



THE
BIOME

A Biomanufacturing Hub in Clayton, NC

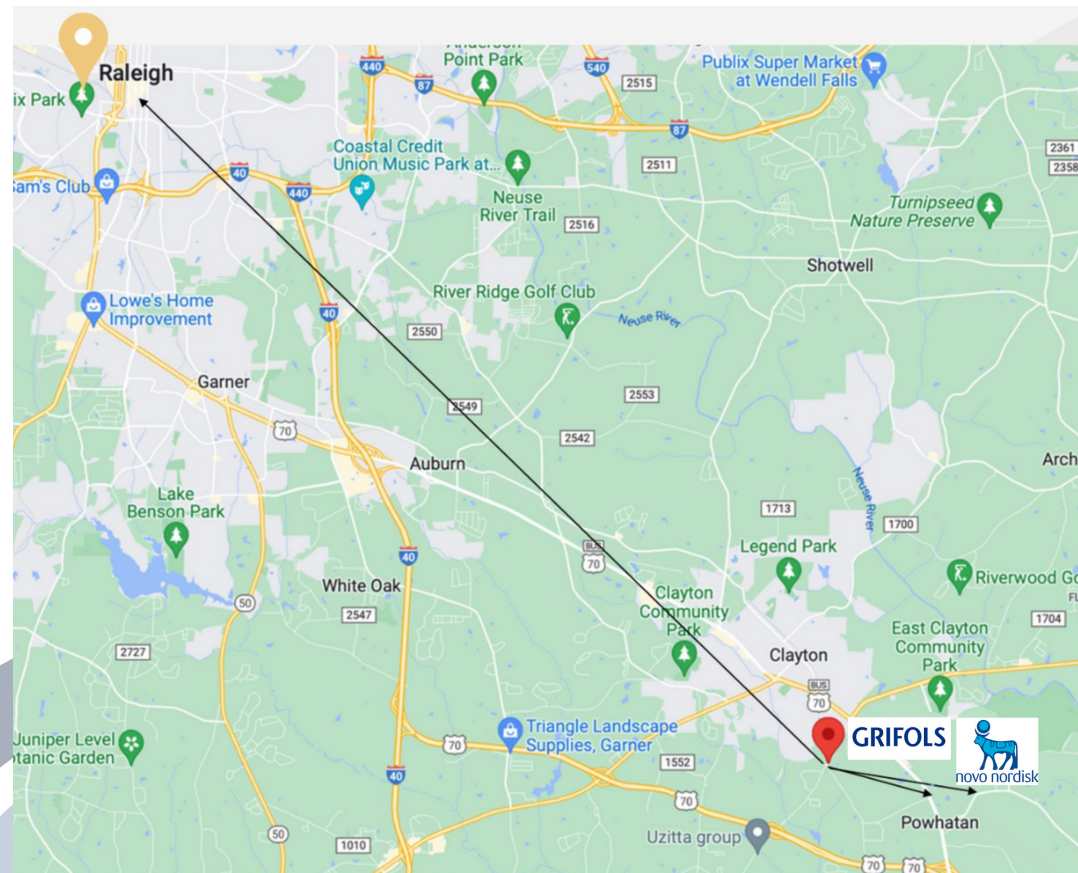
A BioRealty, Inc. Development



The Biome

Where Biomanufacturing Excellence Meets Innovation

The Biome is a three-building, 69-acre biomanufacturing and life sciences campus located in Clayton, NC. Located in Johnston County - the fastest growing county in the state - Clayton resides near the Research Triangle Region, 22 miles southeast of Raleigh. Clayton's desirable location is bolstered by its position on the western edge of the Biopharma Crescent, the five-county region in North Carolina designated for biomanufacturing.



THE
BIOME

BRI BioRealty, Inc.
Facility+Capital Solutions

Site Plan



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3941

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67.10A
88810
PLAT 80-89

(3.97A)
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The Biome

Where Biomanufacturing Excellence Meets Innovation

The Research Triangle and its surrounds is a world-renowned region for innovation. Likewise, the Biopharma Crescent represents one of the largest concentrations of biopharma manufacturing on the east coast, Biopharma companies have invested billions in this region including some of the world's largest, such as:

- Novo Nordisk
- Grifols
- Bayer
- GlaxoSmithKline
- Novartis
- Merck
- ThermoFisher

The Biome is strategically located at the meeting point of these two key regions. With its superior access from Interstate 42 (1.3 miles) and US 70 Business (1.3 miles) to these regional resources along with its current state-of-the-art training programs for biopharmaceutical employees, The Biome represents the ideal location for your next biomanufacturing facility.



The Biome

- 69-Acre campus
- Zoned for life science uses
 - cGMP Biomanufacturing
 - Laboratory
 - cGMP Warehouse
- Superior location and access
- Total Area: Up to 475,200 SF of building footprint across 3 buildings
- Individual Building Size: 105,600 SF footprint expandable to 158,400 SF
- Delivery Condition: Ground up Build-to-suit or Shell condition, ready for custom build-out
- Building features ideally suited for biomanufacturing
- Potential for dual power and water sources
- Combined with custom-tailored lease and financing solutions provided by BioRealty, Inc.

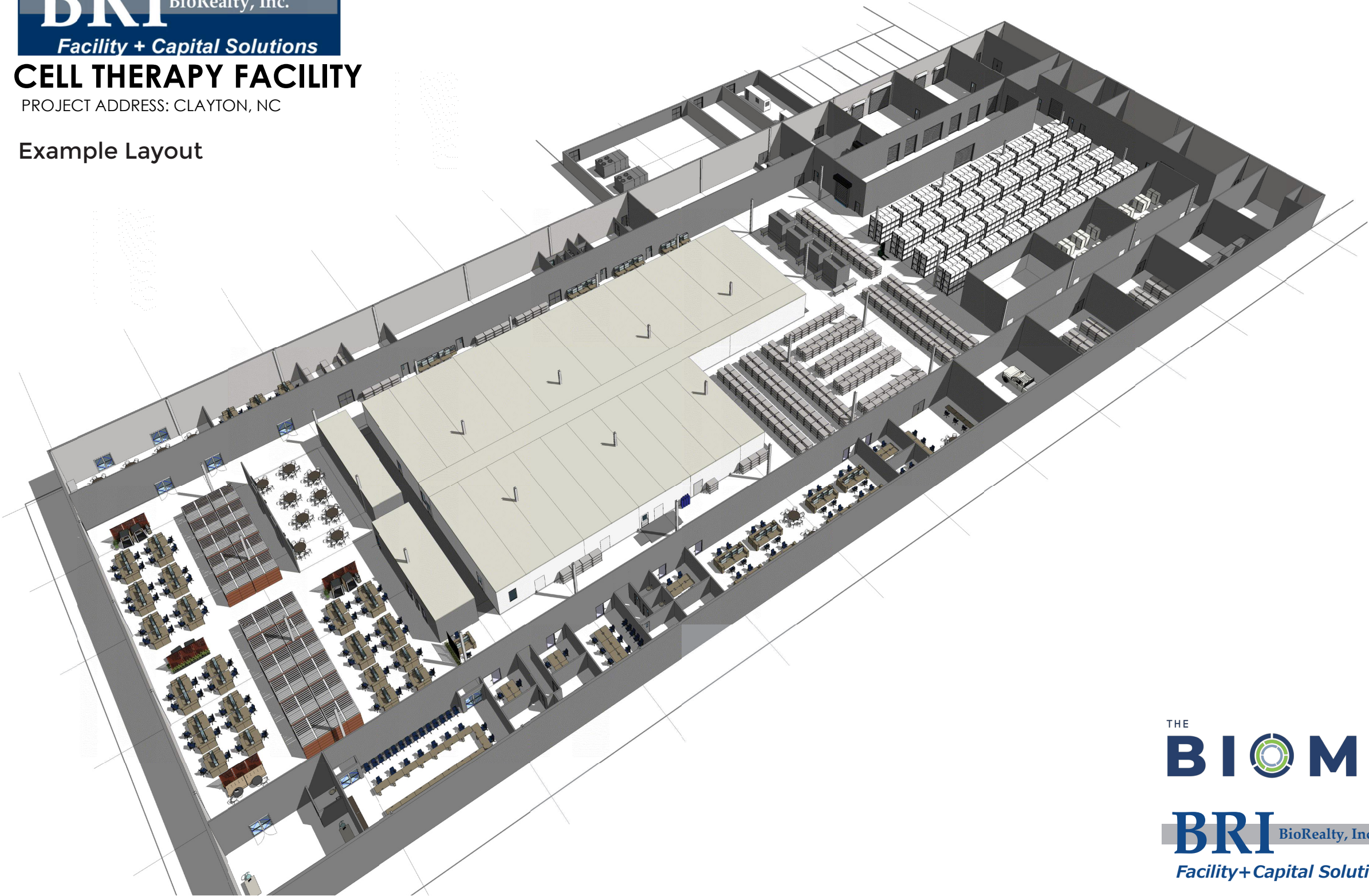




CELL THERAPY FACILITY

PROJECT ADDRESS: CLAYTON, NC

Example Layout



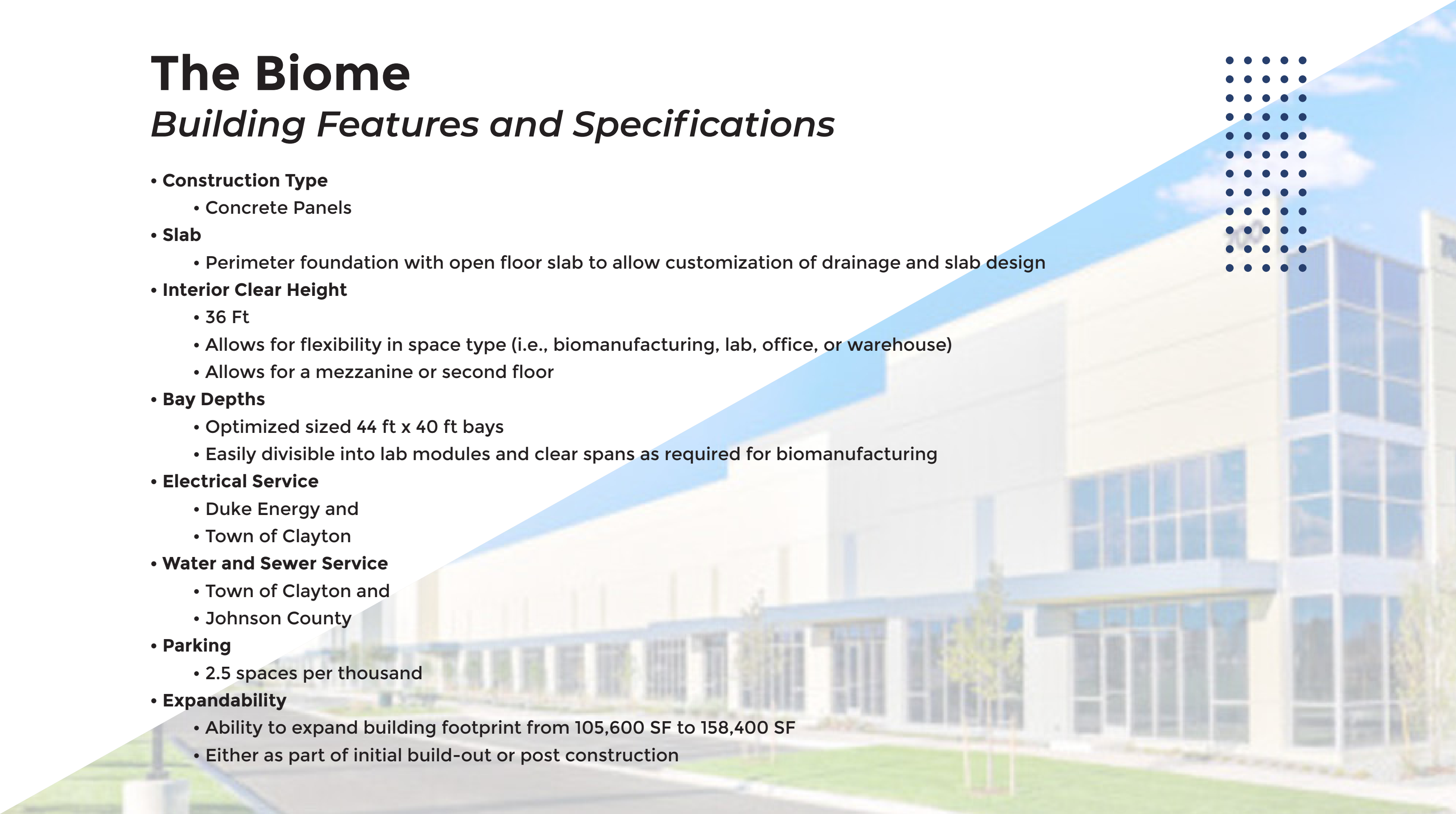
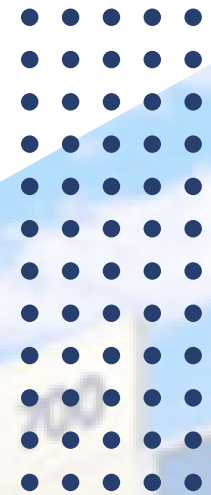
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Building Features and Specifications

- **Construction Type**
 - Concrete Panels
- **Slab**
 - Perimeter foundation with open floor slab to allow customization of drainage and slab design
- **Interior Clear Height**
 - 36 Ft
 - Allows for flexibility in space type (i.e., biomanufacturing, lab, office, or warehouse)
 - Allows for a mezzanine or second floor
- **Bay Depths**
 - Optimized sized 44 ft x 40 ft bays
 - Easily divisible into lab modules and clear spans as required for biomanufacturing
- **Electrical Service**
 - Duke Energy and
 - Town of Clayton
- **Water and Sewer Service**
 - Town of Clayton and
 - Johnson County
- **Parking**
 - 2.5 spaces per thousand
- **Expandability**
 - Ability to expand building footprint from 105,600 SF to 158,400 SF
 - Either as part of initial build-out or post construction



Why The Biome



- **Superior Location and Access**

- Direct Access to the Research Triangle Park and Biopharma Crescent Region
- Fastest-growing county in NC
- A life science workforce of more than 70,000 in the area
- Within one hour drive to three top-tier research institutions - UNC Chapel Hill, Duke University, and NC State

- **Buildings ideally suited for biomanufacturing**

- Expandable and customizable for specific biomanufacturing use

- **Custom-tailored lease and financing solutions provided by BioRealty, Inc.**

- **Developer with expertise in delivering complex, cGMP life science facilities**



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B I O M E





Contact Us

Stan Wendzel
Managing Director &
Founder
stan@biorealty.com
1 949 547 1071

Doug Kornich
Managing Director
doug@biorealty.com
1 916 761 6504

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