

OFFICE (UP TO 15,000 RSF) • KEYMAN SUITES (VARIOUS SIZES)



## BAILEY POWER PLANT AT INNOVATION QUARTER

The first phase of the Bailey Power Plant is a 110,800 SF redevelopment of the former RJ Reynolds Tobacco Company's coal-fire power plant. Located in the epicenter of the Innovation Quarter, the Bailey Power Plant is Wexford Science & Technology's sixth project. Bailey Power Plant brings Wexford's redevelopment total to more than one million square feet, with more than \$450 million in investment. The success of the Innovation Quarter is noticed through full occupancy of every facility with dozens of innovative companies including Wake Forest University Health Sciences, Wake Forest School of Medicine, Wake Forest University, Mullen Lowe and Forsyth Tech Center for Emerging Technologies.



### KEY FEATURES

- ±110,800 SF redevelopment of the former RJR Tobacco power plant
- Built-out office space available (±204 - 5,650 SF)
- Additional ±15,058 SF of dividable shell space with significant TI package
- Epicenter of the Innovation Quarter
- Access to all Innovation Quarter onsite amenities
- Vibrant outdoor common spaces



**WEXFORD**  
SCIENCE+TECHNOLOGY

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COMMERCIAL REAL ESTATE



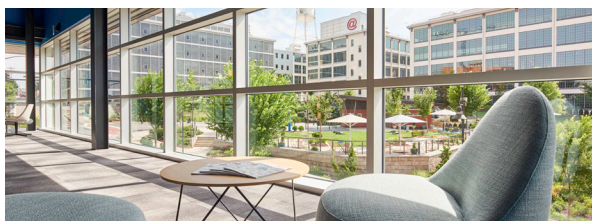
## SECOND FLOOR

## KEYMAN SUITE FEATURES

LEASE RATE: *VARIES* • LEASE TYPE: *FULL SERVICE* • SIZE: *204 RSF - 3,319 RSF*

### PRIVATE OFFICES

- Be one of the pioneering tenants of this redevelopment of the former RJR Tobacco power plant
- Ready for occupancy
- Fully furnished offices include desk and chair, storage, workspace, and whiteboard
- First class tenant amenities include:
  - Two large conference rooms
  - Three medium conference rooms
  - Three breakout rooms
  - Two privacy booths
  - Two kitchens
  - Crane Room







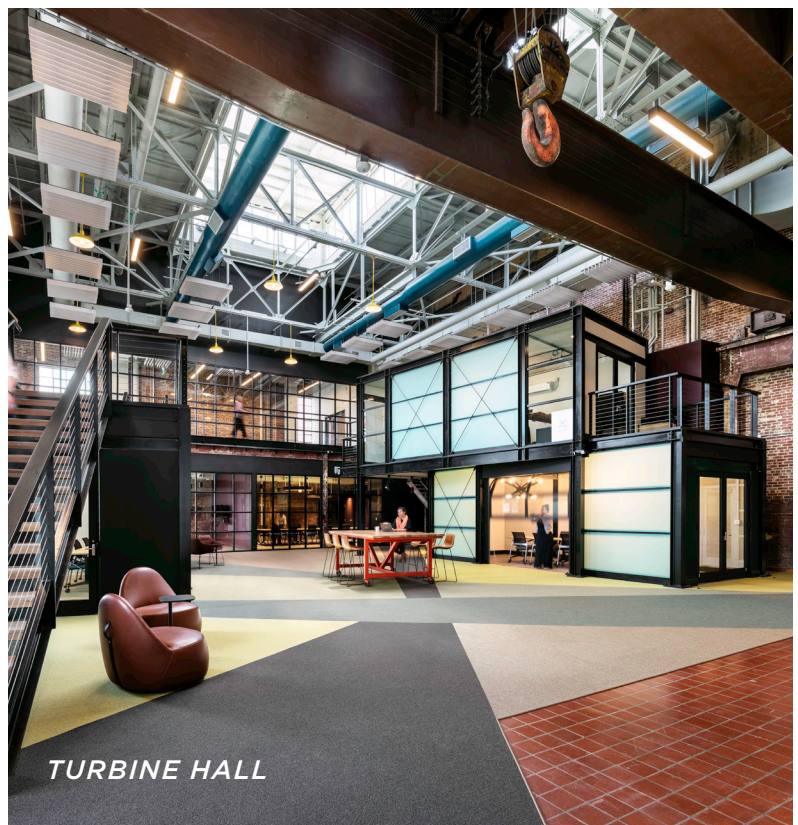
THIRD FLOOR

## OFFICE FEATURES

LEASE RATE: \$26.00 PSF • LEASE TYPE: FULL SERVICE • SIZE: 3,280 RSF - 20,708 RSF

### THIRD FLOOR

- Significant TI package available for shell space
- 3,280 RSF - 20,708 RSF
- Lease Rate: \$26.00 PSF, Full Service







THIRD FLOOR - SPACE 2



THIRD FLOOR - SPACE 2



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THIRD FLOOR - SPACE 2





## WHAT IS INNOVATION QUARTER?



Innovation Quarter is one of the fastest-growing urban-based districts for innovation in the United States. Home to more than 90 companies, five leading academic institutions, more than 3,600 workers and over 1,800 students, the Innovation Quarter is a place for research, business and education in biomedical science, information technology, digital media, clinical services and advanced materials. The Innovation Quarter currently comprises 2.1 million square feet of office, laboratory and educational space on its 145 developable acres. In addition, there 20 miles of connected greenway surrounding the Innovation Quarter and more than 1,000 apartments and lofts within or close by.



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