

Independence Park

4233 Technology Drive, Durham, NC 27704



AVAILABLE SPACE 22,587 RSF

 **VIEW SPACE**

- Single-tenant building with drive-in loading and 20-foot+ clearance height
- Prime location just off NC 15-501 with immediate access to Duke Regional and surrounding healthcare hubs
- Prominent signage opportunity in a high-demand research, life sciences, and medical corridor
- Robust mechanical/electrical systems with 300KW generator and equipment mezzanine
- ISO 7 QC labs, chemical storage, and cleanroom manufacturing
- Water filtration, benching with outlets, emergency showers, and eyewash stations

2nd-gen lab and office space with robust infrastructure and utility yard.

REGIONAL RESEARCH UNIVERSITIES

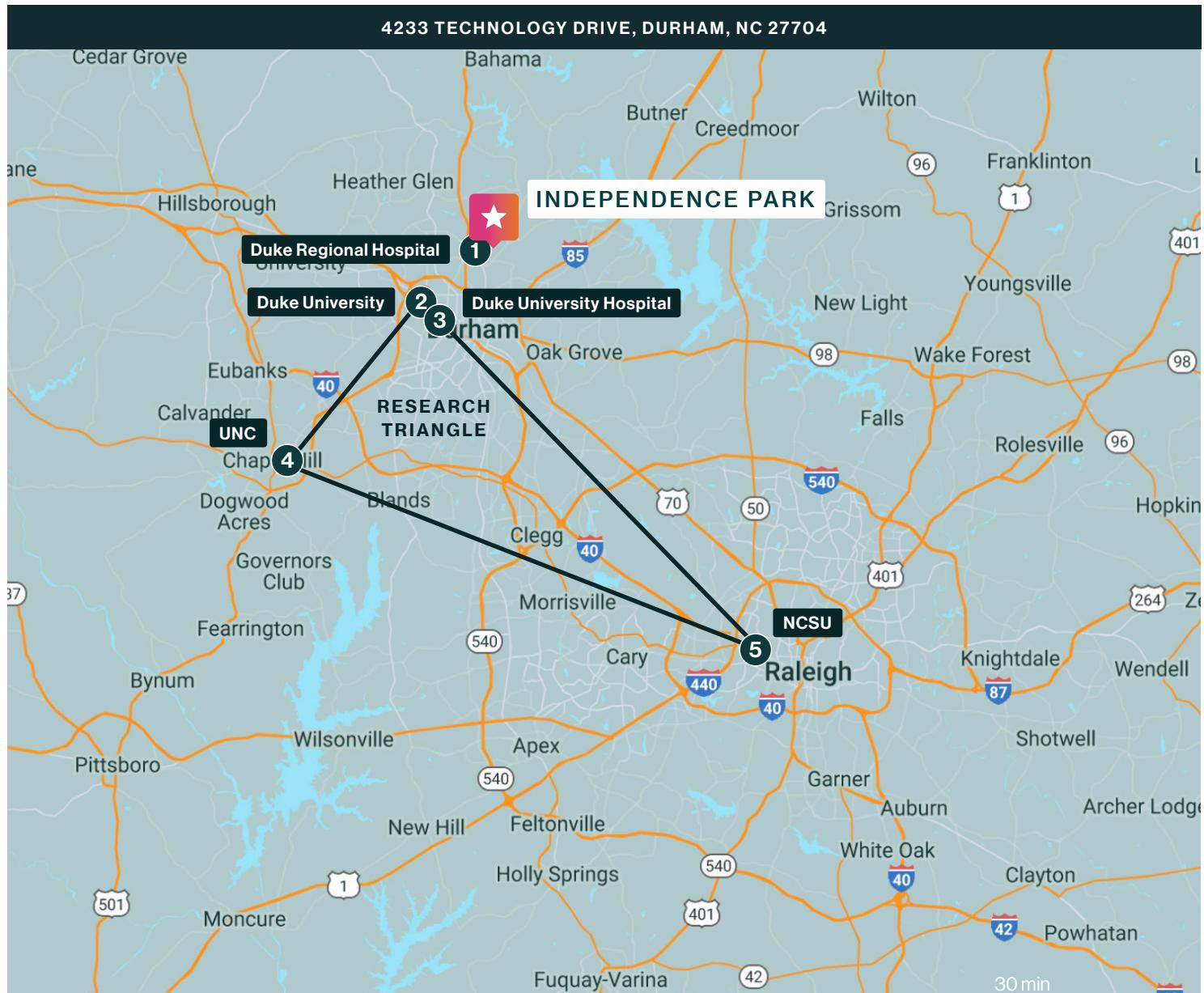
Duke, UNC, NCSU

REGIONAL LIFE SCIENCES TALENT POOL

38,000

REGIONAL LIFE SCIENCES EMPLOYMENT GROWTH (2020-2025)

38%



SURROUNDING POINTS OF INTEREST

- Walgreens Pharmacy
- Mariano's
- Jewel-Osco
- Marketplace at Vernon Hills
- Courtyard by Marriott
- Vernon Hills Golf Course
- Fitness 19
- Starbucks
- Garden Berry Café
- Next Door American Eatery
- Yen Yen Restaurant
- Eddie Merlot's

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