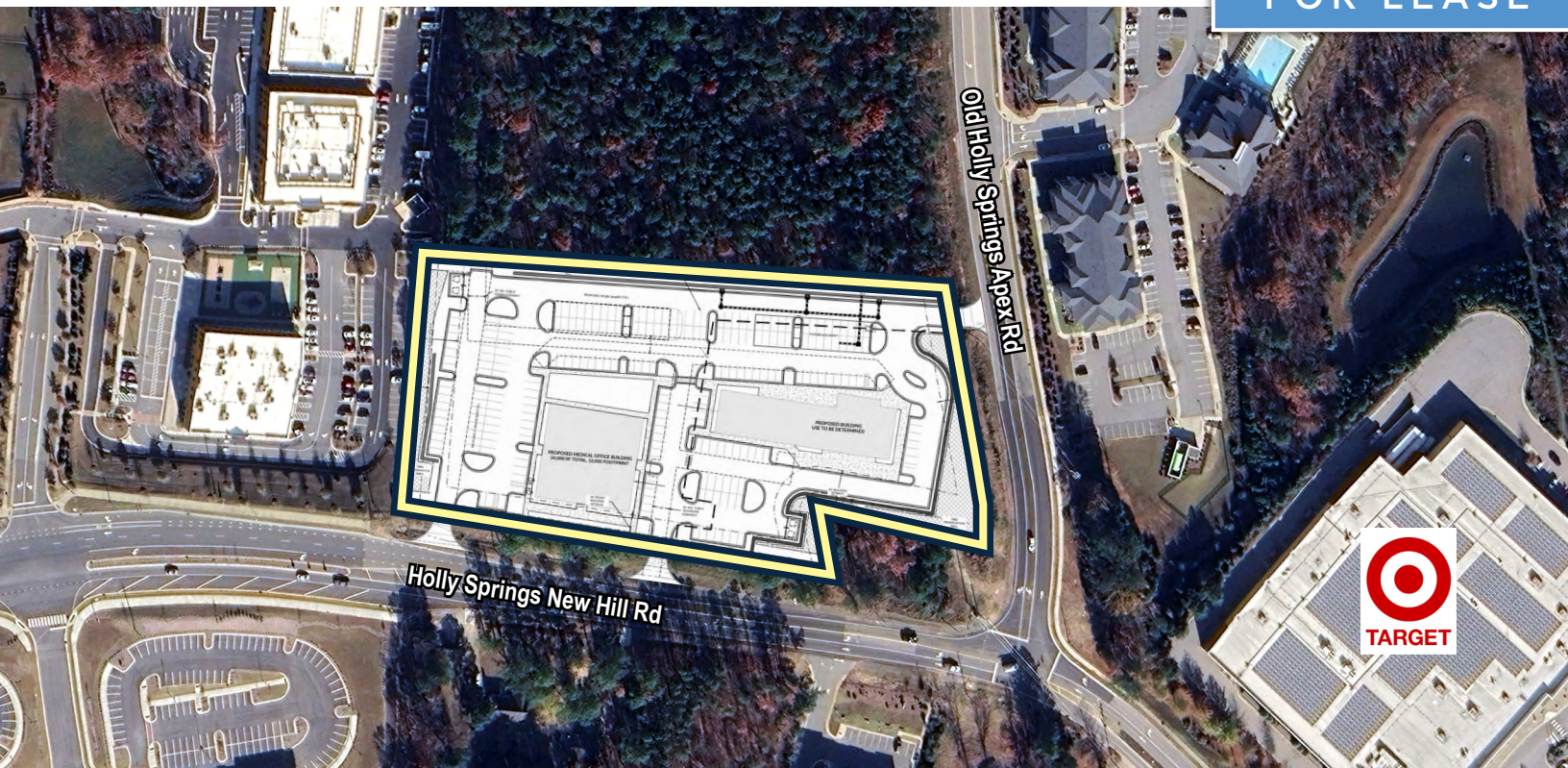


1338 NEW HILL ROAD

Holly Springs, NC 27539

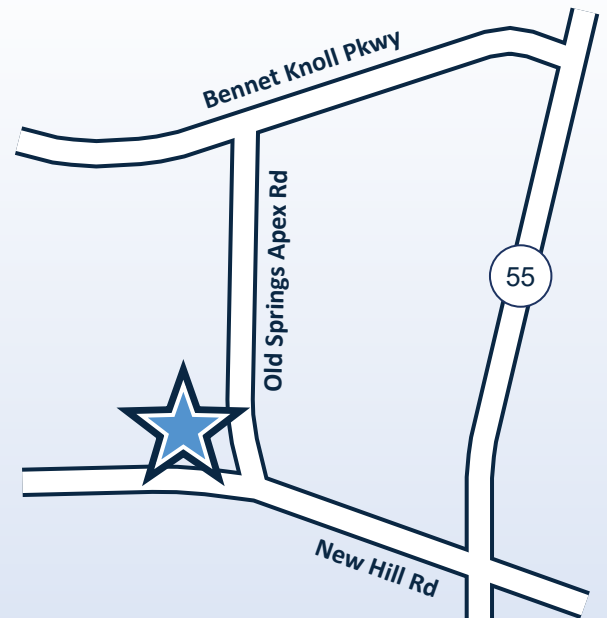
FOR LEASE



Now Pre-Leasing Medical Office Space | Build-to-Suit Opportunities

HIGHLIGHTS

- ±6.69 acres zoned for medical office or mixed-use development
- Prime location at the intersection of New Hill Rd & Old Holly Springs Apex Rd
- Excellent visibility and access to NC 55 & I-540
- Neighboring residential and commercial development projects underway
- Strategic location in a fast growing market
- At the Center of Triangle's Life Science and Medical Innovation Corridor



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Strategic Location in a Fast-Growing Market

- 60% population growth over the past 10 years
- Projected 21.8% population growth over the next 5 years
- Median household income: \$123,483
- Median home value: \$426,000+
- Highly educated population: Over 50% hold a bachelor's degree or higher

At the Center of the Triangle's Life Science and Medical Innovation Corridor

RECENT MAJOR INVESTMENTS NEARBY:

- Genentech: \$700M facility, 420 new jobs
- Amgen: \$1B expansion, 370 new jobs
- Fujifilm Diosynth: \$1.2B biomanufacturing expansion, 680 new jobs

Surrounding Development

- Across from new 230-unit apartment complex (Holly Springs Place)
- Minutes from Holly Springs Towne Center and major retailers
- 10-minute drive to future Triangle Innovation Point biotech campus

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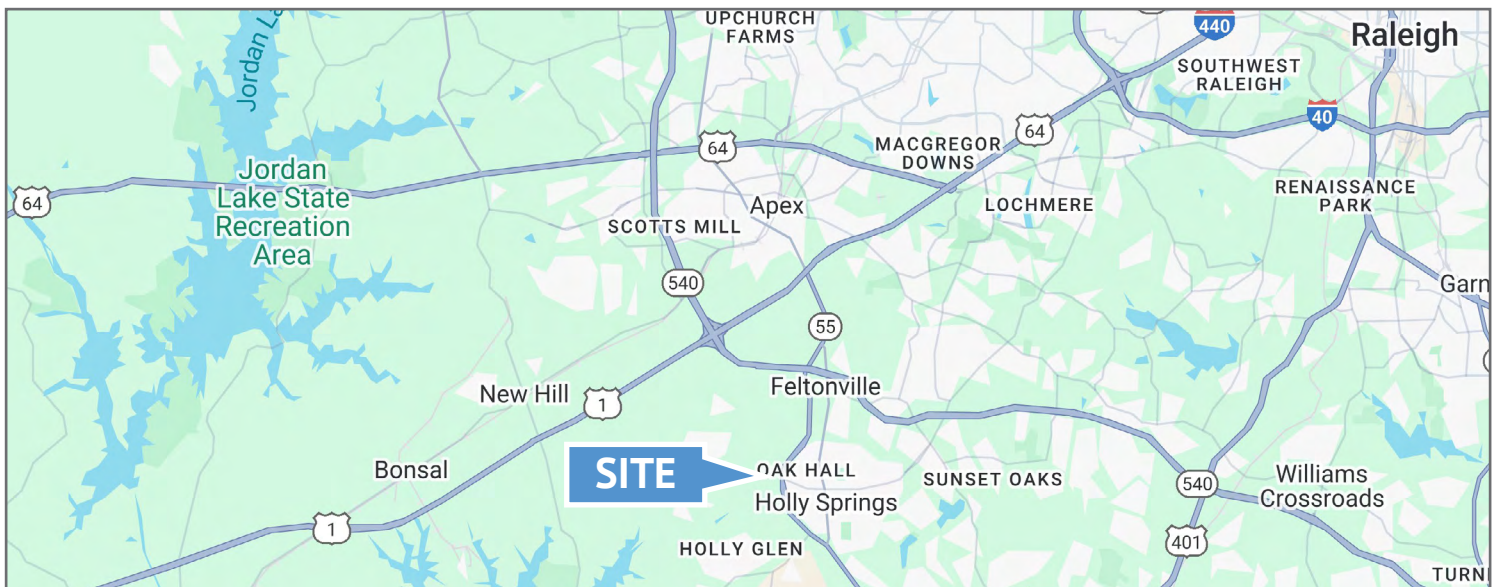


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FOR LEASE

LOCATION OVERVIEW



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