

11651 HOLLY SPRINGS NEW HILL RD
HOLLY SPRINGS, NC 27540



700K+ SF cGMP, PD, Lab, R&D, Office

OPERATIONAL-READY BY 2027/28. BUILT FOR SPEED. DESIGNED FOR SCALE.

FUJIFILM

Building B
101 Barabella Way

Building A
11651 Holly Springs New Hill Rd

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

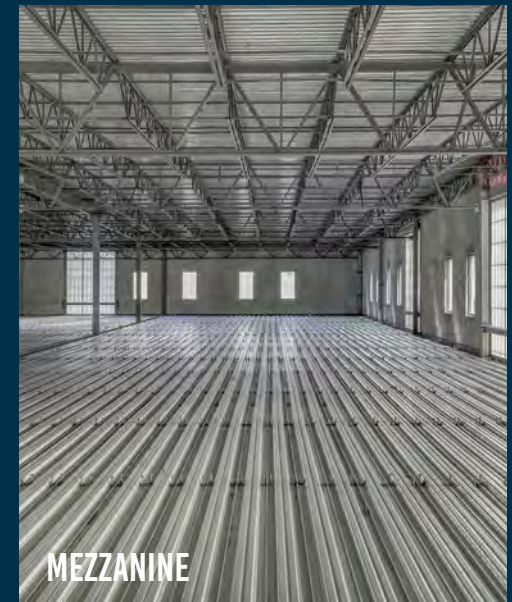
APOLLO

GeneSuites™
where cures thrive

CBRE

COMPLETE: 338K SF CATALYST SHELL - BUILDINGS A & B

ENGINEERED FOR FLEXIBILITY - ENERGIZED WITH 12 MW POWER



SITE PLAN

Bldg A: 11651 Holly Springs New Hill Rd,
Holly Springs, NC 27540

Bldg B: 101 Barabella Wy,
Holly Springs, NC 27540

Building	Type
A 169,000 SF	cGMP — AVAILABLE NOW CATALYST SHELL COMPLETE Single-Story with Mezzanine
B 169,000 SF	cGMP — AVAILABLE NOW CATALYST SHELL COMPLETE Single-Story with Mezzanine
C ±178,000 SF	CONCEPTUAL PHASE II cGMP/PD/R&D Single-Story with Mezzanine
D ±210,000 SF	CONCEPTUAL PHASE II cGMP/Lab/Office Up to 5-Stories

TOTAL AVAILABLE: 726,000 SF



-  **50,000 SF**
SHOPS & RESTAURANTS
-  **135+ Room**
HOTEL
-  **Open-Air**
LOUNGE & DINING
-  **3 Min Walk**
FROM CATALYST BIOCAMBUS



BLDG C @ EXPANSION OPPORTUNITY

Entitlement for 525,000 SF (3-stories) in progress



Bldgs A/B: Power On & Fit-Out Ready

Catalyst Shell Complete means Buildings A & B are fully energized (12MW total / 6MW each), with mezzanine and critical cGMP infrastructure in place to accelerate construction timelines.

Installed and live:

- ✓ Power Available Immediately
- ✓ Enclosed Switches & Panelboards
- ✓ Switchboards & Transformers Installed
- ✓ CT Cabinets & Meters

cGMP Capacity Today vs. Tomorrow

Immediate opportunity with long-term scalability for evolving program needs. Example biologics capacities shown; capacity varies by modality & process:

- ✓ Current Total Capacity (Buildings A & B):
4x15000L SS E. coli or 12x2000L SUB mAbs
- ✓ Full Campus Potential (Buildings C & D):
8x15000L SS E. coli or 24x2000L SUB mAbs

700K+ Campus Strategy

Adjacent land is site-work ready and available for additional cGMP, PD, R&D, Lab and/or office.

Expansion Site:

- ✓ Up to 388K SF build-to-suit opportunity
- ✓ Building C Fully Entitled
- ✓ Building D Planning in Process

BUILDINGS A&B

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



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

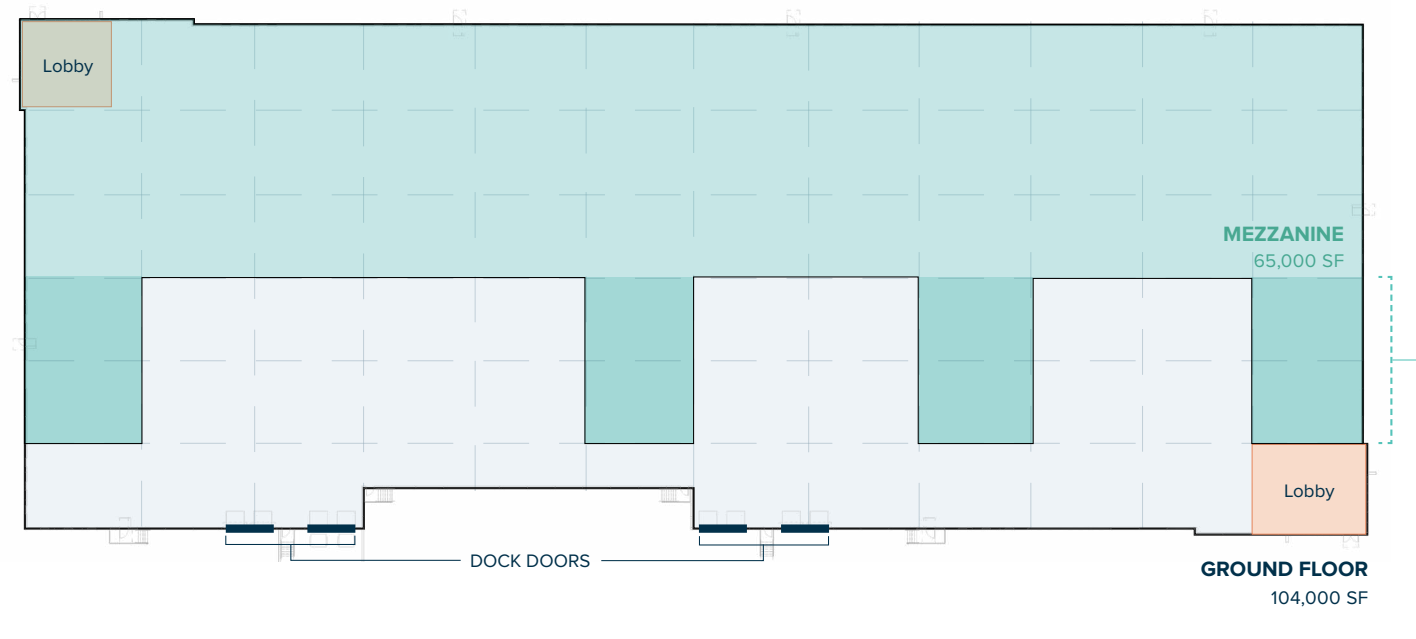
*Catalyst BioCampus has secured an agreement with Duke Energy to service power to the site. Additional power can be added upon request.

BUILDING A & B

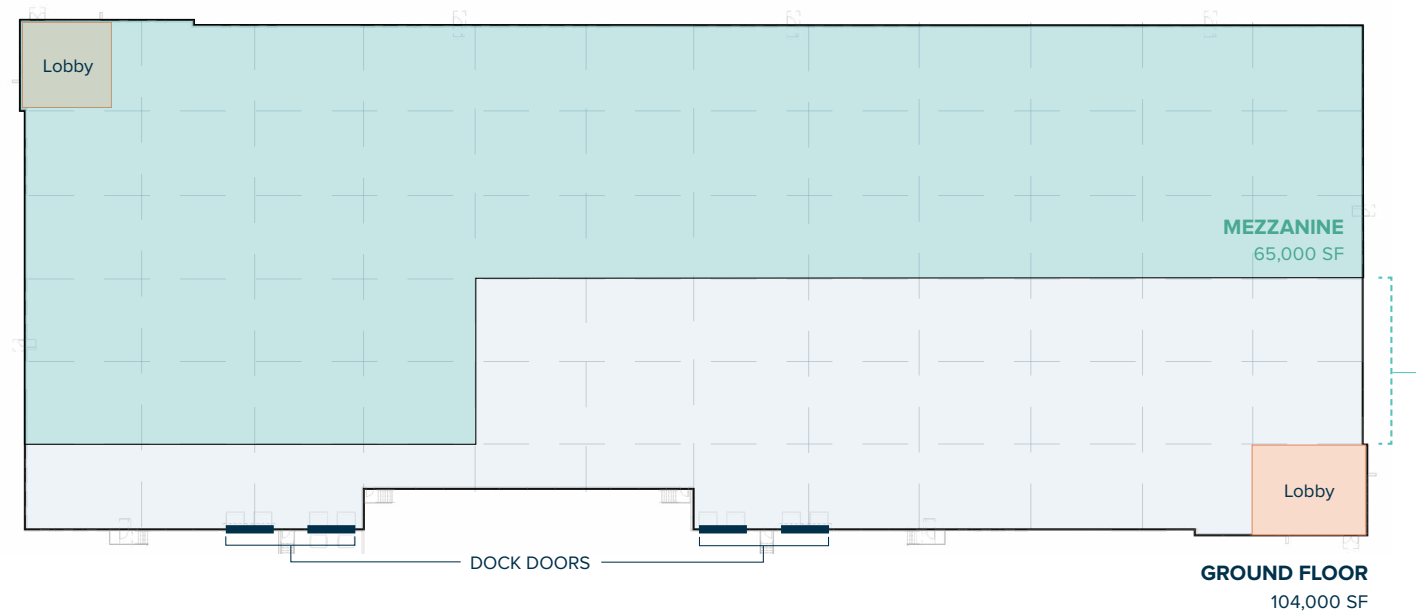
FLOOR PLAN

FULL BUILDING OR MULTI-TENANT OPTIONS

- Flexible options for full-building or multi-tenant suites (~40-80K SF), each with independent metering and HVAC.
- Critical infrastructure installed to enable operations as early as 2027.
- Buildings A&B each support up to 2x15K SS E. coli and 6x2K SUB mAbs. (sample test fits available in the following pages)
- Combined with Buildings C&D expansions, Catalyst can support up to 8x15K SS E. coli and 24x2K SUB mAbs.



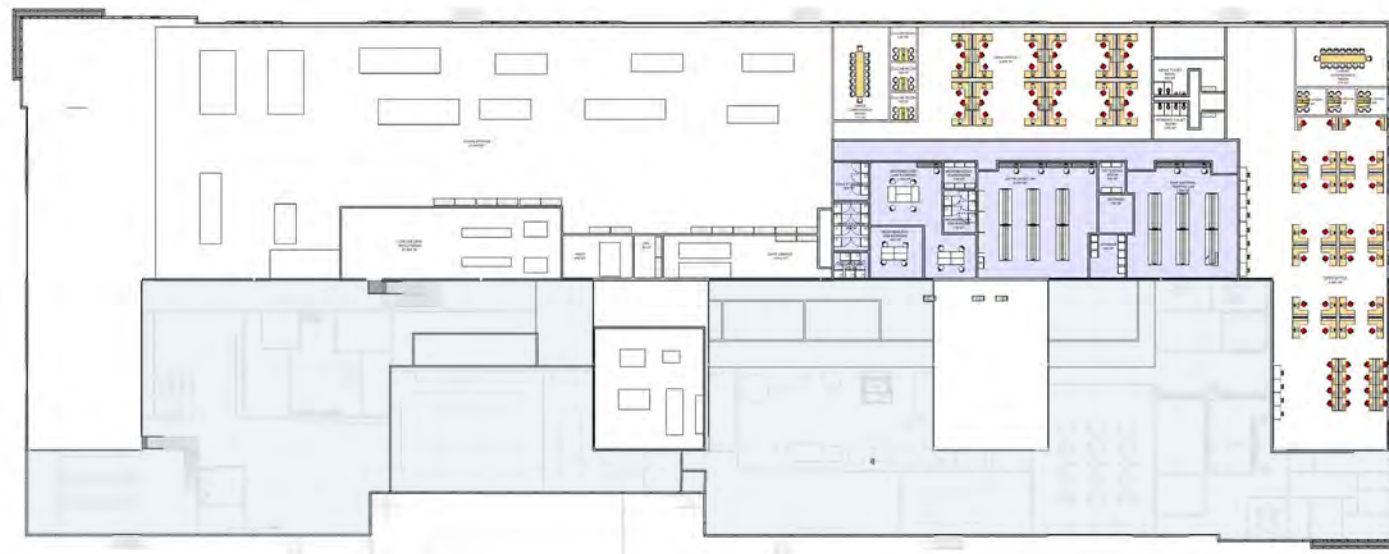
Option to reconfigure Mezzanine to optimize floor plan



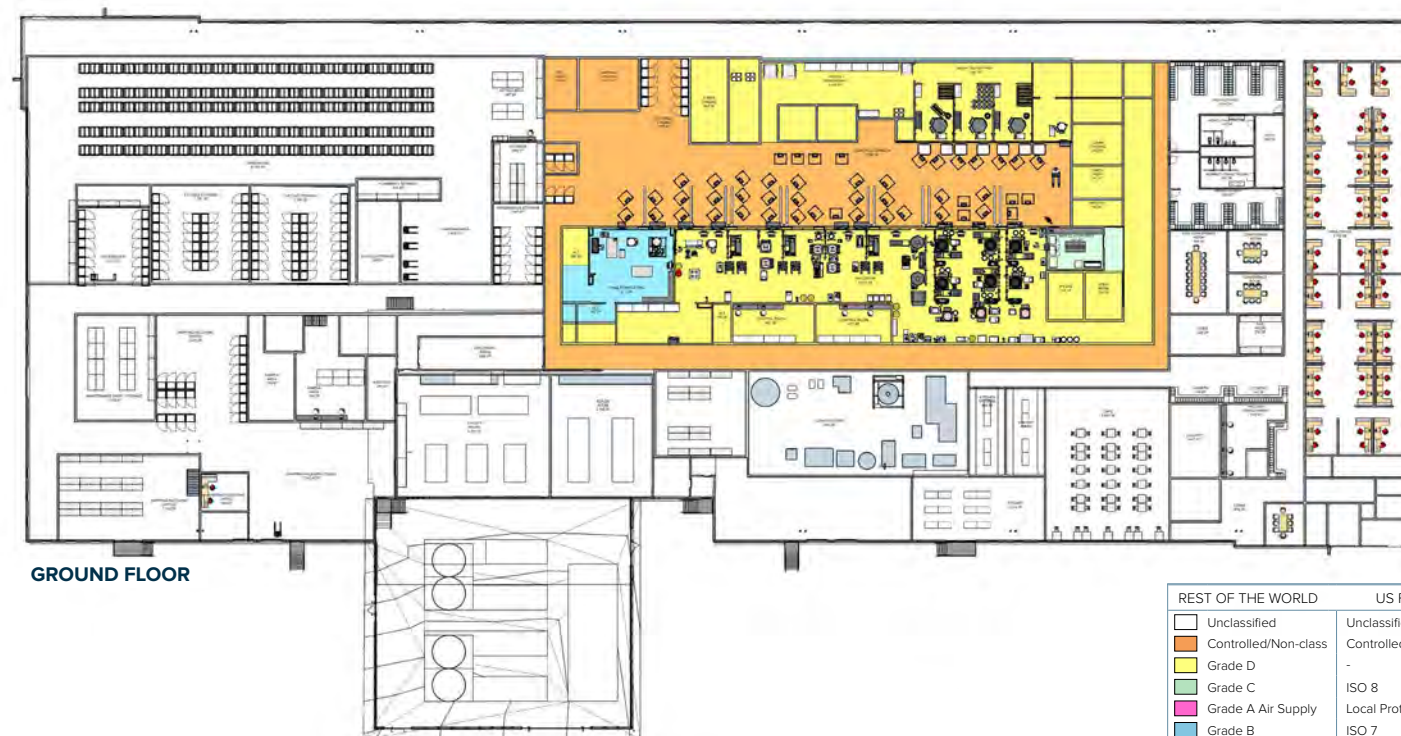
CONCEPTUAL TEST FIT

6x2K SUB mAbs

SINGLE BUILDING
USER 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

GENE THERAPY

2-Suite Option

Suite 1:

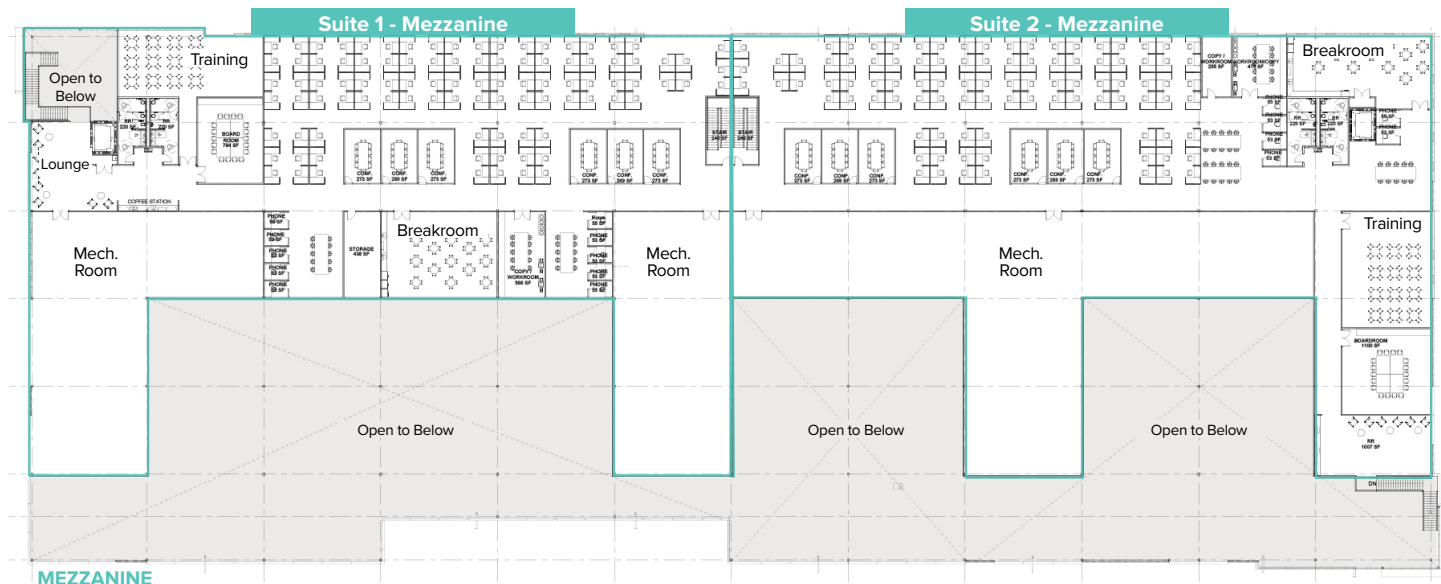
End-to-End cGMP manufacturing of **2x500L** scale adherent or suspension cell culture based gene therapies

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:

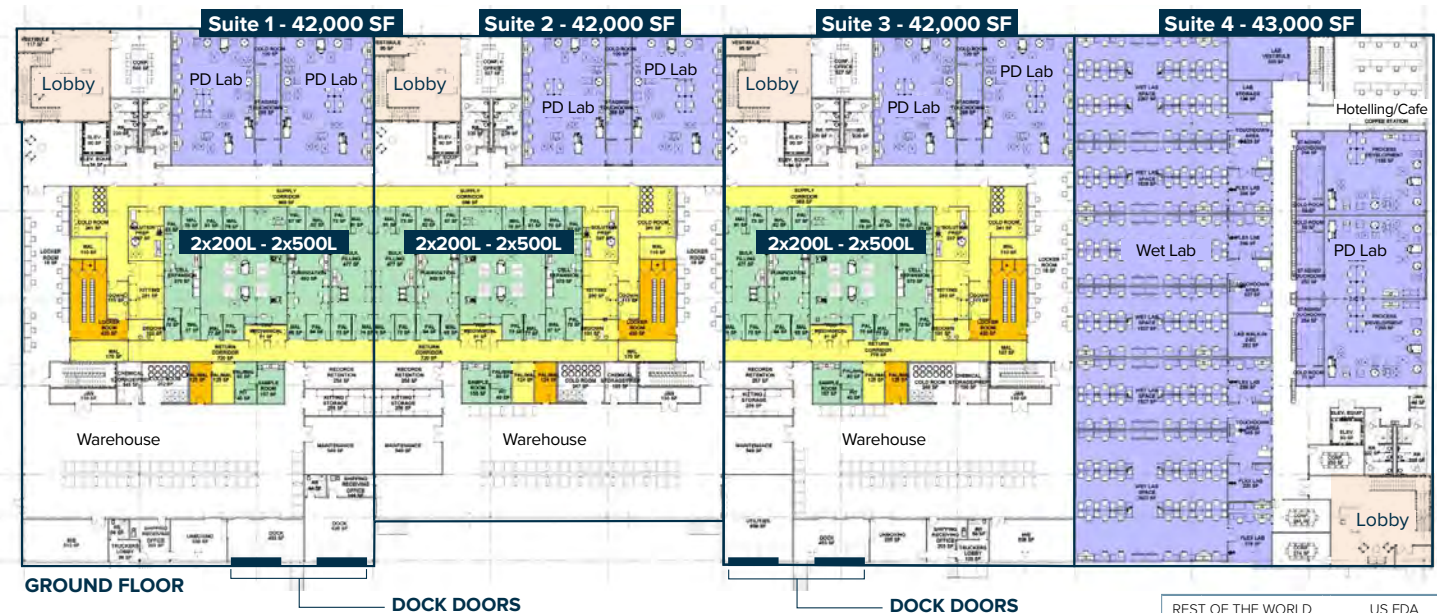
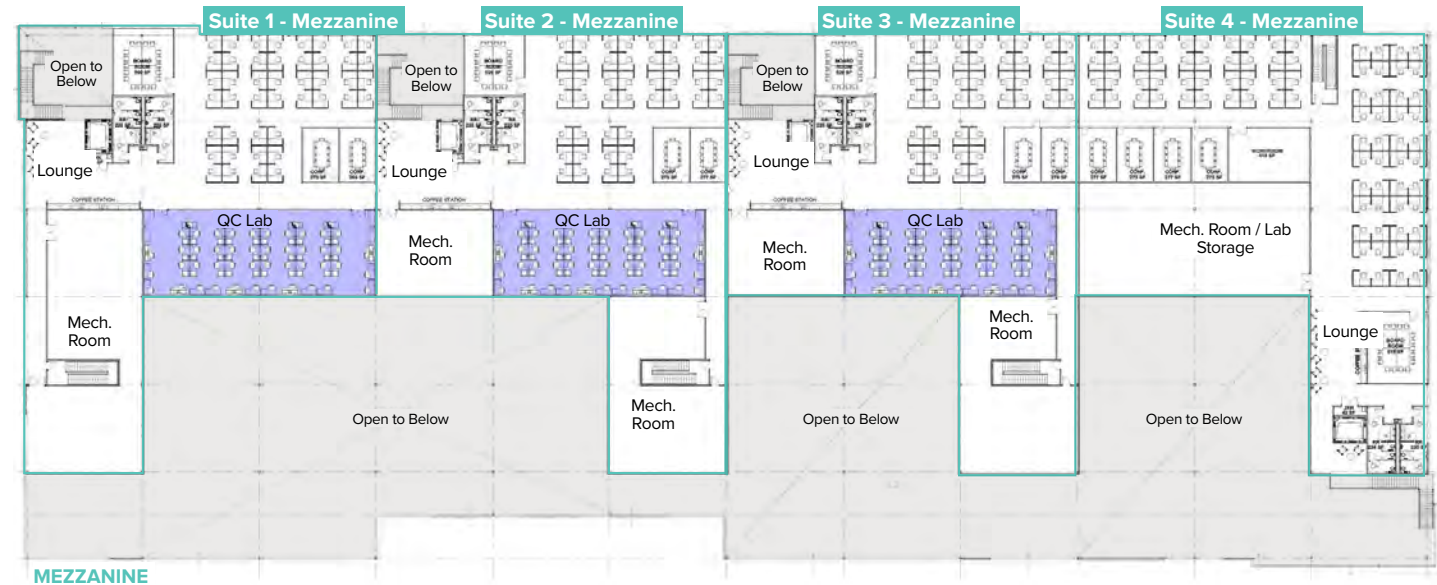
End-to-End cGMP manufacturing of **2x200L** to **2x500L** scale adherent or suspension cell culture based gene therapies

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		-
	Grade C		ISO 8
	Grade A Air Supply		Local Protection
	Grade B		ISO 7
	Grade A		ISO 5
	QC/PD Labs		Unclassified

PERFECTLY POSITIONED IN HOLLY SPRINGS

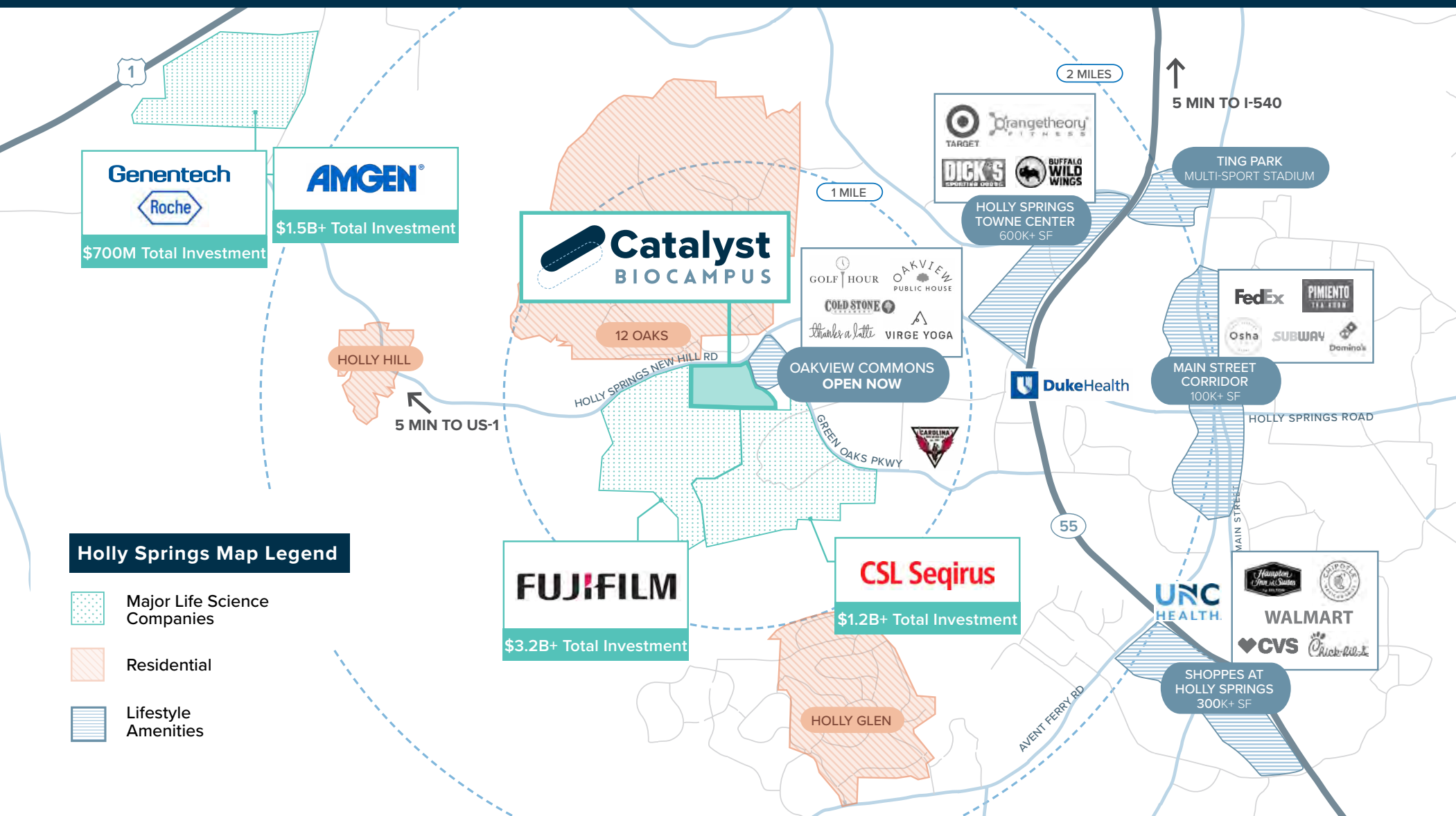
DIRECT SIDEWALK ACCESS TO NEW RETAIL AMENITIES



CLOSE TO HOMES, AMENITIES & LIFE SCIENCE LEADERS

OVER \$6.6BN INVESTED IN HOLLY SPRINGS

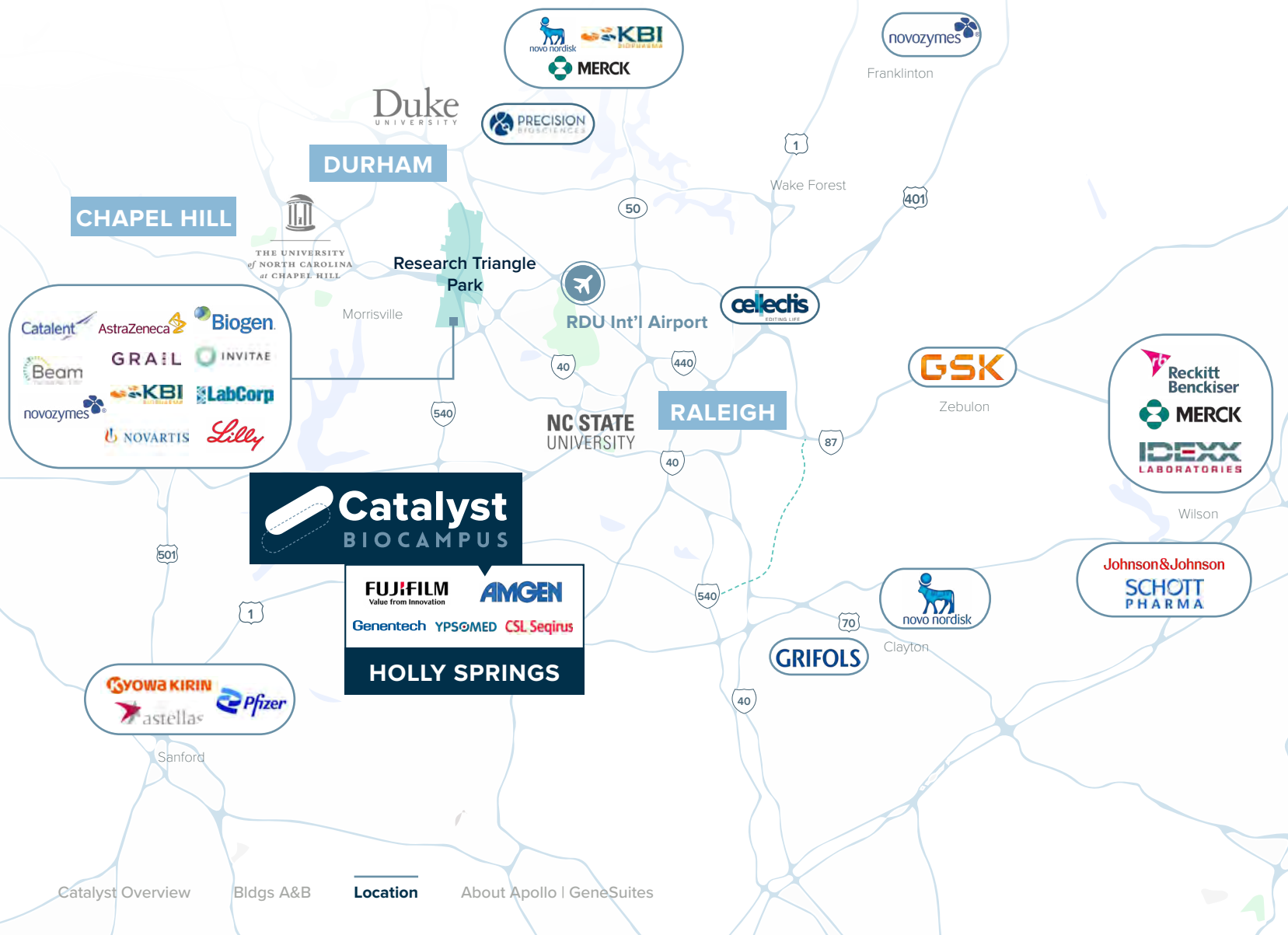
Home to Fujifilm's record-breaking mAbs facility, Amgen, Seqirus, and now Genentech/Roche's \$700M expansion.



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

Sources: 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

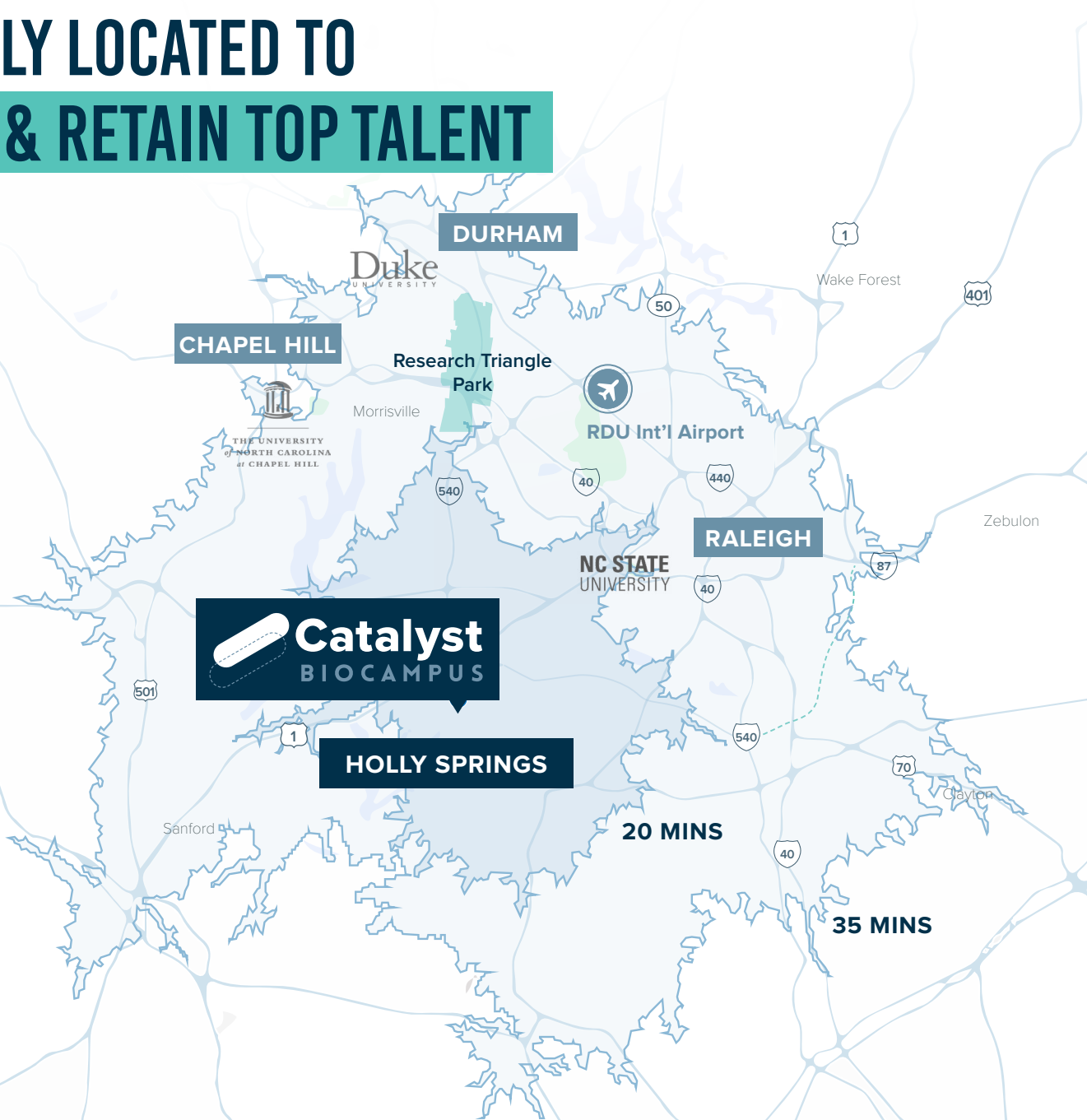
20 Mins: 219,456
35 Mins: 845,069

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.*

\$15.3 B

Total Biomanufacturing Investments in Raleigh-Durham Since 2020

\$5.6 B

INVESTED IN HOLLY SPRINGS SINCE 2020

OVER 27%

of the Total Biomanufacturing Investments Announced in Raleigh-Durham¹ have been made in Holly Springs

2020 - 2022



NEW
201 new jobs
\$83M investment



NEW
209 new jobs
\$109M investment

HOLLY SPRINGS



NEW
725 new jobs
\$2.0B investment



EXPANSION
50 new jobs
\$100M investment



NEW
325 new jobs
\$213M investment



EXPANSION
200 new jobs
\$157M investment



EXPANSION
300 new jobs
\$352M investment



NEW
398 new jobs
\$100M investment

HOLLY SPRINGS



NEW
355 new jobs
\$550M investment



EXPANSION
90 new jobs
\$200M investment



EXPANSION
145 new jobs
TBD investment



EXPANSION
40 new jobs
\$34M investment



NEW
460 new jobs
\$470M investment



EXPANSION
250 new jobs
\$150M investment



EXPANSION
100 new jobs
\$110M investment



NEW
200 new jobs
\$125M investment



EXPANSION
100 new jobs
\$188M investment



Expansion
200 new jobs
\$40M investment

2023 - CURRENT



EXPANSION
100 new jobs
\$450M investment

HOLLY SPRINGS



EXPANSION
300 new jobs
\$1B investment



NEW
102 new jobs
\$200M investment



EXPANSION
TBD new jobs
\$500M investment



NEW
275 new jobs
\$147M investment



EXPANSION
1,000 new jobs
\$4.1B investment

HOLLY SPRINGS



EXPANSION
680 new jobs
\$1.2B investment



NEW
289 new jobs
\$145M investment



NEW
420 new jobs
\$1B investment



EXPANSION
124 new jobs
TBD investment



NEW
400 new jobs
\$371M investment



EXPANSION
78 TW Alexander
\$33M investment

HOLLY SPRINGS



NEW
400 new jobs
\$700M investment



EXPANSION
2 locations
TBD investment

HOLLY SPRINGS



NEW
200 new jobs
\$200M investment

2014 - 2019 : HOLLY SPRINGS



NEW FACILITY + EXPANSION
\$1.23B investment

¹Since 2018
²In 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.**

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

#1

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

ZIPPIA.COM, 2019

#3

**MOST POPULAR ZIP
CODE IN TRIANGLE**

ZILLOW, 2021

#5

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

WALLETHUB, 2019

TOP
5

**BEST PLACES TO LIVE
IN NORTH CAROLINA**

HOMESNACKS, 2021

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, 2025, Apollo has \$908 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



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

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



LEASED BY

CBRE

LEE CLYBURN, SIOR

Executive Vice President

lee.clyburn@cbre.com

919.831.8266

JOHN HOGAN, III

Vice President

john.hogan@cbre.com

919.831.8264

DEVELOPED BY

APOLLO

GeneSuites™
where cures thrive

CatalystBioCampus.com

© 2026 CBRE, Inc., Apollo & GeneSuites. All rights reserved. This information has been obtained from sources believed reliable but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE, Apollo & GeneSuites, and the CBRE, Apollo & GeneSuites logo are service marks of their respected owners. All other marks displayed on this document are the property of their respective owners, and the use of such logos does not imply any affiliation with or endorsement of CBRE, Apollo & GeneSuites.