

# For sublease

14,543 - 27,807 SF Available

1 TW Alexander Drive  
Suite 160  
Durham, NC 27703



## Ryan Lawrence

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919-424-8184

## Seton Gilday

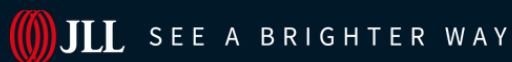
[Seton.Gilday@jll.com](mailto:Seton.Gilday@jll.com)

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## Simon Copeland

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# Building Overview

<b>Size</b>	14,543 - 27,807 SF
<b>Rate</b>	Negotiable
<b>Lease Expiration</b>	7/31/2031
<b>Parking</b>	2.1/1,000 SF, including 40 additional spaces in truck court and 5 reserved spaces in the front
<b>Ceiling Height</b>	18' clear

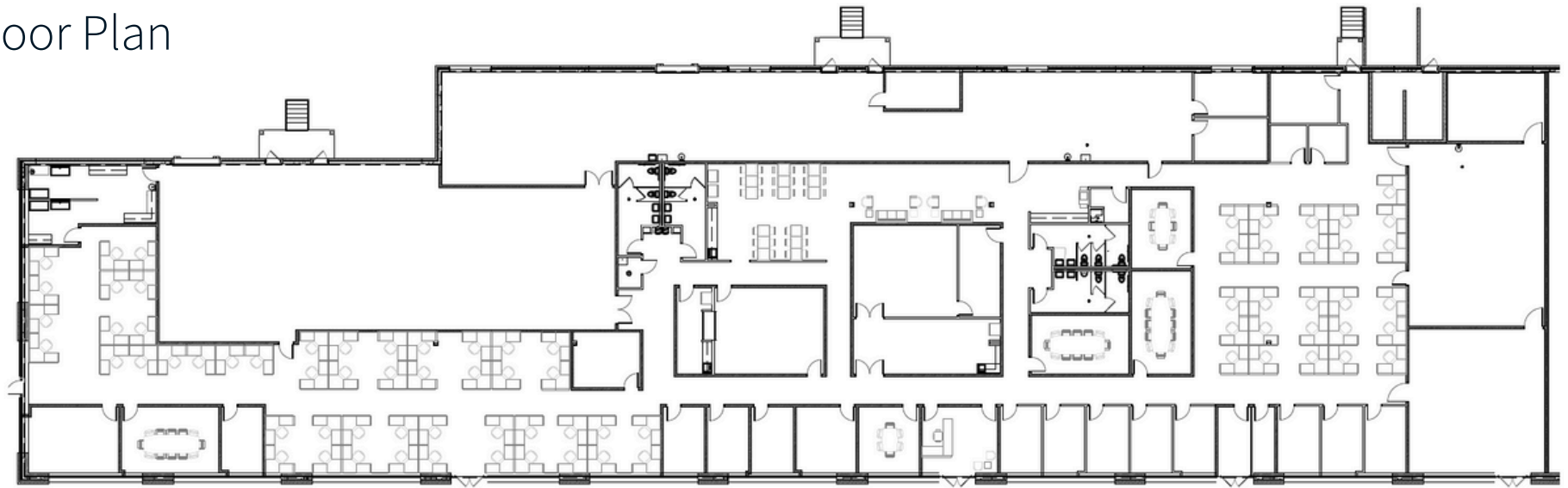
## 20,529 SF Office

- 13 private offices
- 76 workstations
- 6 conference rooms
- Board room
- Phone room
- Wellness room
- Break room and lounge
- Reception area
- Furniture, fixtures & equipment negotiable

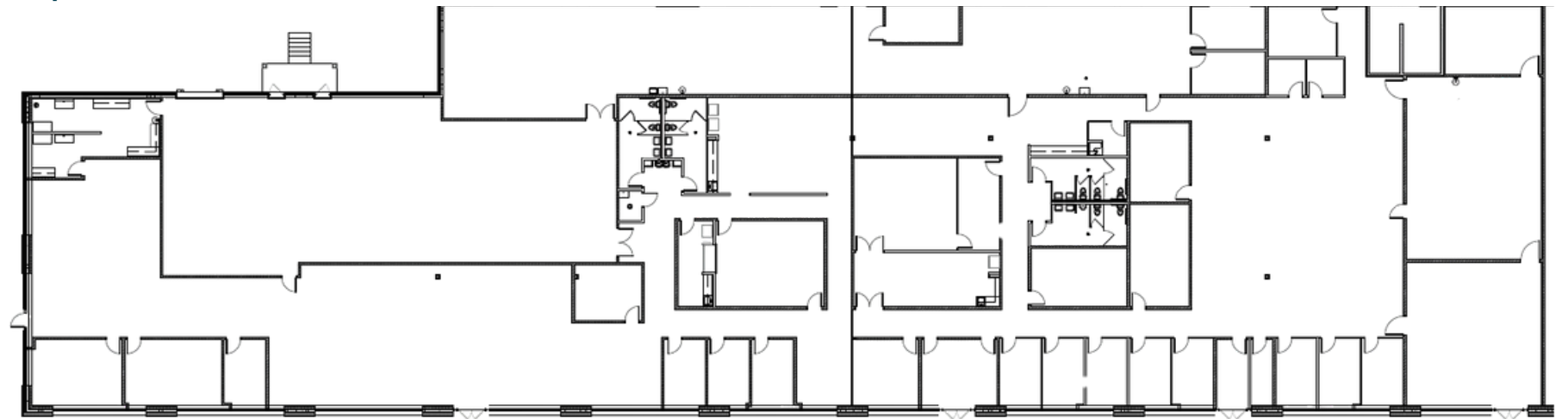
## 7,278 SF Warehouse

- Lab space
- Model shop
- Shipping and receiving
- Manufacturing
- Sterilization room
- Compressor room
- Storage
- 2 dock -high doors
- 100% HVAC

## Floor Plan



## Options to Demise

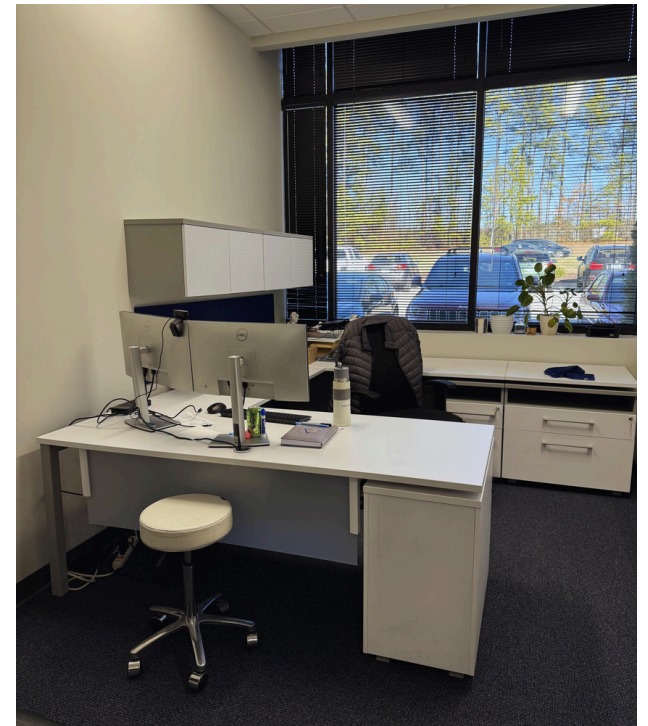
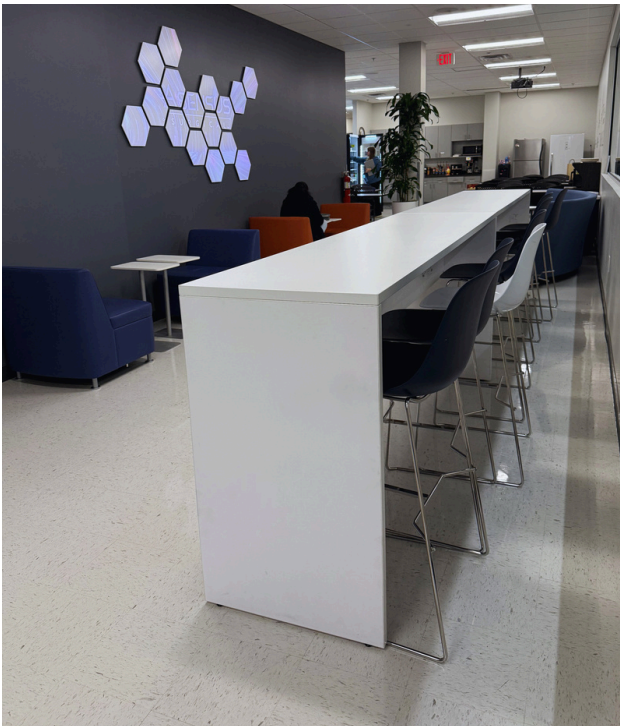


SUITE 160A  
14,392 SF

SUITE 160B  
13,264 SF

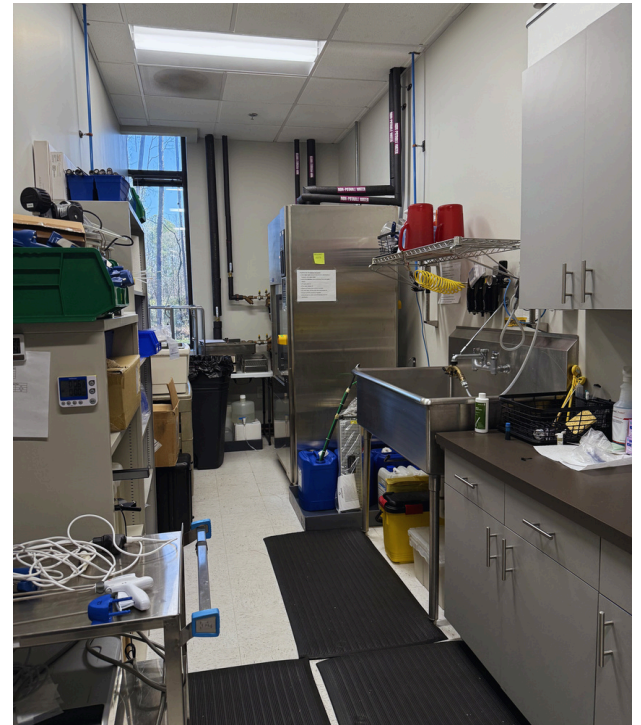


# Office Photos





## Warehouse Photos



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## 1 TW Alexander Drive

Highly visible location on the corner of TW Alexander Drive and South Miami Boulevard

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