

AGENDA ITEM

I. Proposed Property Lease..... Jerome Harper

Background: North Carolina Agricultural and Technical State University seeks to lease 29,480 square feet of office space on the first and second floors and manufacturing space in Suite 201 at Research Facility Three (RF3), on the Gateway Research Park South Campus, located at 2911 E. Gate City Boulevard, Greensboro, NC, from Gateway Research Park, Inc.

The space will be made available to university departments and researchers through requests submitted to the University Space Planning Committee.

I.a North Carolina A&T State University Requests Approval to Enter into a New Lease at Gateway Research Park South Campus.

Situation: North Carolina Agricultural and Technical State University requests approval to lease office and manufacturing space at Research Facility Three (RF3), Gateway Research Park South Campus, for university operations.

Action: The Board of Trustees of North Carolina Agricultural and Technical State University is requested to approve a lease of 29,480 square feet of office and manufacturing space at Research Facility Three (RF3), on the Gateway Research Park South Campus, located at 2911 E. Gate City Boulevard, Greensboro, NC, from Gateway Research Park, Inc., commencing July 1, 2026, for a three-year term at an initial annual rental rate of \$442,200 (\$15.00 per square foot), with a 3% annual rent increase and a one-year extension option.

I. Proposed Property Lease..... Jerome Harper

Background: North Carolina Agricultural and Technical State University seeks to lease 35,554 square feet of shell space at Research Facility Three (RF3), on the Gateway Research Park South Campus, located at 2911 E. Gate City Boulevard, Greensboro, NC. The space will be made available to university departments and researchers through requests submitted to the University Space Planning Committee.

Potential uses include classrooms and laboratories for the Joint School of Nanoscience and Nanoengineering (JSNN) on the first floor, and offices and laboratories for the College of Agriculture & Environmental Sciences on the second floor.

I.b North Carolina A&T State University Requests Approval to Enter into a New Lease at Gateway Research Park South Campus.

Situation: North Carolina Agricultural and Technical State University requests approval to lease shell space at Research Facility Three (RF3), Gateway Research Park South Campus, for university operations.

Action: The Board of Trustees of North Carolina Agricultural and Technical State University is requested to approve a lease of 35,554 square feet of shell space on the first and second floors of Research Facility Three (RF3), on the Gateway Research Park South Campus, located at 2911 E. Gate City Boulevard, Greensboro, NC, from Gateway Research Park, Inc., commencing July 1, 2026, for a three-year term at an initial annual rental rate of \$319,990 (\$9.00 per square foot), with a 3% annual rent increase and a one-year extension option.

I. Proposed Property Lease..... Jerome Harper

Background: North Carolina Agricultural and Technical State University seeks to lease 893 square feet of office and laboratory space at Hall-Mericka Building, Suites 122 and 125, on the Gateway Research Park North Campus, located at 5900 Summit Avenue, Brown Summit, NC. The space will be occupied by the North Carolina A&T State University Department of Kinesiology to conduct research examining the role of exercise as a therapeutic treatment for health disparities and diseases involving gut dysbiosis and vascular health.

I.c North Carolina A&T State University Requests Approval to Enter into a New Lease at Gateway Research Park North Campus.

Situation: North Carolina Agricultural and Technical State University requests approval to lease space at Hall-Mericka Building, Suites 122 and 125, for university research operations.

Action: The Board of Trustees of North Carolina Agricultural and Technical State University is requested to approve a lease of 893 square feet of office and laboratory space at Hall-Mericka Building, Suites 122 and 125, on the Gateway Research Park North Campus, located at 5900 Summit Avenue, Brown Summit, NC, from Gateway Research Park, Inc. The lease will commence July 1, 2026, for a three-year term at an initial annual rental rate of \$14,288 (\$16.00 per square foot), with a 3% annual rent increase and a one-year extension option.

I. Proposed Property Lease..... Jerome Harper

Background: North Carolina Agricultural and Technical State University seeks to lease 2,043 square feet of office space at Hall-Mericka Building, Suite 126, on the Gateway Research Park North Campus, located at 5900 Summit Avenue, Brown Summit, NC. The space will be occupied by the North Carolina A&T State University Department of Electrical and Computer Engineering to support the ACCESS Laboratory (Autonomous Cooperative Control of Emergent Systems of Systems) and its Autonomous Vehicle Laboratory.

I.d North Carolina A&T State University Requests Approval to Enter into a New Lease at Gateway Research Park North Campus.

Situation North Carolina Agricultural and Technical State University requests approval to lease office space at Hall-Mericka Building, Suite 126, on the Gateway Research Park North Campus for University research operations.

Action: The Board of Trustees of North Carolina Agricultural and Technical State University is requested to approve a lease of 2,043 square feet of office space at Hall-Mericka Building, Suite 126, on the Gateway Research Park North Campus, located at 5900 Summit Avenue, Brown Summit, NC, from Gateway Research Park, Inc. The lease will commence July 1, 2026, for a three-year term at an initial annual rental rate of \$32,688 (\$16.00 per square foot), with a 3% annual rent increase and a one-year extension option.