

4016 - 4025 STIRRUP CREEK DRIVE

DURHAM, NC



TBC

INSPIRING LIFE SCIENCE INNOVATIONS



WWW.TBCLIFESCIENCE.COM

 CUSHMAN &
WAKEFIELD

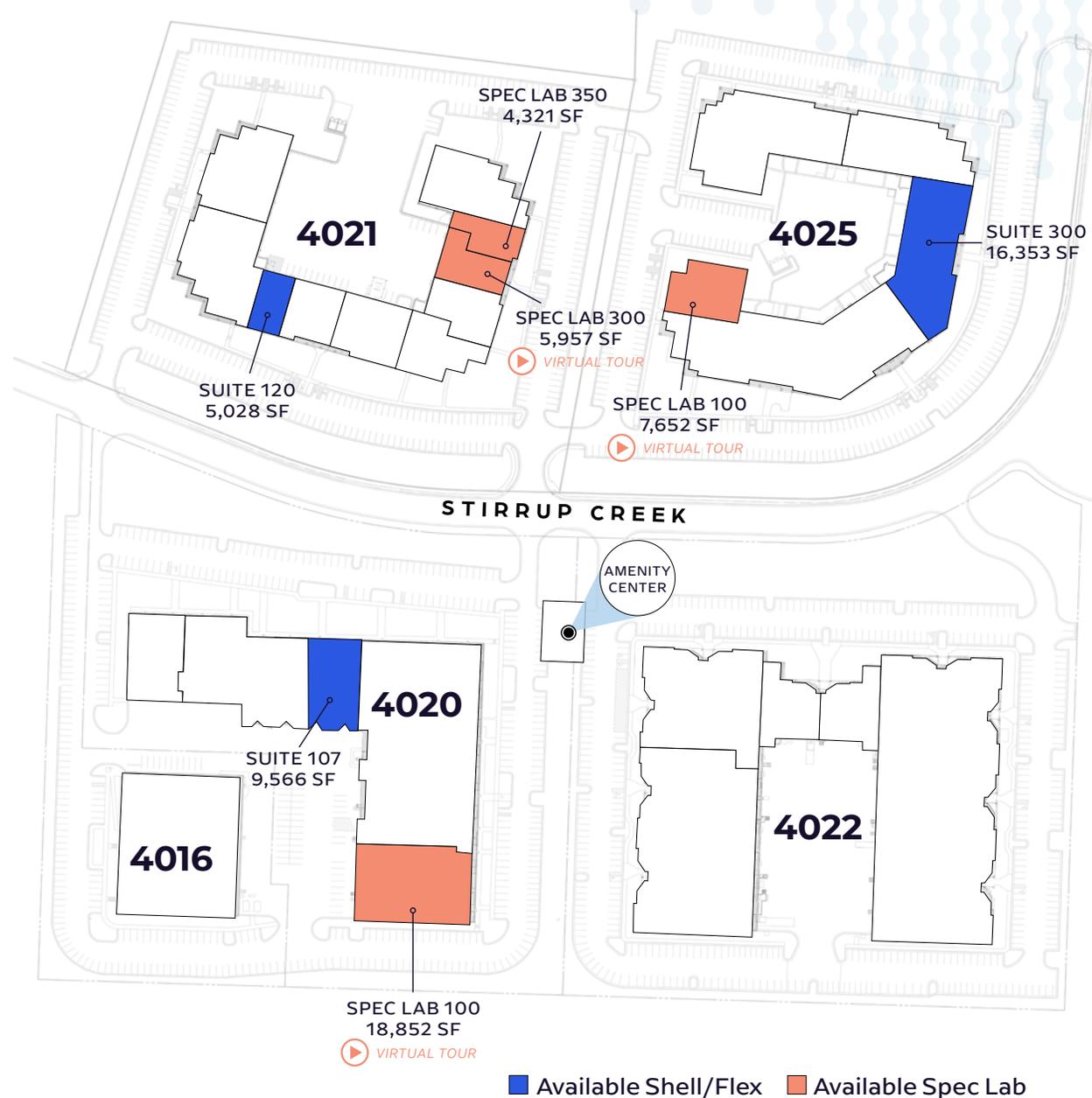
DISCOVER INNOVATION AT EVERY TURN

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



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

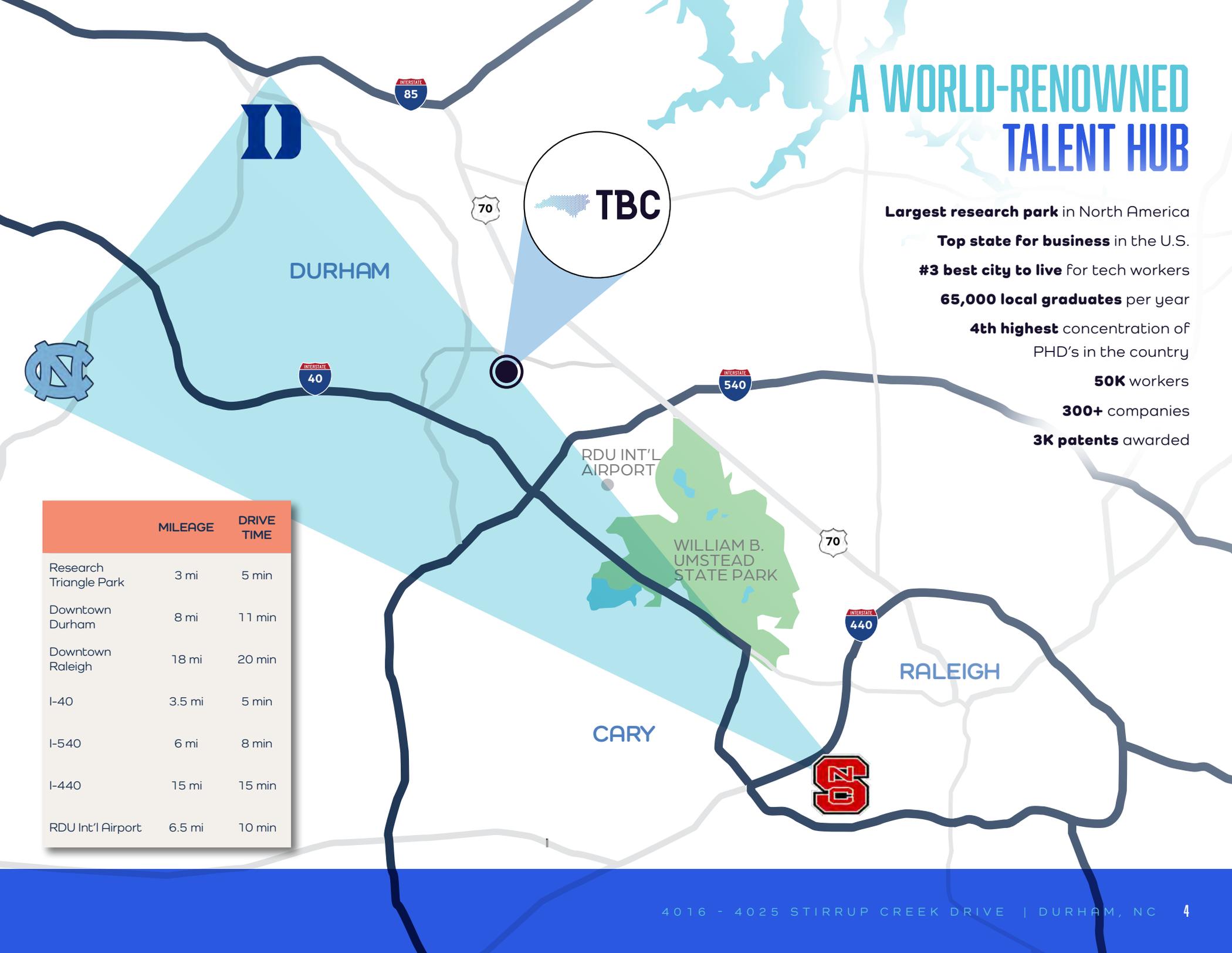
4th highest concentration of
PHD's in the country

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



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.



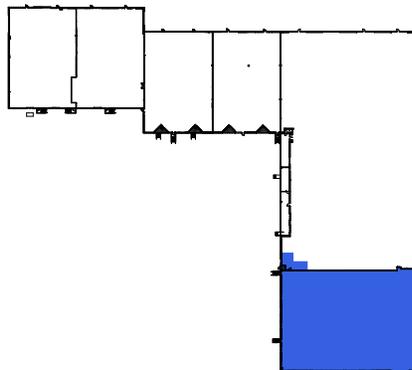
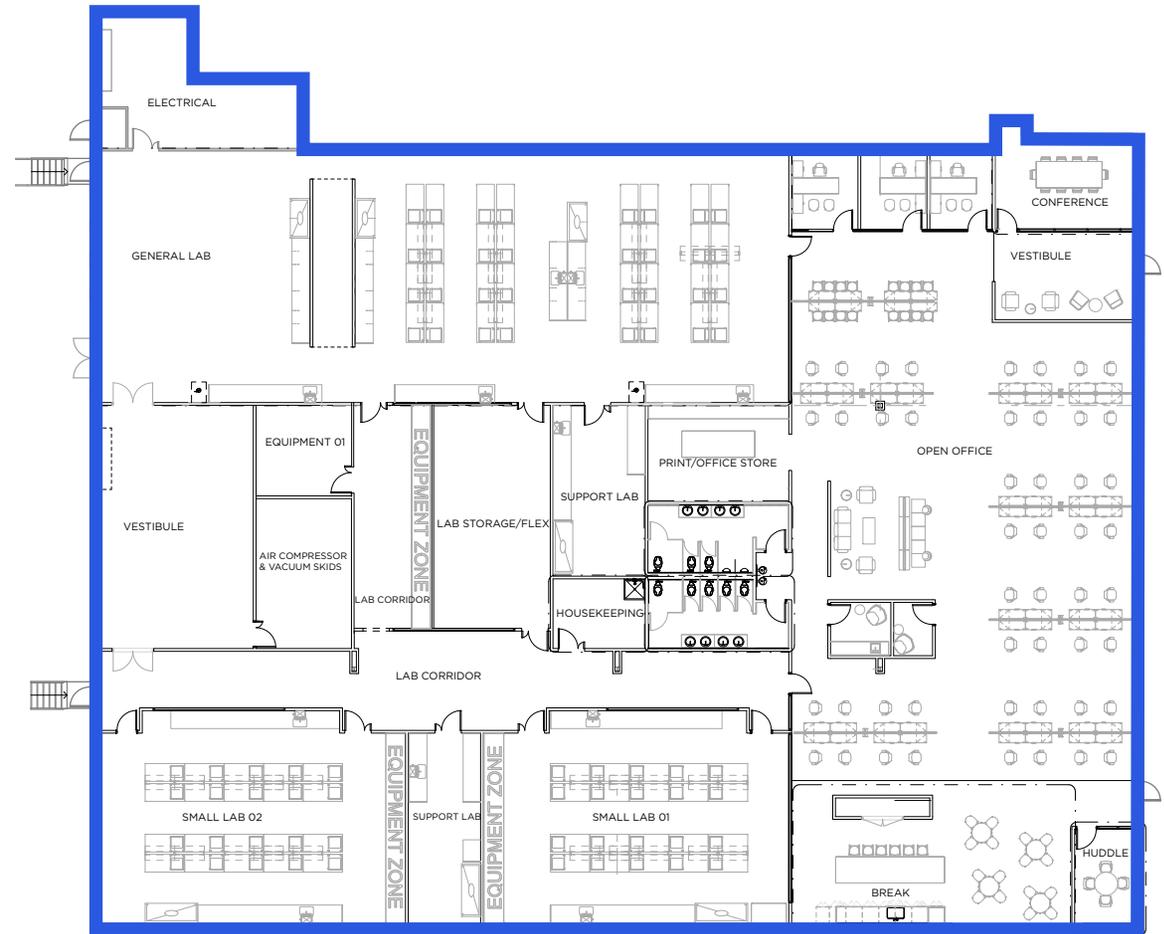
4020 STIRRUP CREEK DR.

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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



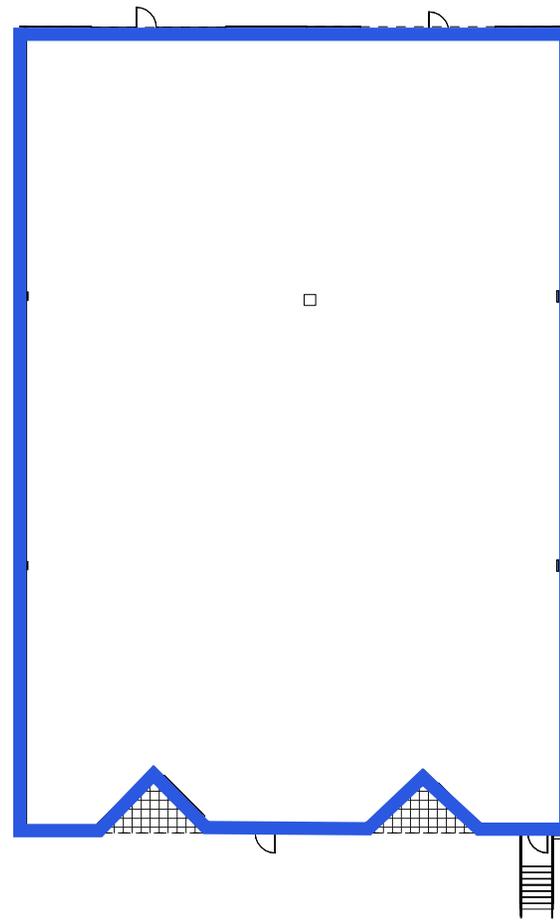
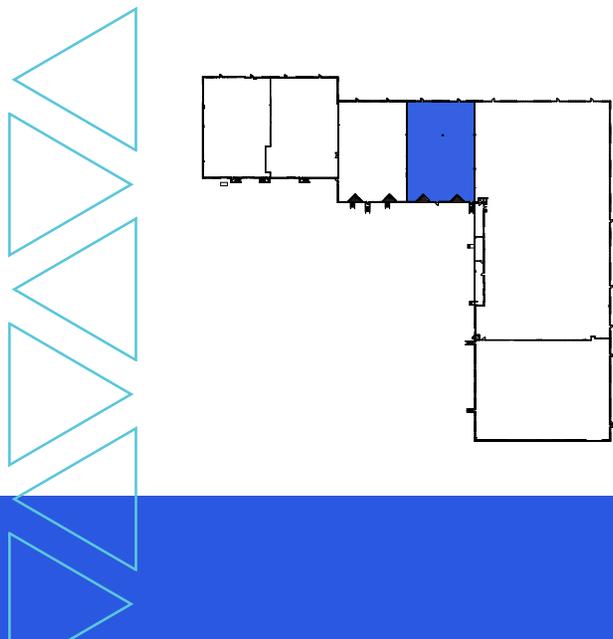
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SHELL/FLEX SUITE 107 | 9,566 SF

SPECIFICATIONS

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

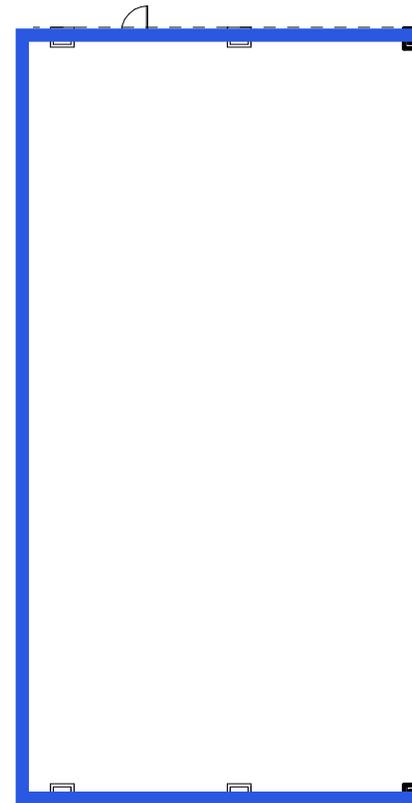
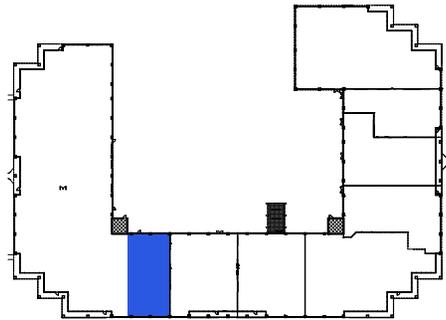


4021 STIRRUP CREEK DR.

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



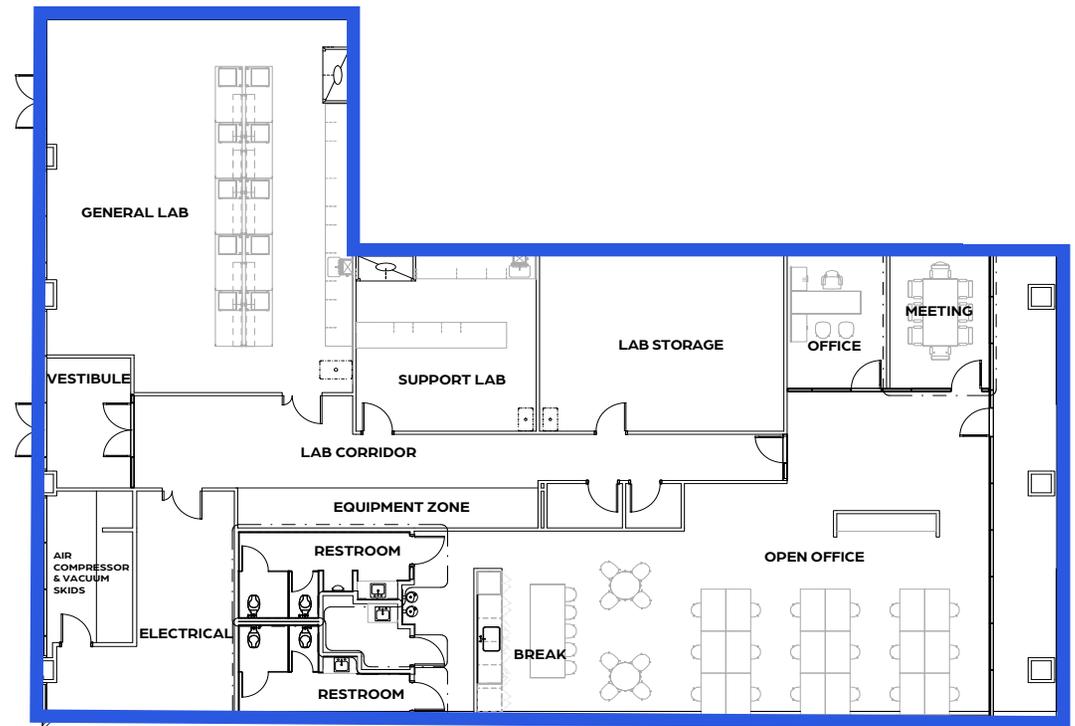
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SPEC LAB 300 | 5,957 SF

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.

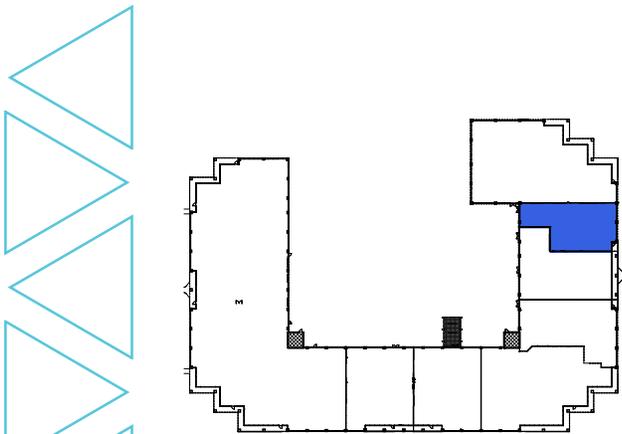
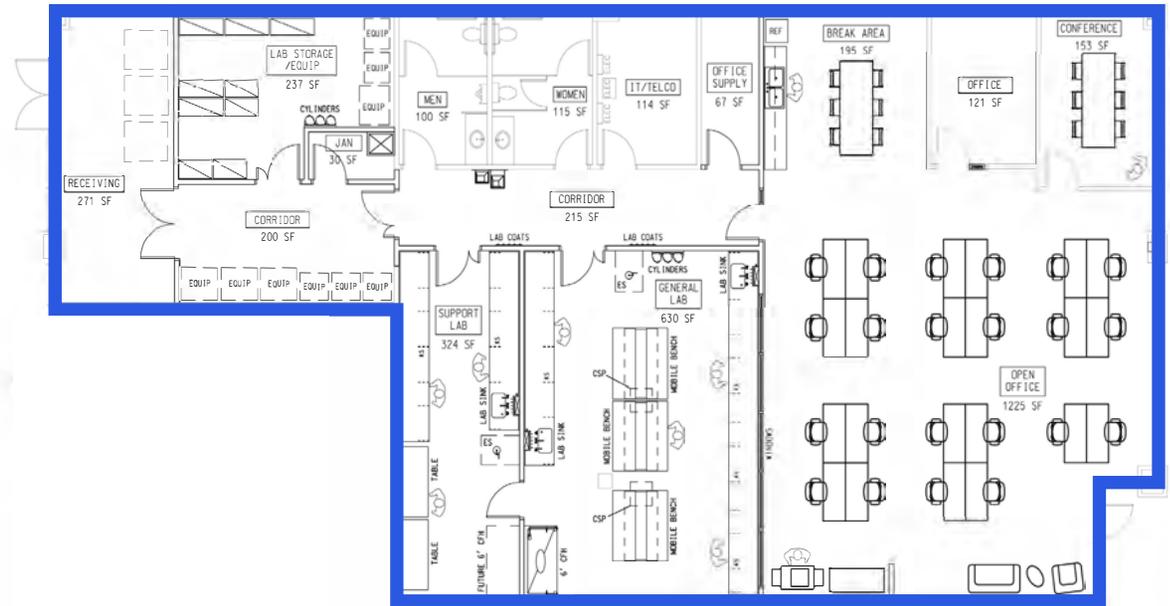
[CLICK HERE TO VIEW PHOTOS](#)

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



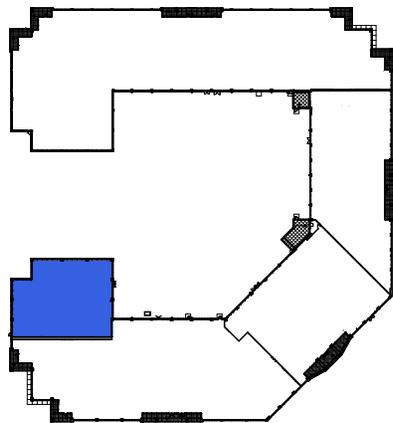
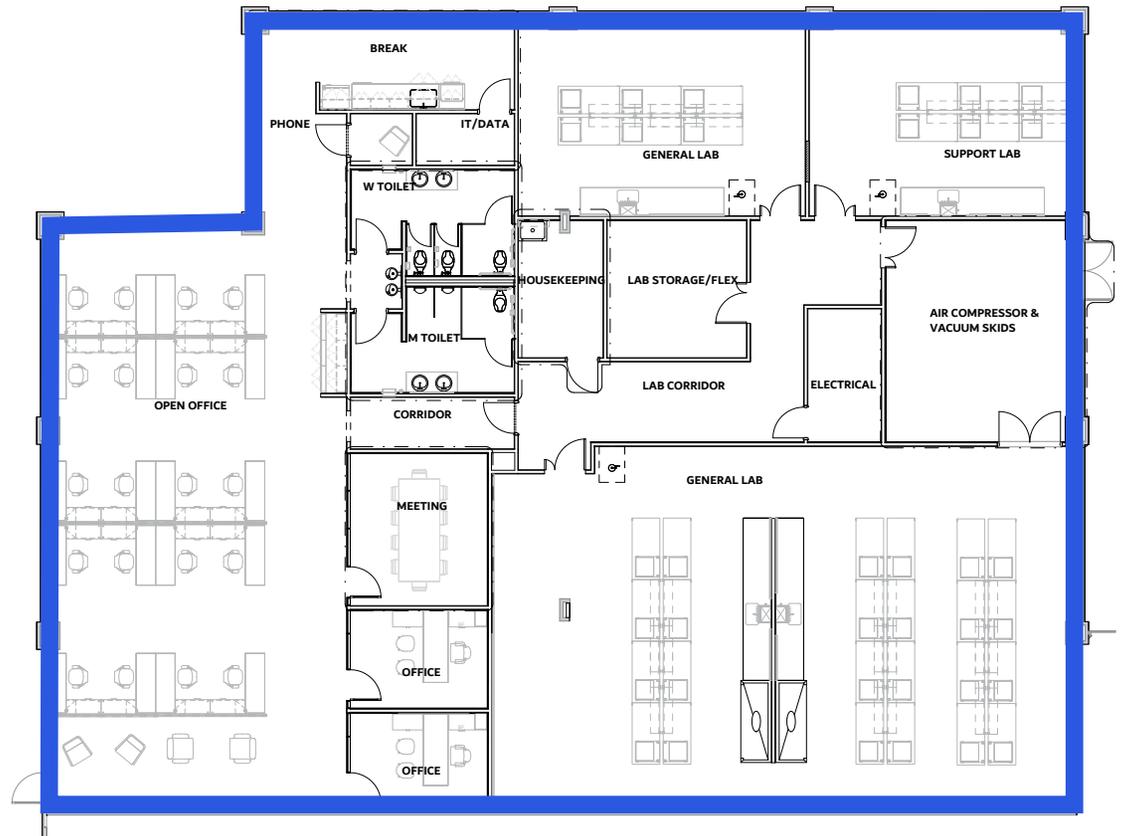
4025 STIRRUP CREEK DR.

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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



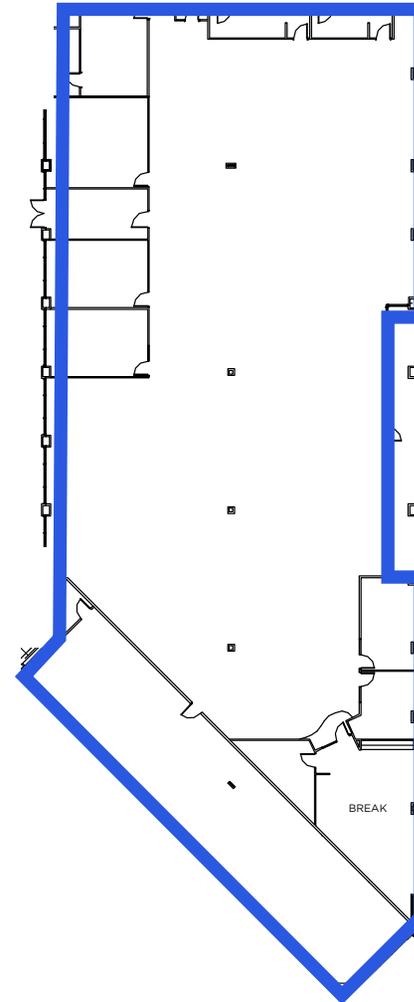
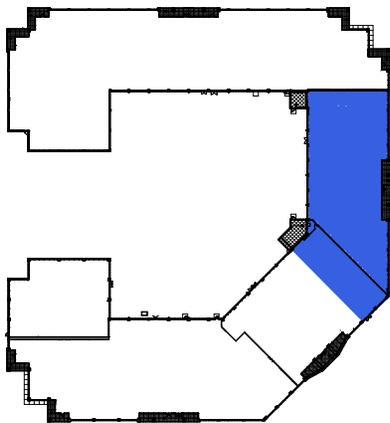
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2ND GEN OFFICE/FLEX SUITE 300 | 16,353 SF

SPECIFICATIONS

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



4016 - 4025 STIRRUP CREEK DRIVE

FOR MORE INFORMATION PLEASE CONTACT

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DURHAM, NC



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