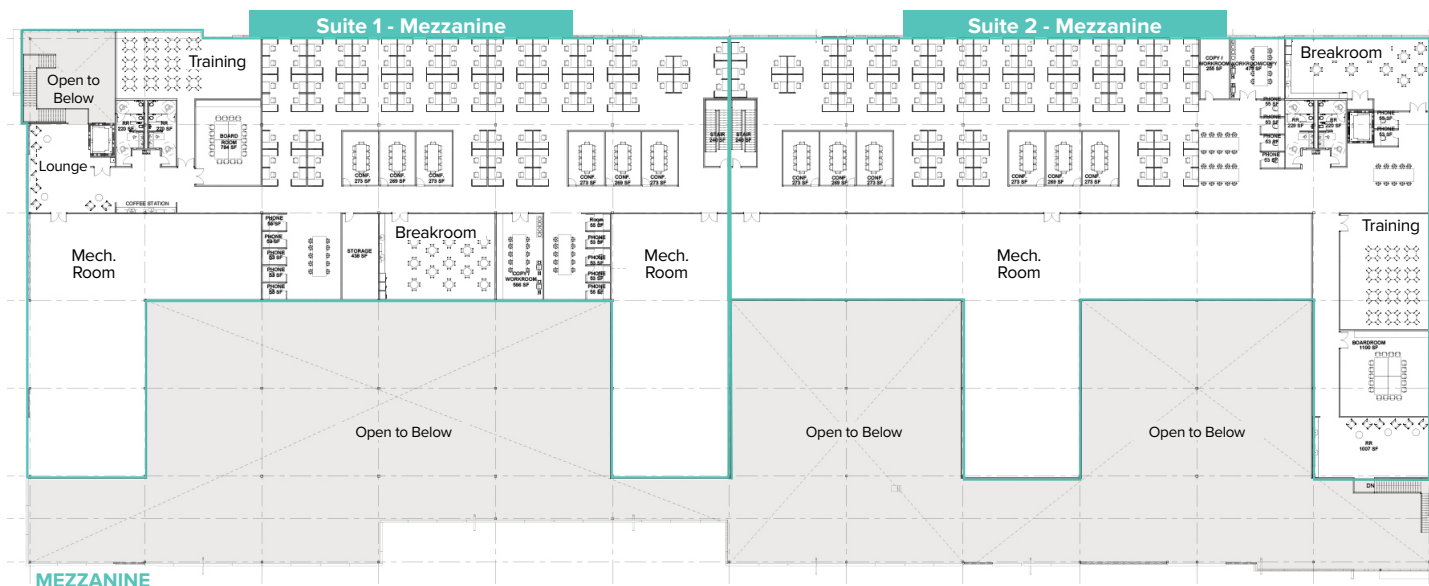
End-to-End cGMP manufacturing of **2x500L** scale adherent or suspension cell culture based gene therapies

### Suite 2:

End-to-End cGMP manufacturing of **2x2000L** scale adherent or suspension cell culture based gene therapies

Total SF shown for Suite 1 and 2 includes both Ground Floor and Mezzanine.

- Mezzanine: ~33,000 SF per suite
- Ground Floor: ~51,000 SF per suite



| REST OF THE WORLD    | US FDA               |
|----------------------|----------------------|
| Unclassified         | Unclassified         |
| Controlled/Non-class | Controlled/Non-class |
| Grade D              | -                    |
| Grade C              | ISO 8                |
| Grade A Air Supply   | Local Protection     |
| Grade B              | ISO 7                |
| Grade A              | ISO 5                |
| QC/PD Labs           | Unclassified         |

## CONCEPTUAL TEST FIT

# GENE THERAPY

## 4-Suite Option

### Suites 1-3:

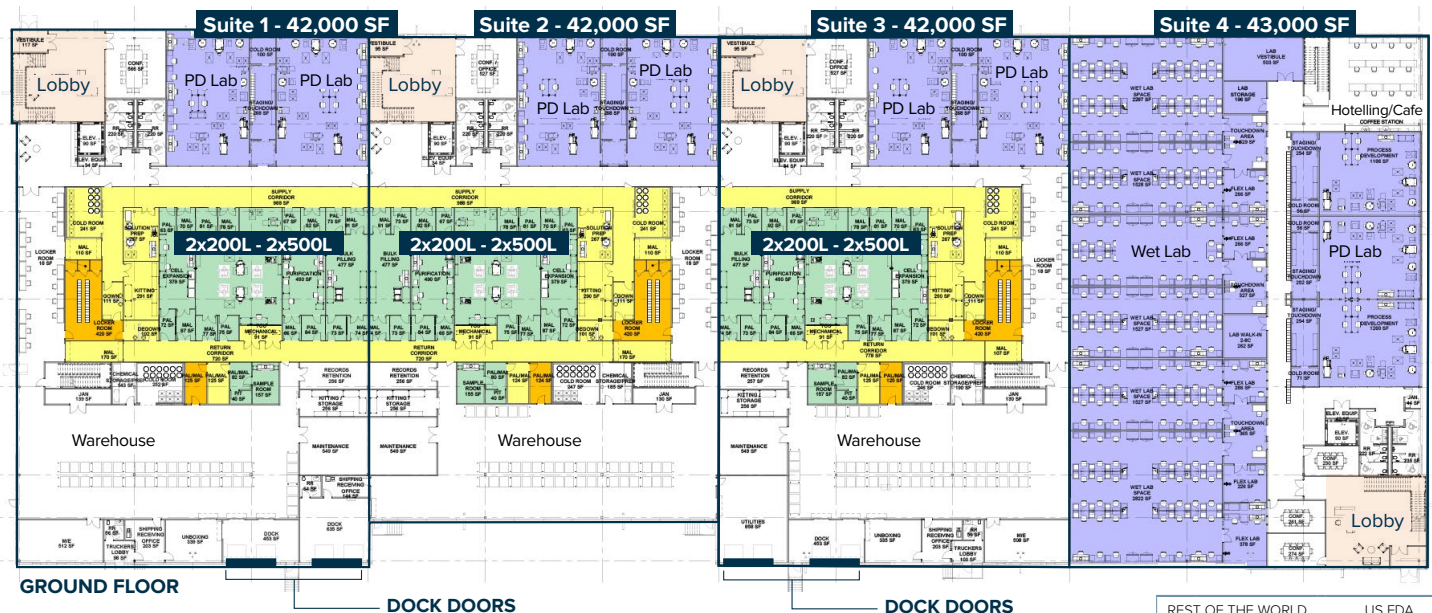
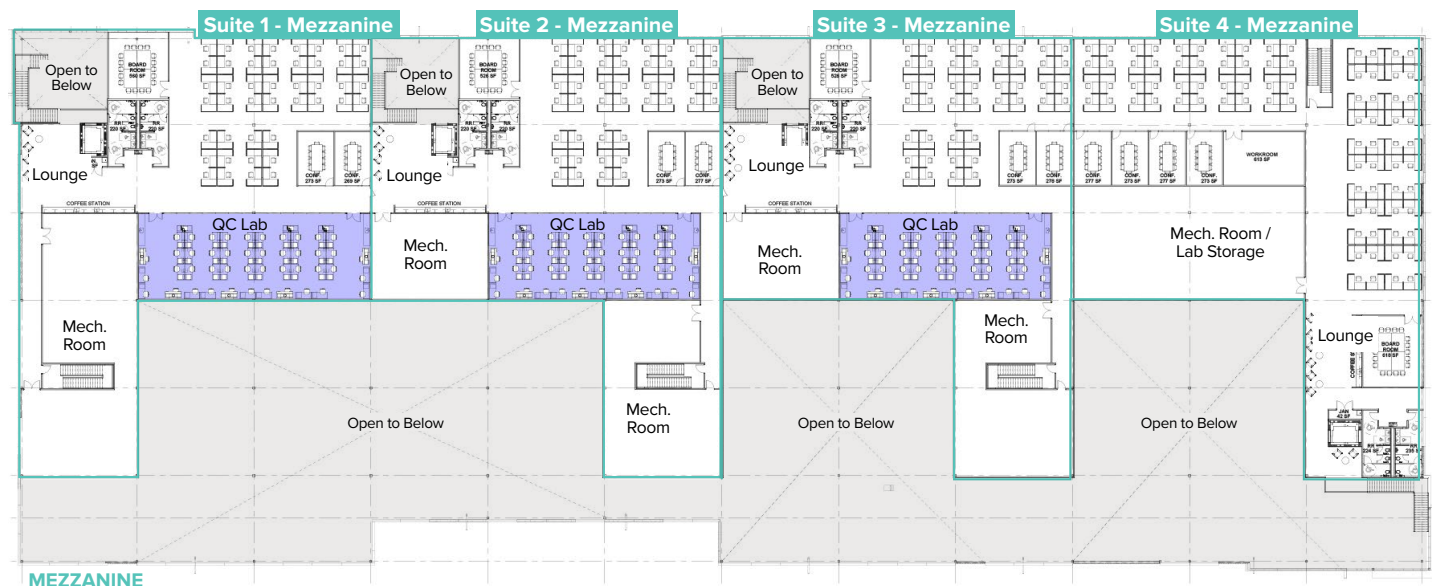
End-to-End cGMP manufacturing of **2x200L to 2x500L** scale adherent or suspension cell culture based gene therapies

### Suite 4:

Lab space with a variety of PD, QC labs and lab support spaces

Total SF shown for all Suites includes both Ground Floor and Mezzanine.

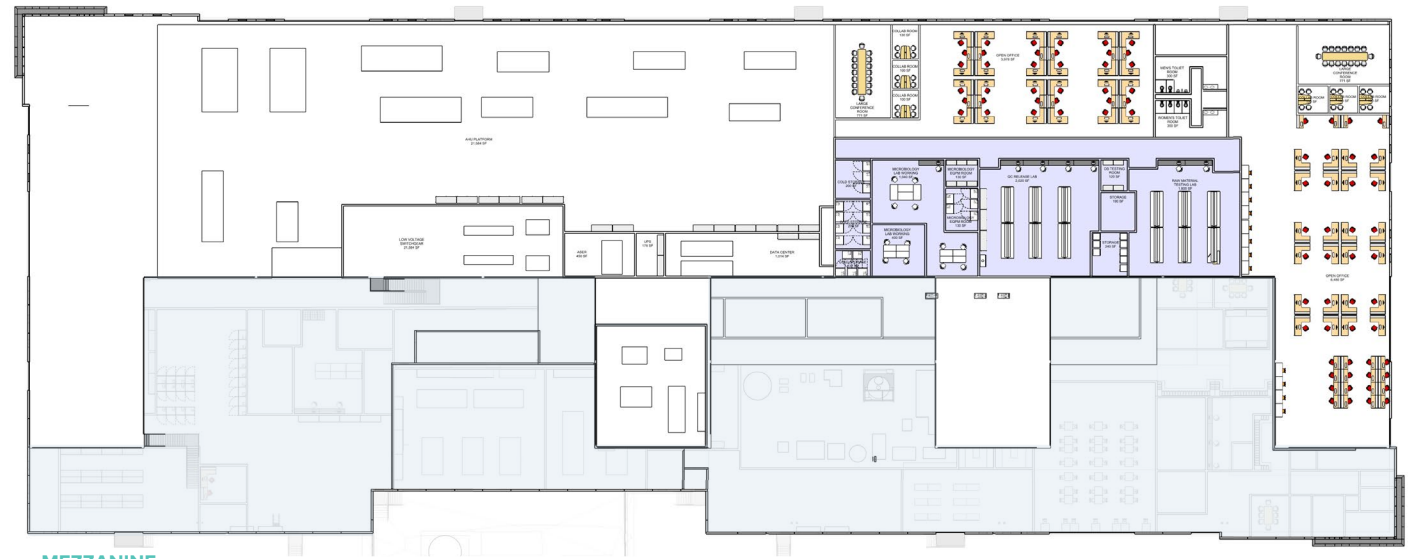
- Mezzanine: ~16,000 SF per suite
- Ground Floor: ~26,000 SF per suite



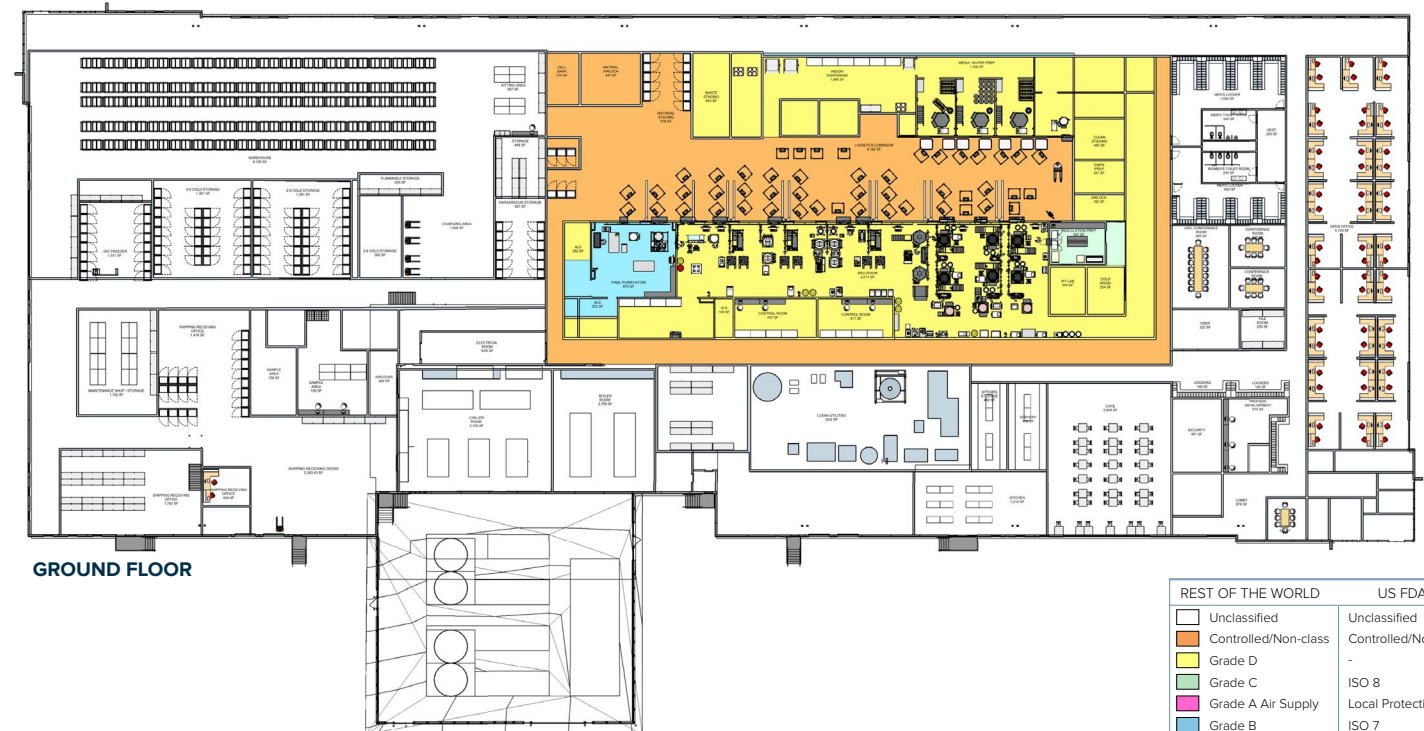
| REST OF THE WORLD    | US FDA               |
|----------------------|----------------------|
| Unclassified         | Unclassified         |
| Controlled/Non-class | Controlled/Non-class |
| Grade D              | ISO 8                |
| Grade C              | Local Protection     |
| Grade A Air Supply   | ISO 7                |
| Grade B              | ISO 5                |
| Grade A              | ISO 5                |
| QC/PD Labs           | Unclassified         |

# CONCEPTUAL TEST FIT 6x2K SUB mAbs

FULL BUILDING  
CONFIGURATION



MEZZANINE



GROUND FLOOR

| REST OF THE WORLD    | US FDA               |
|----------------------|----------------------|
| Unclassified         | Unclassified         |
| Controlled/Non-class | Controlled/Non-class |
| Grade D              | -                    |
| Grade C              | ISO 8                |
| Grade A Air Supply   | Local Protection     |
| Grade B              | ISO 7                |
| Grade A              | ISO 5                |
| QC/PD Labs           | Unclassified         |

\*Additional conceptual test fits  
available upon request

CONCEPTUAL TEST FIT

# 2x15K SS eColi

Full-Building Option



MEZZANINE

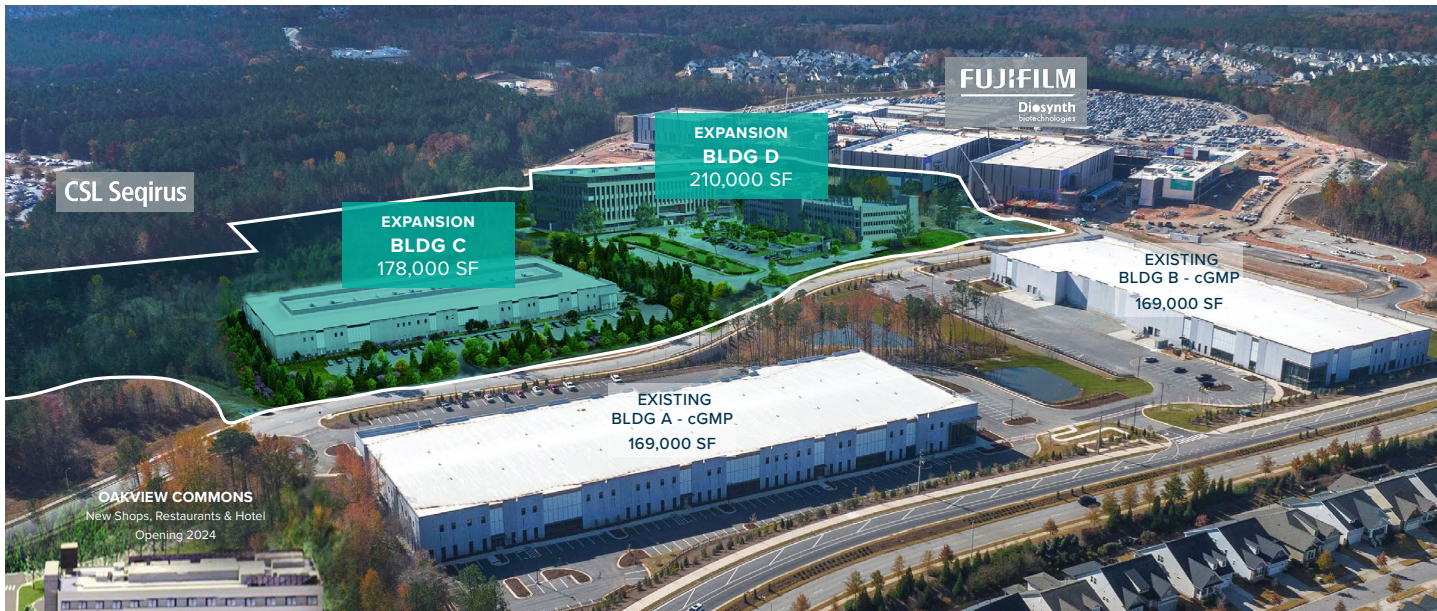


GROUND FLOOR

| REST OF THE WORLD    | US FDA               |
|----------------------|----------------------|
| Unclassified         | Unclassified         |
| Controlled/Non-class | Controlled/Non-class |
| Grade D              | -                    |
| Grade C              | ISO 8                |
| Grade A Air Supply   | Local Protection     |
| Grade B              | ISO 7                |
| Grade A              | ISO 5                |
| QC/PD Labs           | Unclassified         |

# EXPANSION OPPORTUNITY

BUILDINGS C & D



## BUILDING C CONCEPTUAL RENDERING



## 700,000 SF CAMPUS TIMELINE

### Q4 2023

Buildings A & B  
Construction Activity Complete  
**338K SF cGMP**

Transformers &  
Switchgears Installed  
**Power Available Immediately**



### Q1 2025

Expansion Site:  
Building C Fully Entitled,  
Building D Planning in Process  
**388K SF cGMP, PD, R&D, PD/Office**



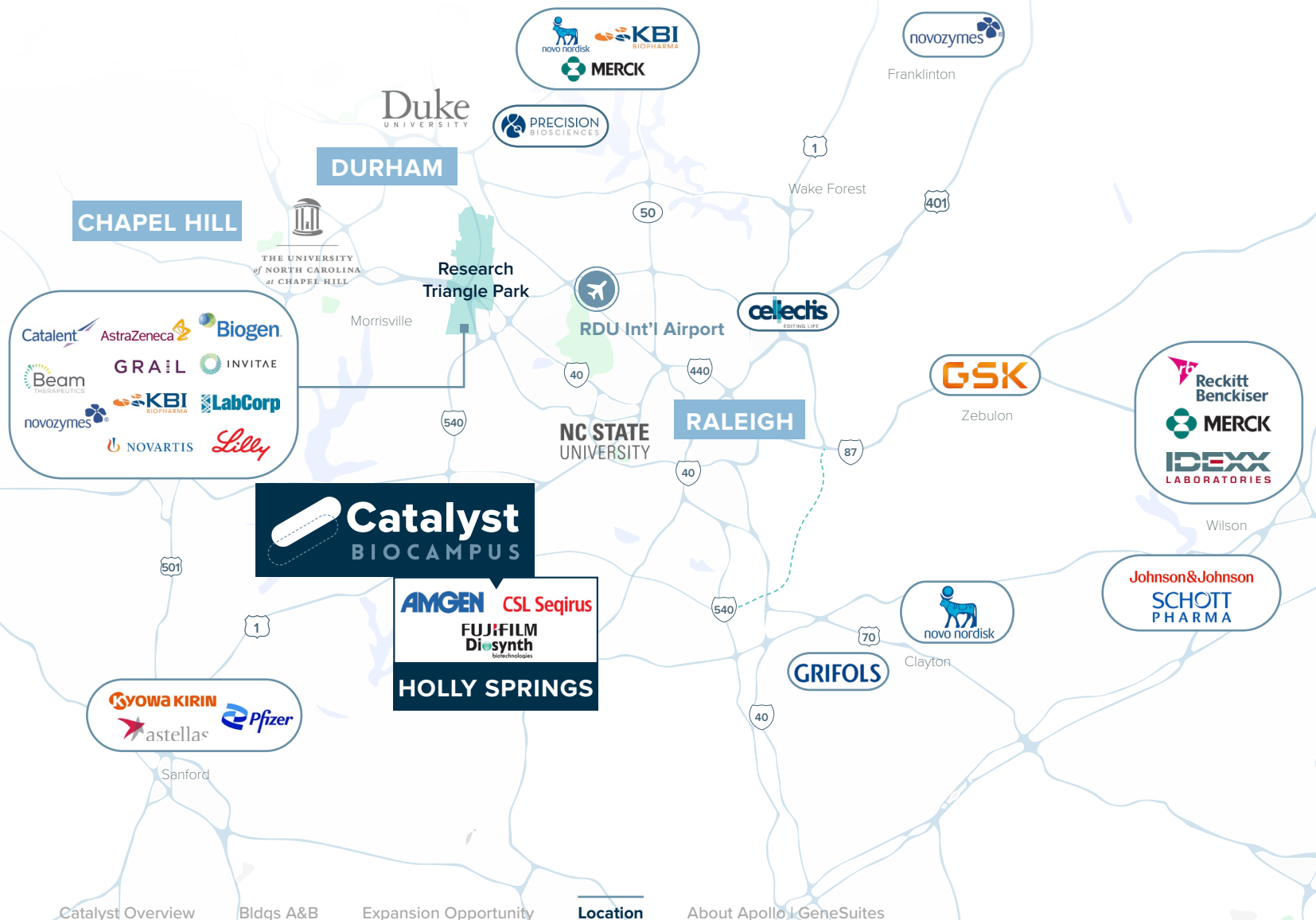
### Q4 2025

Expansion Site  
Ready for Sitework

RALEIGH-DURHAM REGION

**THE NATION'S INNOVATION HUB**

**FOR LIFE SCIENCE MANUFACTURING**



# #1

State for Business  
CNBC

# #1

**Best Business Climate**  
Business Facilities Mag

## #4

Top Life Science  
Cluster in the U.S.

## #4

## Highest Concentration of PhDs in the US

840

## Life Science Companies

**\$9.8B**

Life Sciences  
Contribution to Gross  
Regional Product

5,700

Biological & Biomedical  
Sciences Graduates Yearly

**2.25%**

Nation's Lowest Corporate  
Income Tax / 0% by 2030

NCBiotech, EDPNC, Research  
Triangle Regional Partnership

## CATALYST BIOCAMPUS

# CENTRALLY LOCATED TO

# ATTRACT & RETAIN TOP TALENT

### POPULATION

20 Mins: 394,334  
35 Mins: 1,533,655

### LABOR FORCE

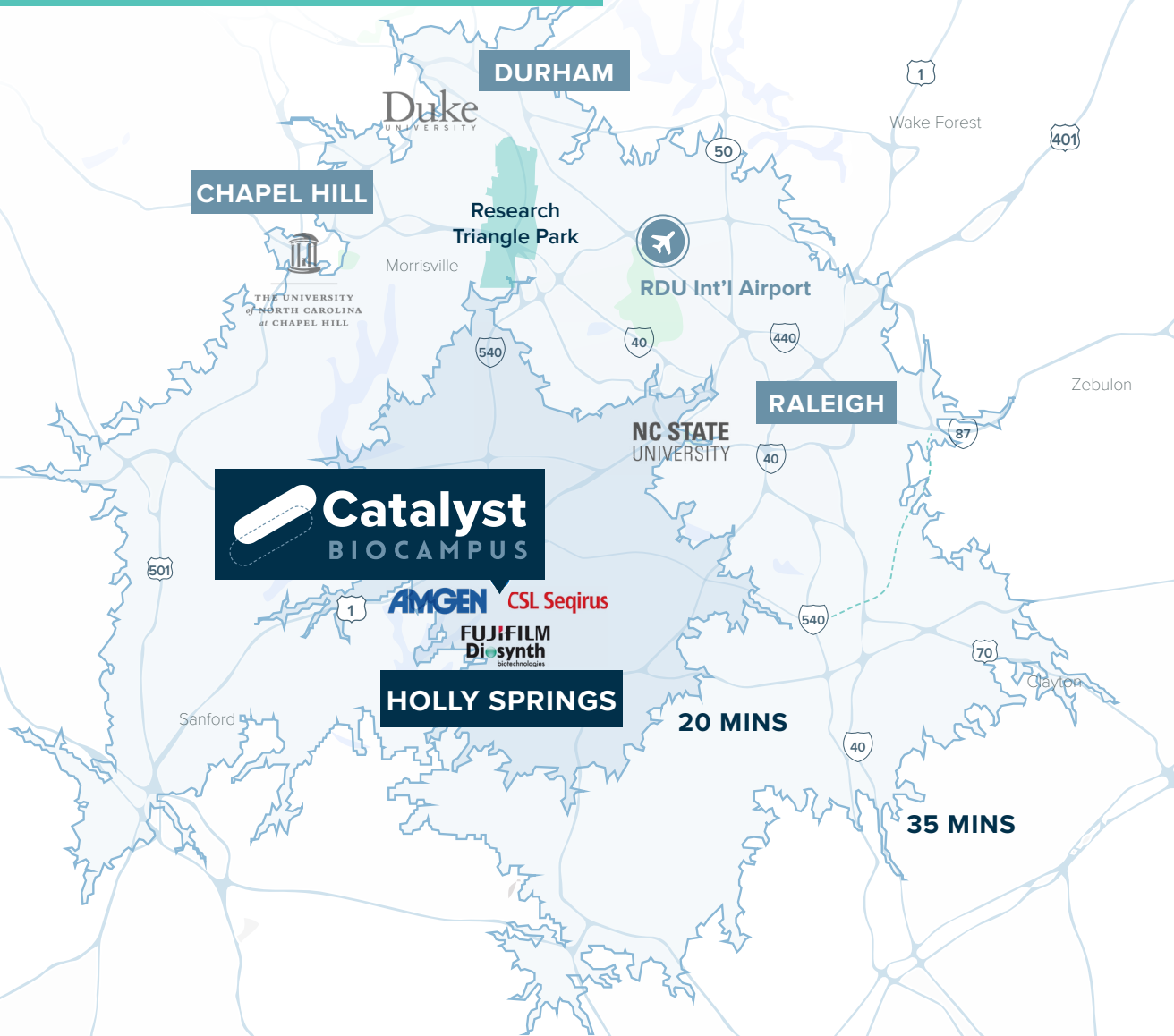
20 Mins: 219,456  
35 Mins: 845,069

### AVG. INCOME

20 Mins: \$158,655  
35 Mins: \$130,582

### AVG. HOME PRICE

20 Mins: \$597,690  
35 Mins: \$513,027



### AREA DRIVE TIMES

#### 22 Minutes

Raleigh-Durham  
International Airport

#### 23 Minutes

Research Triangle Park

#### 18 Minutes

North Carolina  
State University

#### 29 Minutes

Duke University

#### 30 Minutes

University of North  
Carolina Chapel Hill

Close to it  
all with the  
added benefit  
of the *reverse  
commute.*

# \$20.3 B

Total Biomanufacturing Investments in Raleigh-Durham Since 2018

## \$4.75 B

# INVESTED IN HOLLY SPRINGS SINCE 2020

# OVER 23%

of the Total Biomanufacturing Investments Announced in Raleigh-Durham<sup>1</sup> have been made in Holly Springs

### 2020 - 2022

|   |   |   |  |   |   |
|---|---|---|--|---|---|
| <p>NEW<br/>201 new jobs<br/>\$83M investment</p>        | <p>NEW<br/>209 new jobs<br/>\$109M investment</p>       | <b>HOLLY SPRINGS</b><br><p>NEW<br/>725 new jobs<br/>\$2.0B investment</p> | <p>EXPANSION<br/>50 new jobs<br/>\$100M investment</p> | <p>NEW<br/>325 new jobs<br/>\$213M investment</p>       | <p>EXPANSION<br/>200 new jobs<br/>\$157M investment</p> |
| <p>EXPANSION<br/>300 new jobs<br/>\$352M investment</p> | <p>NEW<br/>398 new jobs<br/>\$100M investment</p>       | <b>HOLLY SPRINGS</b><br><p>NEW<br/>355 new jobs<br/>\$550M investment</p> | <p>EXPANSION<br/>90 new jobs<br/>\$200M investment</p> | <p>EXPANSION<br/>145 new jobs<br/>TBD investment</p>    | <p>EXPANSION<br/>40 new jobs<br/>\$34M investment</p>   |
| <p>NEW<br/>460 new jobs<br/>\$470M investment</p>       | <p>EXPANSION<br/>250 new jobs<br/>\$150M investment</p> | <p>EXPANSION<br/>100 new jobs<br/>\$110M investment</p>                   | <p>NEW<br/>200 new jobs<br/>\$125M investment</p>      | <p>EXPANSION<br/>100 new jobs<br/>\$188M investment</p> | <p>Expansion<br/>200 new jobs<br/>\$40M investment</p>  |

### 2023 - 2024

|   |   |   |   |
|---|---|---|---|
| <p>EXPANSION<br/>100 new jobs<br/>\$450M investment</p>                         | <p>EXPANSION<br/>TBD new jobs<br/>\$500M investment</p> | <b>HOLLY SPRINGS</b><br><p>EXPANSION<br/>300 new jobs<br/>\$1B investment</p> | <p>NEW<br/>102 new jobs<br/>\$200M investment</p> |
| <b>HOLLY SPRINGS</b><br><p>EXPANSION<br/>680 new jobs<br/>\$1.2B investment</p> | <p>NEW<br/>170 new jobs<br/>TBD investment</p>          | <p>EXPANSION<br/>1,000 new jobs<br/>\$4.1B investment</p>                     | <p>NEW<br/>275 new jobs<br/>\$147M investment</p> |
| <p>NEW<br/>289 new jobs<br/>\$145M investment</p>                               | <p>NEW<br/>420 new jobs<br/>\$1B investment</p>         | <p>EXPANSION<br/>124 new jobs<br/>TBD investment</p>                          | <p>NEW<br/>400 new jobs<br/>\$371M investment</p> |

### 2014 - 2019 : HOLLY SPRINGS

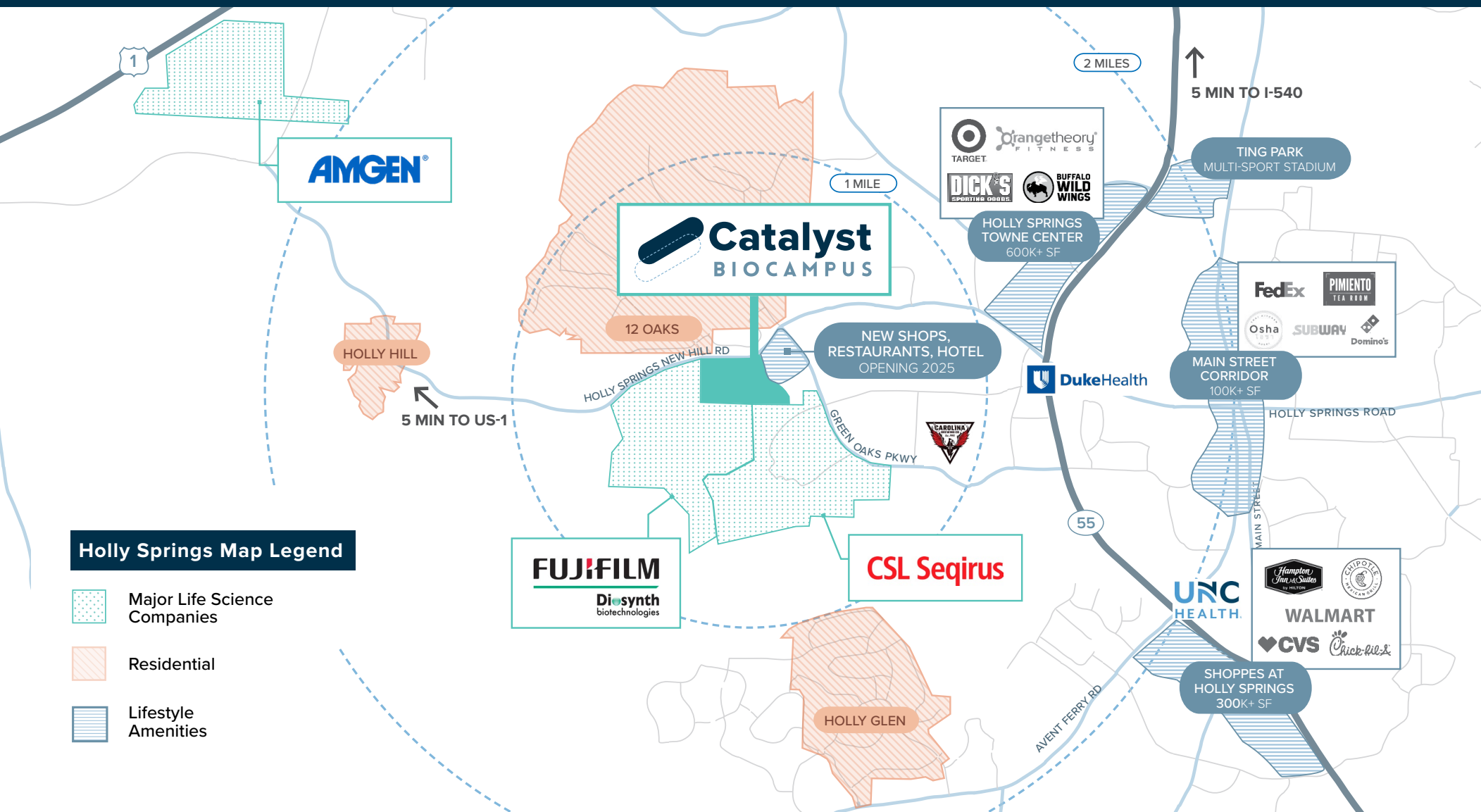
**CSL Seqirus** NEW FACILITY + EXPANSION  
\$1.23B investment

<sup>1</sup>Since 2018  
<sup>2</sup>In 2019, CSL Seqirus invested \$140M to expand its facility, in addition to its \$1.09B investment (2014-2017). **In total, CSL Seqirus invested over \$1.2B in Holly Springs.**

# HOLLY SPRINGS

## \$5.9B TOTAL INVESTMENT BY TOP LIFE SCIENCE COMPANIES

2,000+ New Jobs in a Vibrant Community with a High Quality of Life



# LIFE IS BETTER IN HOLLY SPRINGS

Robust Life Science Ecosystem.

World-Class Intellectual Capital.

Business-Friendly Climate.

#1

**SAFEST CITY IN  
NORTH CAROLINA**

SAFEWISE, 2021

#3

**MOST POPULAR ZIP  
CODE IN TRIANGLE**

ZILLOW, 2021

TOP  
5

**BEST PLACES TO LIVE  
IN NORTH CAROLINA**

HOMESNACKS, 2021

#1

**BEST CITIES IN N.C.  
TO GET A JOB**

ZIPPIA.COM, 2019

#5

**BEST PLACE IN N.C.  
TO RAISE A FAMILY**

WALLETHUB, 2019

TOP  
10

**MOST AFFORDABLE  
HOUSING IN N.C.**

WALLETHUB.COM, 2019

# APOLLO

Founded in 1990, Apollo Global Management, Inc. is a leading global alternative asset manager and a value-oriented investor in private equity, real estate and credit-oriented capital markets.

As of September 30, 2024, Apollo has \$733 billion total assets under management, and has offices in New York, Los Angeles, Houston, Bethesda, San Diego, London, Frankfurt, Madrid, Luxembourg, Mumbai, Delhi, Singapore, Hong Kong and Shanghai.

To date, Apollo and its affiliates manage more than \$5 billion across the healthcare and life sciences industries.

Learn more at: [www.Apollo.com](http://www.Apollo.com)



GeneSuites offers the most advanced and cost-efficient cGMP multi-modal manufacturing solution for cell and gene therapy companies looking to accelerate speed to market, minimize operating risk while maximizing process control, capital efficiencies and scalability.

The GeneSuites team has a proven track record of developing, managing and negotiating multi-million square feet of life science and cGMP biomanufacturing space.

Learn more at: [www.GeneSuites.com](http://www.GeneSuites.com)

## Supported by a Team of Best-in-Class Experts:



LEASED BY

**CBRE**

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DEVELOPED BY

**APOLLO**

**GeneSuites™**  
where cures thrive

**CatalystBioCampus.com**

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