



PROSPECTUS



4900 PROSPECTUS DRIVE, DURHAM, NC 27713

FLEX SPACE FOR INNOVATION-DRIVEN BUSINESSES

BUILDING HIGHLIGHTS



Building Size
125,764 SF



Availability
42,876 SF



Parking Ratio
2.6/1,000 SF



Clear Height
19'



Dock Doors
Four (4)



Estimated TICAM
\$2.63/SF



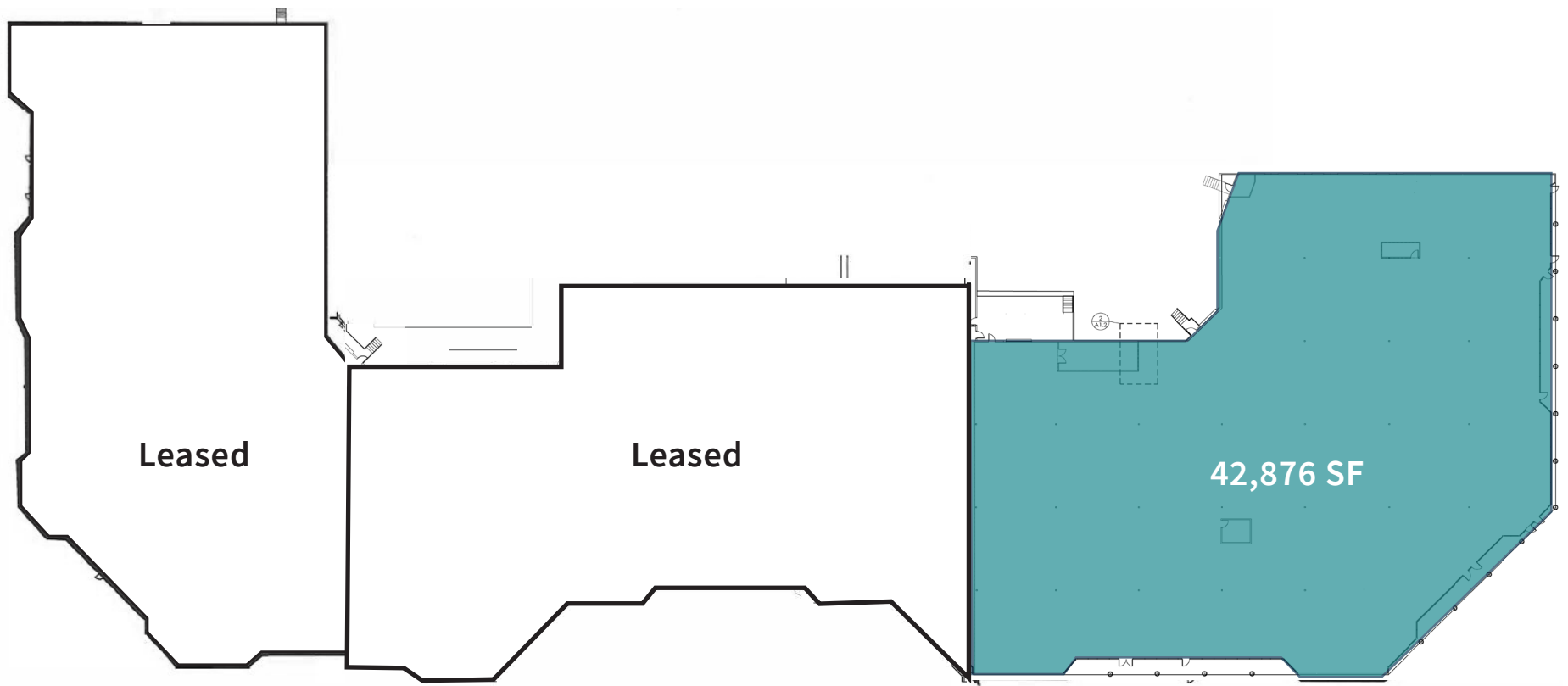
**EXTERIOR RENOVATIONS
ARE COMPLETE!**



Tenant Entry Enhancements
Outdoor Tenant Collaboration Areas
Facade Painting & Refresh Exterior LED Lighting
Redesigned Landscaping

AVAILABILITY

42,876 SF



STRENGTH IN NUMBERS

4900 PROSPECTUS DRIVE IS CENTRALLY LOCATED IN THE TRIANGLE'S LIFE SCIENCE ECOSYSTEM, NEIGHBORING OVER 280 INDUSTRY PARTNERS & A PLETHORA OF LOCAL AMENITIES

139

Single
Locations

69

Main
Headquarters

36

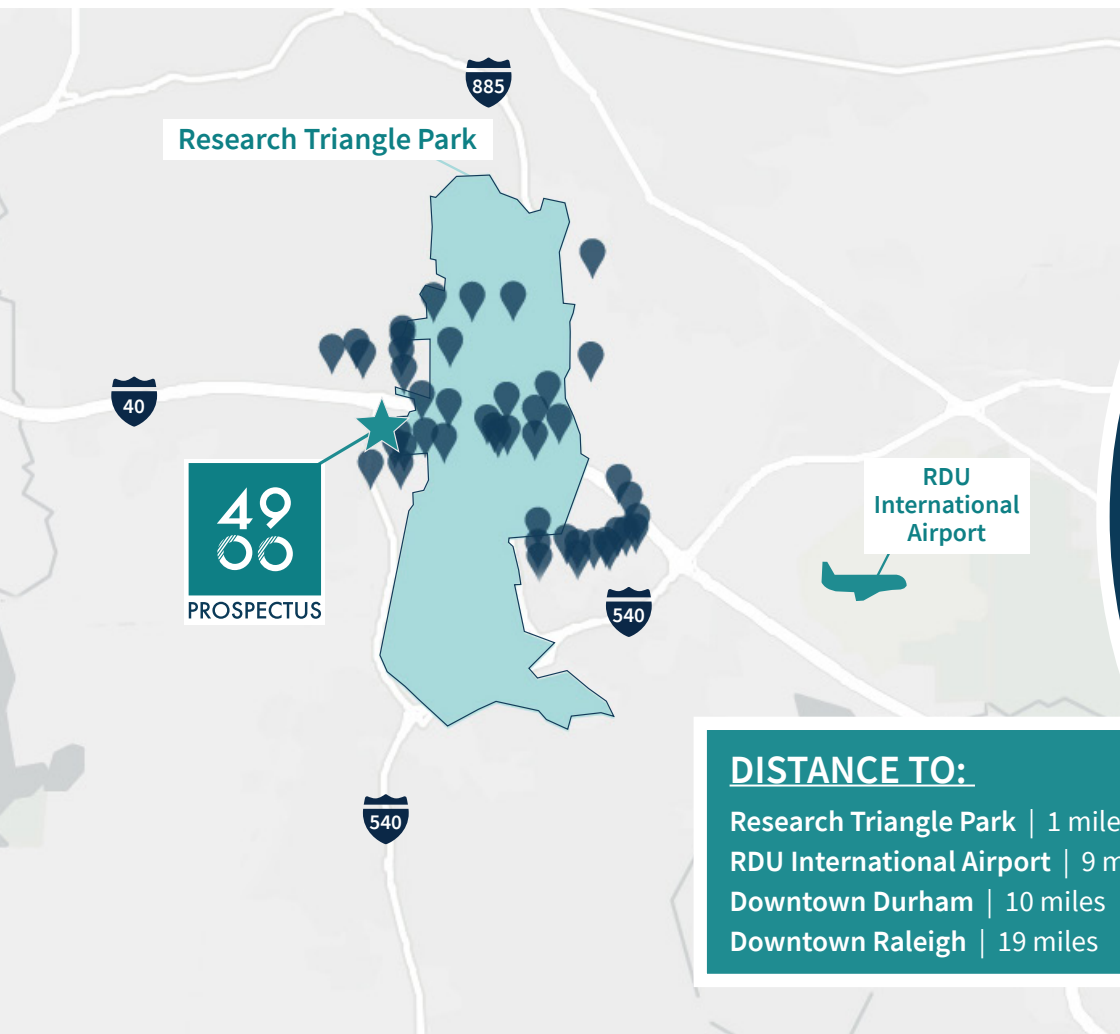
Corporate
Offices

31

Divisional
Headquarters

6

Life Science
Retail Locations



Surround yourself with
life science leaders:

Lilly

BASF

KBI
BIOPHARMA

Tergus
Think Topicals. Think Tergus

Beam
THERAPEUTICS

labcorp

GRAIL

RESILIENCE

INVITAE

Biogen

ADVERUM

49
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