

# Life Sciences: Raleigh-Durham



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## Market Highlights

- To boost leasing activity, Trinity Capital plans to build move-in-ready lab space on an entire floor of the recently opened Roxboro office tower in Durham.
- The Museum of Life and Science in Durham received a \$244,000 grant to create a biotechnology lab exhibit, set to launch in 2026.

Science Corp. is expanding in Research Triangle Park with a \$65.0 million investment in a new production facility, the Science Foundry. The facility will produce microchips for its own products and other biotech companies, creating 50 new jobs.

## Major Developments Under Construction & Proposed



### Spark LS - Phase One

- SF: 558,000
- Delivery: Q3 2024
- Developer: Trinity Capital Advisors and Starwood Capital Group



### The Macon at Edwards Mill

- SF: 126,176
- Delivery: Q4 2024
- Developer: Blue Heel Development



### Via Labs

- SF: 265,000
- Proposed: Awaiting preleasing activity
- Developer: Longfellow Real Estate



### Research Square

- Proposed: Awaiting preleasing activity
- Developer: Sterling Bay Properties & Acram Group

## Notable Leases



### LifeScience Logistics

2324 Ferrell Rd  
250,000 sf  
Q1 2024



### Pairwise

110-112 TW Alexander Dr  
125,000 sf  
Q1 2024



### NHanced

800 Perimeter Park Dr  
55,000 sf  
Q2 2024



### Solvias

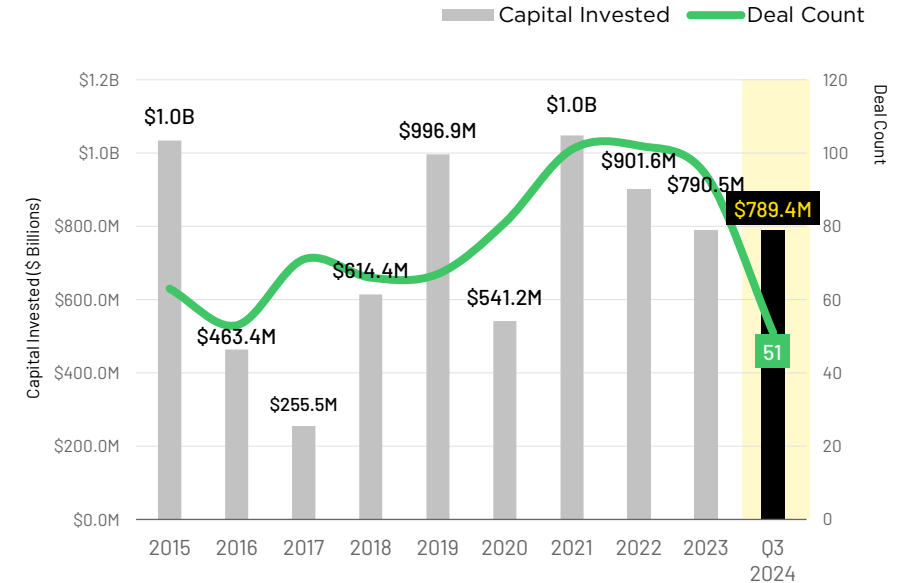
2400 Perimeter Park Dr  
50,000 sf  
Q2 2024



### Avazyme

3908 Patriot Dr  
15,100 sf  
Q3 2024

## Life Sciences Related VC Funding



Companies	Deal Size	Deal Type
Pathalys Pharma	\$105.0M	Series B
EpiCypher	\$3.3M	Seed Round
Galaxy Diagnostics	\$2.0M	Later Stage VC
PROTECT3D	\$1.7M	Seed Round
Sapere Bio	\$0.5K	Seed Round