

SIGMA XI CENTER

3106 NC HIGHWAY 54 :: DURHAM, NORTH CAROLINA

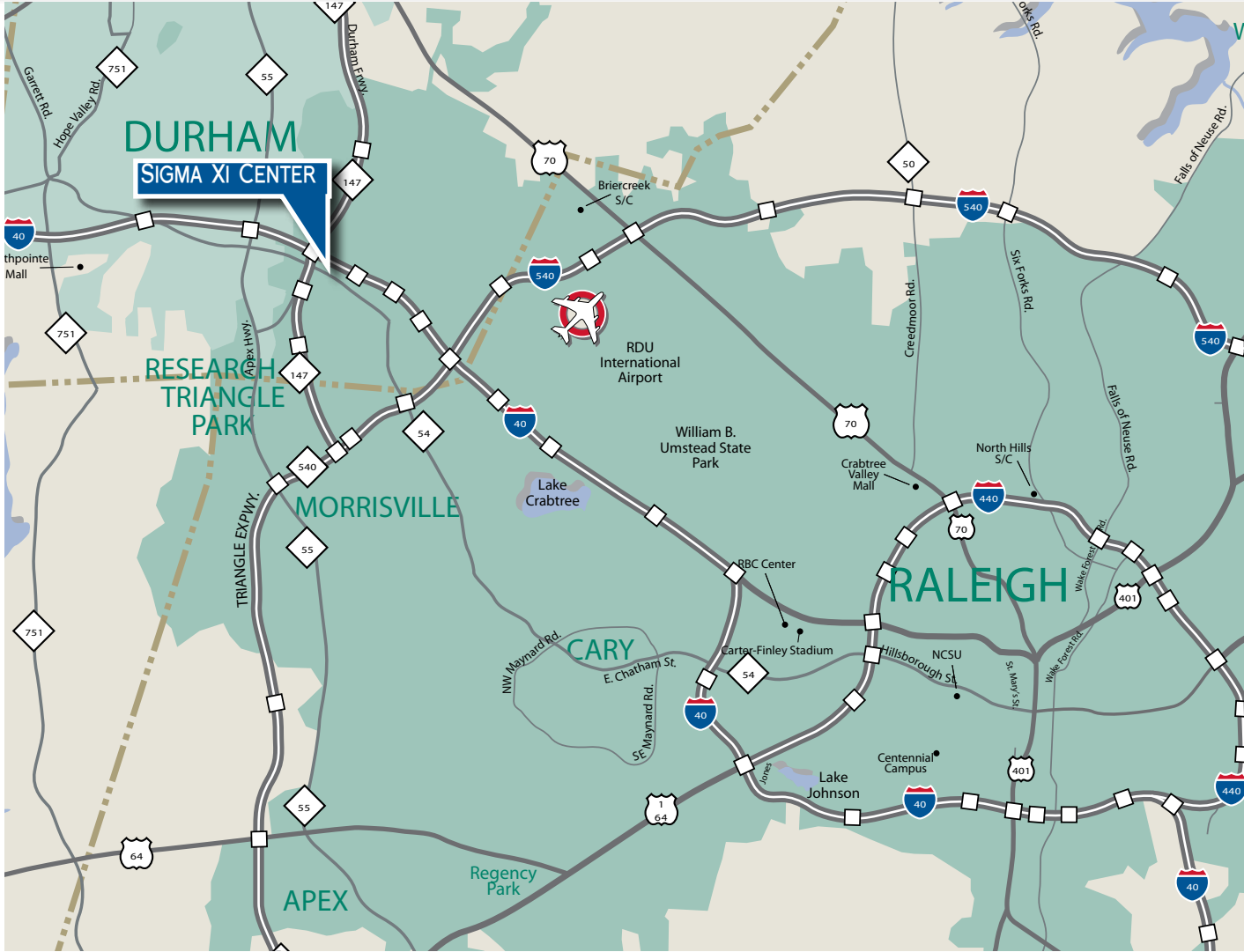


INVESTMENT OPPORTUNITY

SIGMA XI
THE SCIENTIFIC RESEARCH SOCIETY

CBRE | Raleigh

LOCATION



LOCATION

EXECUTIVE SUMMARY

THE OPPORTUNITY

As Exclusive Sales and Leasing Agent to Sigma Xi, CBRE is pleased to offer for sale or lease a two and one-half story, Class "A" office building known as the Sigma Xi Center ("Center"), located at 3106 NC Highway 54, Research Triangle Park, North Carolina.

The Center is a unique opportunity which will provide a prospective investor or user the opportunity to acquire a Class "A" trophy building built to a quality and standard unique in the market, with the following highlights:

- 52,000 SF Class "A" building on 9.91 acres, completed in 2003, and includes abundant surface parking spaces
- Outstanding 1st floor space includes abundant conference and meeting rooms and a serving cafeteria.
- Located in the heart of the prestigious Research Triangle Park ("RTP") of North Carolina, the Center represents a rare opportunity to own a building in the RTP, where only 520 acres remain available for future development out of the total 7,000 acres that make up the RTP. The RTP is home to some of the most prestigious companies in the United States employing over 42,000 employees.
- Potential for a partial long-term leaseback by a high-credit tenant.
- Excellent retail amenities close by.



SUMMARY

EXECUTIVE SUMMARY



HIGH QUALITY OFFICE BUILDING

Completed by Sigma Xi in 2003, the 52,000 square foot Center was built to the standards of an institutional, owner-occupied asset and is 100% owned, occupied and managed as a corporate facility by Sigma Xi, assuring that every detail has been attended to since the groundbreaking. The Center is well constructed with aesthetically pleasing architecture, surrounded by mature, well maintained and attractive landscaping. The Center's custom design, high quality, unsurpassed infrastructure and functionality ensure its place as a trophy building in the RTP/I-40 submarket.

RALEIGH - NORTH CAROLINA

Raleigh, the state capital of North Carolina, is the second largest city in the state. Its location in the center of the state makes it a desirable location with easy access to the mountains and the coast, as well as I-95, the major transportation corridor running along the east coast of the US. Within the Raleigh-Durham MSA lies the Research Triangle Park (home to the Center), the largest research park in the nation and a hub for life sciences, high-tech, financial services and research/development companies. The desirable location, proximity to the RTP, RDU International Airport and three major universities, along with an excellent quality of life and low cost of living regularly position Raleigh on the top of many accolade lists. With its diversified economy and quality of life, the market continues to experience significant population growth as well as an influx of new businesses.

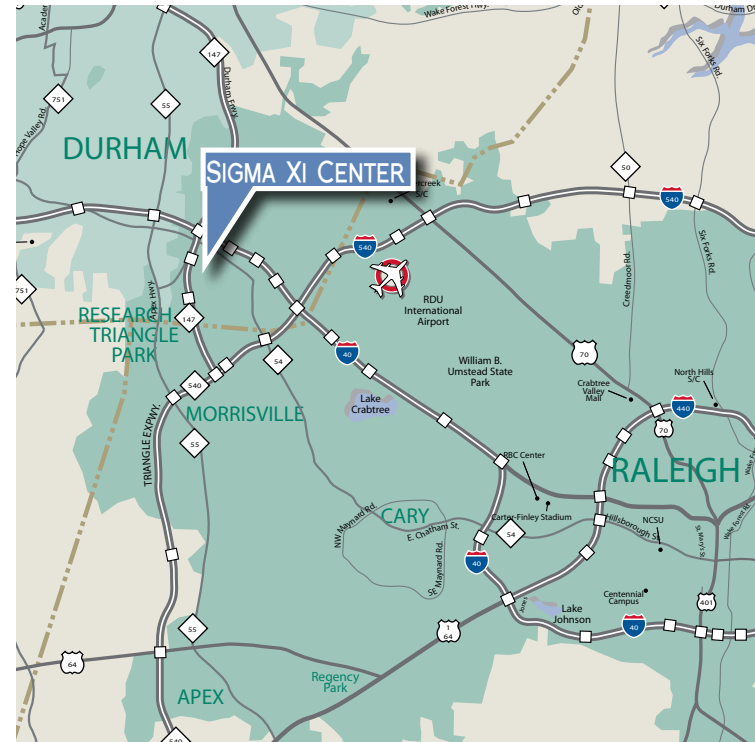


SUMMARY

EXECUTIVE SUMMARY

STRATEGIC LOCATION/ACCESSIBILITY

The Center is strategically positioned to capitalize on the prestige and growth of the Research Triangle Park. Located in the center of the Triangle Region, which is comprised of Wake County, Durham County and Orange County, the RTP is one of the most esteemed corporate addresses in the world, known for its roster of world-class tenants including Credit Suisse, GlaxoSmithKline, IBM, Cisco, Eisai and Fidelity Investments. The area surrounding the RTP features extensive amenities which continue to expand with the growth of Brier Creek, a 2,000-acre master-planned mixed-use development just east of the Center. A key to Brier Creek's success is the town-center style of the development, anchored by "big box" retailers, which serve its high-end residential housing developments and golf community. The Center is also near the new Parkside Town Commons, located at the intersection of NC-55 and NC-540, which is scheduled to break ground in late 2013 and deliver a 950,000 SF mixed-use/lifestyle development which will include a mix of retail, hotel, residential, office and entertainment uses. The Center is also adjacent to the newly opened Triangle Expressway, providing excellent access to the major suburban communities of the Triangle region, including the RDU International Airport which is approximately six miles from the Center.



SUMMARY

EXECUTIVE SUMMARY



SUMMARY

The Center offers prospective owners or tenants a unique opportunity to acquire a trophy building of unsurpassed quality in the prestigious, world-renowned Research Triangle Park. The Center's Class "A" quality and location offers a user or tenant a premier office investment or occupancy opportunity. With the energy and amenities of the surrounding area, the Center is certain to maintain its position as a highly-prominent office building befitting top-tier corporate tenants located in the Raleigh-Durham market.

OFFERING PROCESS

The Center is being offered for sale or lease to qualified buyers and tenants only, on an "as-is" basis subject to the limiting conditions set forth in this Offering Memorandum and further subject to the lease or sales agreement. The Offering Memorandum is available on the Property Website, accessible through an electronic link that will be furnished to all interested parties upon execution of a Confidentiality Agreement.

SUMMARY

PROPERTY SUMMARY

PROPERTY SUMMARY

Description	2.5 story Class A office building including partial lower level. Exterior building skin consists of precast concrete panels and insulated aluminum panels. Window system is aluminum with 1 inch insulated glass.
Year Built	2003
Rentable Area	Approximately 52,000 square feet
Typical Floor	First floor = 21,500 sf, Second floor = 20,500 sf Lower Level = 10,000 sf
Site Area	9.91 acres
Building Height	31'-0"
Floor Height	14'-6" slab to slab
Building Structure	Steel frame with concrete on metal deck
Elevators	1 – passenger with 2,500 lbs capacity 1 – service with 4,000 lbs capacity
HVAC System	Packaged roof top units, electric heat, Novar controls.
Electrical System	Siemens MDP 208v 120 3phase 4wire 480v 277 3phase 4wire Separate electrical room on each floor.
Life Safety	Fire alarms, smoke detectors and sprinkled, backup generator with emergency lighting.
Security	Card Access 3000 system with card readers on back employee door and a side entrance door. And Vista commercial burglary partitioned security system. Schlage King Cobra button locks on all hallway doors leading into office space. Key Pad on freight elevator.
Utilities	Water - City of Durham Electric - Duke Power Gas - PSNC Energy Telephone - TW Telecom

PROPERTY

EXCELLENT AMENITIES

PARTIAL LIST OF AMENITIES

Retail Shopping

- Greenwood Commons
- Triangle Square Shopping Center

Restaurants

- Backyard BBQ
- Akashi
- Bombay Grill
- Cilantro Mediterranean Grill
- Various fast-food restaurants

Banks

- First Citizens
- Bank of America
- Wells Fargo

Hotels

- Radisson Hotel
- Double Tree Suites
- Holiday Inn Express
- Homewood Suites
- Extended Stay Deluxe

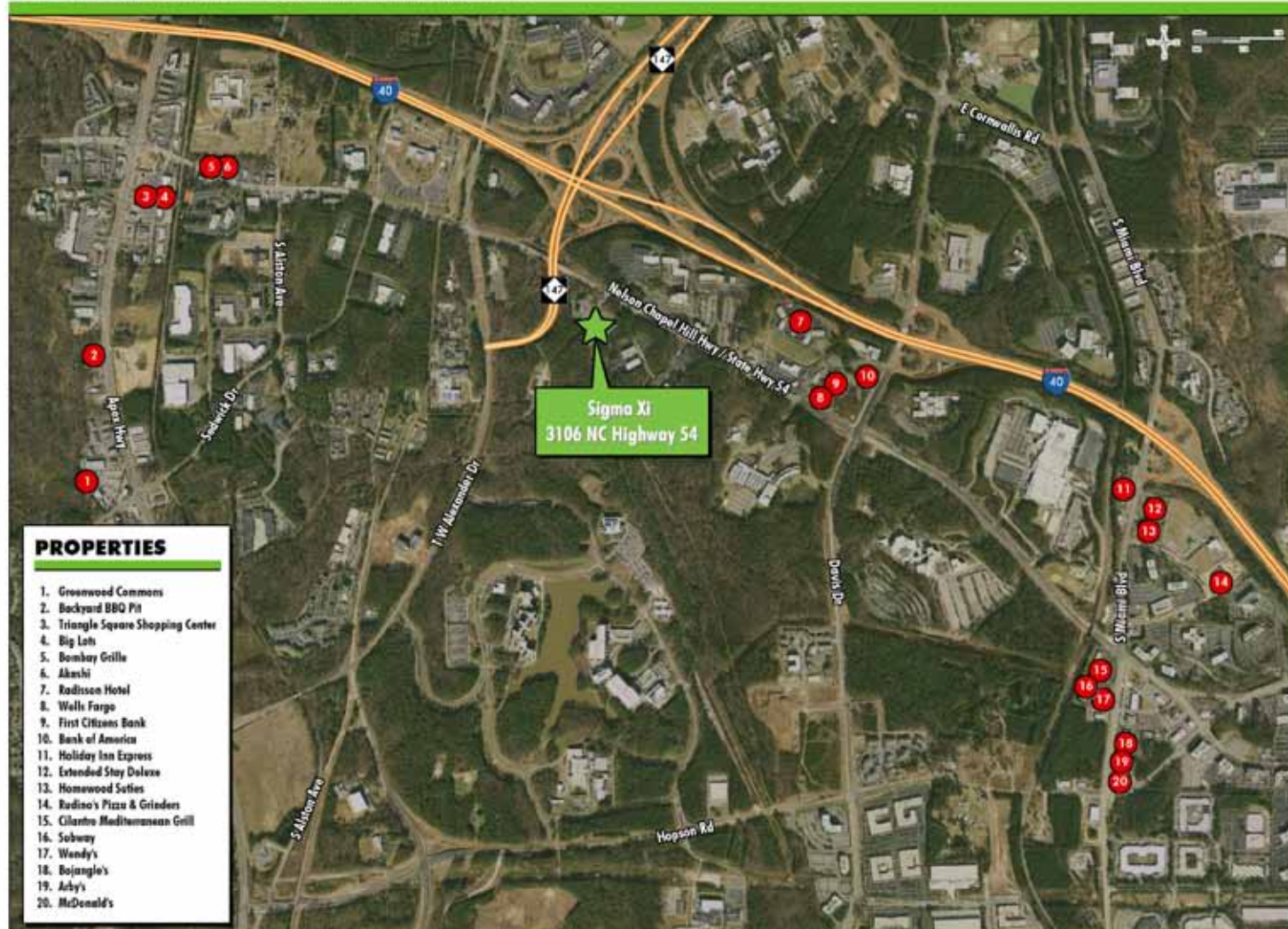
Interstate-40 access via Davis Drive is approximately $\frac{3}{4}$ mile away. Access to the new Triangle Expressway off Davis Drive approximately 1 mile away.



AMENITIES

AMENITIES AERIAL

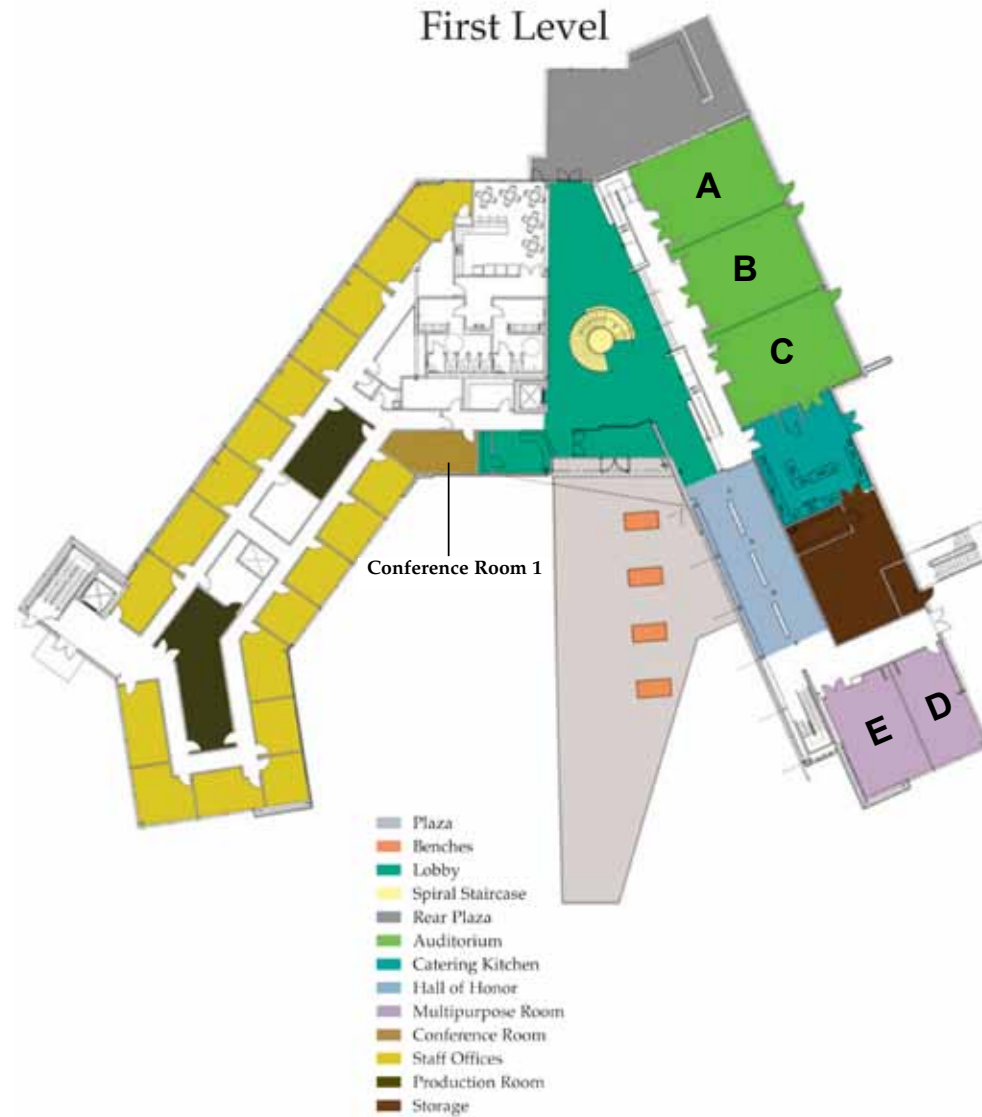
SIGMA XI AMENITY MAP



AMENITIES

FLOOR PLATES

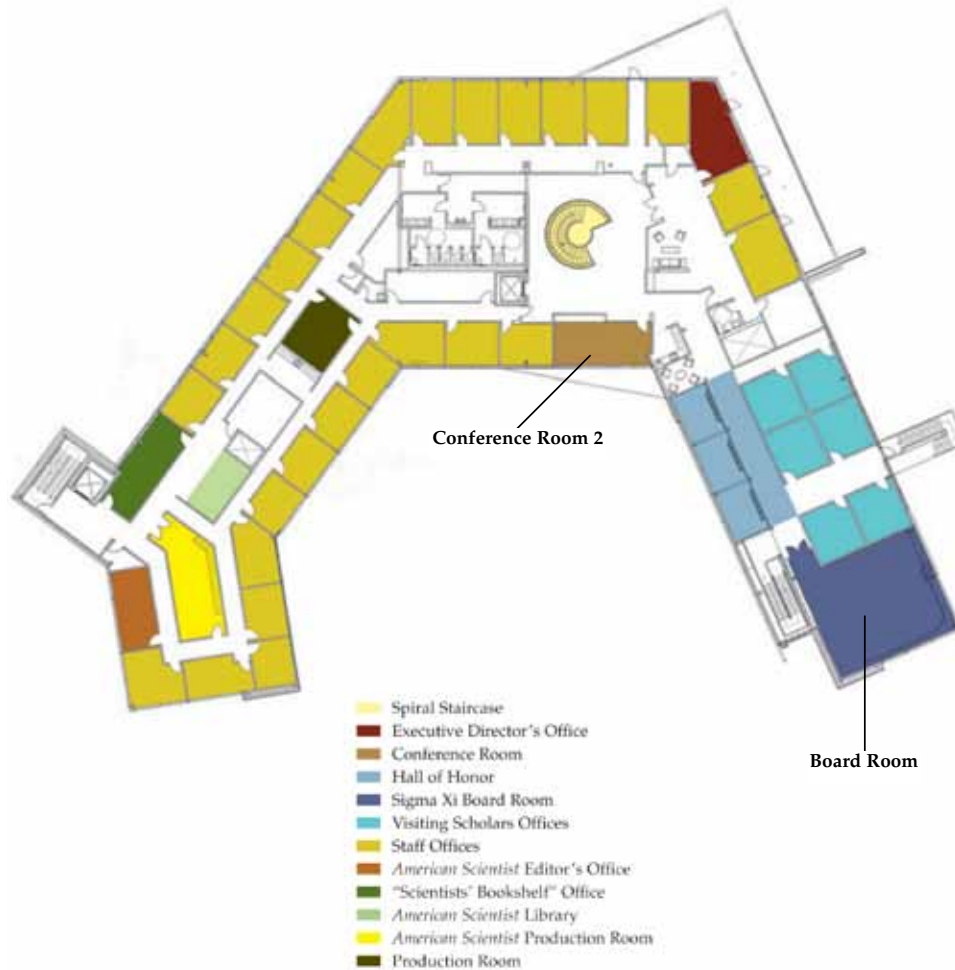
FLOOR



FLOOR PLATES

FLOOR

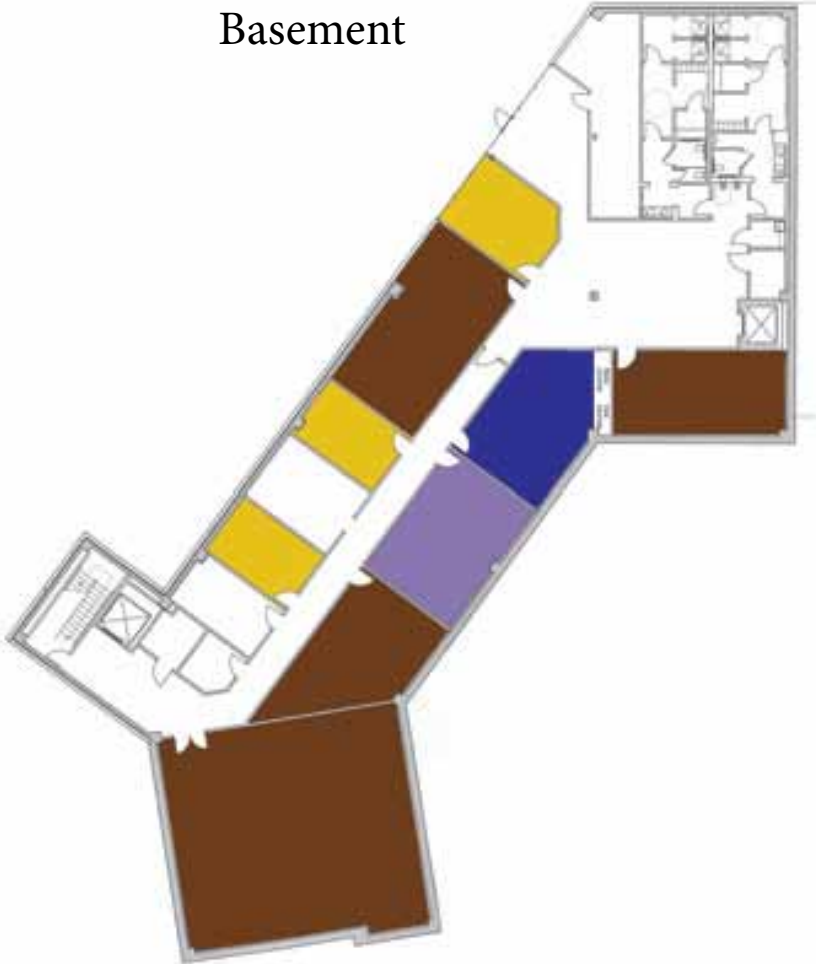
Second Level



FLOOR PLATES

FLOOR

Basement



RESEARCH TRIANGLE PARK

RESEARCH TRIANGLE PARK COMPANIES

The RTP currently houses over 170 companies with over 42,000 employees with combined annual salaries of over \$2.9 billion. In the immediate area surrounding the Building are several high profile financial, computer and research/development companies like NetApp, Cisco, Bayer CropScience and IBM.

LARGEST RTP EMPLOYERS

EMPLOYERS	# OF EMPLOYEES
IBM	10,000
Cisco Systems	4,900
GlaxoSmithKline	4,000
RTI International	2,300
Fidelity	2,200
Credit Suisse	1,300
NetApp	1,200
US Environmental Protection Agency	1,200
Biogen Idec	850
National Institute of Environmental Health Sciences	745

MARKET CONDITIONS

The Building is located within the RTP/I-40 submarket, the largest office submarket in the Triangle region with approximately 11.2 million square feet of office space, excluding user-owned facilities. In the fourth quarter of 2011, the RTP/I-40 overall office vacancy was 25.14%, due mainly to an inventory of older and obsolete Class B and C properties. Class A vacancy, however, was much lower at 19.05%. It should be noted that

even with a vacancy rate such as this, there are few large blocks of quality Class A space available in the submarket, and the market as a whole. Class A rates for the submarket remained stable at \$20.16 per rentable square foot full service in the third quarter. The submarket and the Raleigh-Durham office market, with all its attributes, will continue to be a highly desirable area for corporate relocation and expansion.



RTP

RESEARCH TRIANGLE PARK

RTP



Company Listings by Industry

Agricultural Biotechnology

- 2 Bayer CropScience
- 42 Medicago
- 44 Monsanto Corporation
- 33 Syngenta Biotechnology, Inc.

Biotechnology/Life Sciences

- 62 Aerie Pharmaceuticals, Inc.
- 42 Alion Science and Technology Corporation
- 40 AlphaVax
- 62 Altigen, Inc.
- 44 Avioq, Inc.
- 30 b3bio, Inc.
- 49 BASF Corporation Crop Protection
- 36 BD Technologies
- 44 Biofuels Research Institute
- 63 Biogen Idec
- 62 Biogen Therapeutics
- 44 BioMedica USA, LLC
- 30 BioMedics, Inc.
- 44 bioMONTR
- 44 Biopligen
- 29 BioShape Solutions

We're here to help.

RTP Headquarters
12 Davis Drive
Research Triangle Park, NC 27709
919.549.8181
General email: parkinfo@rtp.org
Website: www.rtp.org

For information about purchasing land in RTP or leasing space, please call or email:
919.549.8181
busdev@rtp.org

LEGEND

- ★ RTP Headquarters
- Available For Sale
- Park Center (Commercial, Office, Hotel)
- Park Research Center (Lab/Office)
- TUCAS Campus
- Natural Area Preserve
- Recreation Area 1 & 2
- Recreation Area 3 & 4
- Highways
- Primary Roadways
- Secondary Roadways
- Rivers & Lakes
- Railroads

Centers for Disease Control and Prevention - Center for Health Statistics

- 30 Chaperone Therapeutics
- 37 Cheminova
- 44 ChemoGenics BioPharma
- 44 CivTech Oncology
- 29 Copernicus Group I/II
- 30 Drug Discovery Center of Innovation
- 55 Eisai, Inc.
- 29 Endogate, Inc.
- 25 Entegrio, Inc.
- 29 ENVIGEN Pharmaceuticals
- 44 Eton Bioscience
- 29 Excel Clinical Research Group
- 64 Fujifilm Diosynth Biotechnologies
- 29 GlaxoSmithKline
- 3 Global Vaccines
- 25 Grifols
- 28 Howard Associates, LLC
- 62 Humacyte
- 23 ICON Clinical PLC
- 25 Impact Pharmaceutical Services
- 29 Inovate
- 44 Invitrox, Inc.
- 44 Marlin-Proteon, LLC
- 44 Medtronic
- 47 MethodSense
- 34 Mustard Tree Instruments
- 25 Nephrogenex
- 51 NIEHS
- 51 National Toxicology Program
- 29 NovaTarg, Inc.
- 29 Palmetto Biomedical
- 62 Pamlico Pharmaceutical
- 37 Passport Health
- 62 Patheon
- 29 PharmaSoftware Solutions
- 37 Premier Research Group
- 29 Ridge Diagnostics
- 29 Salkon Innovation, Inc.
- 62 SCYNEXIS, Inc.
- 29 Sirga Advanced Biopharma
- 44 Southco, Inc.
- 9 Silefel, a GSK company
- 44 Symmetry Biosciences, Inc.
- 54 Synthron Pharmaceuticals
- 29 Triangle Biology, LLC
- 11 United States Department of Agriculture Forest Service Southern Research Station
- 18A United Therapeutics Corporation
- 24 University of North Carolina-Chapel Hill School of Dentistry

University of North Carolina-Chapel Hill School of Medicine

- 29 21st Century Creations
- 37 Accounting Services of the Triangle, Inc.
- 37 AVS Publication Office
- 37 Bank of America
- 3 Bright Horizons of RTP
- 6 Bright Horizons of The Enrichment Center
- 29 Bright Winner & Associates
- 29 CerRx Corporation
- 37 Craig Davis Properties
- 29 First Flight Venture Center
- 37 First Citizens Bank
- 47 General Services Administration Defense Logistics Information Service
- 44 Genesis Enrichment Center for Children, Inc.
- 29 Innovyst, LLC
- 29 Instrumentation Associates
- 29 Live Gamer
- 34 Motor & Equipment Manufacturers Association
- 29 New Millennium Resources
- 37 North Carolina State University MBA/IRTP Program
- 44 Practical Management, Inc.
- 29 Pragmatique
- 37 Radisson Hotel RTP
- 28 RTI - Parent Child Care Organization
- 37 RTP Federal Credit Union
- 29 Spratt Financial
- 25 StarWorks, Inc.
- 37 Teer Associates
- 19 United States Postal Service
- 4 The UNC Center for Public Television
- 37 Wells Fargo
- 29 Wyrick Robbins Yates & Panton, LLP

Clean and Green Technologies

- 47 TetraTech, Inc.
- 50 US EPA

Financial and Insurance Activities

- 53 Credit Suisse
- 37 The Equitable Life Insurance Company
- 38A Fidelity Investments

Information Technology

- 44 Aten, Inc.
- 38 Avaya
- 37 Ciena Corporation
- 58 Cisco
- 23 CSC
- 59 Delta Products Corporation
- 23 Electronic Consulting Services
- 15 EMC Corporation
- 38 Ericsson
- 48 Extreme Networks
- 29 Family Health Network
- 7 Freudenberg IT
- 38 GENBAND
- 47 Gilbarco, Inc.
- 12 IBM Corporation
- 1 IEM
- 29 ImplicitCore
- 29 Integrated Training Solutions
- 29 Learning Machines, Inc.
- 10E MCNC
- 44 Microelectronics Assembly Technologies
- 61 NetApp
- 29 Network Development Group
- 38 Nortel Networks
- 47 NCHCA
- 29 OSSCube
- 29 Sciome, LLC
- 29 The Seven Soft Company
- 17 Sumitomo Electric Lightwave Corporation
- 29 TechVerse, Inc.
- 37 Triangle Research Collaborative
- 25 Triumfant, Inc.
- 16 UAI Technology, Inc.
- 29 ZurnTek, Inc.

Material Sciences and Engineering

- 18 Croc, Inc.
- 8 DuPont Electronic Technologies
- 29 ElectroChemical Systems
- 52 JMC (USA), Inc.
- 41 Linde
- 10E MEMSCAP
- 25 Novan
- 1 Reichhold, Inc.
- 29 RJ Chemicals
- 7 Sulzer
- 44 Triangle Polymer Technologies
- 14 Tixeler Electronic Laboratories, Inc.
- 35 Underwriters Laboratories, Inc.
- 62 XintRay Systems, LLC
- 62 Xintek, Inc.

Scientific Associations, Foundations, and Institutes

- 10C Burroughs Wellcome Fund
- 30 The Hammer Institutes for Health Sciences
- 20 International Society of Automation
- 44 IUPAC
- 44 ISAF
- 10 National Humanities Center
- 44 National Inclusion Project
- 100 National Institute of Statistical Sciences
- 108 North Carolina Biotechnology Center
- 3 NC GlaxoSmithKline Foundation
- 5 NC State Education Assistance Authority
- 10E NC STEM
- 27 Research Triangle Foundation of NC
- 28 RTI International
- 46 Sigma Xi, The Scientific Research Society
- 100 Statistical and Applied Mathematical Sciences Institute



OWNERSHIP

OWNERSHIP HISTORY

Sigma Xi is an international, multi-disciplinary research society whose programs and activities promote the health of the scientific enterprise and honor scientific achievement. There are nearly 60,000 Sigma Xi members in more than 100 countries around the world. Sigma Xi chapters, with more than 500 in all, can be found at colleges and universities, industrial research centers and government laboratories. The Society endeavors to encourage support of original work across the spectrum of science and technology and to promote an appreciation within society at large for the role research has played in human progress.

Sigma Xi designed and constructed its corporate facility and occupied in 2003. It is a beautiful facility and offers a variety of meeting and training rooms on the main floor, as well as corporate offices on the top floor. IT support, storage and additional offices occupy the lower level space.



SIGMA XI CENTER

3106 NC HIGHWAY 54 :: DURHAM , NORTH CAROLINA



Ed Pulliam
Senior Vice President
919.831.8237
ed.pulliam@cbre.com

Brad Corsmeier
Senior Vice President
919.831.8236
brad.corsmeier@cbre.com

SIGMA XI
THE SCIENTIFIC BROTHERHOOD SOCIETY

CBRE | Raleigh
Part of the CBRE affiliate network