



# For sublease

13,308 RSF available  
Office + lab space

Triangle LIFE 2  
511 Davis Drive, Morrisville, NC

# Space Highlights

**511 Davis Drive, Suite 450**  
**Morrisville, NC 27560**

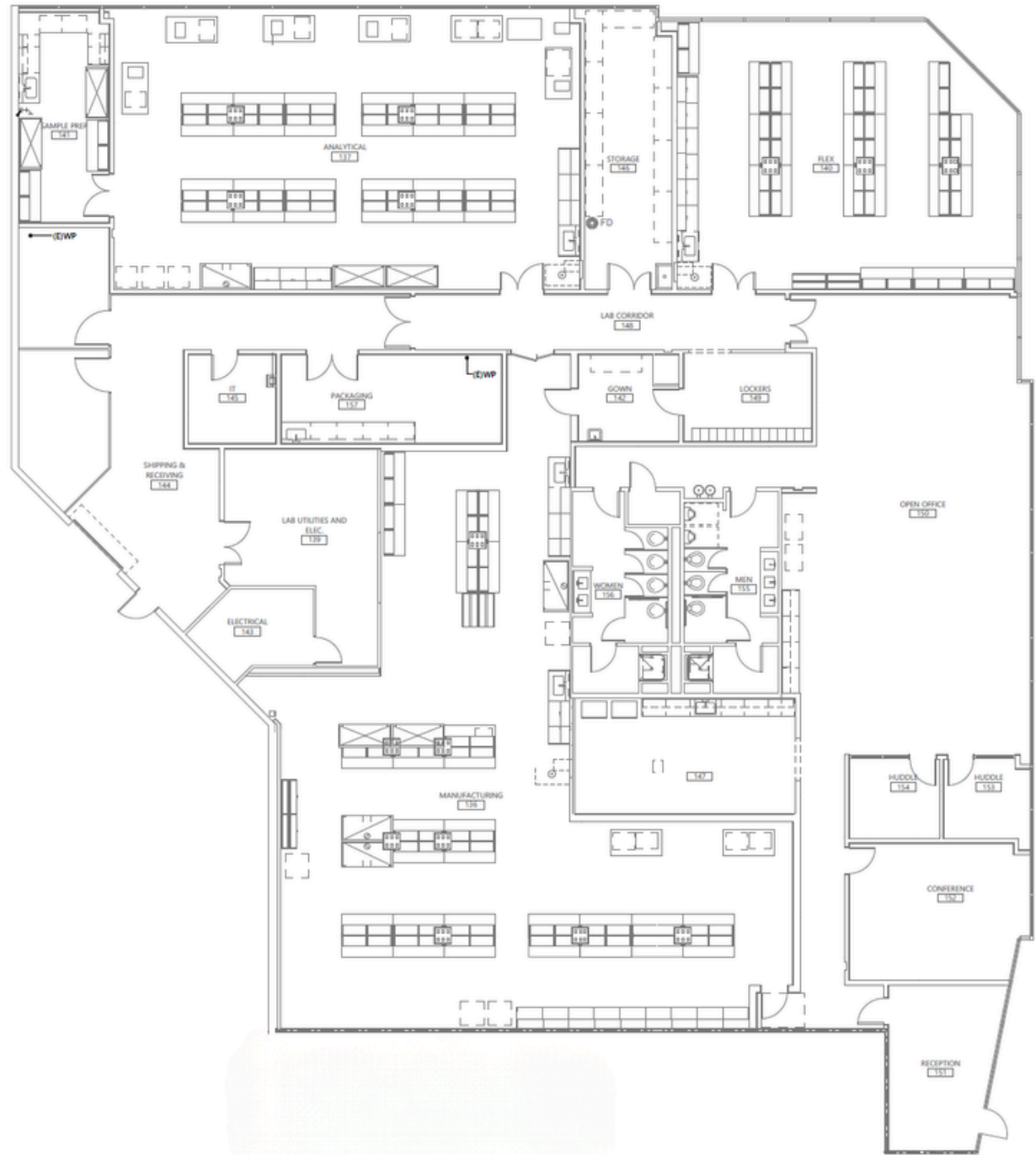
- 13,308 RSF
- Plug & Play opportunity
- Office and lab space
- Dedicated 300kW generator
- LXD: July 31, 2030
- FF&E available
- Rate negotiable

## Office Details

- 24 workstations
- 2 huddle rooms
- 1 conference room

## Triangle LIFE Amenities

- Collaboration and conference spaces
- Coffee bar
- Fitness studio and classes
- Outdoor seating
- Rotating food trucks



# Lab Details

## Clean Room Suite

---

- March 2023 buildout
- 3,000-SF pharmaceutical-grade manufacturing space
- 21 HEPA fan filter units (99.99% filtration)
- Packaging/gowning area with material pass-through and precision temperature/dehumidification controls

## Mission-Critical Power Systems

---

- 100kVA UPS with external battery cabinet and 400A distribution serving critical equipment circuits
- Existing 300kW diesel generator with automatic transfer switch
- Dedicated emergency power distribution

## High-Performance Laboratory Infrastructure

---

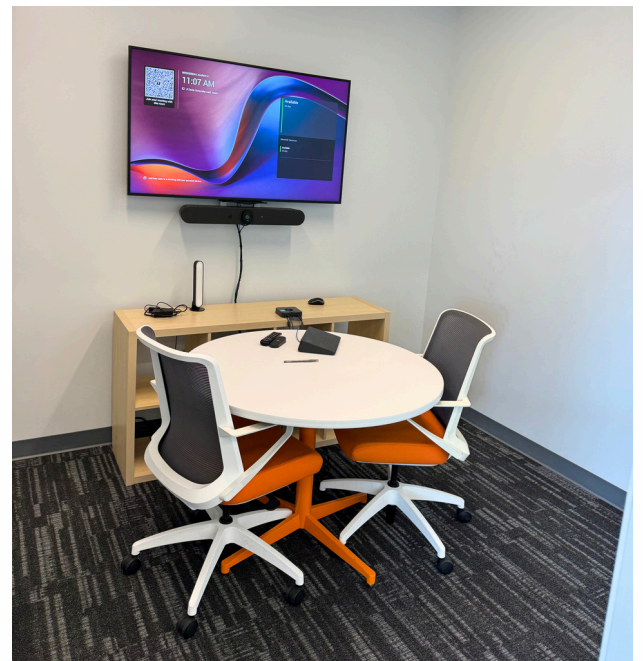
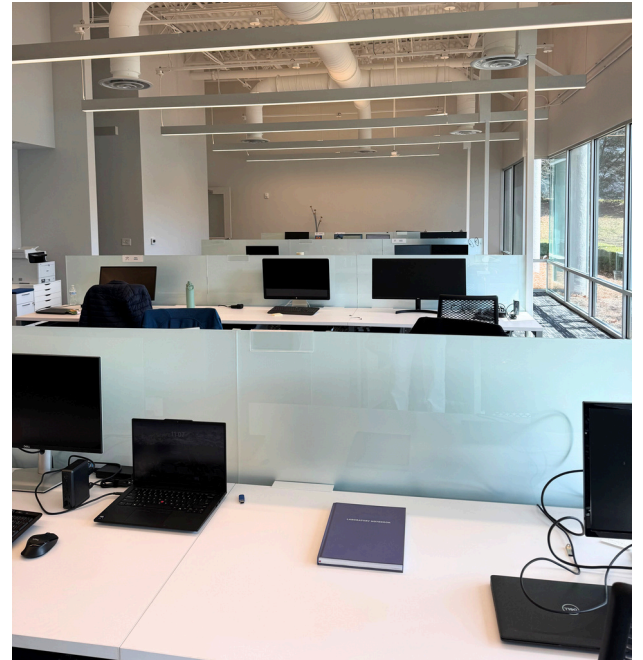
- 3,000-SF analytical/flex lab
- Four 6' fume hoods
- Ultra-high purity nitrogen distribution system serving mass spectrometry stations
- Class I ceiling service panels (electrical/data/gas)
- Three dedicated DOAS rooftop units (12,300 CFM total capacity)

## Comprehensive Safety & Compliance

---

- Three ANSI-compliant emergency eyewash/shower stations
- 4,200 CFM dedicated laboratory exhaust systems
- Chemical-resistant epoxy flooring in manufacturing areas
- Enhanced fire suppression throughout





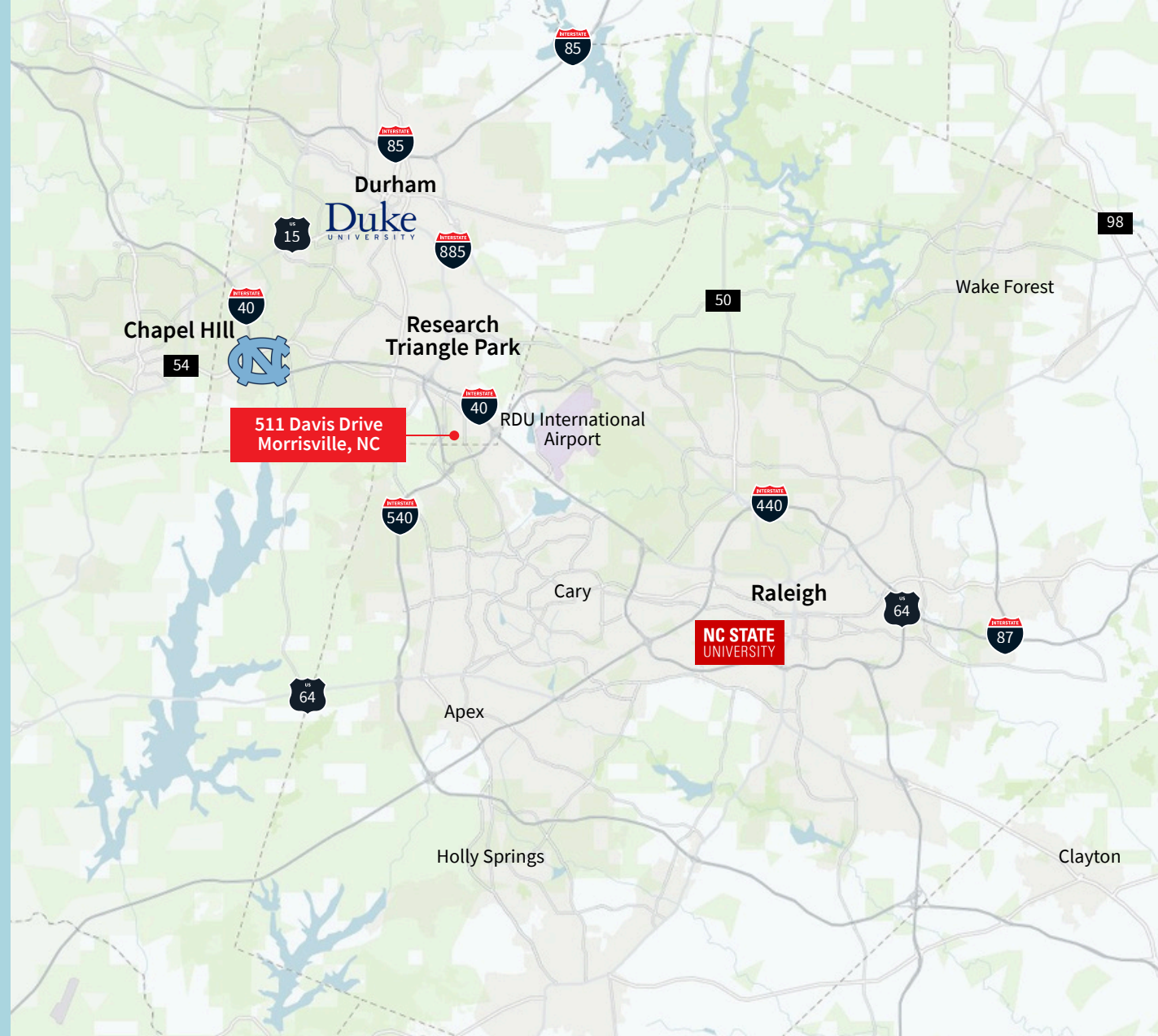
# Location Overview

## 511 Davis Drive Morrisville, NC 27560

- Outstanding location on the outskirts of the world-renowned Research Triangle Park
- Readily accessible to I-40, I-540, and I-885
- 8 minutes to RDU International Airport
- 15 minutes to Duke University
- 20 minutes to UNC-Chapel Hill
- 20 minutes to NC State University

## Amenities within Two Miles

- Sheraton Imperial Hotel
- SpringHill Suites by Marriott
- DoubleTree by Hilton
- Topgolf
- Mez Contemporary Mexican
- Page Road Grill
- Lulu Bang Bang
- Farmside Kitchen



## Research Triangle Park

**7k acres**

largest research park  
in North America

**385+**

companies located  
within RTP

**55k+**

people employed  
by RTP companies

**\$6 billion**

in annual research  
expenditures by RTP  
companies and Triangle  
research universities



**Seton Gilday Sloan**  
Seton.Gilday@jll.com  
919 573 4642

[jll.com](http://jll.com)

 **JLL** SEE A BRIGHTER WAY