



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

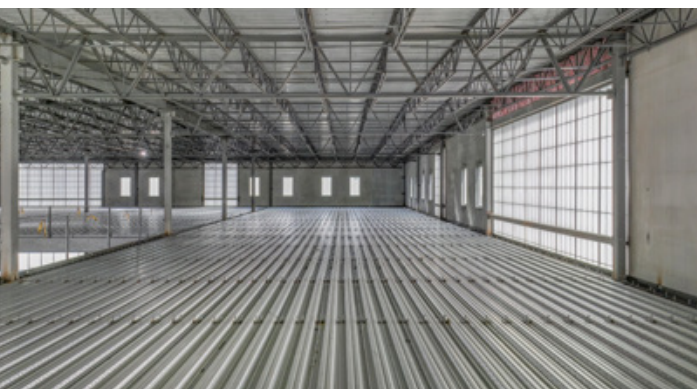
- Two Purpose-Built Advanced cGMP Building Shells with 12 MW Power – Ready for Immediate Tenant Fit-Out
- Additional 400K SF Build-to-Suit Opportunity
- Available for Lease or Sale

CSL Seqirus

FUJIFILM
Diosynth

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

APOLLO | GeneSuites™ where cures thrive | CBRE



POSITIONED TO START BIOMANUFACTURING IN 2024

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.

✓ 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

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



OAKVIEW COMMONS

OPENING 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



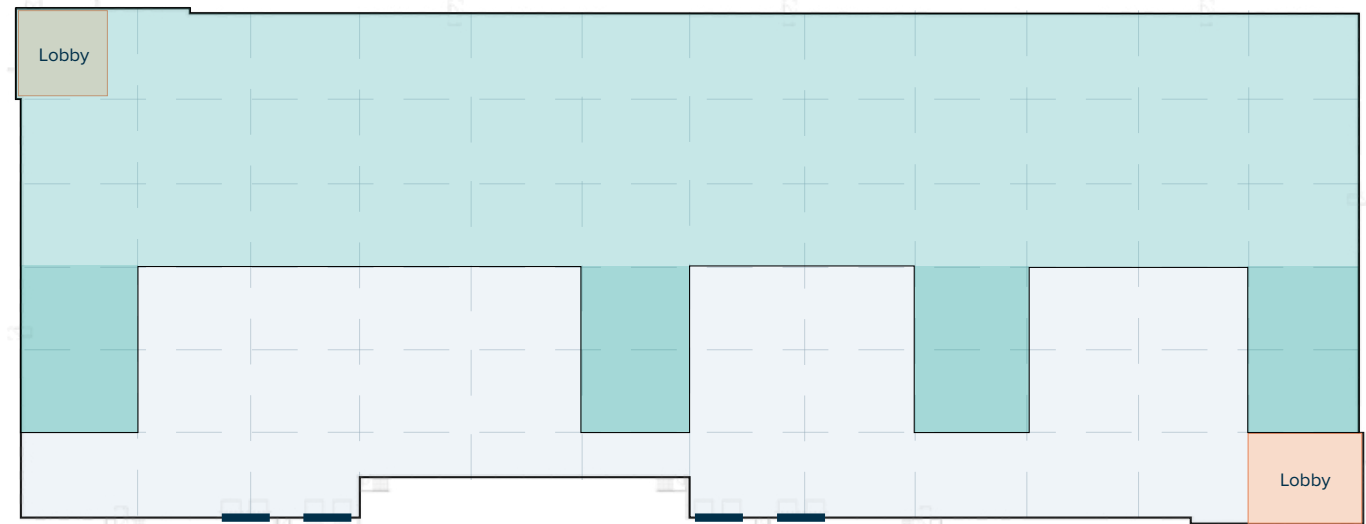
BIOPHARMACEUTICALS



CHEMICAL MANUFACTURING

MEZZANINE

65,000 SF



GROUND FLOOR

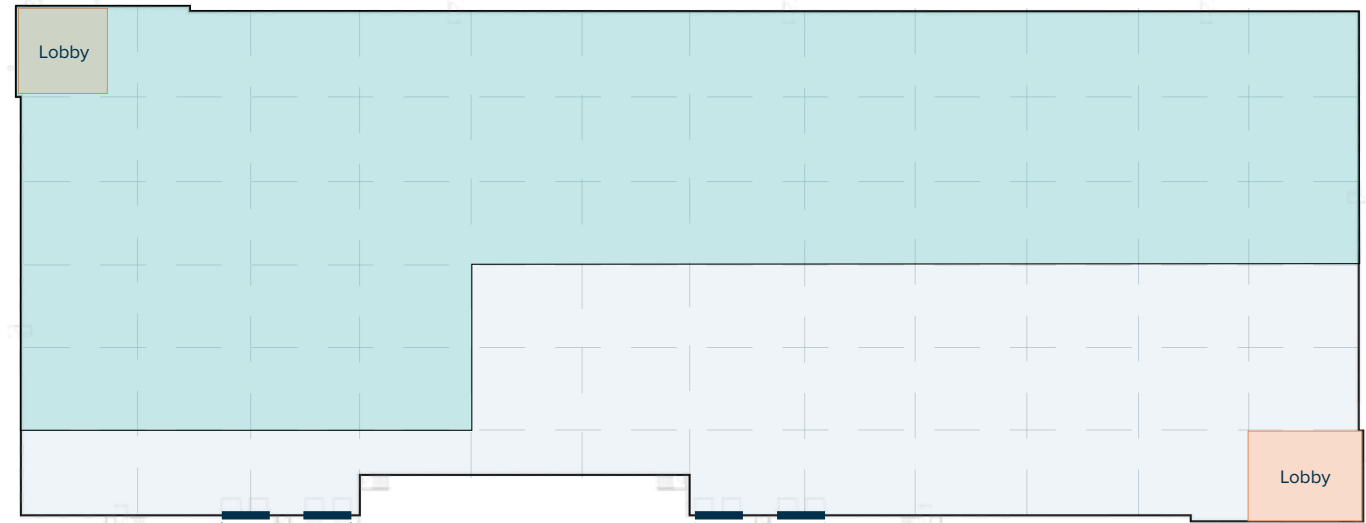
104,000 SF

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:

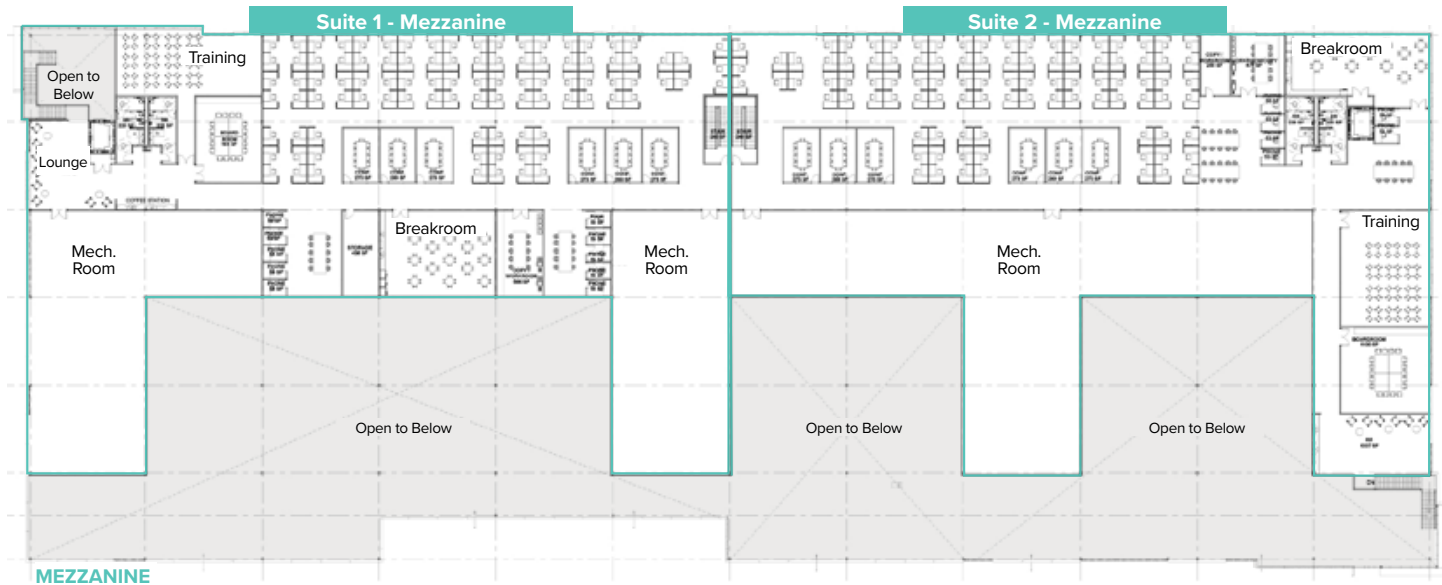
End-to-End cGMP manufacturing of **2x500L** scale adherent or suspension cell culture based gene therapies

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:

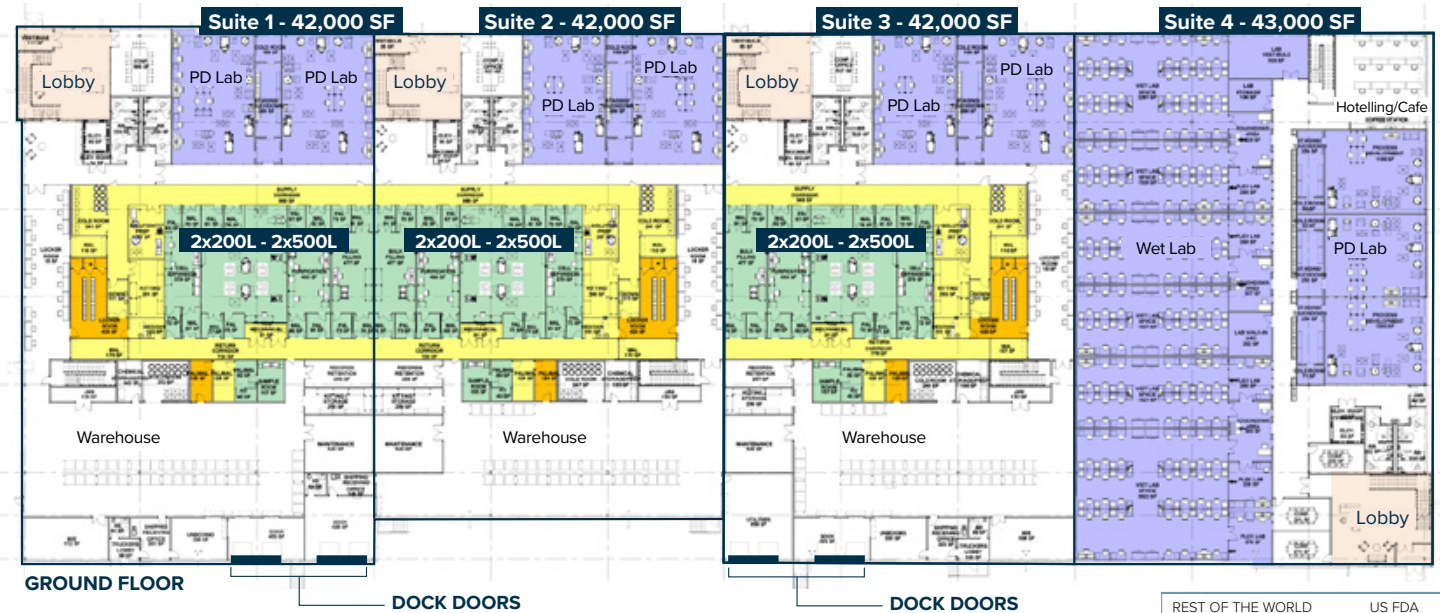
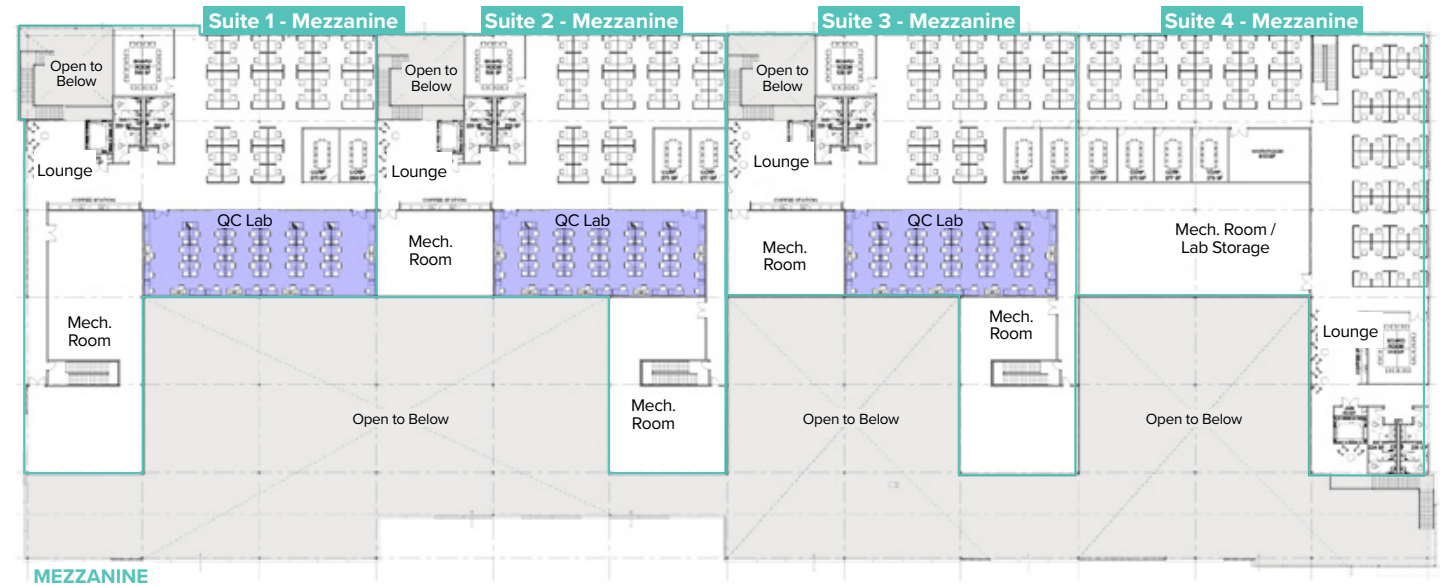
End-to-End cGMP manufacturing of **2x200L to 2x500L** scale adherent or suspension cell culture based gene therapies

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

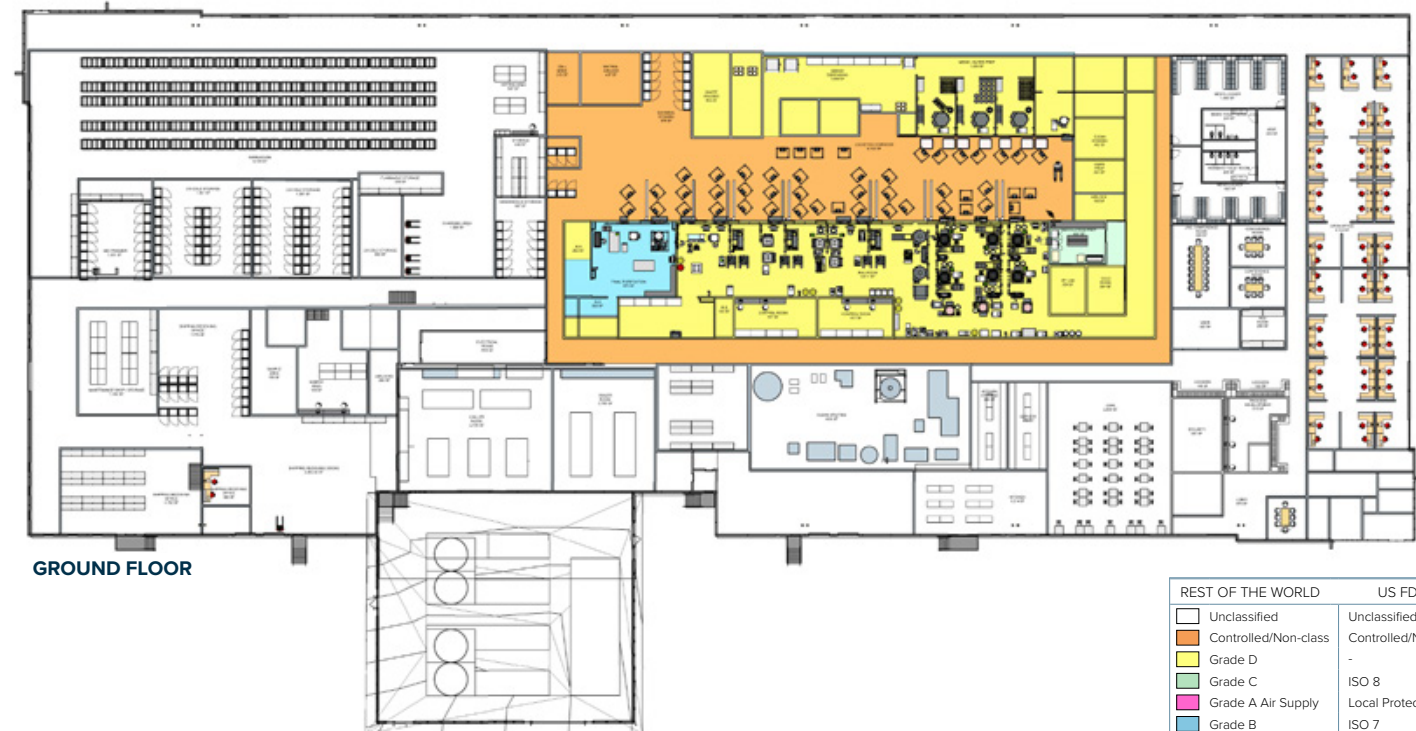


REST OF THE WORLD		US FDA	
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Controlled/Non-class	Controlled/Non-class	Controlled/Non-class	Controlled/Non-class
Grade D	Grade D	ISO 8	ISO 8
Grade C	Grade C	Local Protection	Local Protection
Grade A Air Supply	Grade A Air Supply	ISO 7	ISO 7
Grade B	Grade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

CONCEPTUAL TEST FIT
6x2K
SUB mABs
 FULL BUILDING
 CONFIGURATION



MEZZANINE



GROUND FLOOR

REST OF THE WORLD	US FDA
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Grade D	-
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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

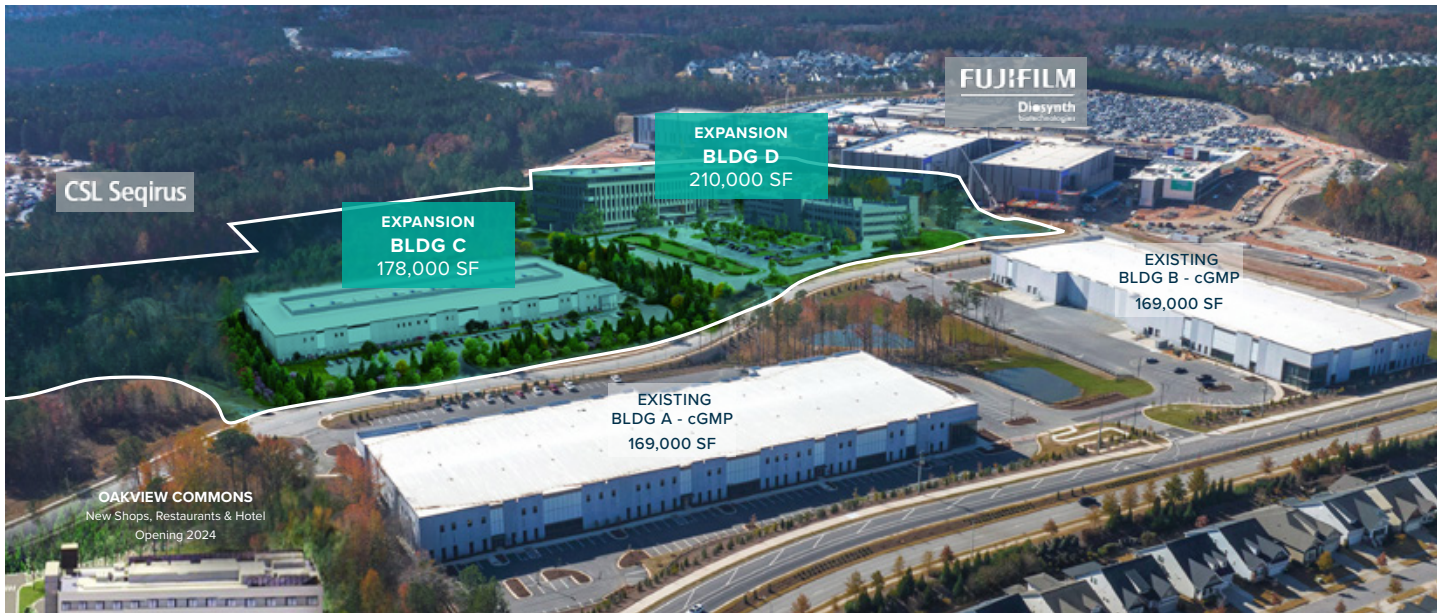


GROUND FLOOR

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/PC 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



Q2 2024

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

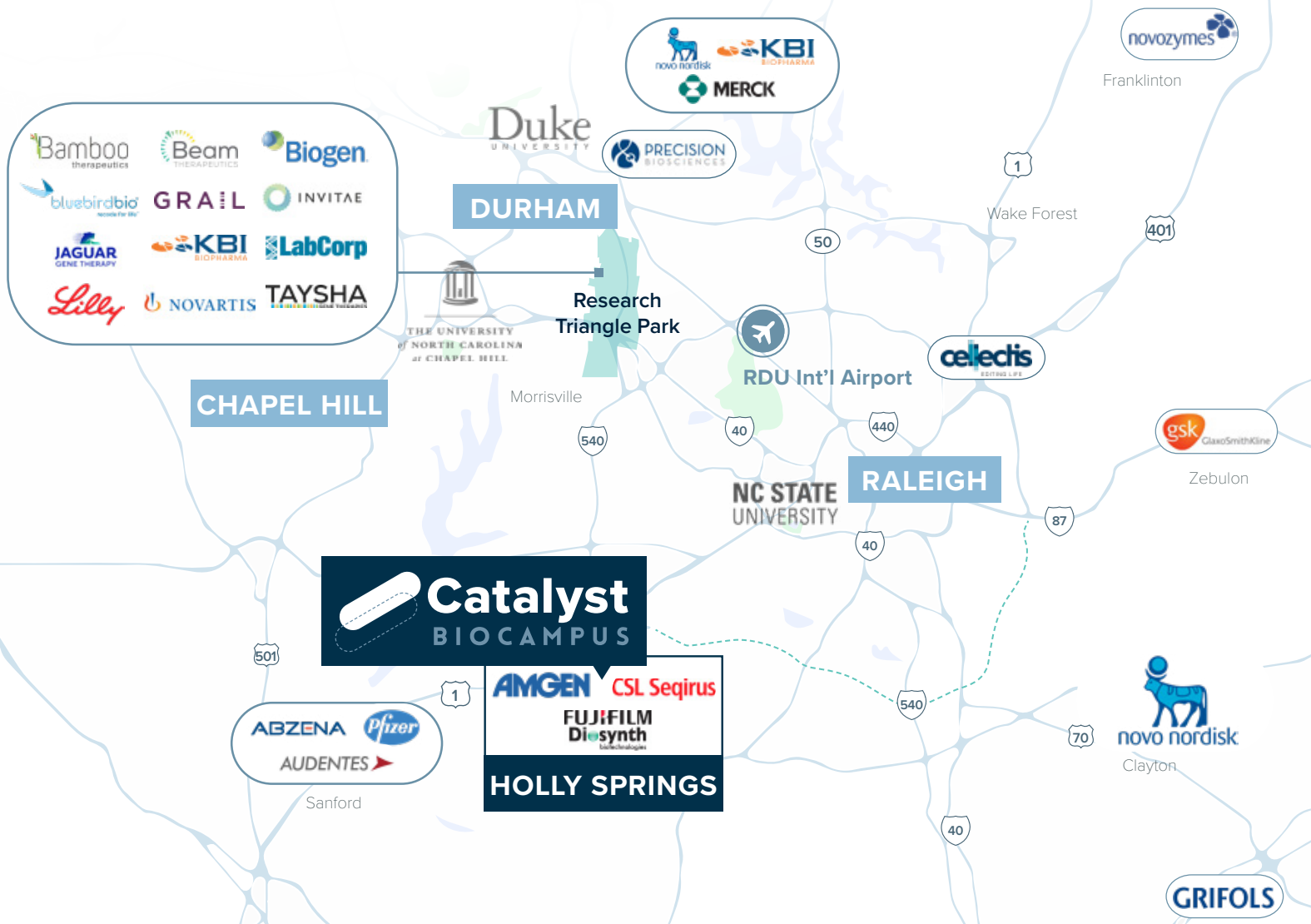


Q3 2024

Expansion Site
Ready for Sitework

RALEIGH-DURHAM REGION

THE NATION'S **INNOVATION HUB** FOR LIFE SCIENCE MANUFACTURING

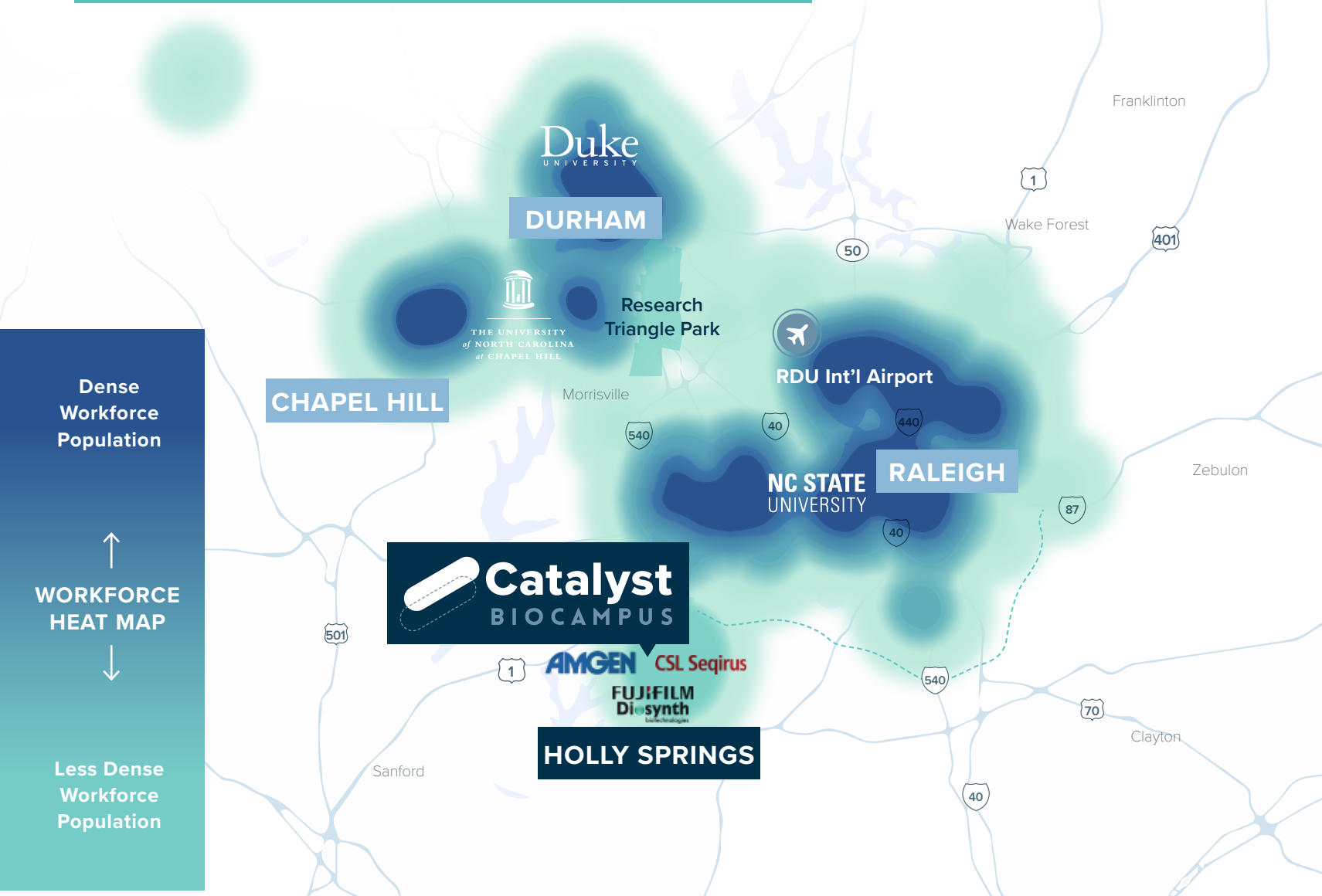


- #1** State for Business
CNBC
- #1** Best Business Climate
Business Facilities Mag
- #4** Top Life Science Cluster in the U.S.
- #4** Highest Concentration of PhDs in the US
- 810** Life Science Companies
- \$9.8B** Life Sciences Contribution to Gross Regional Product
- 5,200** Biological & Biomedical Sciences Graduates Yearly
- 2.25-2.5%** Nation's lowest corporate income tax / 0% by 2030

Source: NCBiotech, Research Triangle Regional Partnership

CATALYST BIOCAMBUS

CONVENIENTLY LOCATED TO EXISTING LIFE SCIENCE TALENT



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.**

Dense
Workforce
Population

↑
WORKFORCE
HEAT MAP
↓

Less Dense
Workforce
Population

\$6.4 B

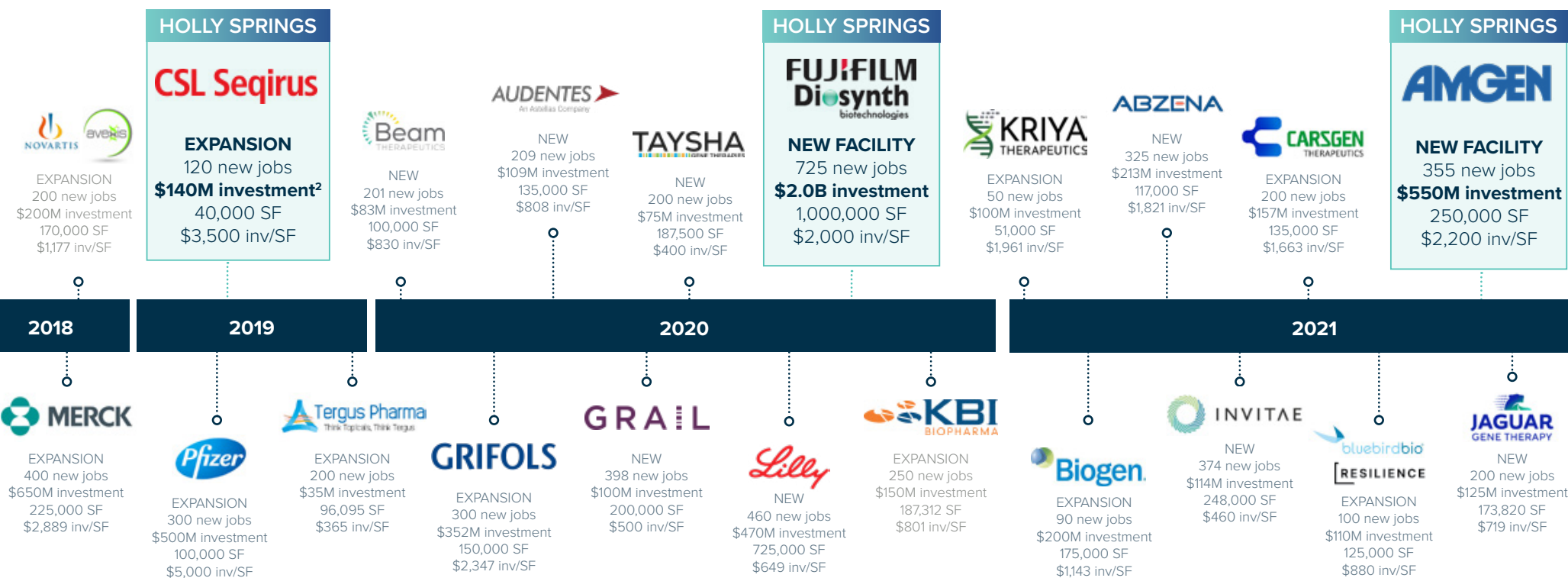
Total Biomanufacturing Investments in Raleigh-Durham Since 2018

\$2.7 B

INVESTED IN HOLLY SPRINGS SINCE 2018

OVER 40%

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



2014 - 2017 : HOLLY SPRINGS

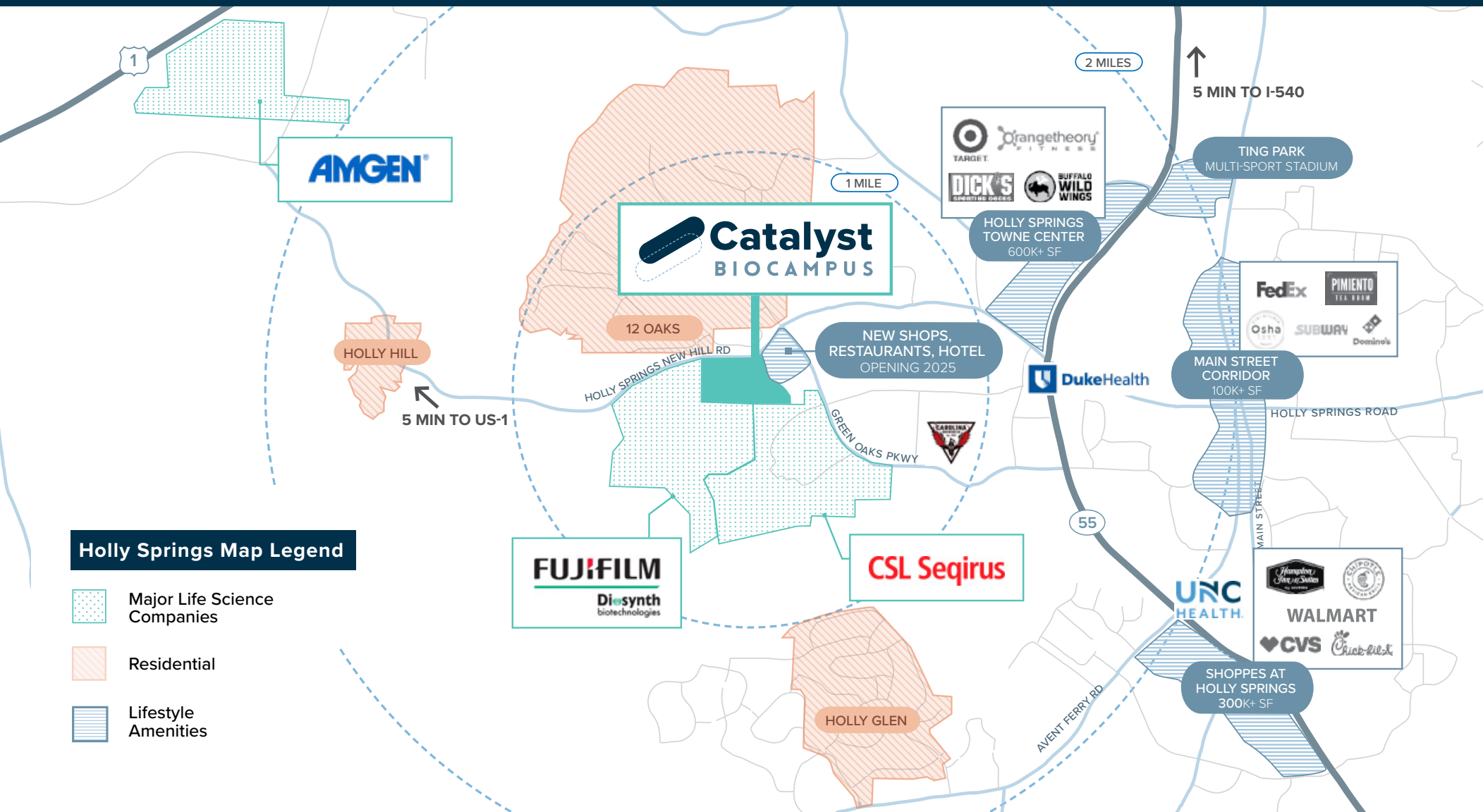
CSL Seqirus NEW FACILITY + EXPANSION
\$1.09B investment

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

HOLLY SPRINGS

\$3.8B 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

#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 June 30, 2024, Apollo has \$696 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

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DEVELOPED BY

APOLLO



GeneSuites™
where cures thrive

CatalystBioCampus.com

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