

**Asking Rate:
\$19.50 NNN**



For sublease

407 Davis Drive, Morrisville, NC

81,956 RSF R&D/Lab Space Available in the RTP Region

 **JLL** SEE A BRIGHTER WAY

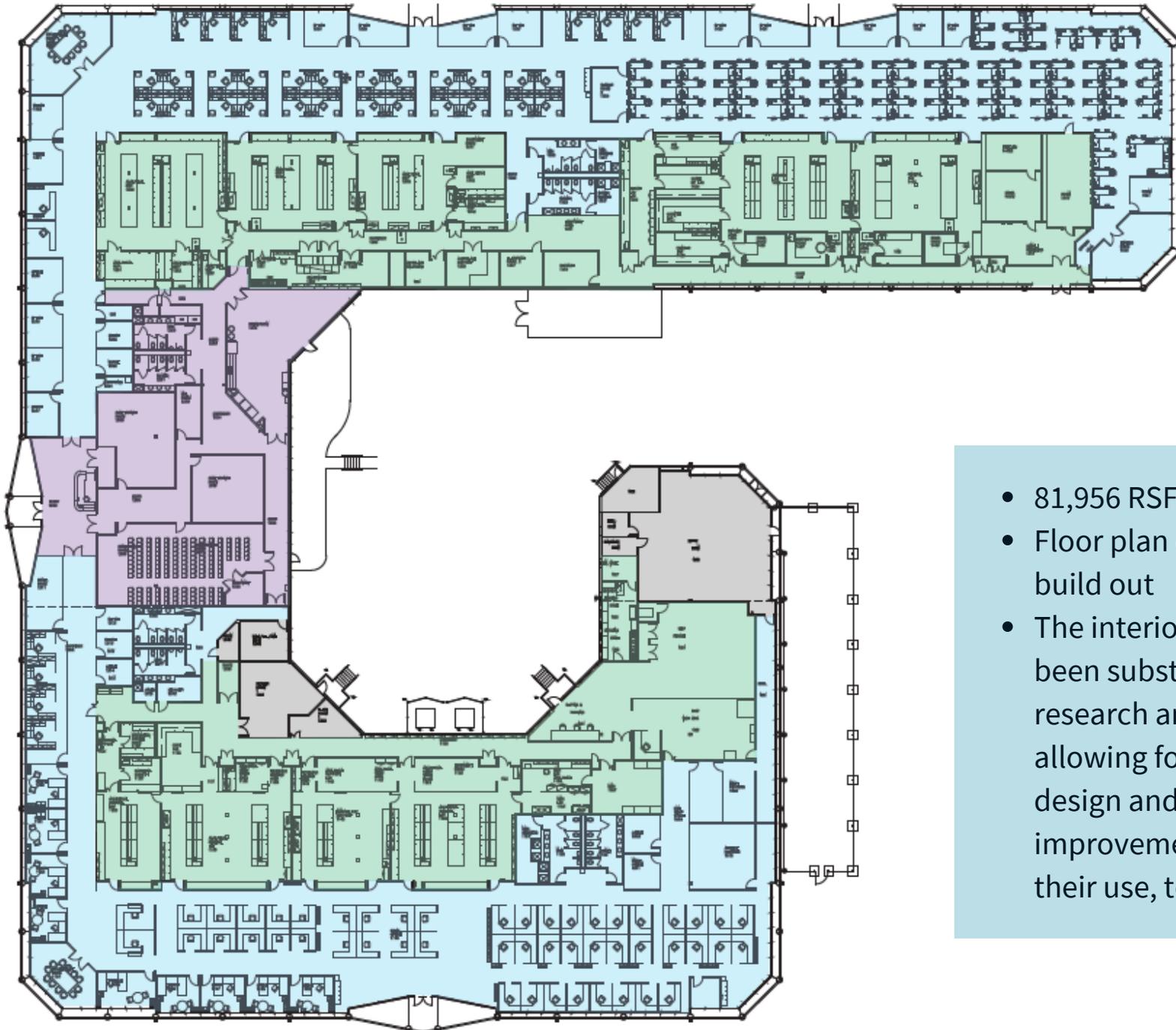
Building Highlights

- Full building in Keystone Technology Park within the Research Triangle Park region
- Brand new utilities, HVAC infrastructure, boilers, circulation pumps, and a generator

Location	Morrisville, NC
Size	81,956 s.f.
LEX	6/30/2036
Rate	\$19.50 NNN
Buildout	75% complete
Loading	2 ext docks
Parking	4.58/1,000 SF
Clear Height to Joists	15'6" - 18'6"
Sprinkler System	Wet system with K5.6 Factor
Power	<ul style="list-style-type: none">• Main Distribution Panel rated for 2000A, 480Y/277V and 120/280V• High Density Distribution Panel rated for 1600A, 480Y/277V and 120/280V• Standard Distribution Panel rated for 1200A, 480/277V and 120/280V



Floorplan



- 81,956 RSF
- Floor plan does not reflect current build out
- The interior of the building has been substantially completed for research and development use allowing for a user to custom design and complete the final improvements needed, specific to their use, to occupy the space

Aerial

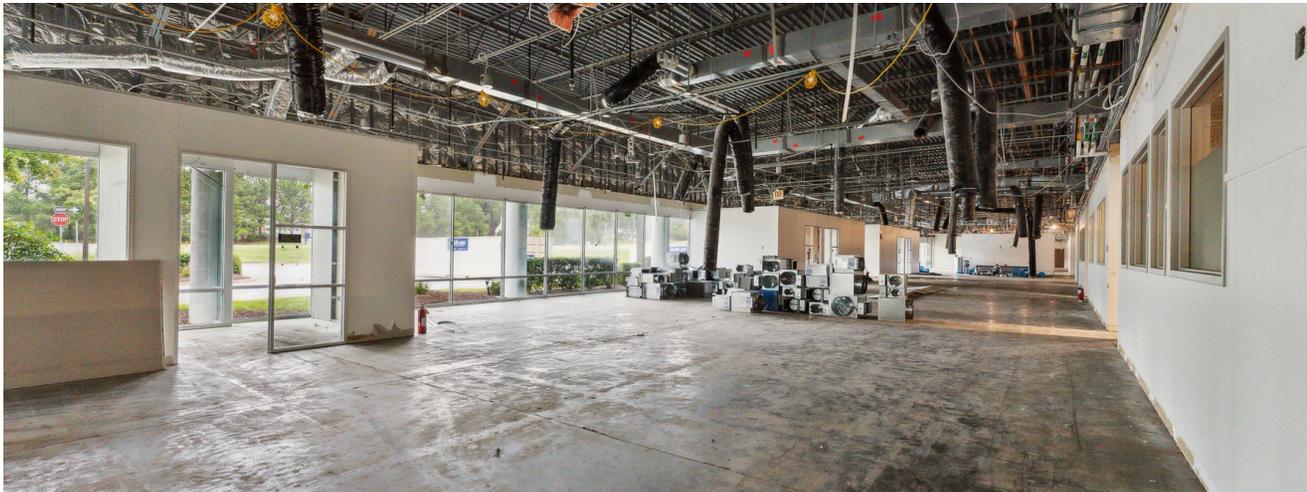


- Mex Contemporary Mexican
- Page Road Grill
- Farmside Kitchen
- First Watch
- Panera Bread
- Chipotle

Location Overview

- 10 minute drive to RDU International Airport
- 5 minute drive to I-40
- 7 minute drive to I-540
- Centrally located between Duke University, North Carolina State University, and the University of North Carolina at Chapel Hill

Interior photos



Exterior photos



Thank you

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Michael Morgan

Managing Director

michael.morgan@jll.com

919 424 8155

Al Williams

Managing Director

al.williams@jll.com

919 424 8154

Simon Copeland

Associate

simon.copeland@jll.com

919 424 8454