

4016 - 4025 STIRRUP CREEK DRIVE



# TBC

DURHAM, NC

# INSPIRING LIFE SCIENCE INNOVATIONS



[WWW.TBCLIFESCIENCE.COM](http://WWW.TBCLIFESCIENCE.COM)

 CUSHMAN &  
WAKEFIELD



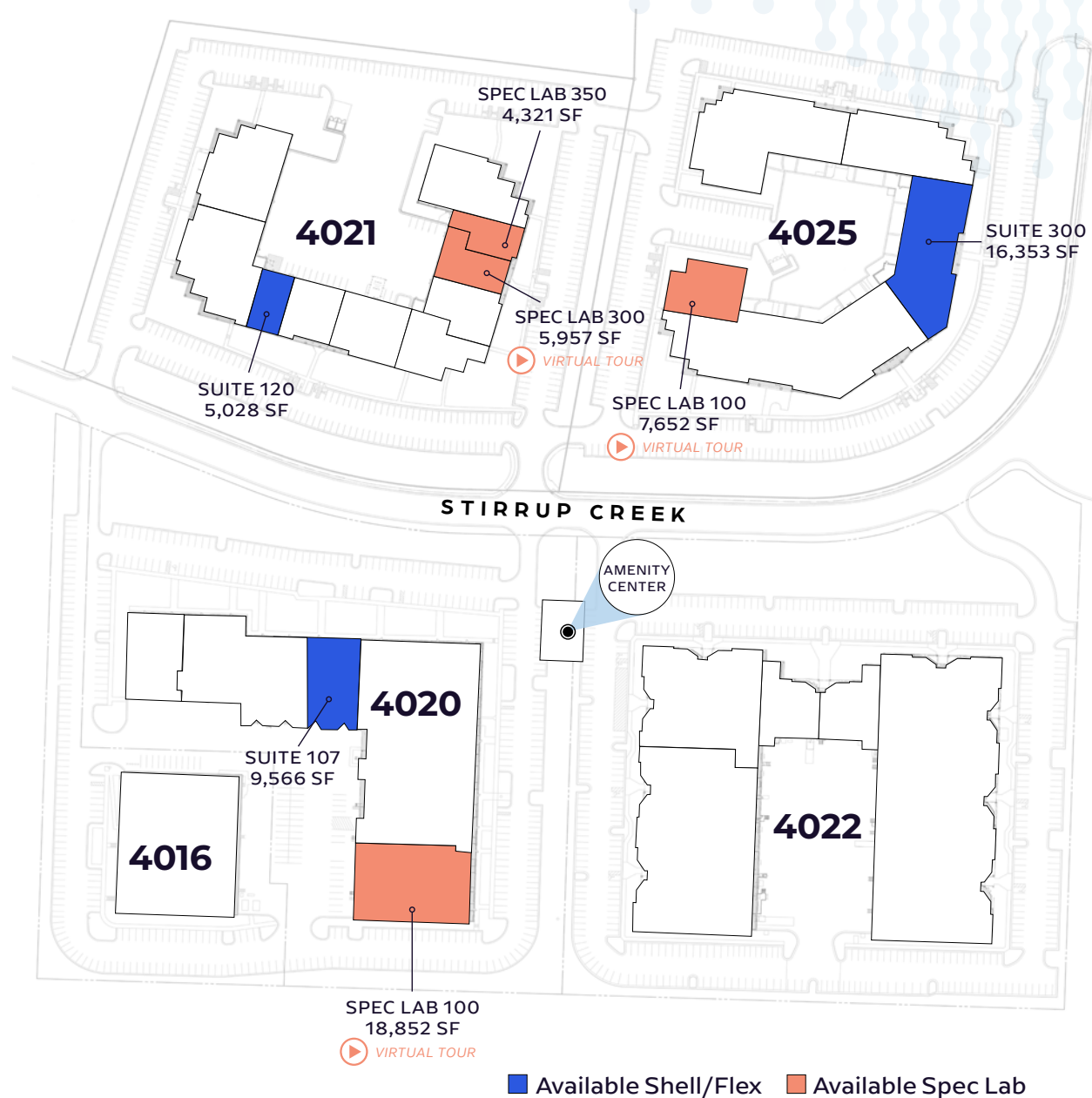
# DISCOVER INNOVATION AT EVERY TURN

TBC's world-class campus offers a dynamic environment where ideas thrive and research professionals feel empowered to push the boundaries of life-changing innovation.

With single-story buildings designed for flexibility, tenants can move into life science spec suites that meet their specific needs or design a space from shell to help drive their unique missions forward.

- FIVE (5) SINGLE-STORY BUILDINGS, LOCATED 3 MILES FROM RTP
- 447,000 TOTAL SQUARE FEET
- LAB-READY SUITES
- DOCK ACCESS OR SHARED SCISSOR LIFTS
- CEILING HEIGHTS FROM 16' - 19'
- PARKING AT 3/1,000
- UPGRADED POWER FOR LIFE SCIENCE RESEARCH

[CLICK BUILDING TO VIEW WEBSITE](#)



# AMENITY CENTER CONNECTING VISIONARIES AND DRIVING BREAKTHROUGHS

Experience a state-of-the-art research hub that goes above and beyond the ordinary to cultivate a sense of belonging, community, and synergy towards a common goal.

With a variety of indoor and outdoor workspaces, lounges and gathering areas designed for collaboration, the TBC amenity center is where forward-thinking individuals come together to make an impact and drive groundbreaking advancements.



- FITNESS CENTER
- MEETING SPACE
- COFFEE LOUNGE
- OUTDOOR GATHERING SPACE
- CONFERENCE/TRAINING ROOM
- CATERING KITCHEN
- FOOD TRUCKS



# A WORLD-RENOWNED TALENT HUB

**Largest research park** in North America

**Top state for business** in the U.S.

**#3 best city to live** for tech workers

**65,000 local graduates** per year

**4th highest** concentration of  
PHD's in the country

**50K** workers

**300+** companies

**3K patents** awarded

	MILEAGE	DRIVE TIME
Research Triangle Park	3 mi	5 min
Downtown Durham	8 mi	11 min
Downtown Raleigh	18 mi	20 min
I-40	3.5 mi	5 min
I-540	6 mi	8 min
I-440	15 mi	15 min
RDU Int'l Airport	6.5 mi	10 min

TBC

RDU INT'L  
AIRPORT

WILLIAM B.  
UMSTEAD  
STATE PARK

CARY

RALEIGH

DURHAM



# A COMMUNITY OF LEADERS

Experience the unbeatable energy of progress in Raleigh-Durham, where you'll find yourself in the company of the nation's top thought-leaders and forward-thinking organizations, renowned for driving industry-changing innovation.

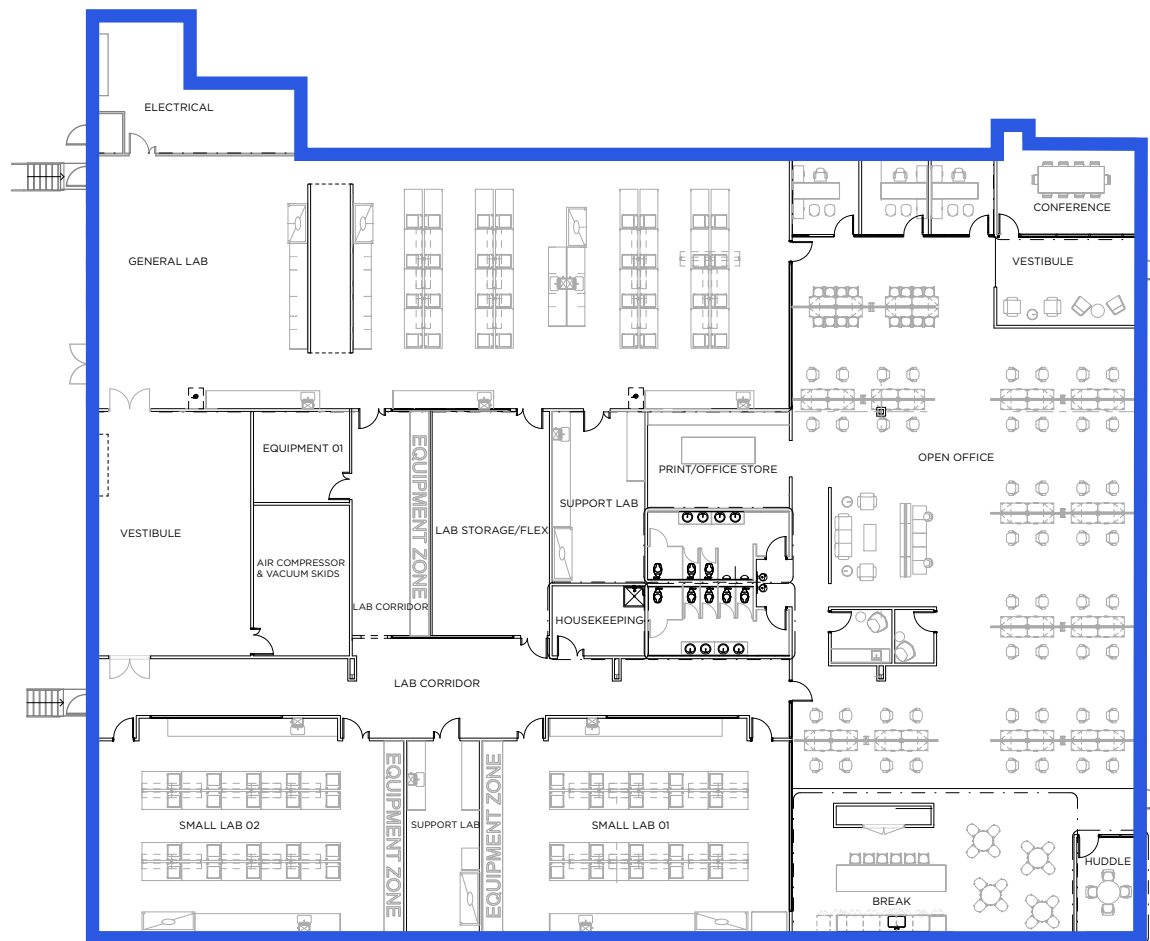
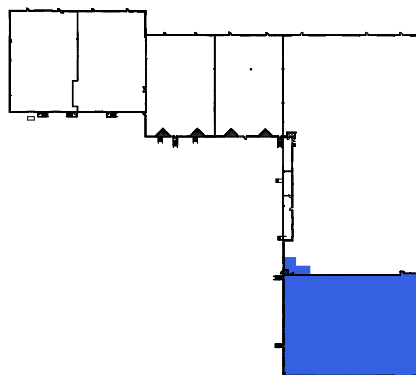


# 4020 STIRRUP CREEK DR.

SPEC LAB 100 | 18,852 SF

## SPECIFICATIONS

Building Size	101,959 SF
Clear Height	19'0"
Power	6,000A, 480/277V three phase, four wire
Loading	Dock-high
Generator	80 kW
Lab	Designed to BSL-2 standards



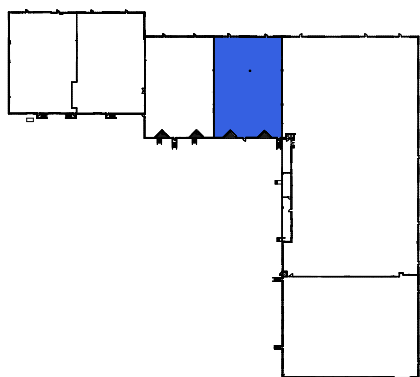
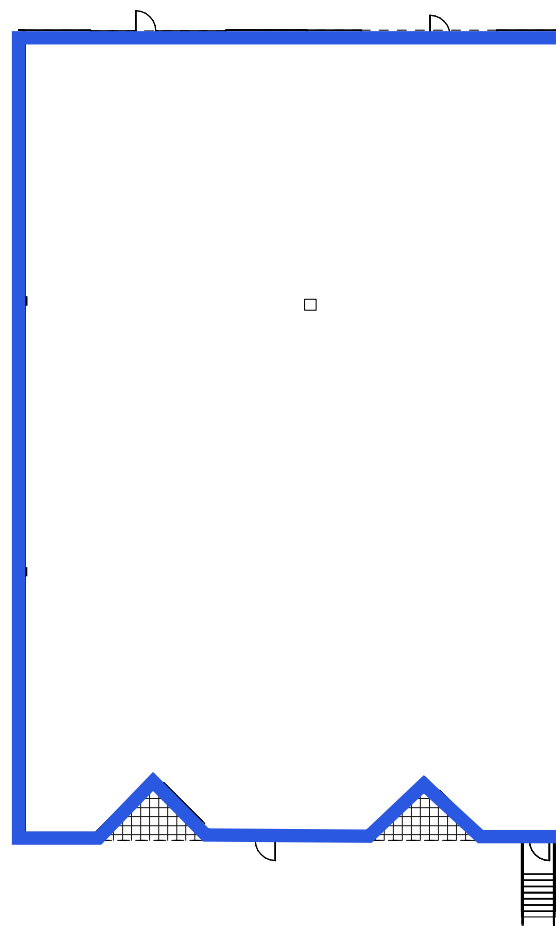
# 4020 STIRRUP CREEK DR.

SHELL/FLEX SUITE 107 | 9,566 SF

## SPECIFICATIONS

Building Size	101,959 SF
Clear Height	19'0"
Power	6,000A, 480/277V three phase, four wire
Loading	Dock-high

[CLICK HERE TO VIEW VIRTUAL TOUR](#)

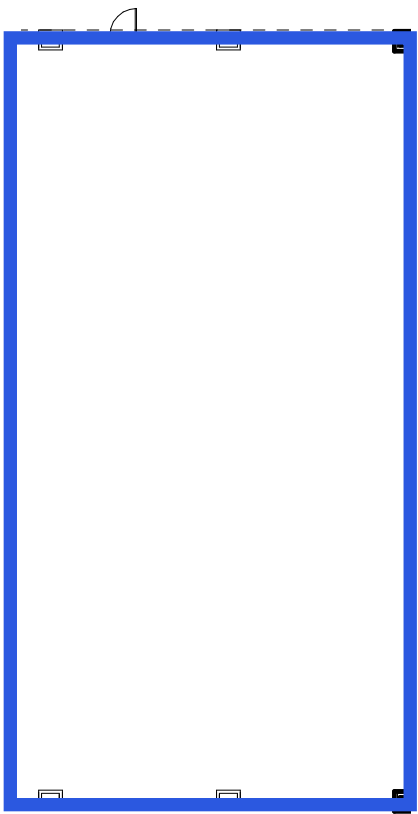
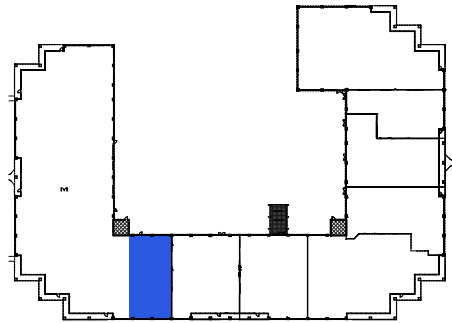


# 4021 STIRRUP CREEK DR.

SHELL/FLEX SUITE 120 | 5,028 SF

## SPECIFICATIONS

Building Size	81,289 SF
Clear Height	16'0"
Power	4,000A, 480/277V three phase, four wire
Loading	One shared dock leveler



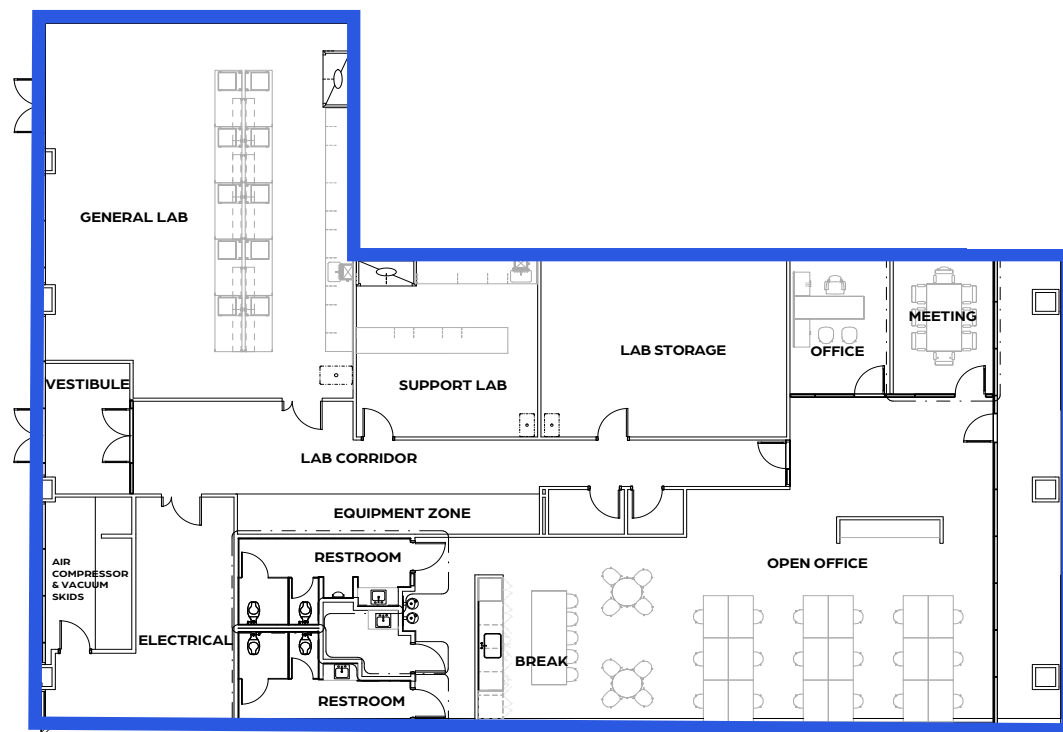
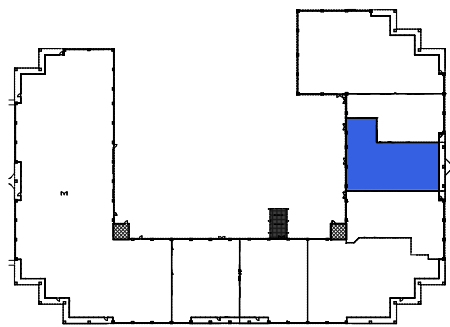


# 4021 STIRRUP CREEK DR.

SPEC LAB 300 | 5,957 SF

## SPECIFICATIONS

Building Size	81,289 SF
Clear Height	16'0"
Power	4,000A, 480/277V three phase, four wire
Loading	One shared dock leveler
Generator	50 kW
Lab	Designed to BSL-2 standards



# 4021 STIRRUP CREEK DR.

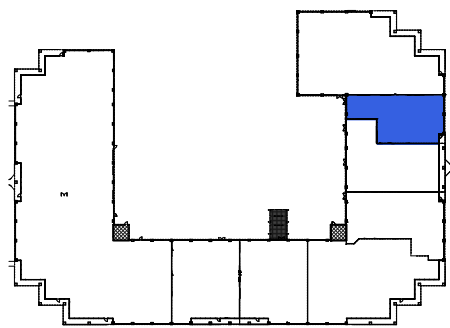
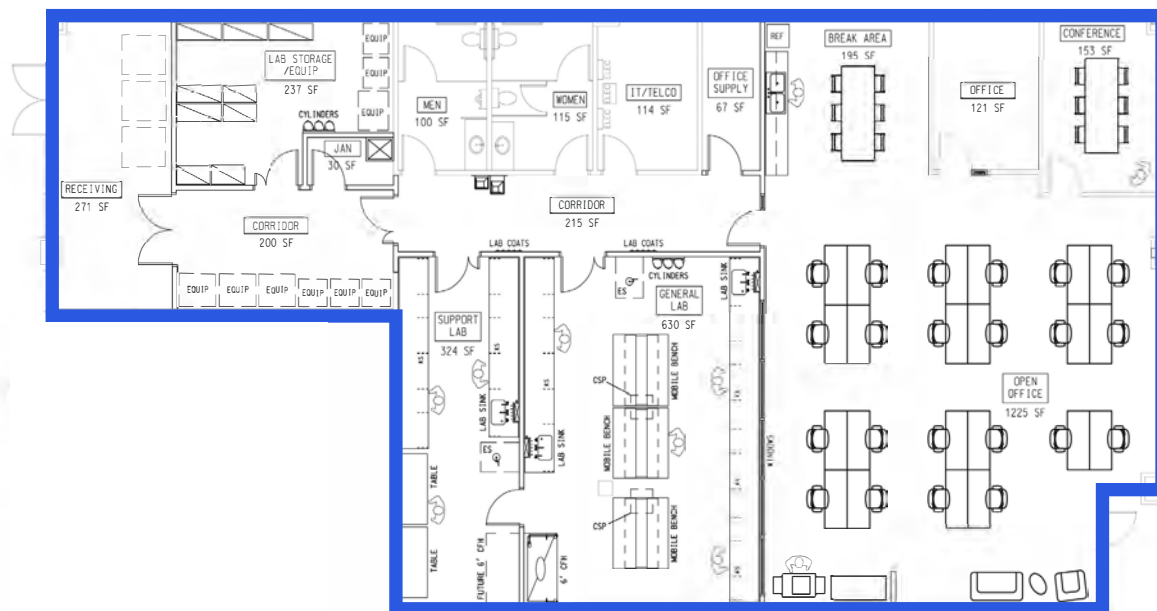
[CLICK HERE TO VIEW PHOTOS](#)

**SPEC LAB 350 | 4,321 SF**

>>Available 7/1/2026

## SPECIFICATIONS

Building Size	81,289 SF
Clear Height	16'0"
Power	4,000A, 480/277V three phase, four wire
Loading	One shared dock leveler
Generator	50 kW
Lab	Designed to BSL-2 standards



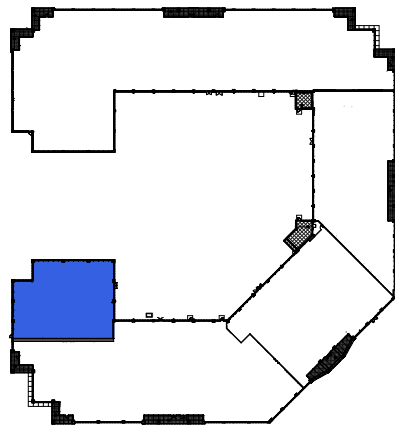
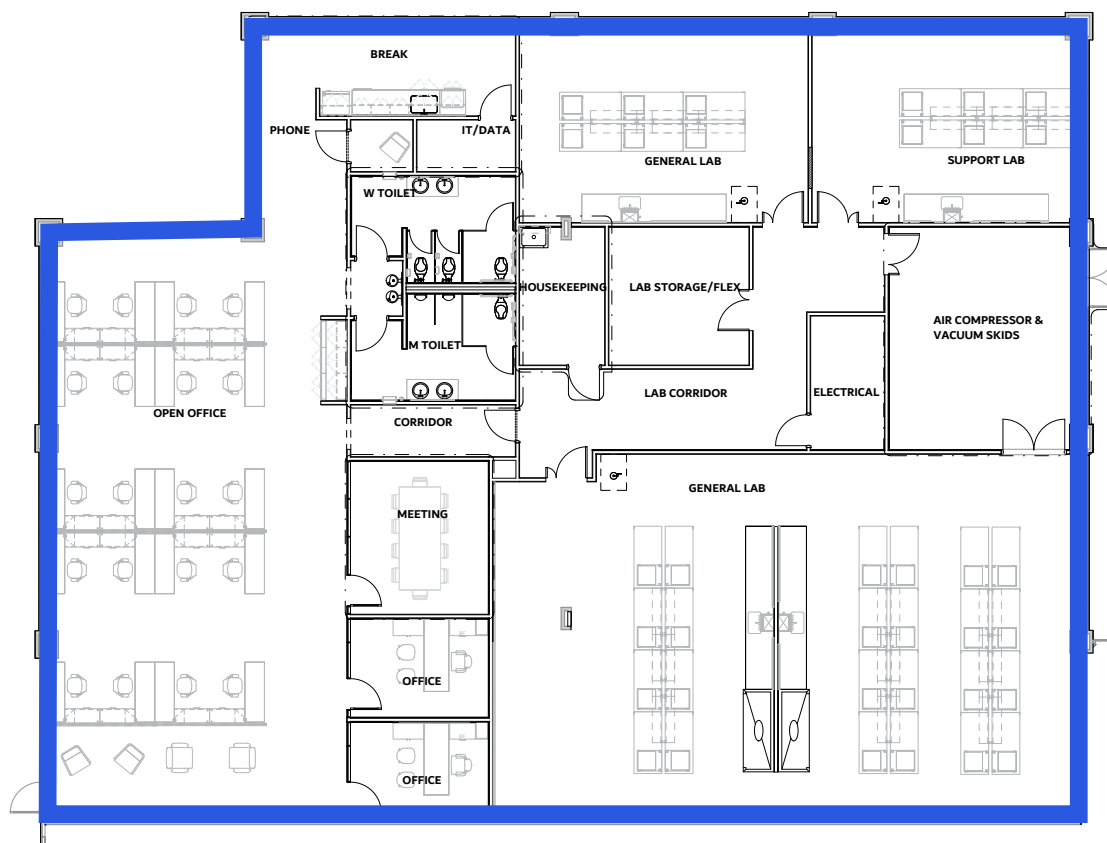
# 4025 STIRRUP CREEK DR.

[CLICK HERE TO VIEW VIRTUAL TOUR](#)

SPEC LAB 100 | 7,652 SF

## SPECIFICATIONS

Building Size	94,440 SF
Clear Height	16'0"
Power	6,200A, 480/277V three phase, four wire
Loading	One shared dock leveler
Generator	50 kW
Lab	Designed to BSL-2 standards



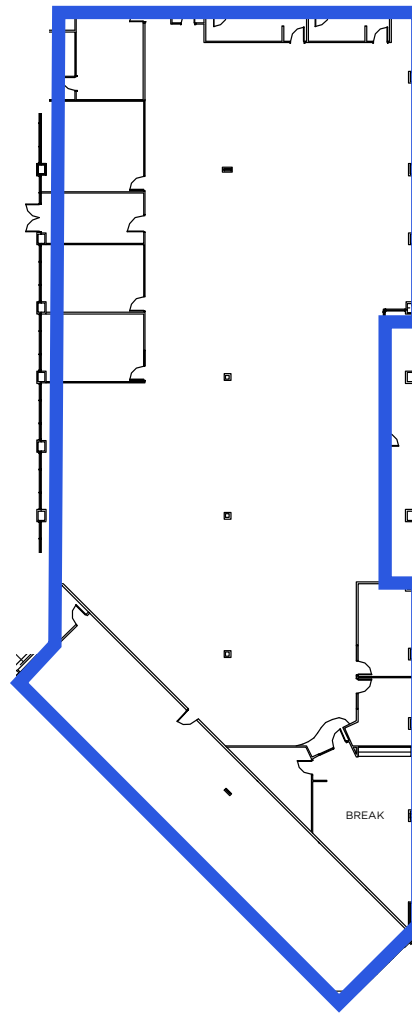
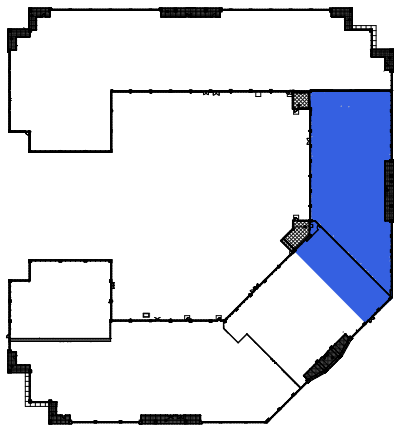


# 4025 STIRRUP CREEK DR.

2ND GEN OFFICE/FLEX SUITE 300 | 16,353 SF

## SPECIFICATIONS

Building Size	94,440 SF
Clear Height	16'0"
Power	6,200A, 480/277V three phase, four wire
Loading	One shared dock leveler



[CLICK HERE TO VIEW VIRTUAL TOUR](#)

# FOR MORE INFORMATION PLEASE CONTACT

KALER MOSELEY  
+1 919 352 9569  
[kaler.moseley@cushwake.com](mailto:kaler.moseley@cushwake.com)

AMY WATKINS  
+1 919 352 9579  
[amy.watkins@cushwake.com](mailto:amy.watkins@cushwake.com)

