



PROSPECTUS

JLL Alidade  
Capital



4900 PROSPECTUS DRIVE, DURHAM, NC 27713

FLEX SPACE FOR INNOVATION-DRIVEN BUSINESSES

# BUILDING HIGHLIGHTS



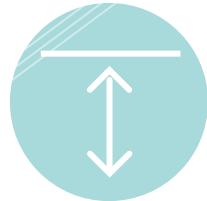
**Building Size**  
123,871 SF



**Availability**  
82,603 SF



**Parking Ratio**  
2.6/1,000 SF



**Clear Height**  
19'



**Dock Doors**  
Four (4)



**Estimated TICAM**  
\$2.63/SF



**Tenant Entry Enhancements**  
**Outdoor Tenant Collaboration Areas**  
**Facade Painting & Refresh**  
**Exterior LED Lighting**  
**Redesigned Landscaping**



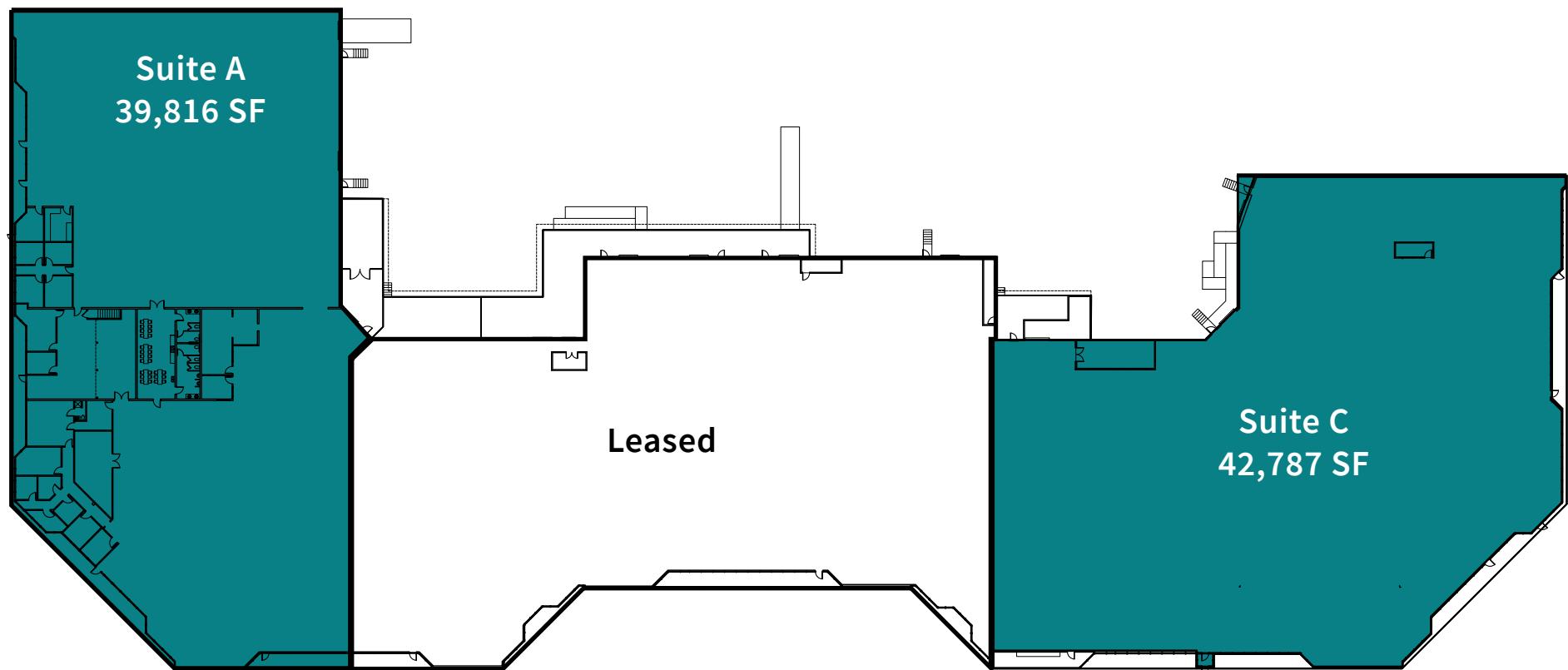
# AVAILABILITY

Suite A - 39,816 SF

*\*Demisable*

Suite C - 42,787 SF

*\*Demisable*



# STRENGTH IN NUMBERS

4900 PROSPECTUS DRIVE IS CENTRALLY LOCATED IN THE TRIANGLE'S LIFE SCIENCE ECOSYSTEM,  
NEIGHBORING OVER 280 INDUSTRY PARTNERS & A PLETHORA OF LOCAL AMENITIES

**139**

Single Locations

**69**

Main Headquarters

**36**

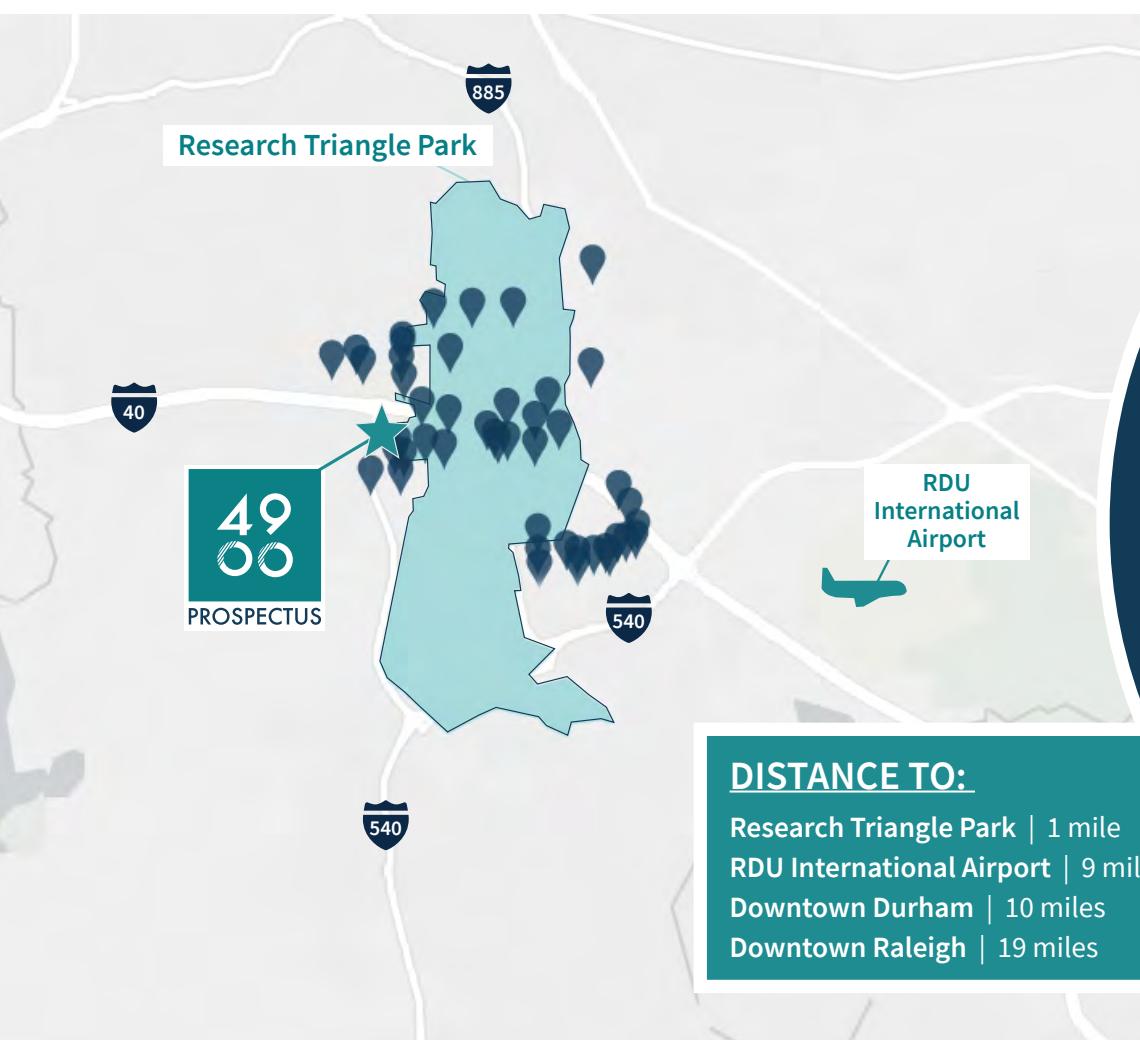
Corporate Offices

**31**

Divisional Headquarters

**6**

Life Science Retail Locations



Surround yourself with  
life science leaders:

*Lilly*

 **BASF**

 **Tergus**  
Think Topicals. Think Tergus

 **KBI**  
BIOPHARMA

 **Beam**  
THERAPEUTICS

**GRAIL**

 **INVITAE**

**RESILIENCE**

 **Biogen**

**ADVERUM**



## PROSPECTUS



### CONTACT INFORMATION

#### DENNIS HURLEY

+1 919 649 6630

[dennis.hurley@jll.com](mailto:dennis.hurley@jll.com)

#### PATTI AUTRY

+1 919 424 8156

[patti.autry@jll.com](mailto:patti.autry@jll.com)

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