

4016 - 4025 STIRRUP CREEK DRIVE

DURHAM, NC

TBC

INSPIRING
LIFE
SCIENCE
INNOVATIONS

WWW.TBCLIFESCIENCE.COM

CUSHMAN &
WAKEFIELD

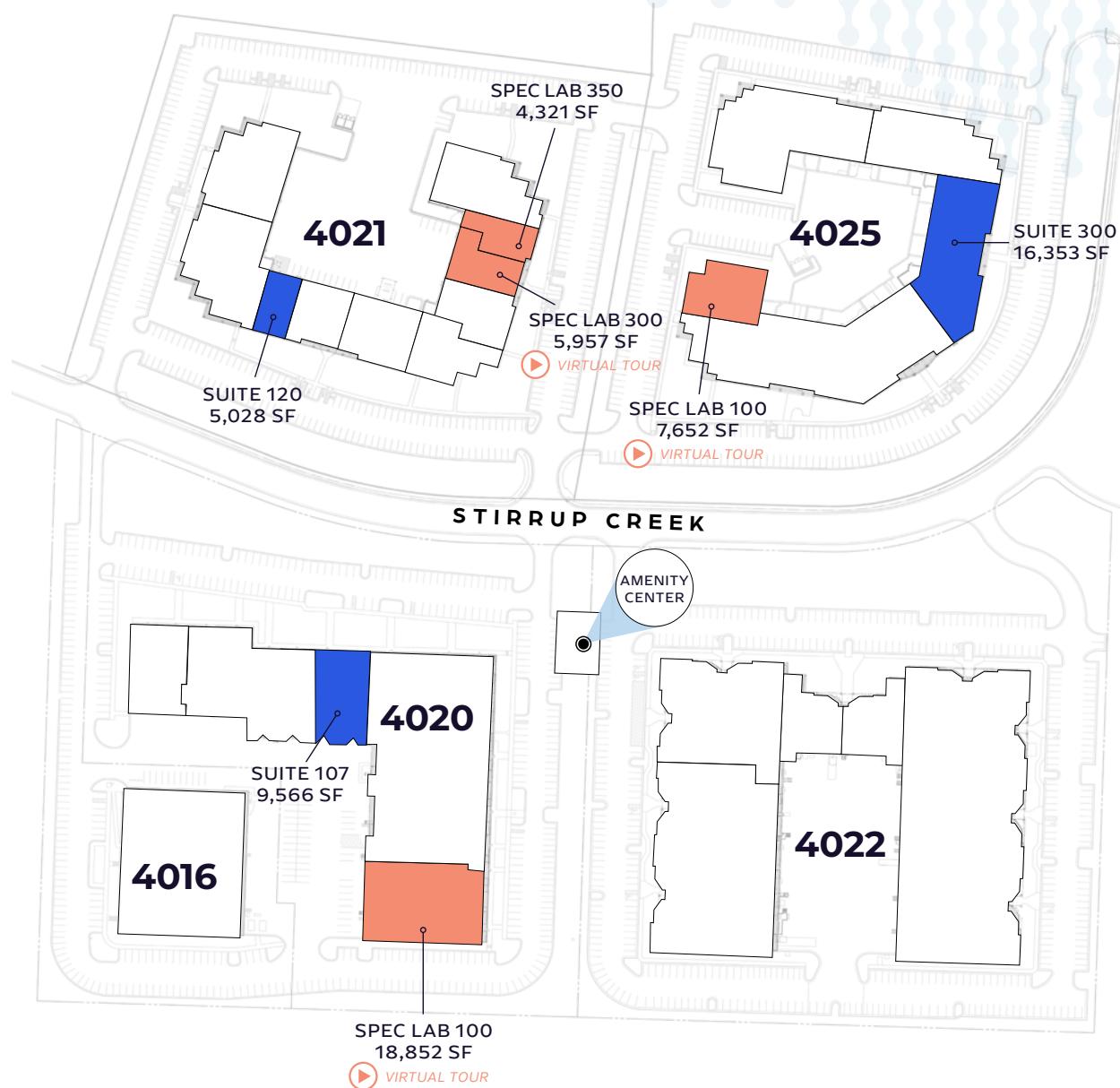
DISCOVER INNOVATION AT EVERY TURN

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

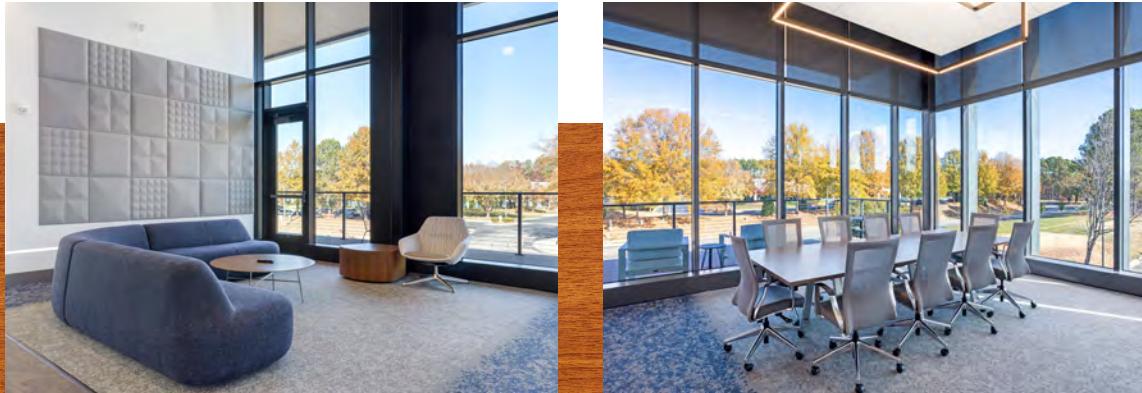


■ Available Shell/Flex ■ Available Spec Lab

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.

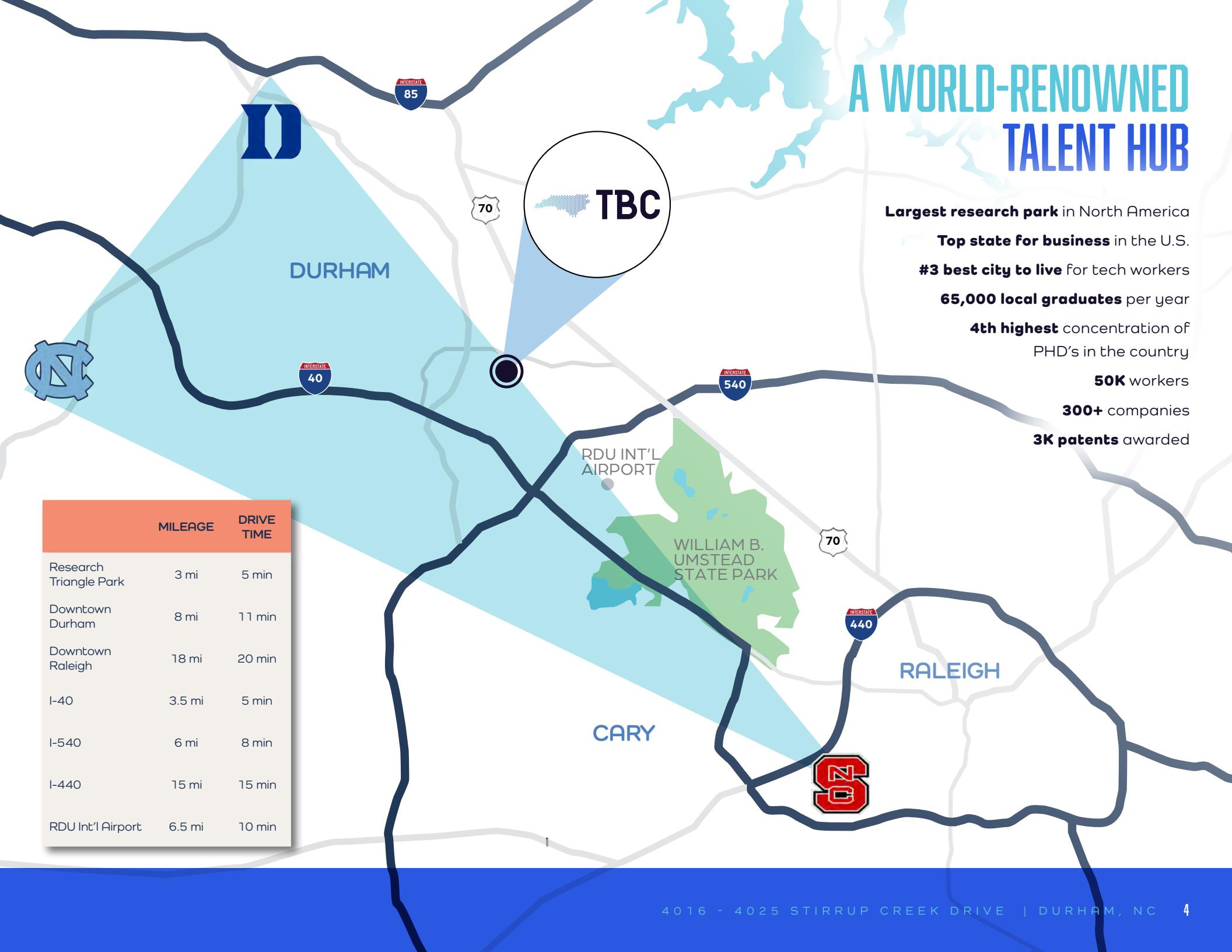
With a variety of indoor and outdoor workspaces, lounges and gathering areas designed for collaboration, the TBC amenity center is where forward-thinking individuals come together to make an impact and drive groundbreaking advancements.



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



A WORLD-RENNOWNED TALENT HUB



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.

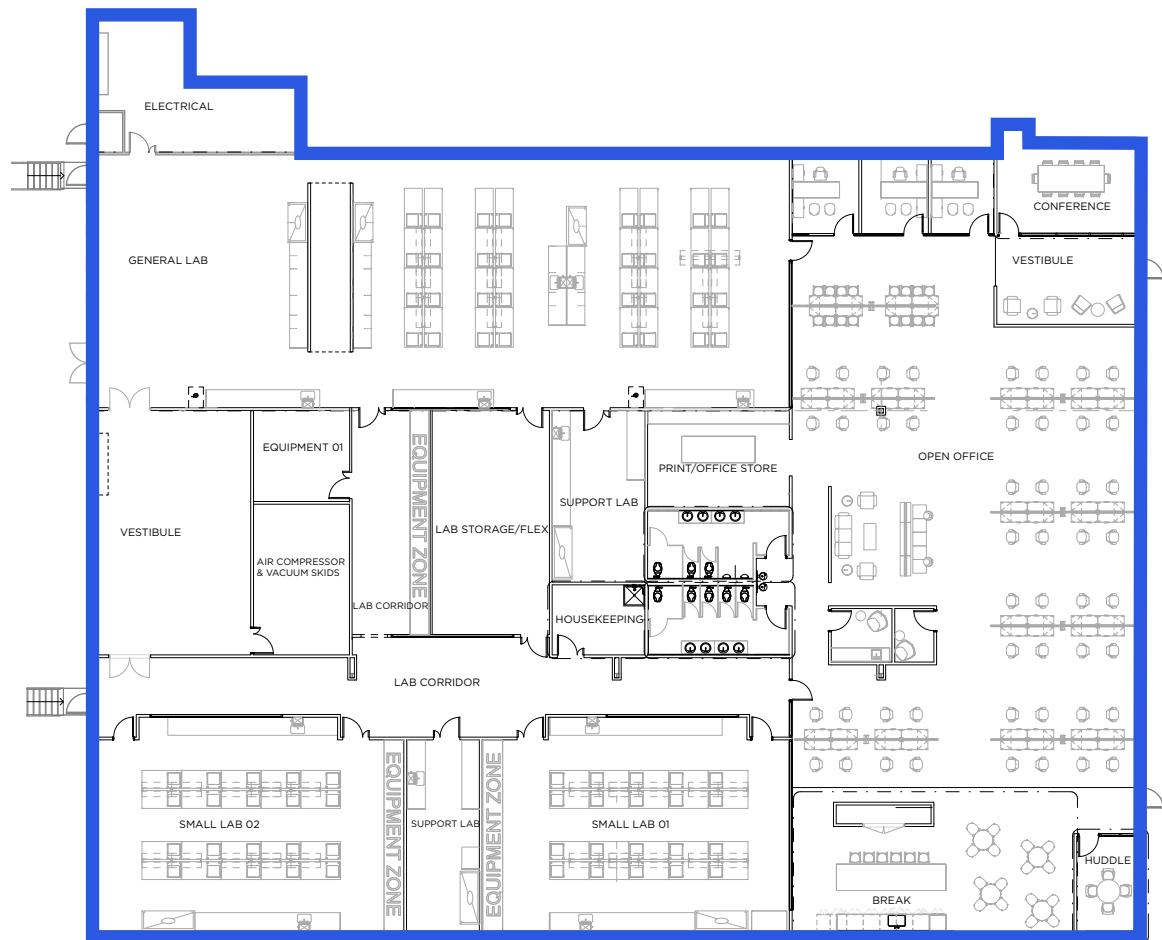
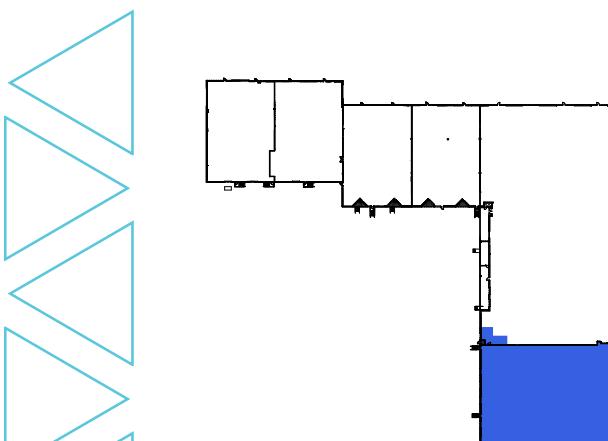


4020 STIRRUP CREEK DR.

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



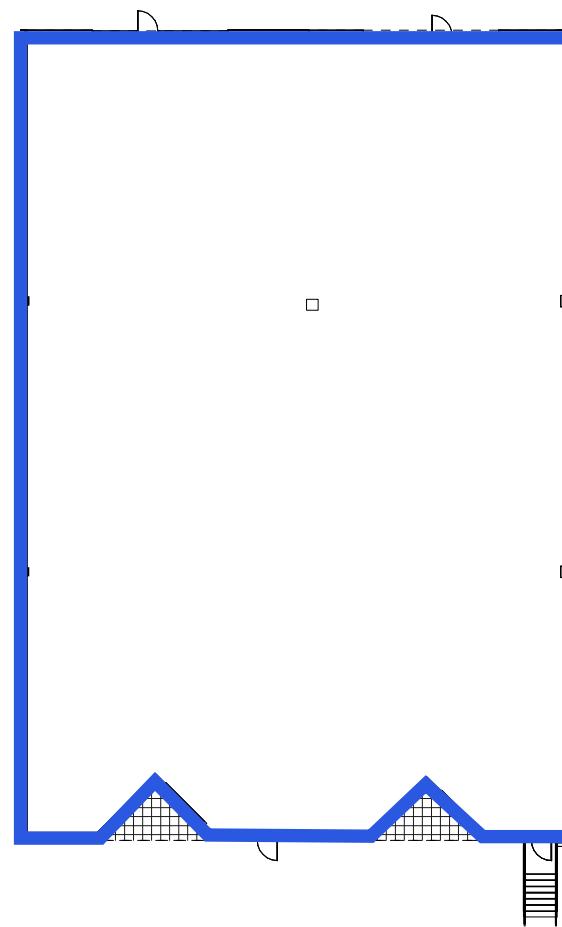
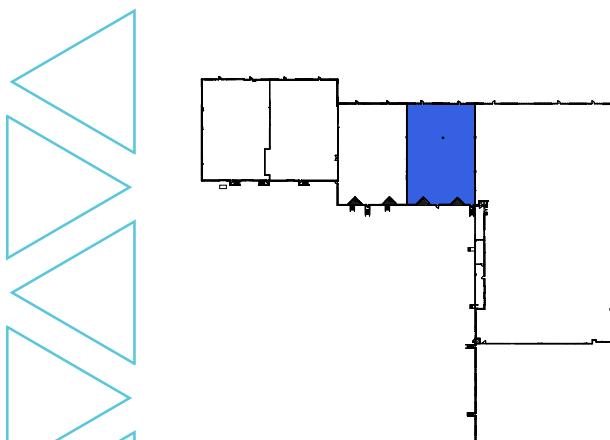
4020 STIRRUP CREEK DR.

SHELL/FLEX SUITE 107 | 9,566 SF

[CLICK HERE TO VIEW VIRTUAL TOUR](#)

SPECIFICATIONS

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



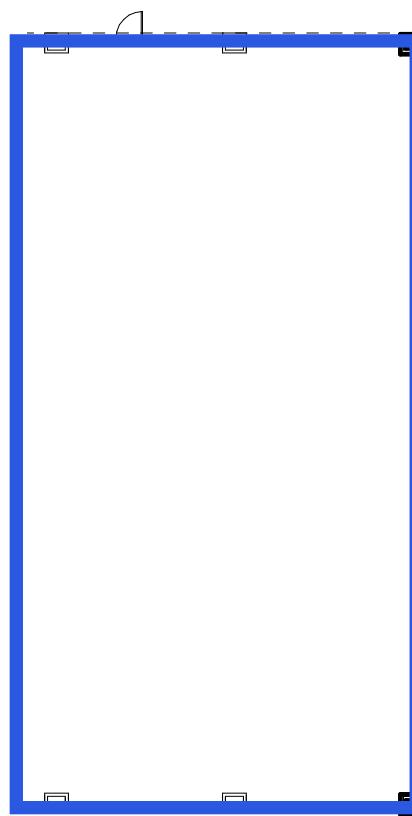
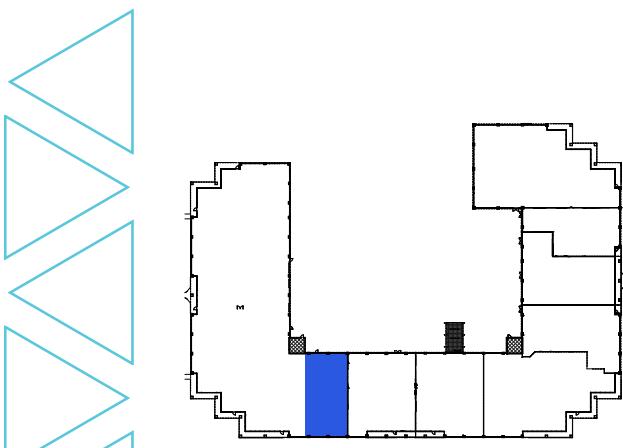
4021 STIRRUP CREEK DR.

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



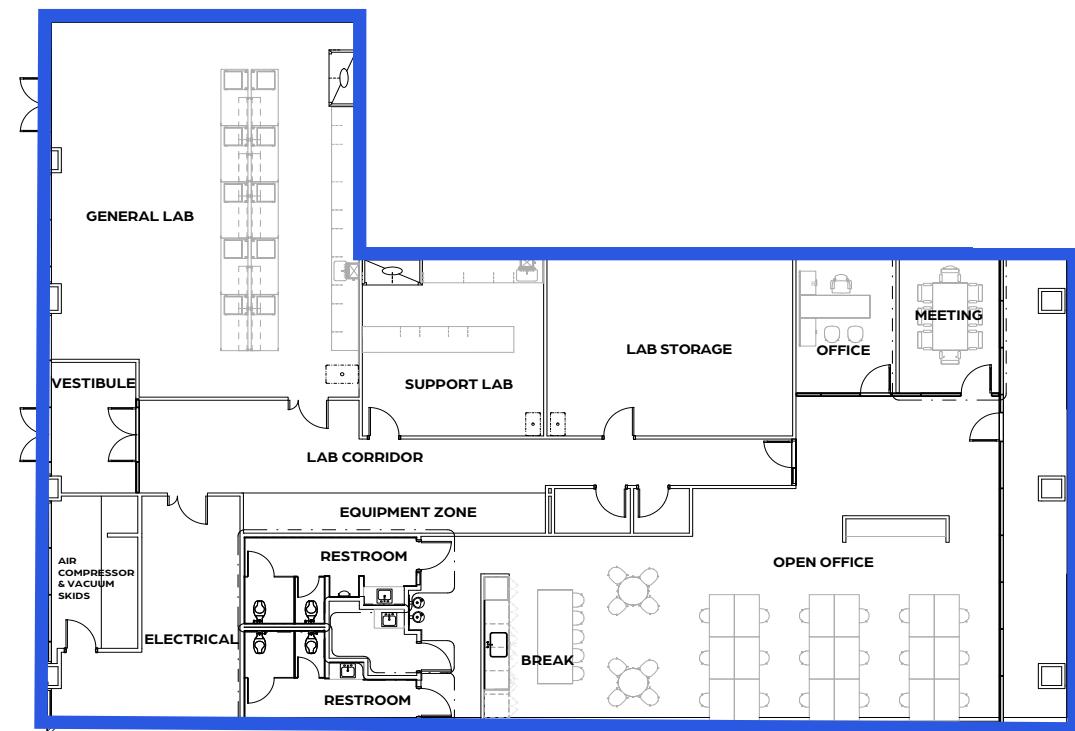
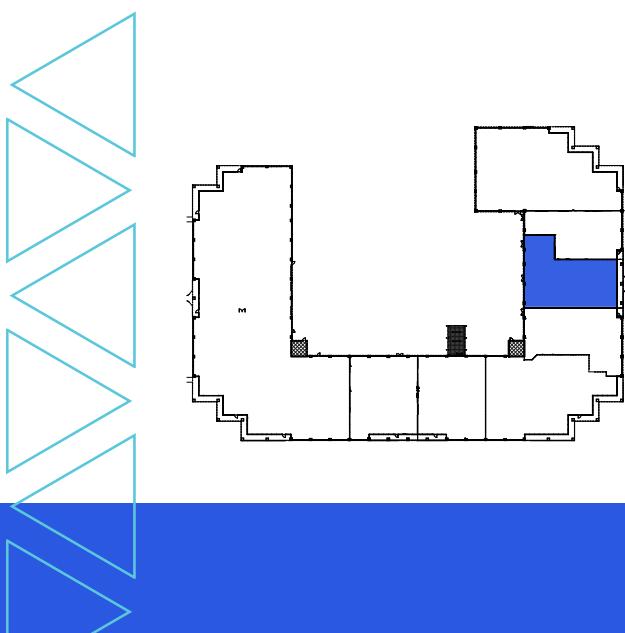
4021 STIRRUP CREEK DR.

SPEC LAB 300 | 5,957 SF

[CLICK HERE TO VIEW VIRTUAL TOUR](#)

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.

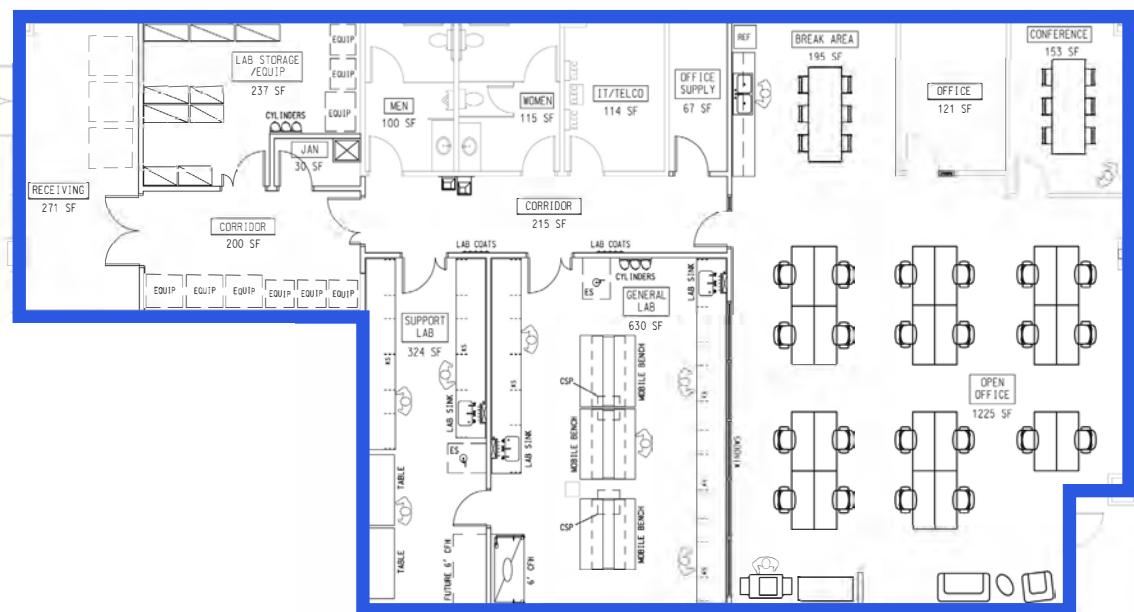
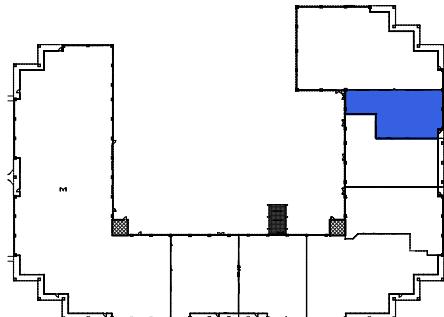
[CLICK HERE TO VIEW PHOTOS](#)

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



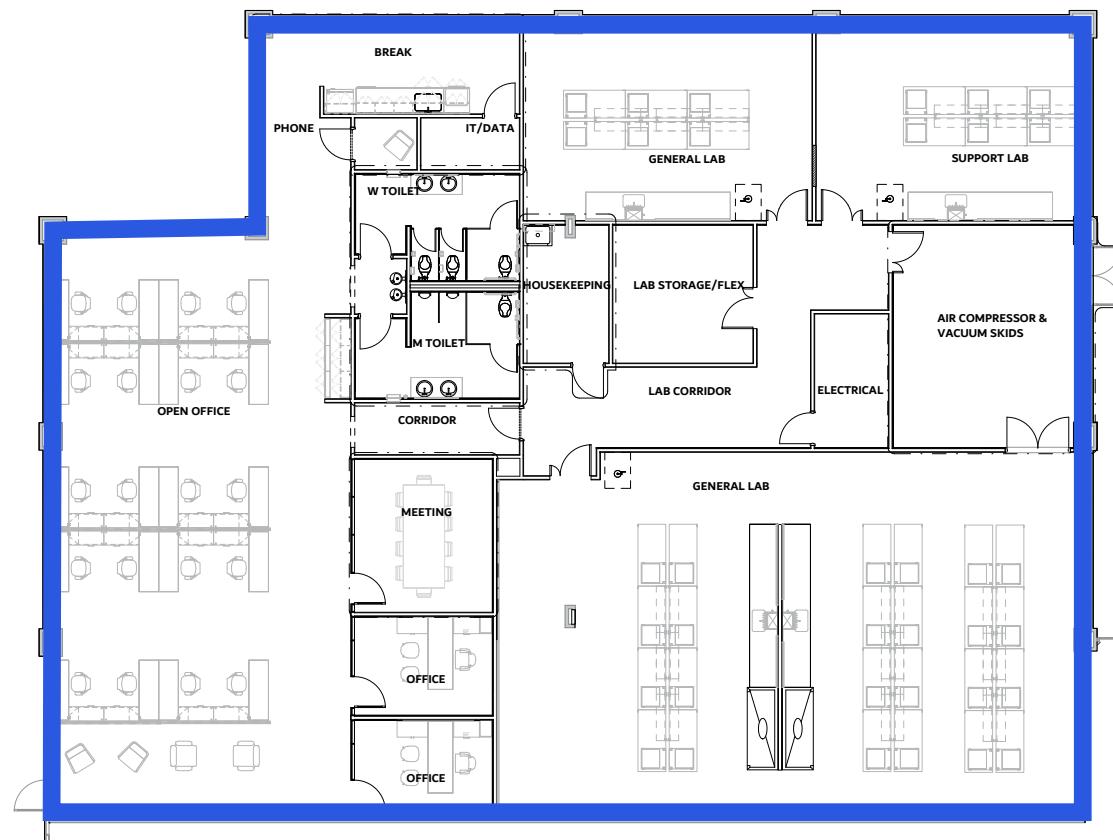
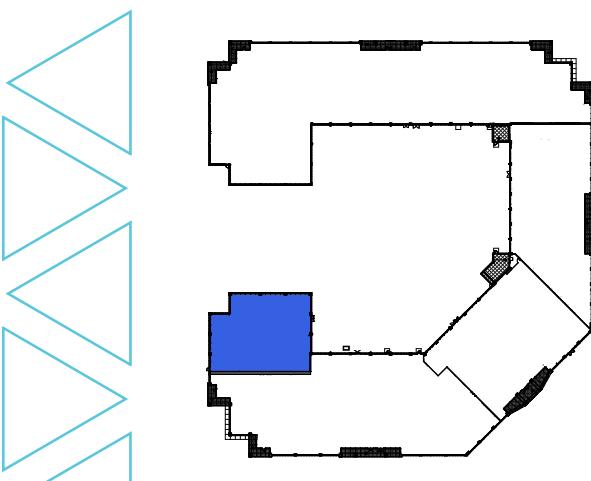
4025 STIRRUP CREEK DR.

SPEC LAB 100 | 7,652 SF

[CLICK HERE TO VIEW VIRTUAL TOUR](#)

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



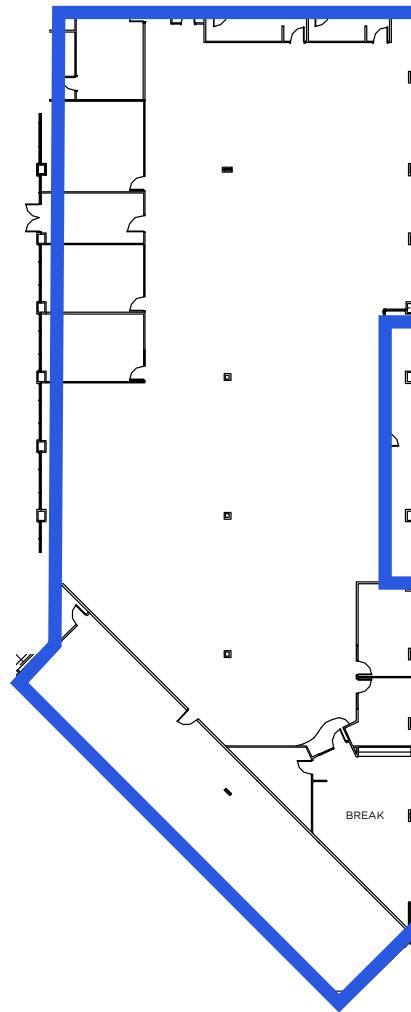
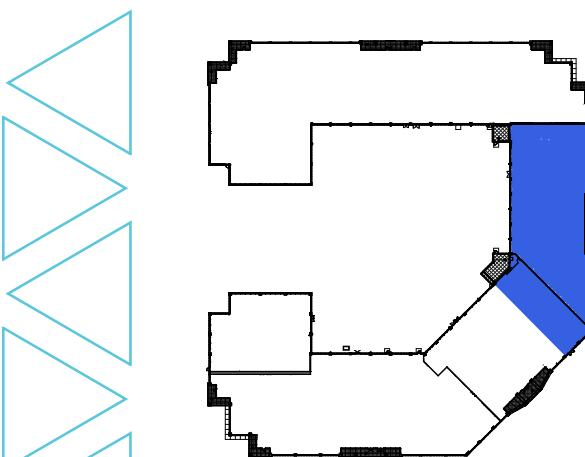
4025 STIRRUP CREEK DR.

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

[CLICK HERE TO VIEW VIRTUAL TOUR](#)

SPECIFICATIONS

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



FOR MORE INFORMATION PLEASE CONTACT

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