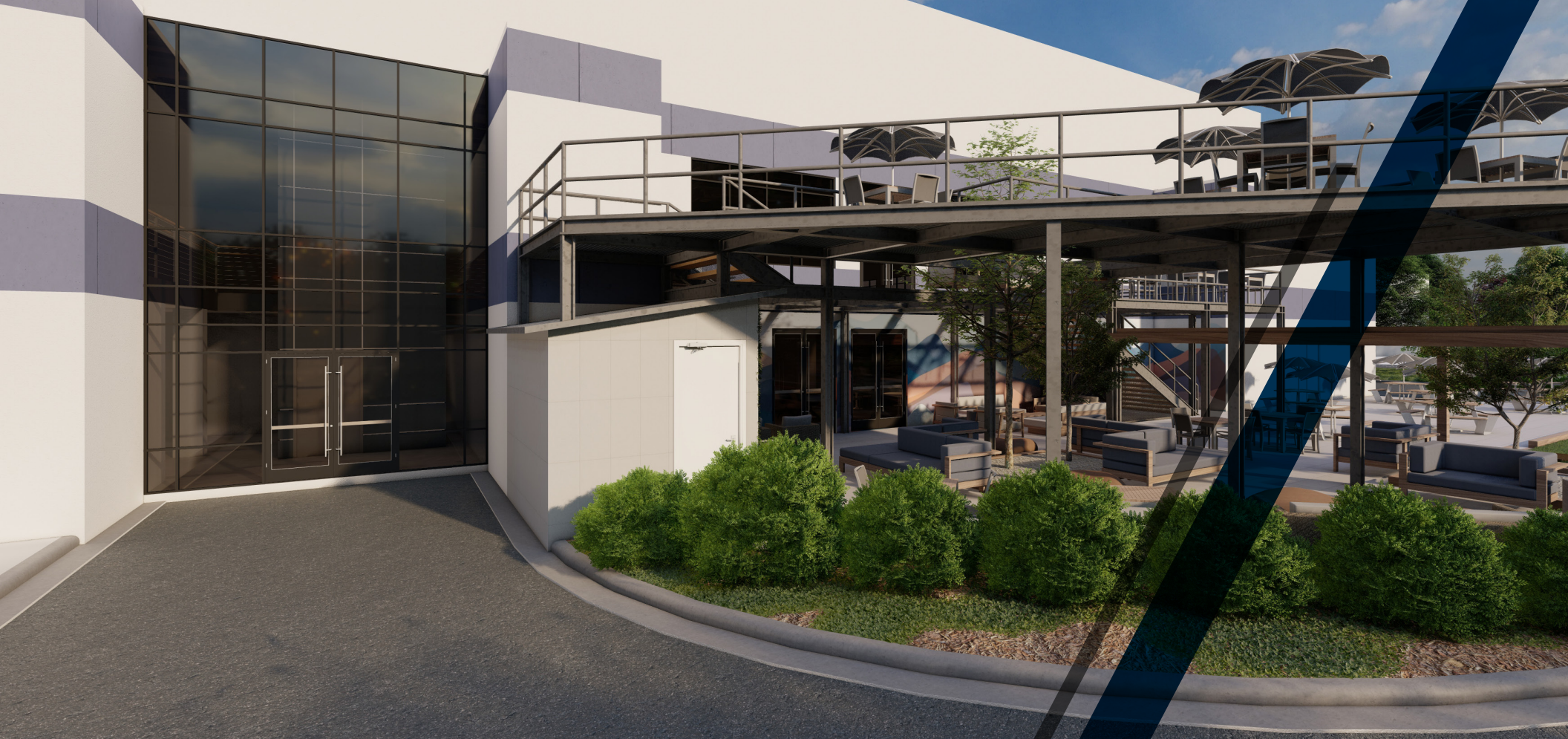


FOR LEASE
1101 Hamlin Road
DURHAM, NC



+/- 34,000 RSF

**LIFE SCIENCE
OPPORTUNITY**

PROPERTY FEATURES



Lab Support



Lab/Office

341,298 SF
TOTAL CAMPUS SIZE

±34.7 ACRES
TOTAL SITE SIZE

CURRENT AVAILABILITIES

UNIT 1

+/- 35,000 SF TOTAL SPACE AVAILABLE	TBD SF EXISTING OFFICE SPACE	REAR SURFACE LOADING AND UNLOADING
3/1000 PARKING RATIO	2 ELEVATED LOADING DOCK	10'+ CLEAR HEIGHT










\$7-8 PSF
TICAM

MID \$30'S
LEASE RATE

GROUND FLOOR

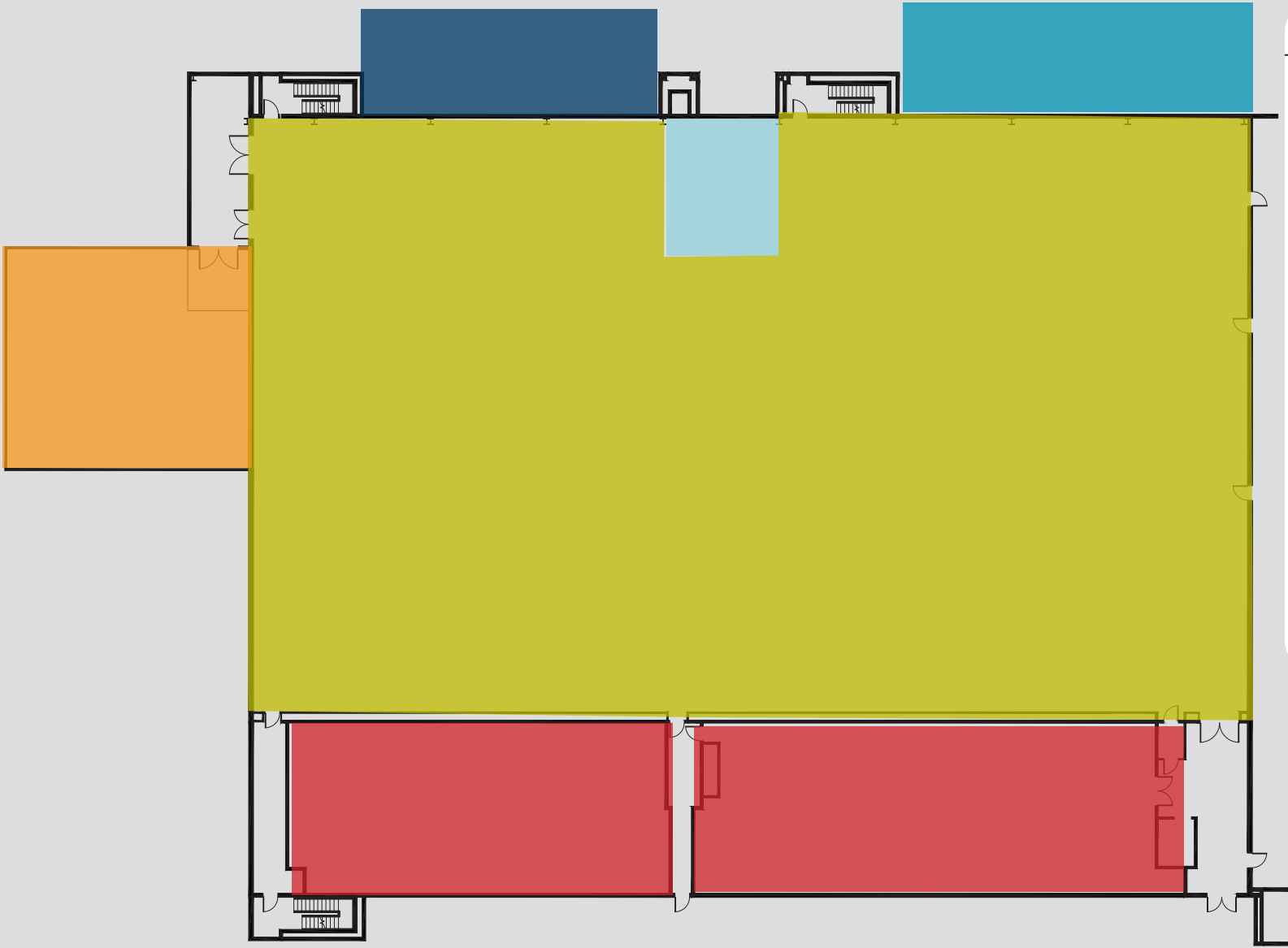


Legend

-  Future Amenity Indoor Space as Reflected on the Rendering
-  Future Amenity if Needed
-  Lab & Utility Space
-  Unconditioned Enclosed Future Storage
-  Mechanical Support Space
* Note that there are columns on this level
-  Future Mechanical Electrical & Storage Support Space
-  Loading and Unloading zone
-  Future Storage
-  Future Directional



SECOND FLOOR



Legend

- Outdoor Amenity Area Overlooking Parking
- Main Entry
- Future Amenity Indoor Space as Reflected on the Rendering
- Potential Office/Lab
- Support Space
- Air-conditioned Enclosed area



PROPERTY SITE PLAN

HAMLIN ROAD

Main
Entrance



PLANNED AMENITIES



Outdoor Seating Overlooking Surface Parking



Ground Floor and Second Floor



TENANT HUB



POTENTIAL ELEVATOR



OUTDOOR SEATING



COLLABORATION AREAS



LARGE MEETING ROOMS



LOUNGE AREA

PLANNED ENHANCEMENTS



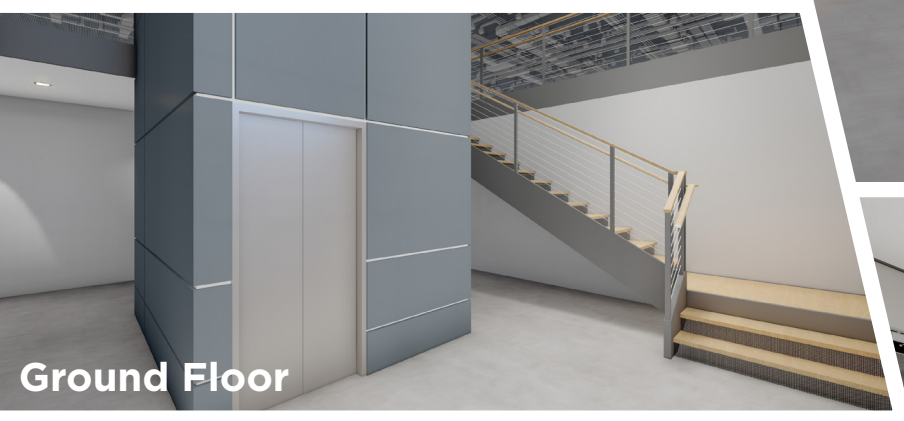
Upgraded
Outdoor
&
Building Exterior



PLANNED ENHANCEMENTS



Second Floor



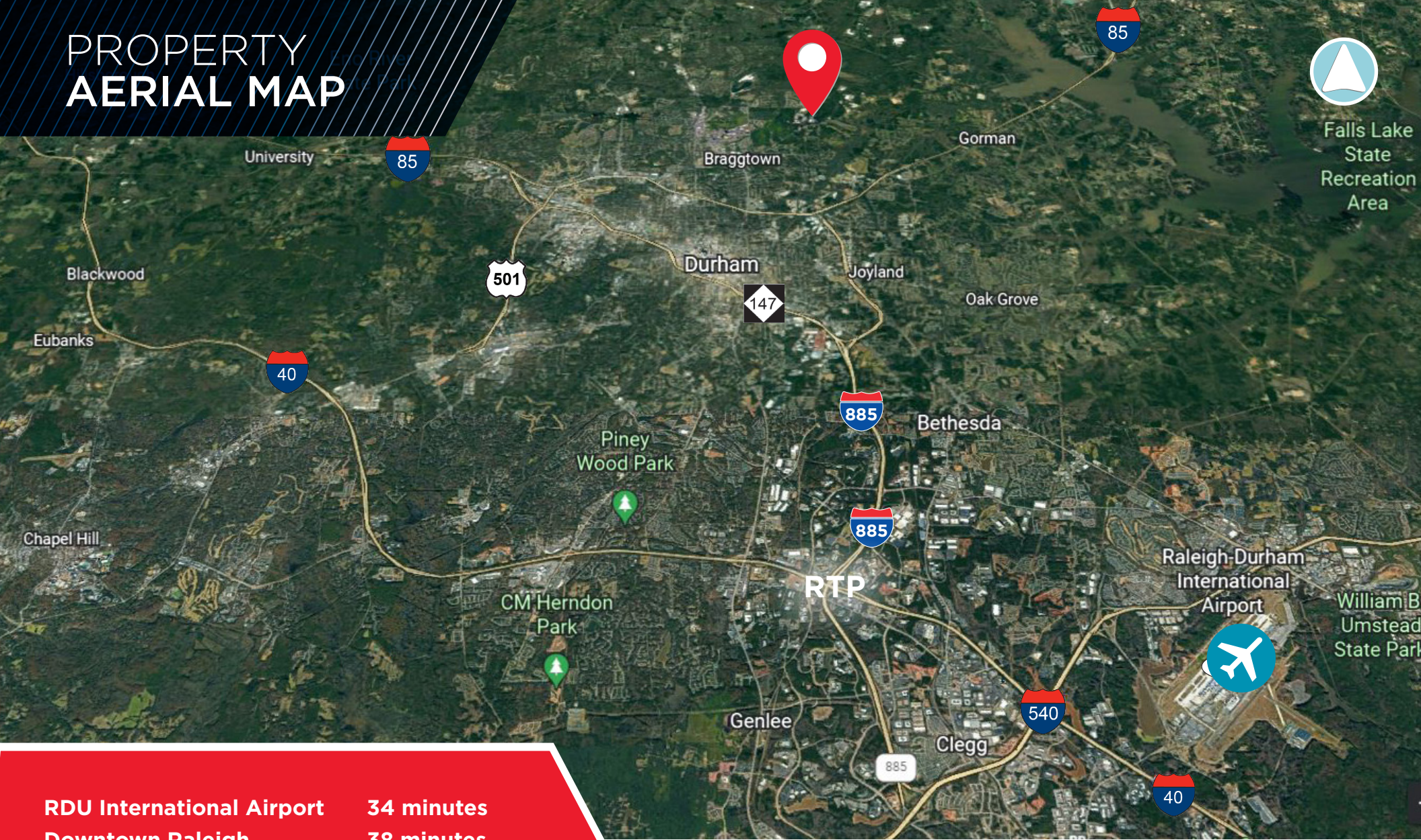
Ground Floor

Interior
Upgrades

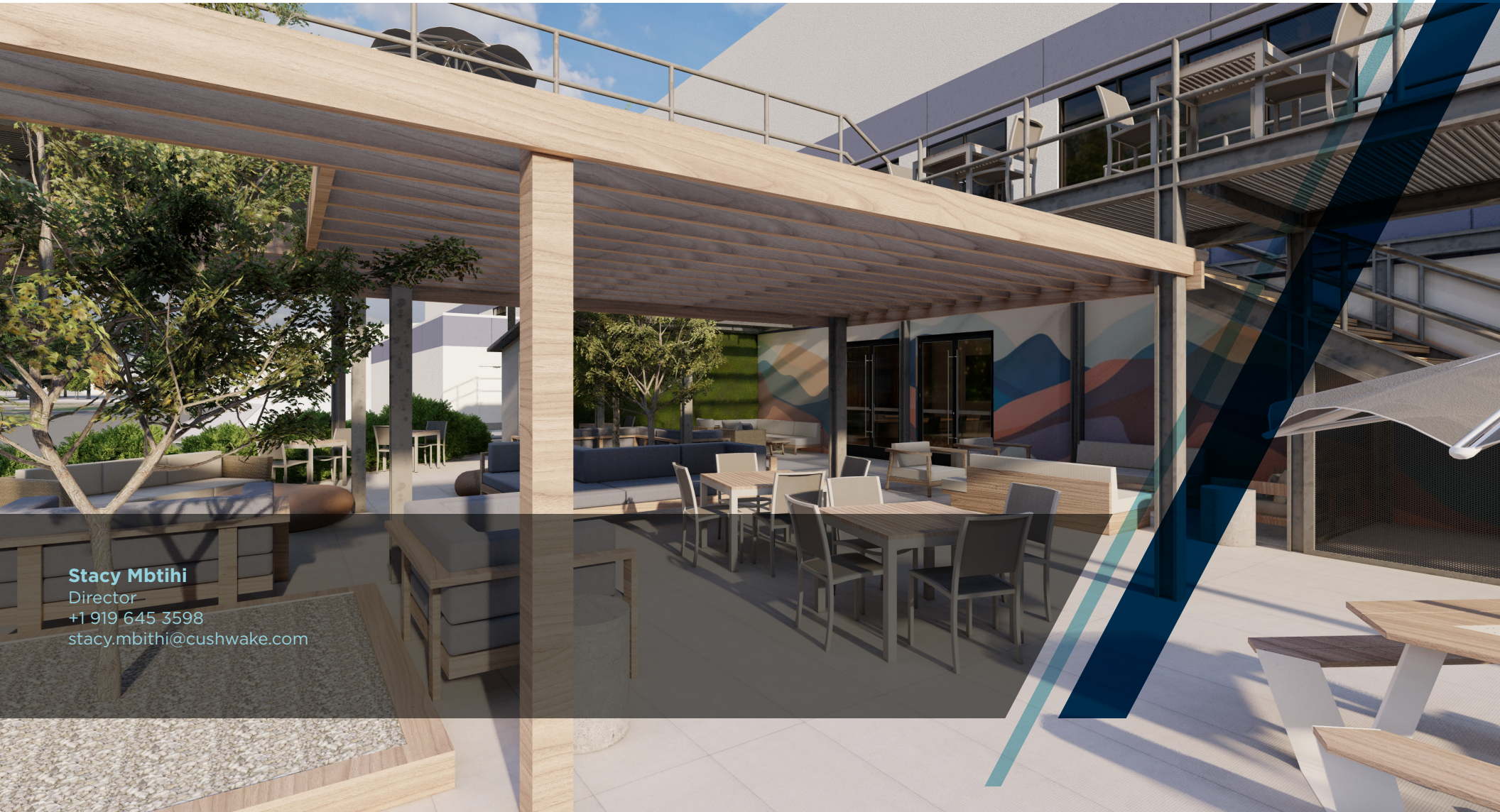


Second Floor

PROPERTY AERIAL MAP



RDU International Airport	34 minutes
Downtown Raleigh	38 minutes
Research Triangle Park	24 minutes
To I-40	28 minutes



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