

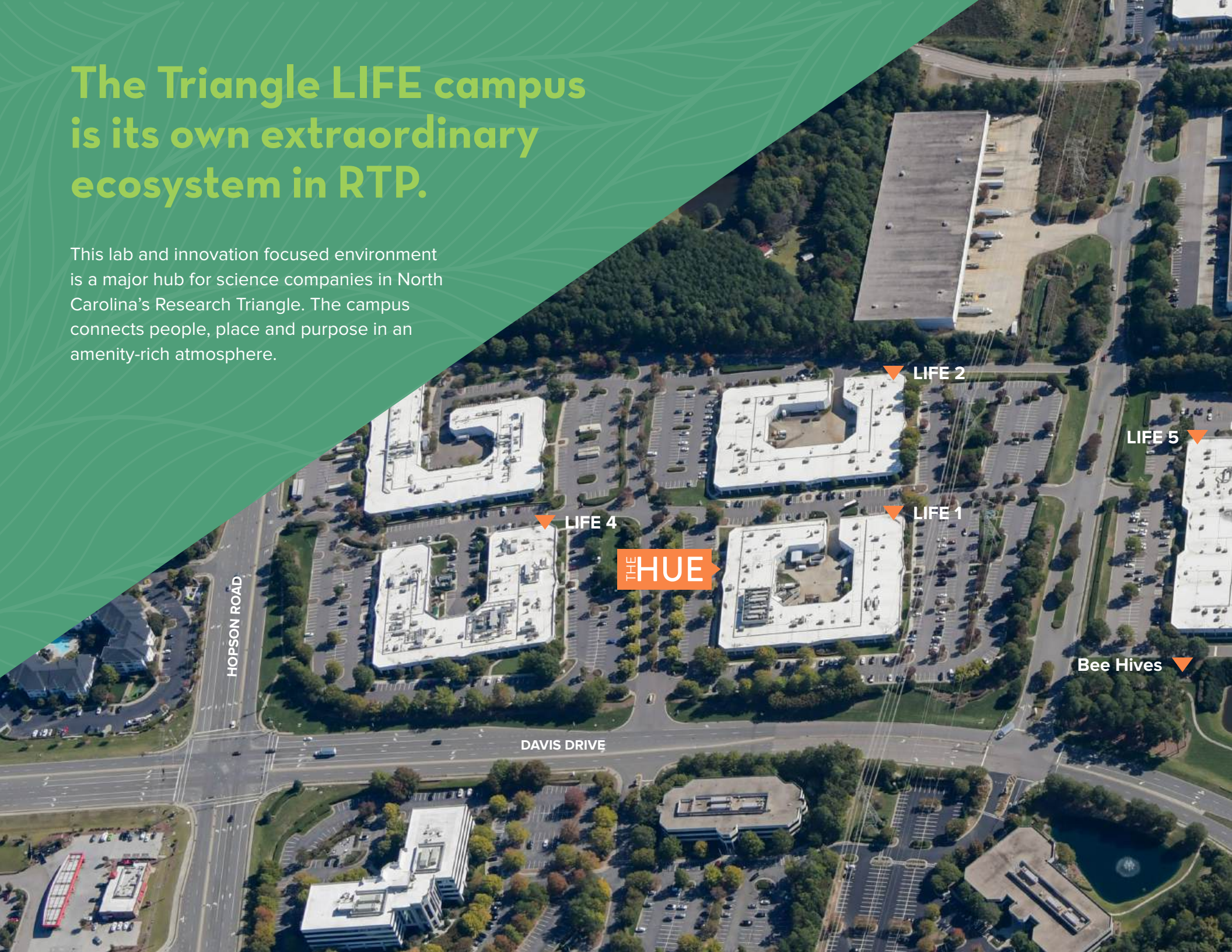
TRIANGLE **LIFE** Lab and
Innovation
Focused
Environment

People. Place. Purpose.



The Triangle LIFE campus is its own extraordinary ecosystem in RTP.

This lab and innovation focused environment is a major hub for science companies in North Carolina's Research Triangle. The campus connects people, place and purpose in an amenity-rich atmosphere.



HOPSON ROAD

DAVIS DRIVE

LIFE 4

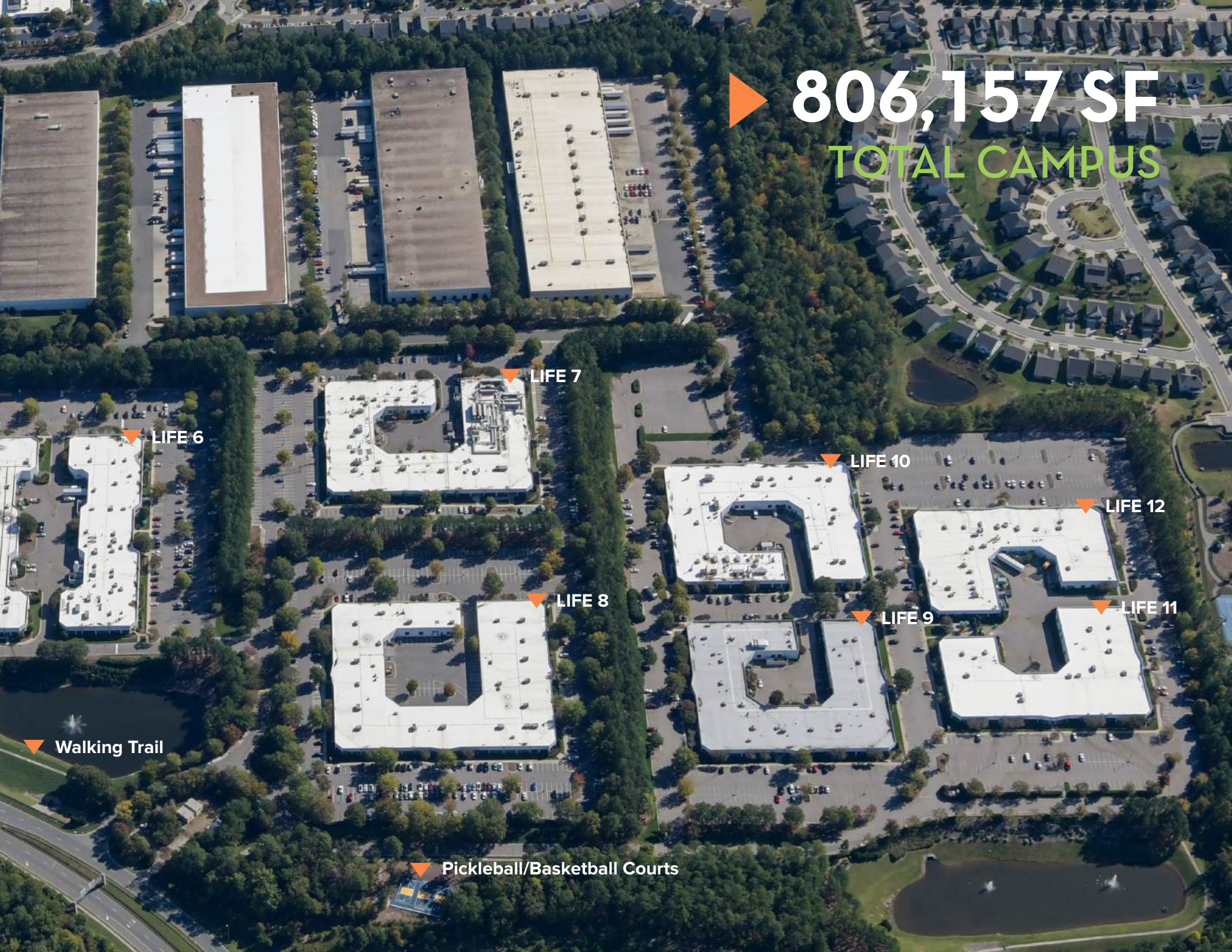
THE HUE

LIFE 2

LIFE 1

LIFE 5

Bee Hives



▶ **806,157 SF**
TOTAL CAMPUS

▼ LIFE 6

▼ LIFE 7

▼ LIFE 10

▼ LIFE 12

▼ LIFE 8

▼ LIFE 9

▼ LIFE 11

▼ Walking Trail

▼ Pickleball/Basketball Courts

The Campus at a Glance

Buildings

- ▶ **LIFE 1**
76,995 SF
- ▶ **LIFE 5**
65,144 SF
- ▶ **LIFE 8**
75,907 SF
- ▶ **LIFE 11**
60,033 SF
- ▶ **LIFE 2**
75,907 SF
- ▶ **LIFE 6**
55,213 SF
- ▶ **LIFE 9**
77,282 SF
- ▶ **LIFE 12**
76,995 SF
- ▶ **LIFE 4**
77,282 SF
- ▶ **LIFE 7**
76,995 SF
- ▶ **LIFE 10**
65,144 SF

THE HUE Amenity Overview

Elevate is Longfellow's proprietary tenant experience and hospitality platform including the following:

- ▶ Coffee Bar
- ▶ Collaboration Spaces
- ▶ Gym/Studio
- ▶ Conference Rooms
- ▶ Fitness Classes
- ▶ Murals & Artwork
- ▶ Outdoor Seating
- ▶ Rotating Food Trucks



806,157
Total Square Feet



11
Single-Story Buildings



8 Minutes
From the RDU Airport



Direct Access
To I-40, I-540, HWY 147,
& Triangle Expressway





People

Where science & community coexist.

Triangle LIFE centers around the life sciences and the people devoted to them. It's a community of scientists in a shared ecosystem of energy and synergy where proximity is key. Everything works together to make working here remarkable.

Place

Where ideas come to life.

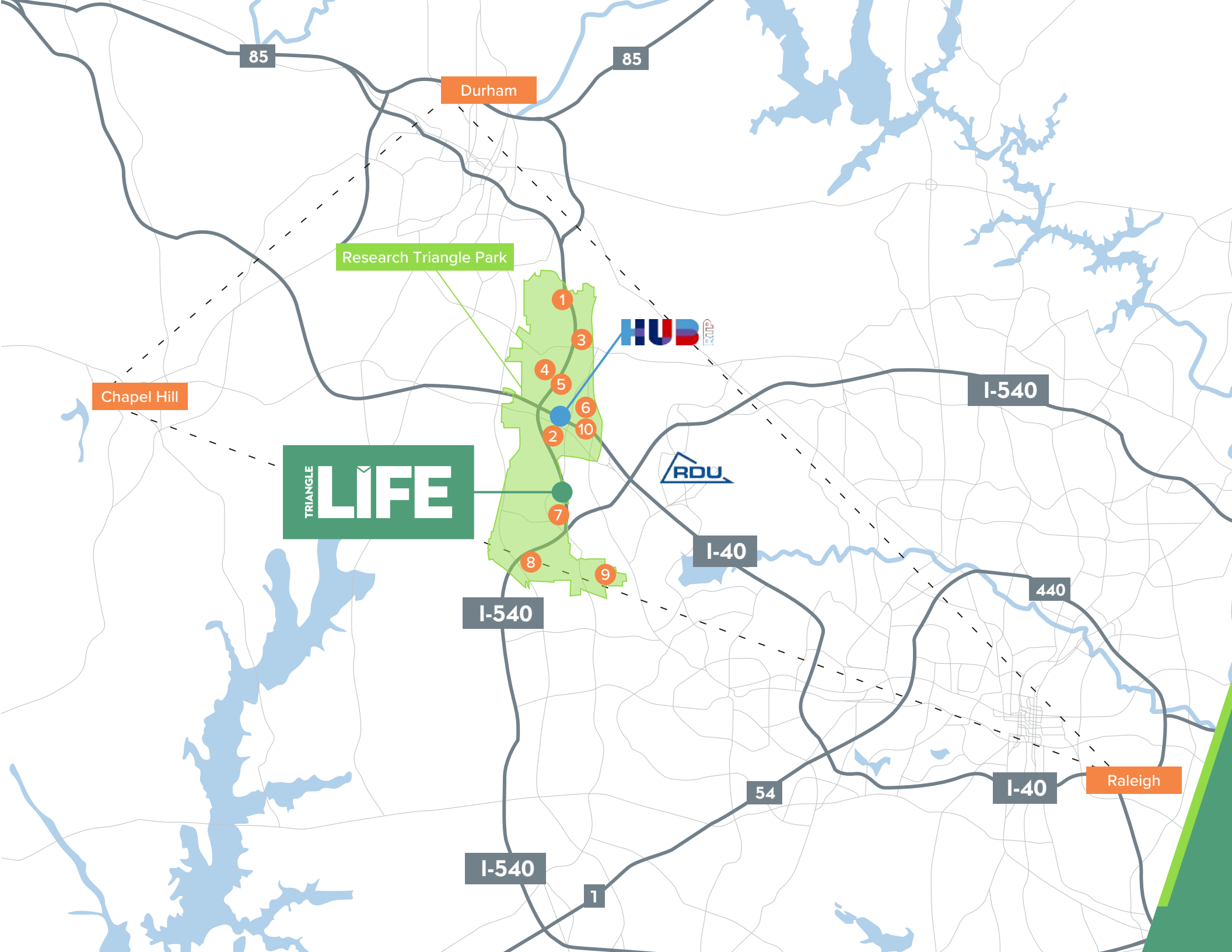
This is North Carolina's legendary Research Triangle, the intellectual and creative intersection of three top universities. RDU International Airport is just minutes away. Centrally located within this dynamic area, Triangle LIFE is a 100-acre oasis for life science companies on the pulse of what's happening now and with the ability to anticipate what's next.

Purpose

**While you focus on your work,
we focus on you.**

From small entrepreneurial firms to large corporations, Triangle LIFE is home to biotechnology, pharmaceutical and other lab-centric companies with epic goals and complex needs. As innovation continues to evolve in the Research Triangle, Triangle LIFE maintains its longtime commitment to being the cutting-edge hub for the best in life science.





85

85

Durham

Research Triangle Park

HUB
RTP

Chapel Hill

TRIANGLE
LIFE

RDU

I-540

I-40

I-540

440

54

I-40

Raleigh

I-540

1



Located in the heart of North Carolina's Research Triangle

Key Places Near RTP:

- ▶ Duke/Durham
8 Miles
- ▶ UNC/Chapel Hill
12 Miles
- ▶ NC State/Raleigh
16 Miles
- ▶ RDU Airport
6 Miles

Key Innovators Located in RTP:

- | | |
|---|---|
| 1  | 6  |
| 2  | 7  |
| 3  | 8  |
| 4  | 9  |
| 5  | 10  |

#1

Largest Research Park

RTP is the largest research park in the U.S. with over 7,000 acres

55K+ Employees

There are over 55,000 employees working in RTP

400+ Companies

There are over 400 companies located in Research Triangle Park

\$25B+ Economic Value

RTP has an annual economic value of over \$25 billion for the state of North Carolina

Campus Availability

3,022 – 27,641 SF of lab and office space available with excellent access to surrounding highways and the airport. The Triangle LIFE campus also offers ample parking and growth management opportunities.

LIFE 2 - 32,788 SF

LIFE 5 - 5,308 SF

LIFE 7 - 3,022 SF

LIFE 8 - 27,641 SF

LIFE 9 - 14,666 SF

LIFE 10 - 21,989 SF



LIFE 2
32,788 SF

LIFE 5
5,308 SF



▶ **105,414 SF**
TOTAL AVAILABILITY

▼ **LIFE 7**
3,022 SF

▼ **LIFE 10**
21,989 SF

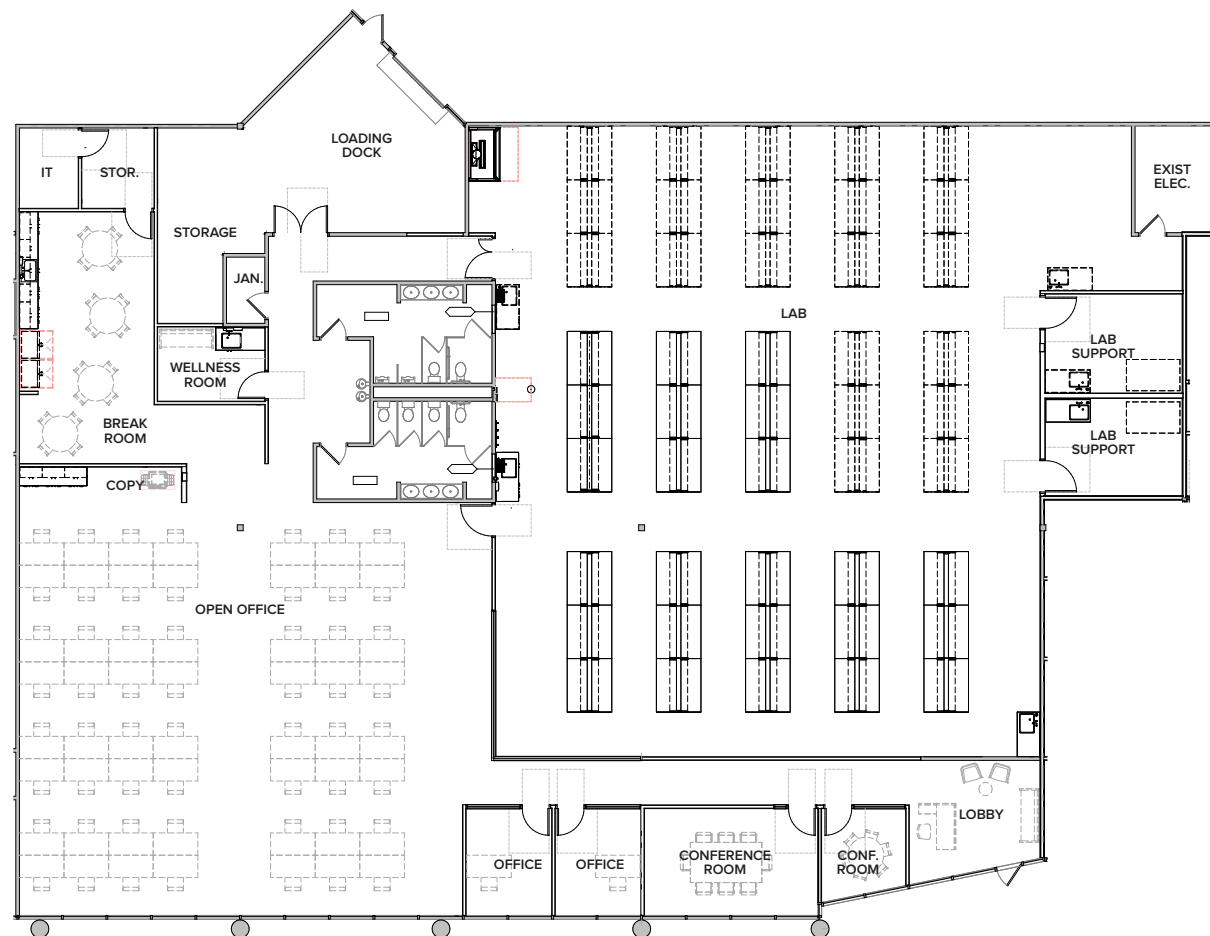
▼ **LIFE 8**
27,641 SF

▼ **LIFE 9**
14,666 SF

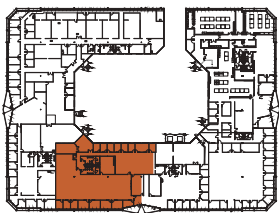
LIFE 2

511 Davis Drive
Suite 300

12,123 SF Fitted Lab
Delivering Q2 2026



Key Plan

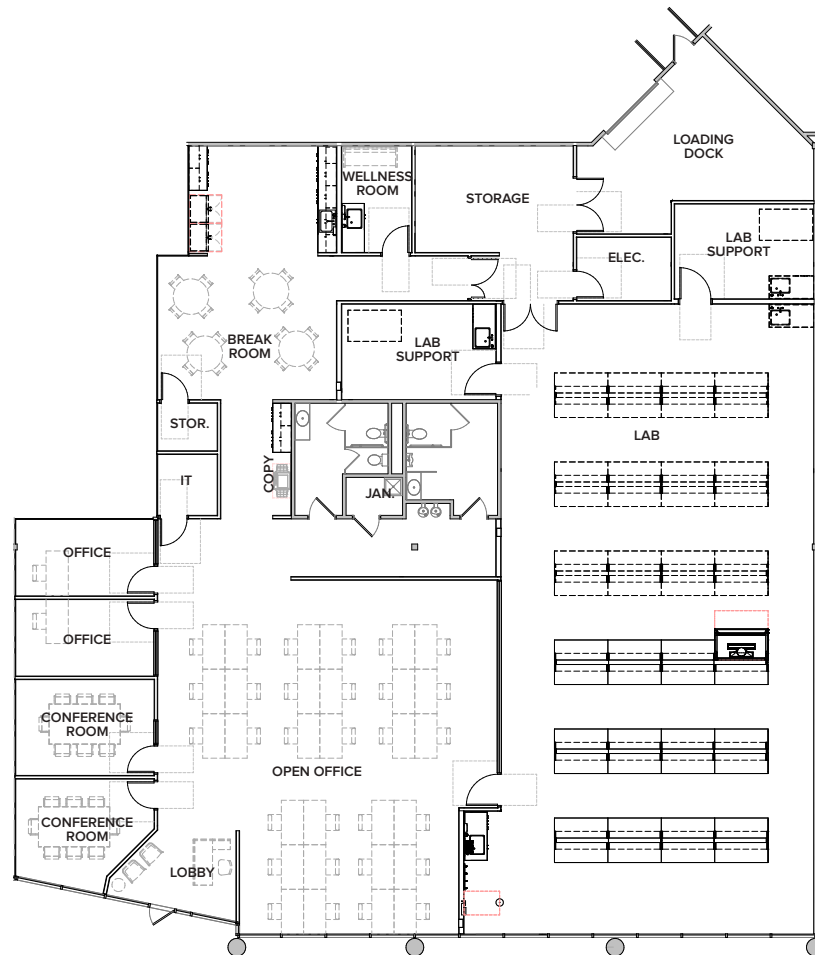
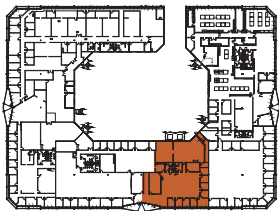


LIFE 2

511 Davis Drive
Suite 350

7,200 SF Fitted Lab
Delivering Q2 2026

Key Plan

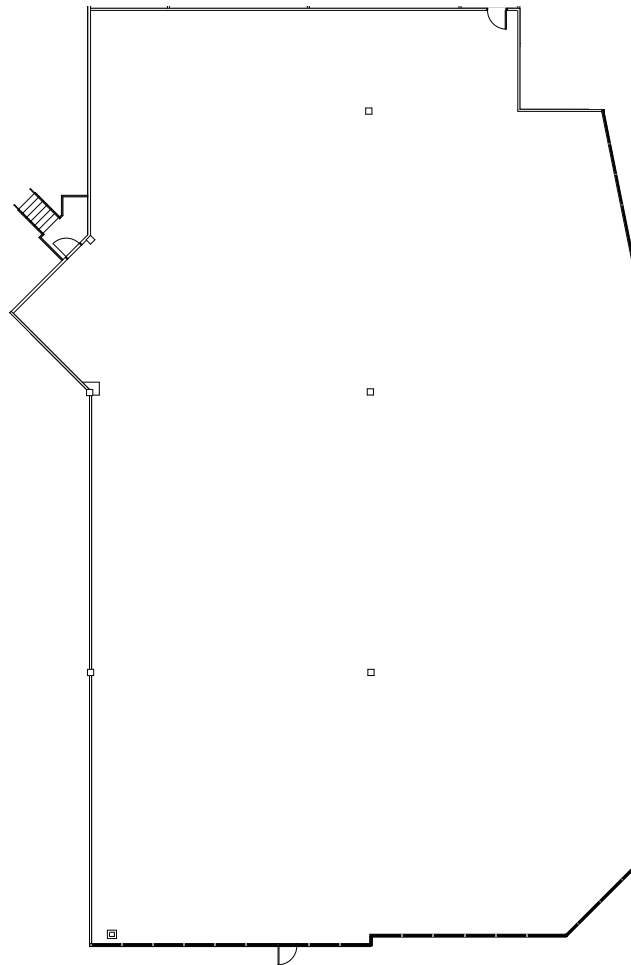
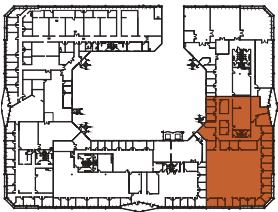


LIFE 2

511 Davis Drive
Suite 400

13,465 SF
Available Now for Lab Upfit

Key Plan

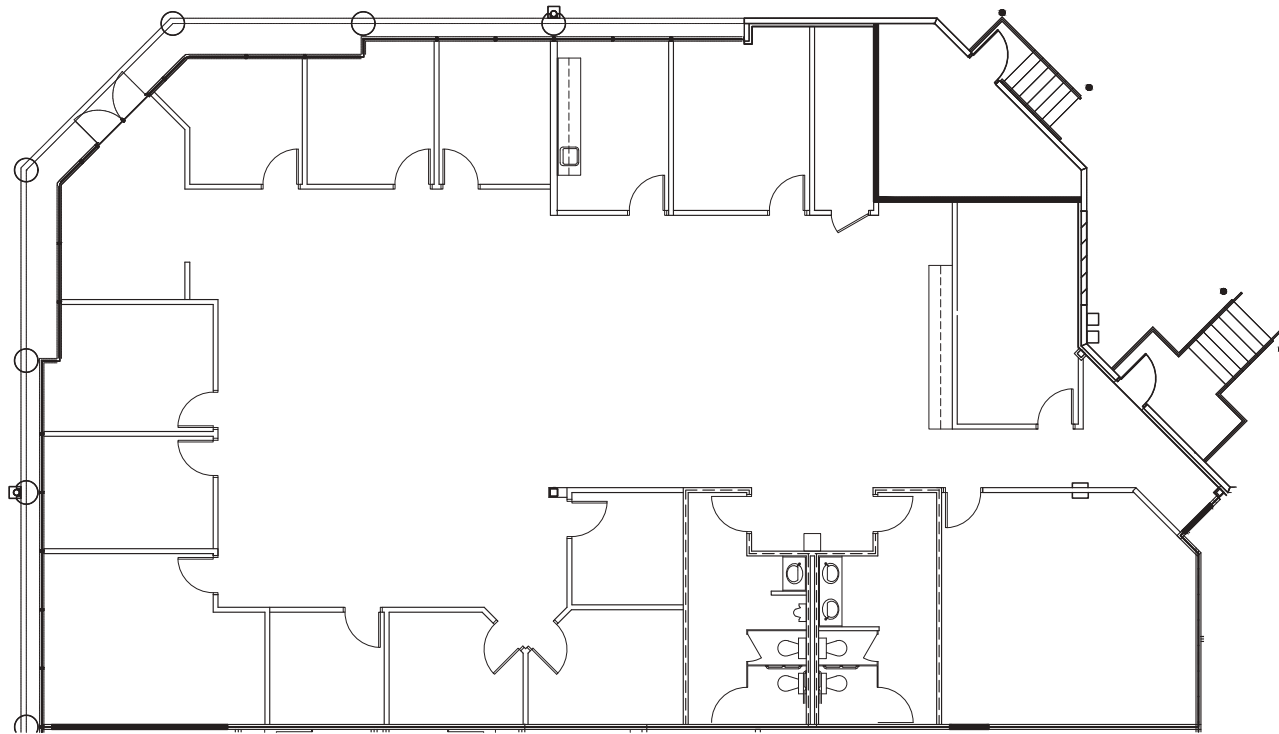


LIFE 5

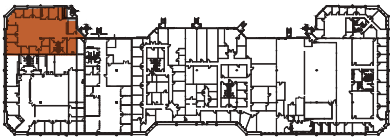
615 Davis Drive
Suite 900

5,308 SF

Available Now for Lab Upfit



Key Plan



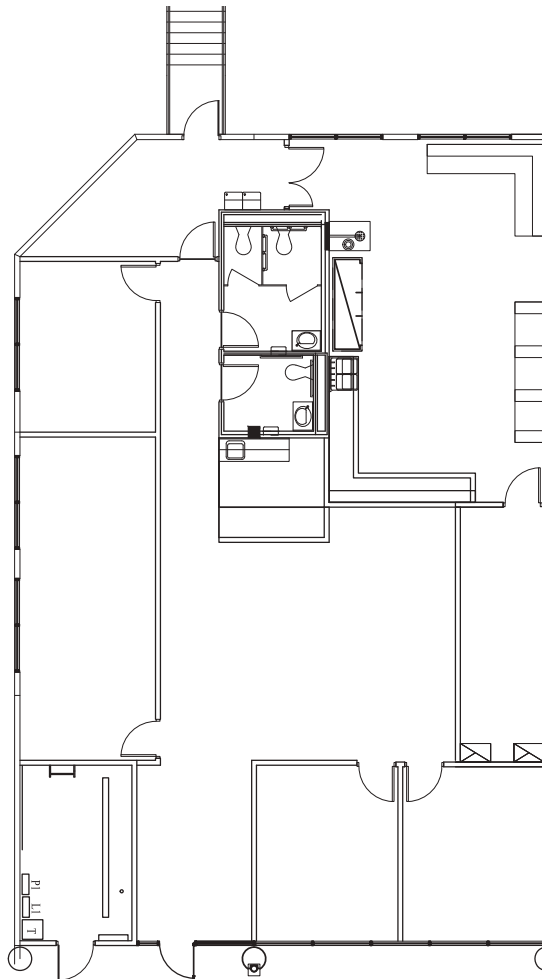
LIFE 7

627 Davis Drive
Suite 600

3,022 SF

2nd Gen Lab Available 2/1/2026

Key Plan



LIFE 8

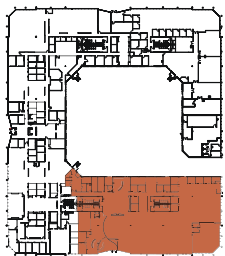
629 Davis Drive
Suite 600

27,641 SF

Available Now | As is Office Space or for Lab Upfit



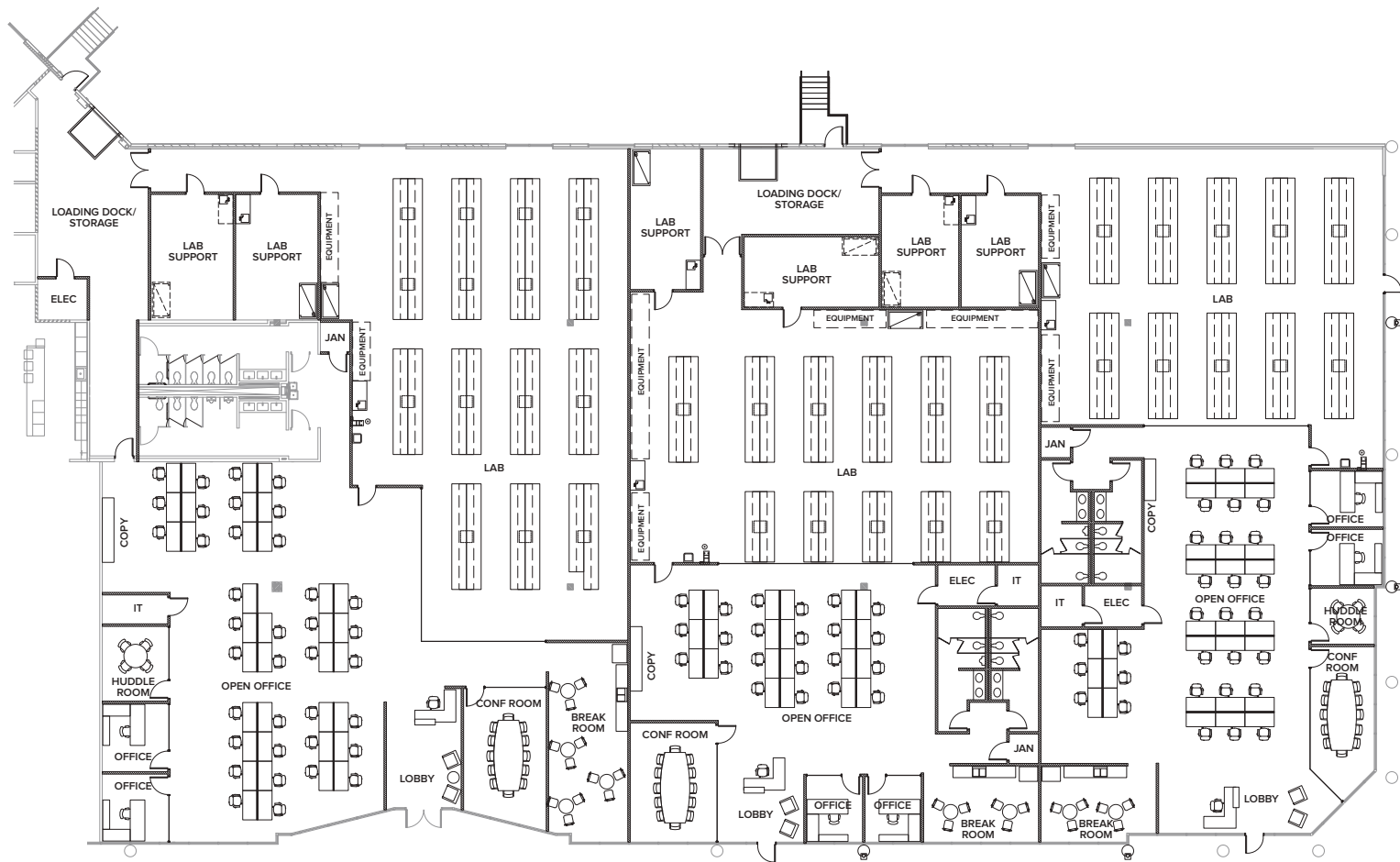
Key Plan



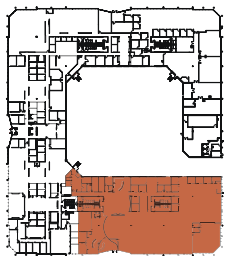
LIFE 8

629 Davis Drive

Conceptual Test Fit 3 Suites



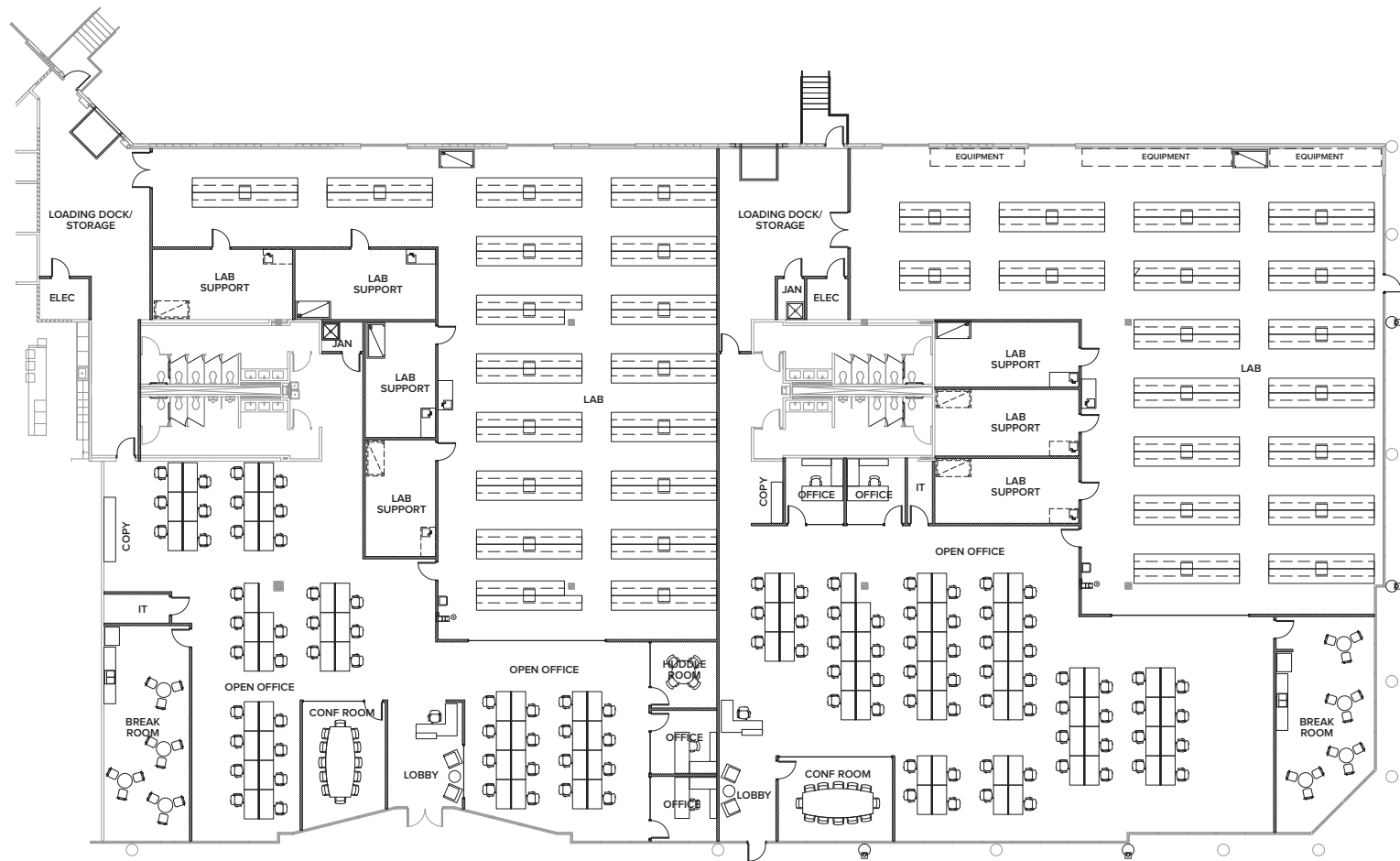
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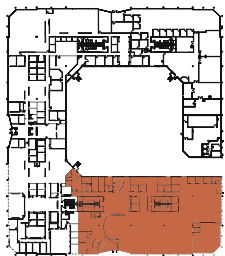
LIFE 8

629 Davis Drive

Conceptual Test Fit 2 Suites



Key Plan



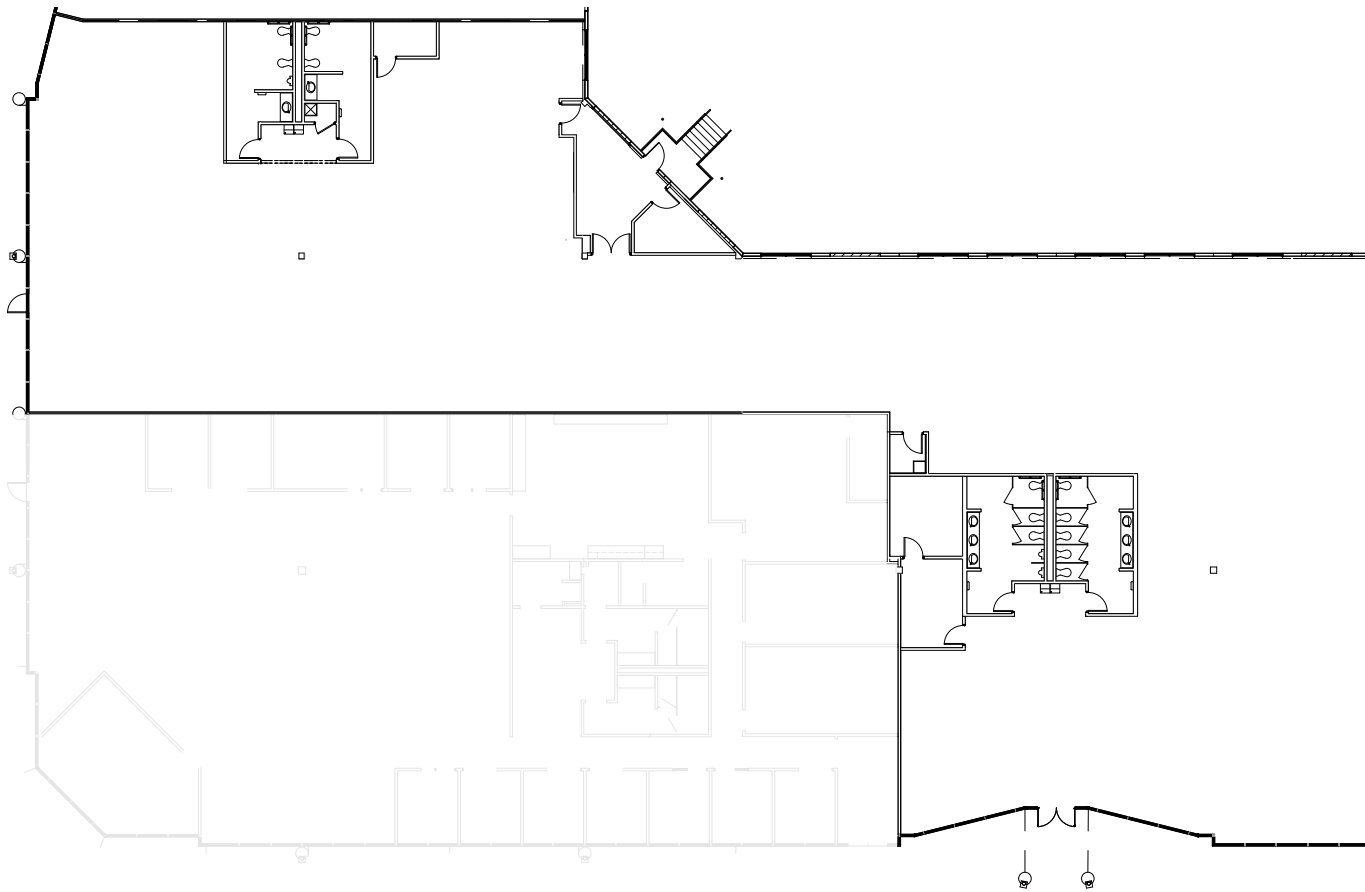
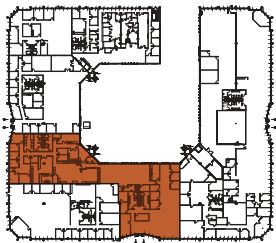
LIFE 9

633 Davis Drive
Suite 400

14,666 SF

Available Now for Lab Upfit

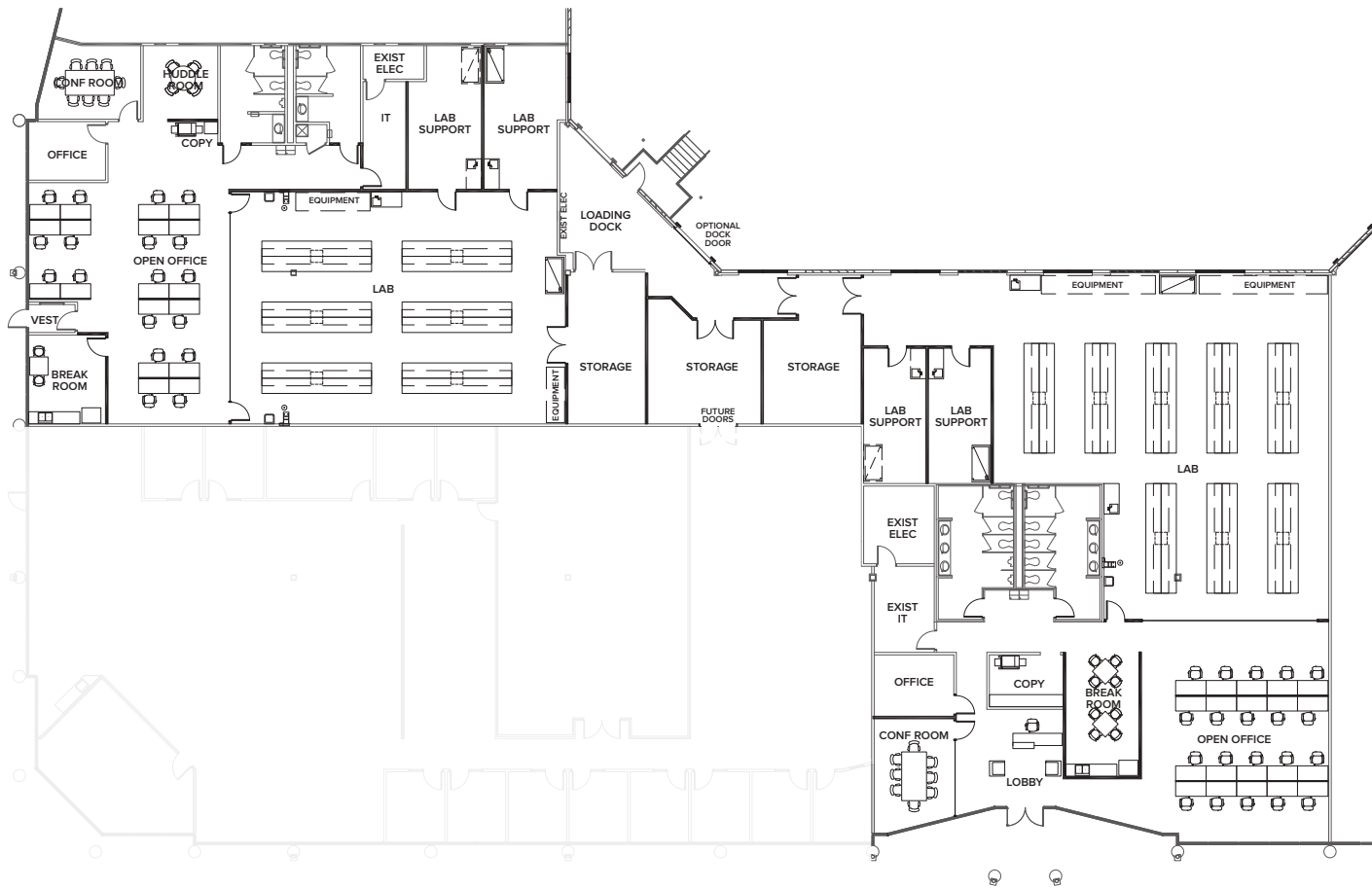
Key Plan



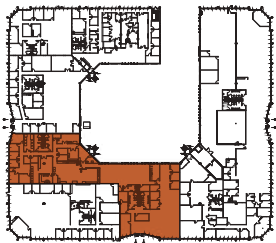
LIFE 9

633 Davis Drive
Suite 400

14,666 SF
Conceptual Test Fit



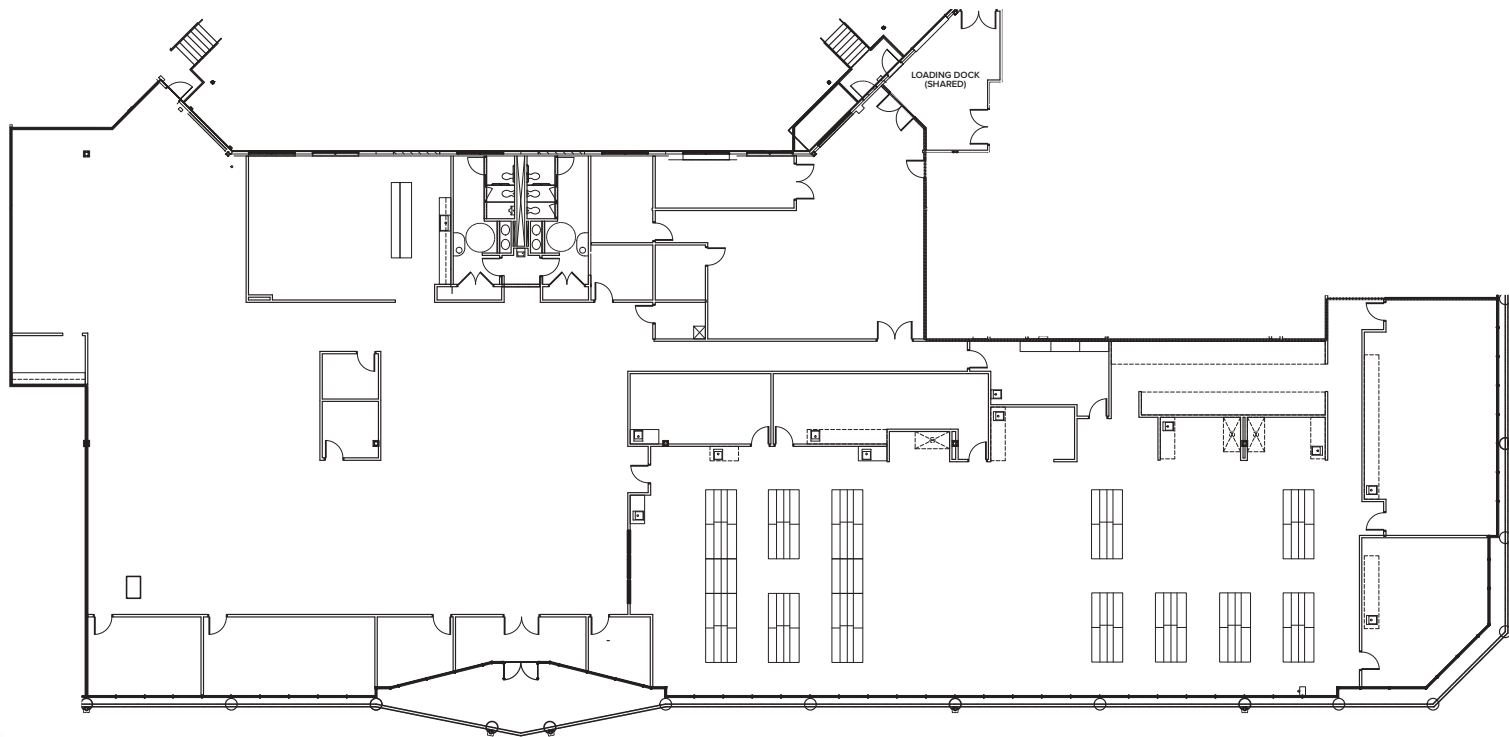
Key Plan



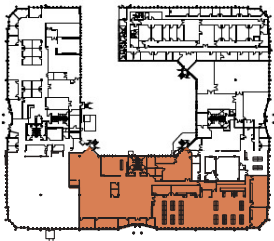
LIFE 10

635 Davis Drive
Suite 300

21,989 SF
Fitted Lab Available Now



Key Plan

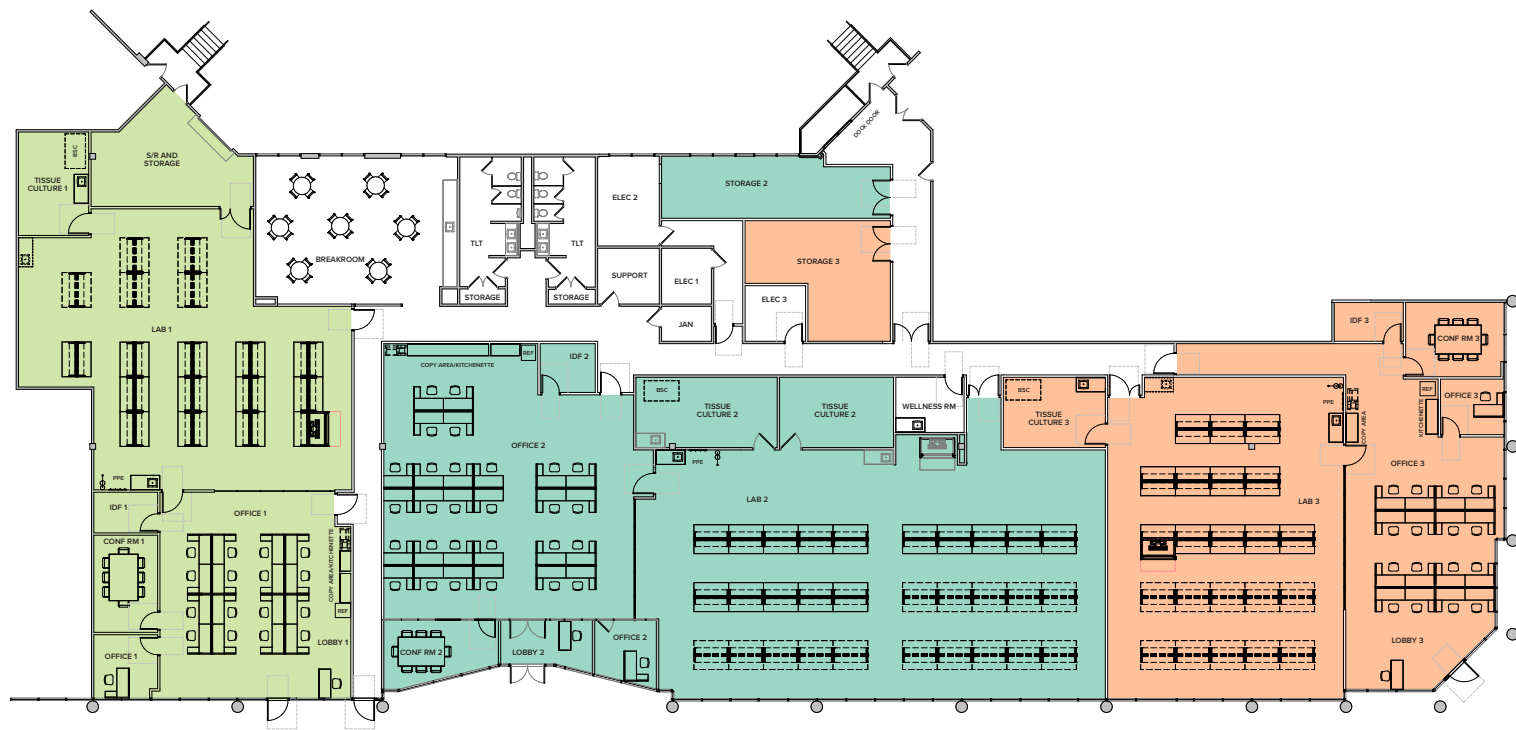
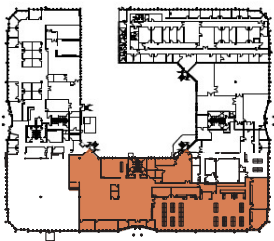


LIFE 10

635 Davis Drive

Conceptual Test Fit 3 Suites

Key Plan



Suite 1
5,937 SF

Suite 2
9,455 SF

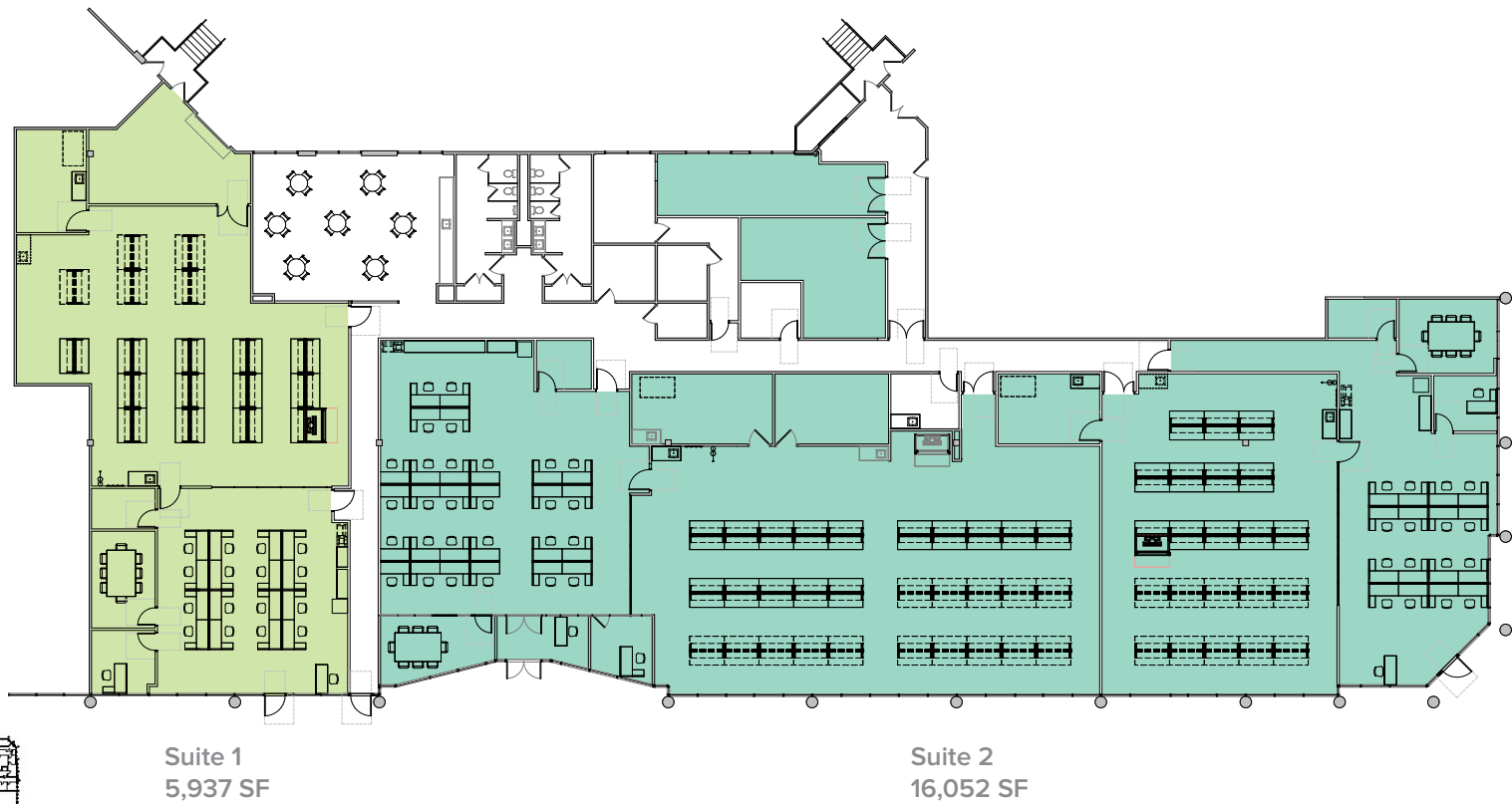
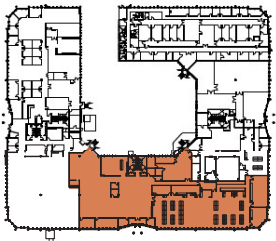
Suite 3
6,597 SF

LIFE 10

635 Davis Drive

Conceptual Test Fit 2 Suites

Key Plan







ELEVATE

Your Daily Experience, Redefined.

Elevate by Longfellow is the final word in thoughtful, curated workplace experience. We create modern, functional workspaces and enhance them with exclusive, thoughtful amenities. It's our job to cultivate greatness and deliver peace of mind. No two Longfellow properties are the same, and that's just the way we like it. Elevate by Longfellow is not one-size-fits-all—it's one-size-fits-you. With collaborative spaces and bold interiors, Elevate brings you the amenities designed to spark camaraderie and enjoyment for your team.

Balance

- Fitness Center
- Fitness Classes
- Locker Rooms with Showers
- Wellness Events
- Walking/Running Trails
- Bike Racks

Taste

Food Trucks
Coffee and Tea Service
Outdoor Picnic Areas

Brainpower

Meeting Spaces
Lunch & Learns
Wi-Fi

Play

Basketball & Pickleball Courts
Cornhole
Board Games

Access

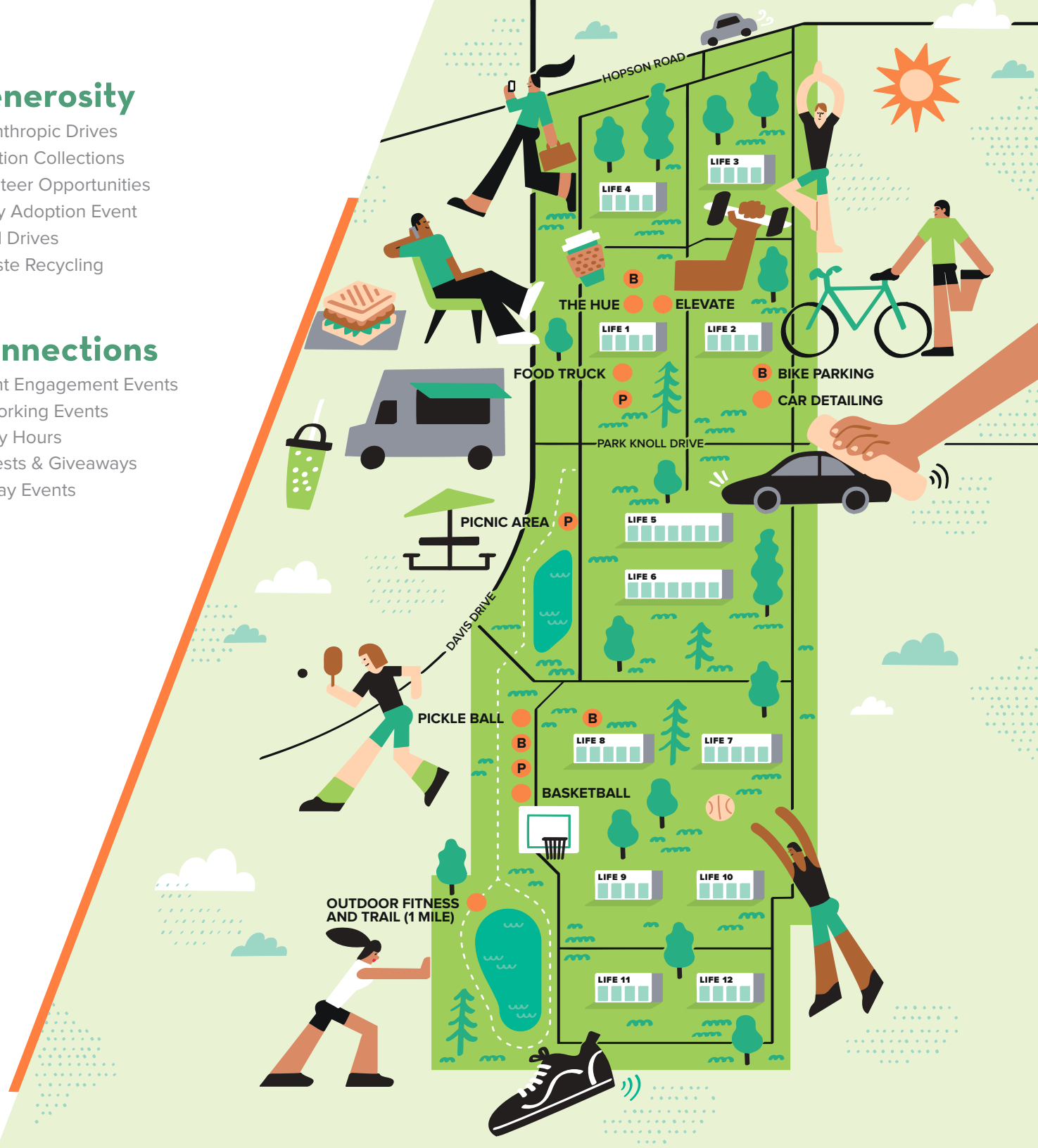
Exclusive APP
Corporate Tailor
Notary Public
Headlight Restoration
Car Wash/Detail
Umbrella Service
Event Space

Generosity

- Philanthropic Drives
- Donation Collections
- Volunteer Opportunities
- Puppy Adoption Event
- Blood Drives
- E-Waste Recycling

Connections

- Tenant Engagement Events
- Networking Events
- Happy Hours
- Contests & Giveaways
- Holiday Events





It's in Our DNA.

Longfellow is a vertically-integrated real estate investment firm, which allows us to offer a holistic and unified suite of real estate services. Because of our deep expertise at each key step of the process, we are able to deliver a final solution that is more thoughtful and ultimately successful, while providing an overall experience for our partners that is actually collaborative and satisfying.

Development

- ▶ Strategy and Partnerships
- ▶ Advisory and Entitlements
- ▶ Acquisitions

Management

- ▶ Leasing
- ▶ Project Management
- ▶ Property Management

Investments

- ▶ Asset Management
- ▶ Investment Management



Learn more



12 Million SF

Across Longfellow's Global Portfolio



Serving 300+

Life Science companies throughout portfolio



7 Markets

North Carolina, San Diego, Bay Area, New York City, Washington D.C., United Kingdom







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