

4025 STIRRUP CREEK DRIVE
DURHAM, NC 27703

LAB SUBLEASE



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 **LEE &
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COMMERCIAL REAL ESTATE SERVICES
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PROPERTY OVERVIEW

AVAILABILITY

- 21,868 RSF, Available immediately
- Master lease expires 12/31/33
- Plug and Play, Furniture available
- \$30.00/SF, NNN - *Priced for immediate occupancy!*

[View 3D Tour](#)

SPACE HIGHLIGHTS

- Pilot plant: Pre-commercial production system used to test and evaluate the feasibility, efficiency, and scalability of new processes and products
- Loading ramp into pilot plant
- 4 Built-out, dedicated labs
- 4 Chemical fume hoods
- 18 Private offices
- 2 Conference rooms
- 2 Storage rooms and a server room
- Large open area with cubicles and work areas
- Private entrances
- Break room and wellness room
- Restrooms with showers

PROPERTY HIGHLIGHTS

- Part of the TBC Life Sciences Campus located near the intersection of T.W. Alexander Dr. and S. Miami Blvd.
- One shared dock leveler
- 250kW generator
- Includes access to the Symmetry Amenity Center, conveniently located across the street. The new facility features a fitness center, collaborative meeting space, coffee lounge, and outdoor gathering space
- Convenient to Research Triangle Park, I-40, I-540, and I-885
- Parking ratio: 3.5/1,000

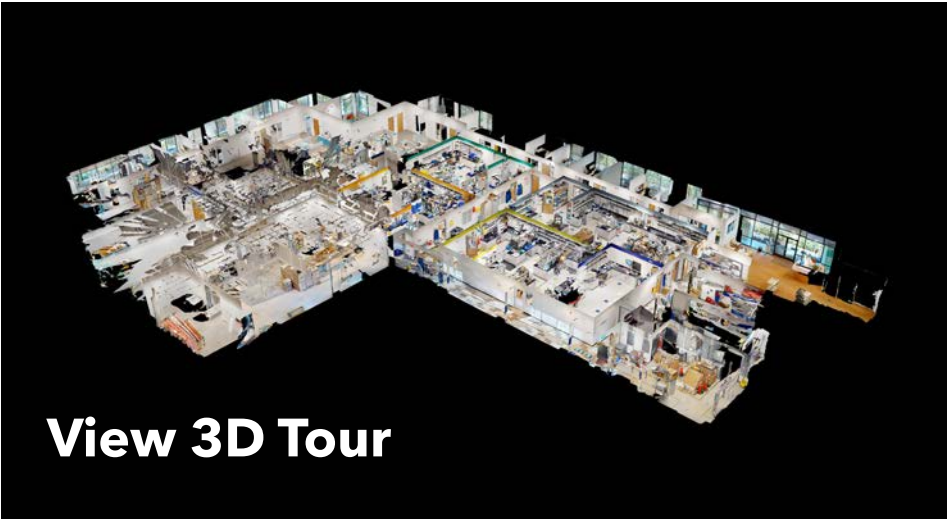
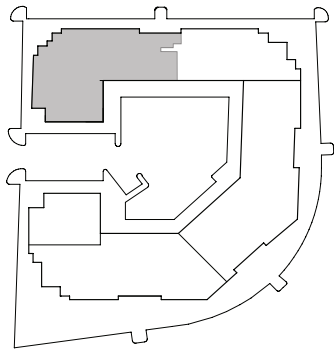


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SITE PLAN



Site Plan Key



View 3D Tour

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INTERIOR PHOTOS



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10,000 SF AMENITY CENTER



Fitness Center



Catering Kitchen



Meeting Spaces



Outdoor Gathering Space



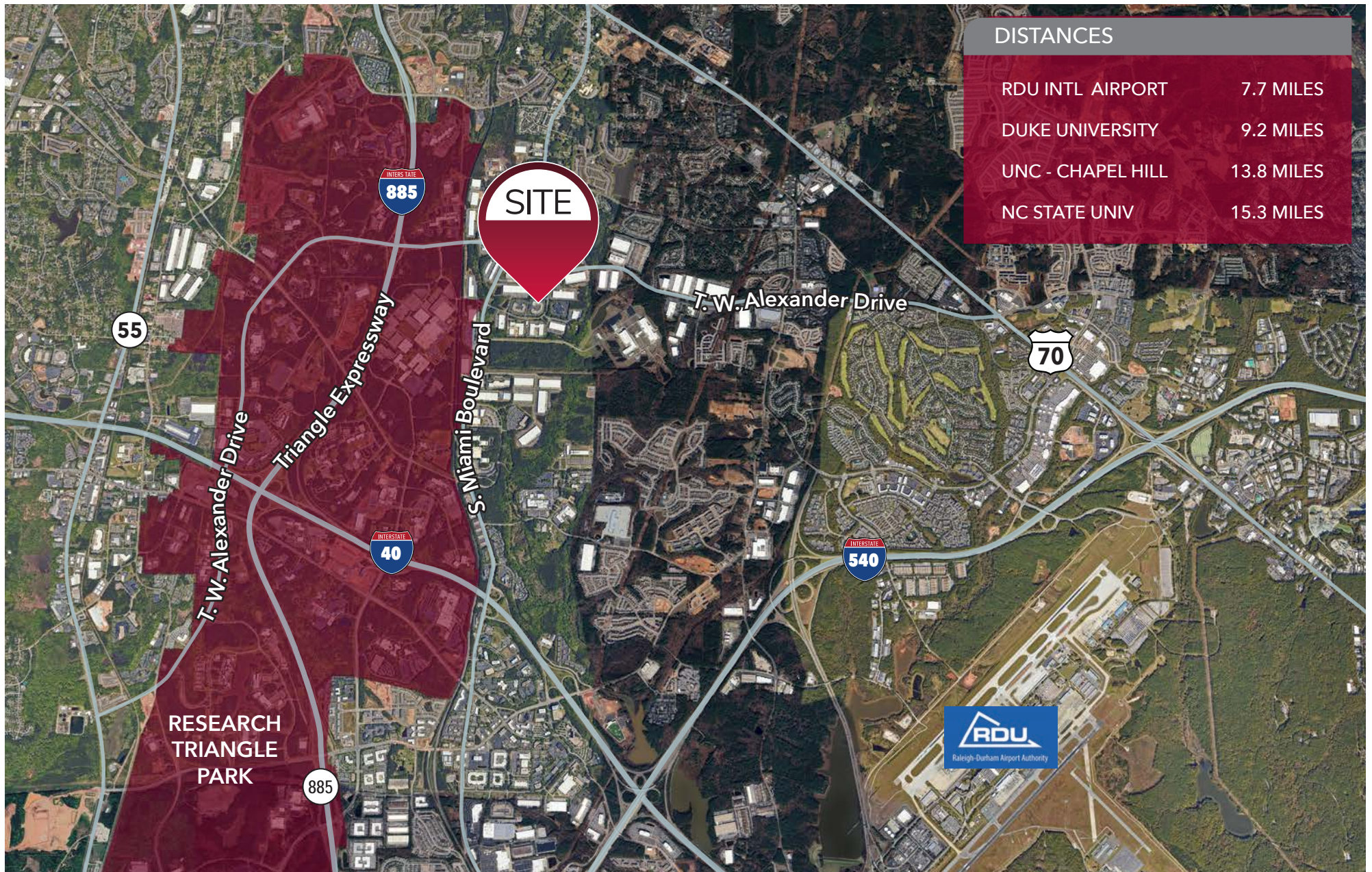
Coffee Lounge



Food Trucks



10,000 SF AMENITY CENTER



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Presented by:

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