

100% OCCUPIED | SINGLE-TENANT | FLEX R&D FACILITY

301 Gregson

RALEIGH / CARY, NORTH CAROLINA

TRINITY
PARTNERS



**EXCLUSIVE MARKETING AGENTS –
TRINITY PARTNERS INVESTMENT SALES**



MARK ALVIANO, PARTNER
919.602.2671 · malviano@trinity-partners.com



ERIC JENNINGS, ASSOCIATE
336.413.9110 · ejennings@trinity-partners.com



DUNN MILEHAM, PARTNER
704.608.7095 · wdm@trinity-partners.com



DAVID MORRIS, DIVISION PARTNER
704.777.2579 · dmorris@trinity-partners.com

Offering Summary

Trinity Partners, LLC, on behalf of the Owner, is pleased to serve as exclusive advisor for the sale of 301 Gregson Drive (“Gregson” or the “Property”), a mission-critical research and development (R&D) facility located in the high-performing suburb of Cary, North Carolina, a central part of the greater Raleigh-Durham metropolitan area. Spanning 33,232-rentable-square-feet, the Property has been fully occupied by SmallHD (the “Tenant”) for nearly a decade; the Tenant recently extended its term through October 2029 as it continues to enjoy the functionality of the purpose-built facility.

Located within the Research Triangle region, the Property and Tenant benefit from proximity to one of the most prominent innovation clusters in the United States, anchored by Research Triangle Park and major universities including Duke University, the University of North Carolina at Chapel Hill, and North Carolina State University.

This lease will provide an investor with dependable, creditworthy income via the newly renewed lease commencing in October 2026. With minimal landlord responsibilities and annual rental escalations of 3.5%, the offering presents an exceptional opportunity to own a high-quality asset in a dynamic, high-growth market.

PROPERTY SUMMARY

ADDRESS	301 Gregson Drive, Cary, NC 27511
YEAR BUILT/RENOVATED	1986 / 2018
RBA	33,232 RSF
OFFICE SF (%)	±17,700 SF (53%)
ASSEMBLY & TESTING SF (%)	±3,000 SF (9%)
WAREHOUSE SF (%)	±12,532 SF (38%)
OCCUPANCY	100%
LEASE EXPIRATION	October 31, 2029
PARKING	132 (4.0/1,000)
SITE SIZE	4.99 acres

MISSION CRITICAL US HEADQUARTERS LOCATION IN THE RESEARCH TRIANGLE REGION

The Property serves as a mission-critical engineering, product development, and operational hub for SmallHD, a leading provider of premium video monitors and software solutions for the film, television, and digital content production industries.

The building's specialized configuration—combining office, engineering workspace, testing environments, and light production capabilities—allows the tenant to integrate research, product development, and operational functions within a single facility.

This functional alignment between the tenant's core business operations and the property's R&D/flex design supports long-term tenancy stability and strong tenant retention characteristics.



GLOBAL CORPORATION WITH U.K. BASED PARENT VIDENDUM PLC

SmallHD operates as part of the Creative Solutions division of Videndum plc (LSE: VID), a Richmond, UK based, publicly traded global provider of premium branded products and solutions serving broadcasters, cinematographers, and content creators worldwide. Founded in 1910 and listed on the London Stock Exchange, Videndum maintains a diversified global platform with approximately \$380 million in revenue (FY 2024) and roughly 1,300 employees across North America, Europe, and Asia.

Videndum operates through three primary business segments—Media Solutions, Production Solutions, and Creative Solutions—with the latter focused on the design, manufacturing, and distribution of high-performance products for film, television, and live production. This includes video transmission systems, lens control systems, professional monitors, and a range of camera accessories. The Creative Solutions division accounts for approximately 20% of the company's total revenue.

SmallHD, a recognized industry leader in premium on-camera and production monitors, serving a global customer base and representing a key brand within Videndum's Creative Solutions platform. The tenant's operations at Gregson serve as the North American headquarters for this division, supporting engineering, product development, and operational functions tied to its professional video monitor product line.



SMALLHD

Videndum

DOWNTOWN CARY

WELLINGTON PARK SHOPPING CENTER
LOWES FOODS | THE CARY PUB
CHANTICLEER CAFE & BAKERY
KEBAB SKEWER | THE ORIGINAL NY PIZZA

TO DOWNTOWN
RALEIGH

CARIBOU COFFEE | CVS
WALGREENS | ANYTIME FITNESS
USPS | DUCK DONUTS
FIRST NATIONAL BANK
WELLS FARGO | PNC BANK
FIRST HORIZON BANK

SHOPPES OF KILDAIRE
TRADER JOE'S | ALDI
UPS | BARNES & NOBLE
DICED SALADS | STAPLES
FIFTH THIRD BANK

CRESTLINE CARY
247 UNITS

WAVERLY PLACE
WHOLE FOODS | CHICK-FIL-A
SHAKE SHACK | PANERA BREAD
MOD PIZZA | FARMSIDE KITCHEN
COREPOWER YOGA | WALGREENS

KILDAIRE FARM ROAD

WAKEMED CARY

AUDOBON PARC
180 UNITS

SE CARY PARKWAY

COMFORT SUITES
122 ROOMS
HAMPTON INN
129 ROOMS

CRESCENT COMMONS
HARRIS TEETER | WALMART
PANERA BREAD

MACGREGOR DOWNS
COUNTRY CLUB

MACGREGOR VILLAGE
MACGREGOR DRAFT HOUSE
HOT SHOTS | STARBUCKS
CILANTRO INDIAN CAFE
ORANGE THEORY | SOLA SALONS

LA QUINTA INN
128 ROOMS

CRESCENT ARBORS
APARTMENTS
180 UNITS

TRYON ROAD

LIFE TIME

RESIDENCE INN
120 ROOMS

SONESTA ES SUITES
108 ROOMS

ATRIA CARY
138 UNITS

64

COURTYARD
149 ROOMS

1

HOMEWOOD SUITES
150 ROOMS

KOKA BOOTH
AMPHITHEATRE

LAKE PINE PLAZA
HARRIS TEETER | STARBUCKS
JERSEY MIKE'S | MCDONALD'S
SCHLOTSKY'S | BRUSTER'S
FIFTH THIRD BANK | COSTCO

CARY AUTO PARK

301 GREGSON

MACGREGOR PARK



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