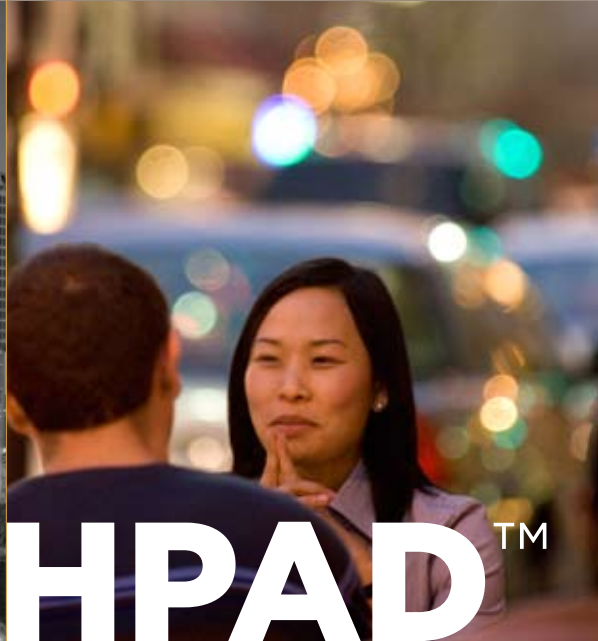


WET LAB



LAUNCHPAD™

Affordable laboratory space
and an urban lifestyle for
your emerging company.



**PIEDMONT
TRIAD
RESEARCH PARK**

Where Innovation Lives.

PTRP Wet Lab LaunchPad™

is a highly designed space that includes three individual labs and accompanying office space.

Each furnished suite features: a prep area, open lab with island, wall benches, mobile and adjustable lab equipment, two furnished offices, and storage area. A shared conference room with visible presentation technology and break area are added benefits. The Wet Lab LaunchPad™ is a community-led effort that truly reflects both the mission and direction of PTRP.

LOCATION

Class A Facility: Richard H. Dean Biomedical Research Building, Piedmont Triad Research Park, 391 Technology Way, Winston-Salem, NC 27101

LOCATION BENEFITS

- Urban location with highly visible research park address
- Diverse population from 24 countries and 5 continents
- Small to mid-size multi-tenant companies
- High concentration of academia R&D
- Private airport (Smith Reynolds) within minutes of PTRP
- Connectivity with Wake Forest University Health Sciences, financial institutions, venture capital firms, law practices, and business support agencies
- Convenient to major highways including I-40, I-85, I-77 and future I-74
- Less than 30 minutes to the Piedmont Triad International airport and future regional FedEx hub



BUILDING FEATURES

- 180,434 square feet
- 5-story brick
- 4-story secured parking deck
- Standby generators
- 16' floor heights
- Exterior windows
- Attractive lobby entrance and check-in desk with 24/7 security
- Class A office, lab and storage space available on 1st and 2nd floors for future expansion
- PTRP Tenant Association membership—The PTRP Tenant Association Network exists for the tenants to create a supportive environment to strengthen the reputation of the Research Park as an innovative address. The network fosters connectivity, collaboration, and communication within the Park community and provides for educational, advisory, and social networking activities. The network includes a Tenant Advisory Council consisting of members representing biotechnology, information technology and business services. This team meets quarterly to discuss opportunities to move the Park forward.



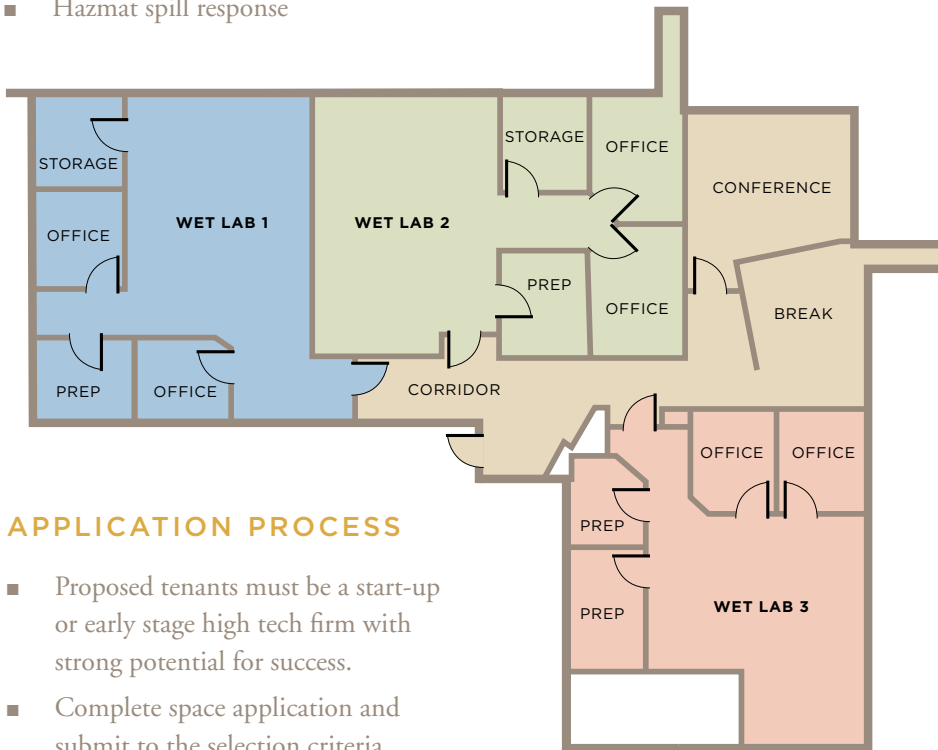
*Richard H. Dean
Biomedical Research
Building*

SERVICES PROVIDED

- Flexible lab space with mobile benches and furnished reconfigurable office space
- Private individual suites
- Furnished conference room and break room
- 24/7 secured access
- Safety, chemical and environmental consulting
- One 5' constant volume fume hood using 280 CFM with annual inspection
- Annual assessment of health and safety
- Hazmat spill response
- Assistance with chemical inventory reporting
- Mail and package receipt
- Telephone access
- Fiber internet access
- Loading dock
- Corporate identity on directory
- Lobby with receptionist/guard to greet visitors and guests
- Access to vending area and outdoor courtyards
- PTRP Tenant Association membership benefits

ADDITIONAL SERVICES (FEE FOR SERVICE)

- Parking
- Administrative support
- Technical assistance (computer system, etc.)
- Shared and special equipment (fax, copier, postage, projector, lab, imaging, etc.)
- Package handling, boxing and wrapping
- Purchasing (printing, office supplies, photos, etc.)
- Access to WFUSM departments
- Animal research
- Lab waste, hazmat disposal
- Teleconference and video conference access
- Resource library



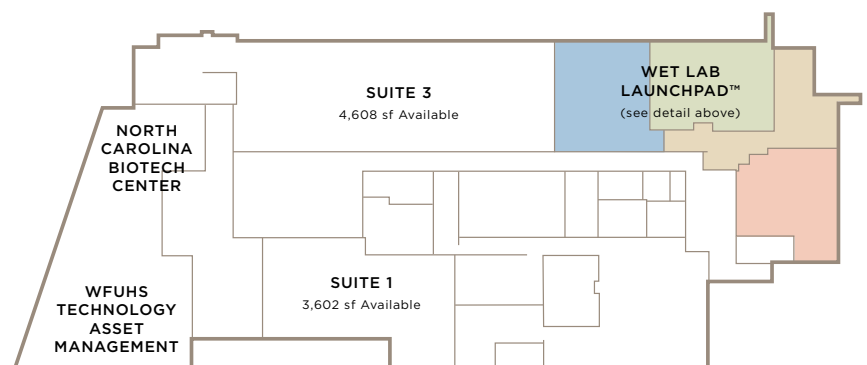
APPLICATION PROCESS

- Proposed tenants must be a start-up or early stage high tech firm with strong potential for success.
- Complete space application and submit to the selection criteria committee for consideration.
- To apply for lab space, call 336 716 8672.

LEASE INFORMATION

- **One Year Lease.** (Short-term lease negotiable based upon availability and research requirements.)
- **Monthly Full Service Rate:** ranging from \$2,537 to \$3,062 (includes operating expenses such as maintenance, taxes, custodial, security, common areas, maintenance and operating costs.)

Dean Building 1st Floor





CREATION OF THE WET LAB LAUNCHPAD™

In 2005, the North Carolina Biotechnology Center and Piedmont Triad Advisory Leaders envisioned that a driving catalyst for the region's future economic success would be a strong biotechnology component. The mechanism to support such growth was strategically identified in the form of well-designed, affordable, commercial laboratory space. In a community-wide effort, the architects and engineers at Stantec teamed with general contractors at Kirkland, Inc. and the Piedmont Triad Research Park (PTRP) to create this space. Wake Forest University Health Sciences agreed to allocate space within PTRP for this venture, and from the combined efforts of these four entities (the Concept Team), the Wet Lab LaunchPad™ was created.

The Concept Team reached out to contractors, suppliers and vendors throughout the Piedmont Triad to share the vision. The City of Winston-Salem, along with 31 firms comprising the Delivery Team, met the challenge and contributed money, materials and labor to eliminate the upfit costs and satisfy the need for laboratory space to support entrepreneurial life science and biotech growth. The Wet Lab LaunchPad™ is a unique community asset that will create exciting synergies and collaborations among people developing new technologies to benefit the world.

CONCEPT TEAM



DELIVERY TEAM

Arc One	Johnson Controls, Inc.	Sears
Carolina Business Interiors	Johnsonite	Shaw
City of Winston-Salem	Johnsons Modern Electric	Sherwin-Williams
Crown Lifts	Kewaunee/Gallagher-Stone	Sloop
DataMax	Kirkland, Inc.	Snead Paint Company
Duke Energy	L. Fishman, Inc.	Stantec
Environmental Air Systems	Luwa	Storr Office Environments
Ferguson	Mannington	Sunland Fire Protection Inc.
Hahn Mason, Inc.	Net Unlimited	The Phoenix Agency
Hales Insulation	R. L. Vanstony	Wake Forest University Health Sciences
Interior Enterprizes	Salem Electric	



PIEDMONT TRIAD RESEARCH PARK

For more information about PTRP, please visit our website at www.ptrp.com.

PTRP Wet Lab LaunchPad™
391 Technology Way
Winston-Salem, NC 27101

~~Bill Dean~~ 336 716 8672
~~Nancy Johnston~~ 336 716 8508
~~Tom Ingram~~ 336 716 5360