

For Sublease

LIFE 9

633 Davis Drive
Morrisville, NC 27560

12,606 RSF available

Suite 100 + 200 | Lease Expires 8/31/2031



Bill Sandridge

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Caitlyn Kinnaird

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Ashley Ingram

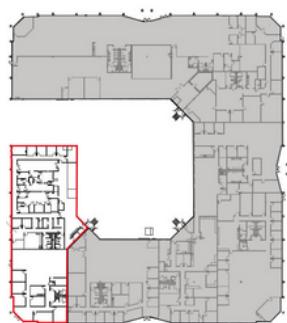
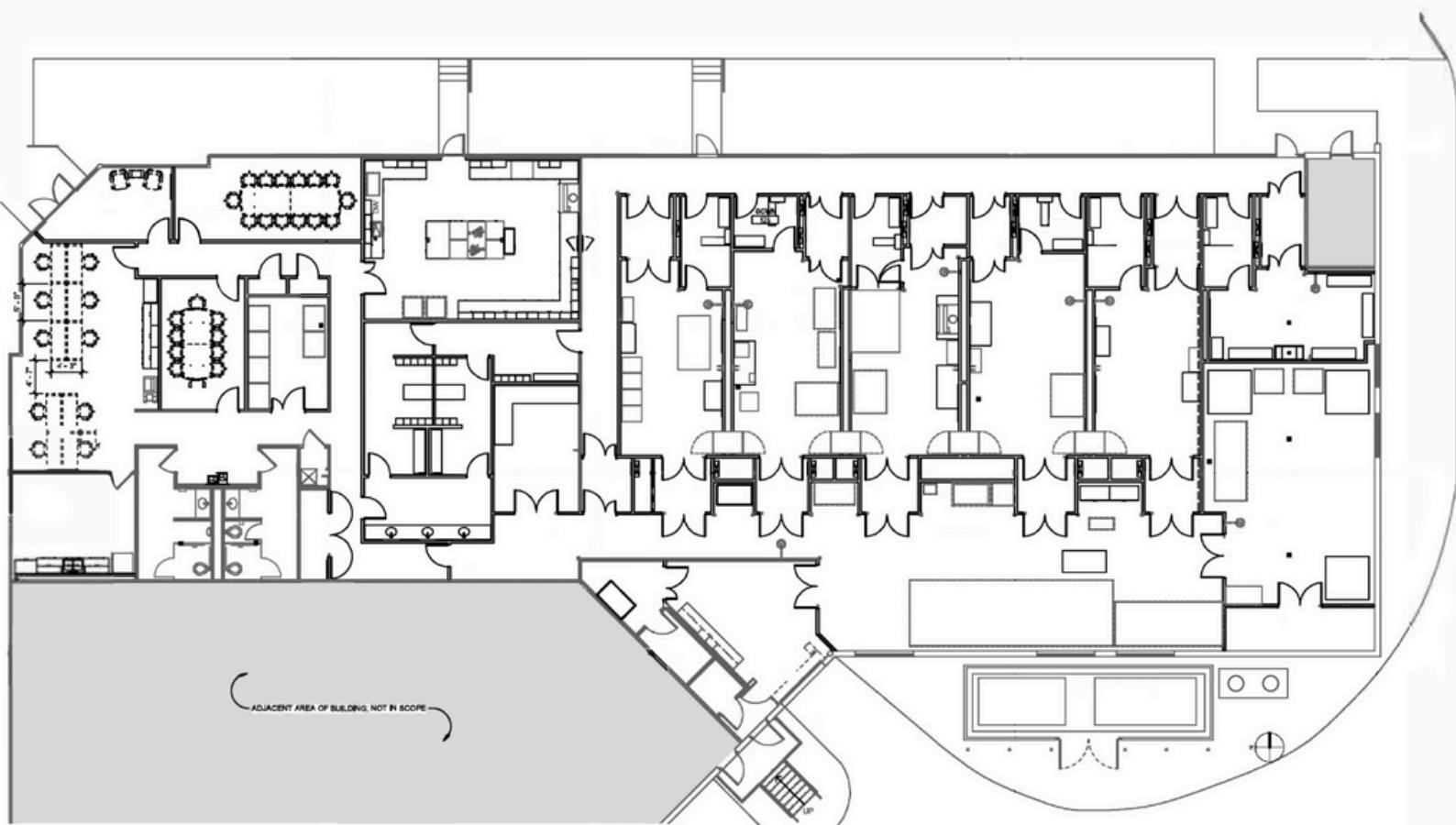
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Space Highlights

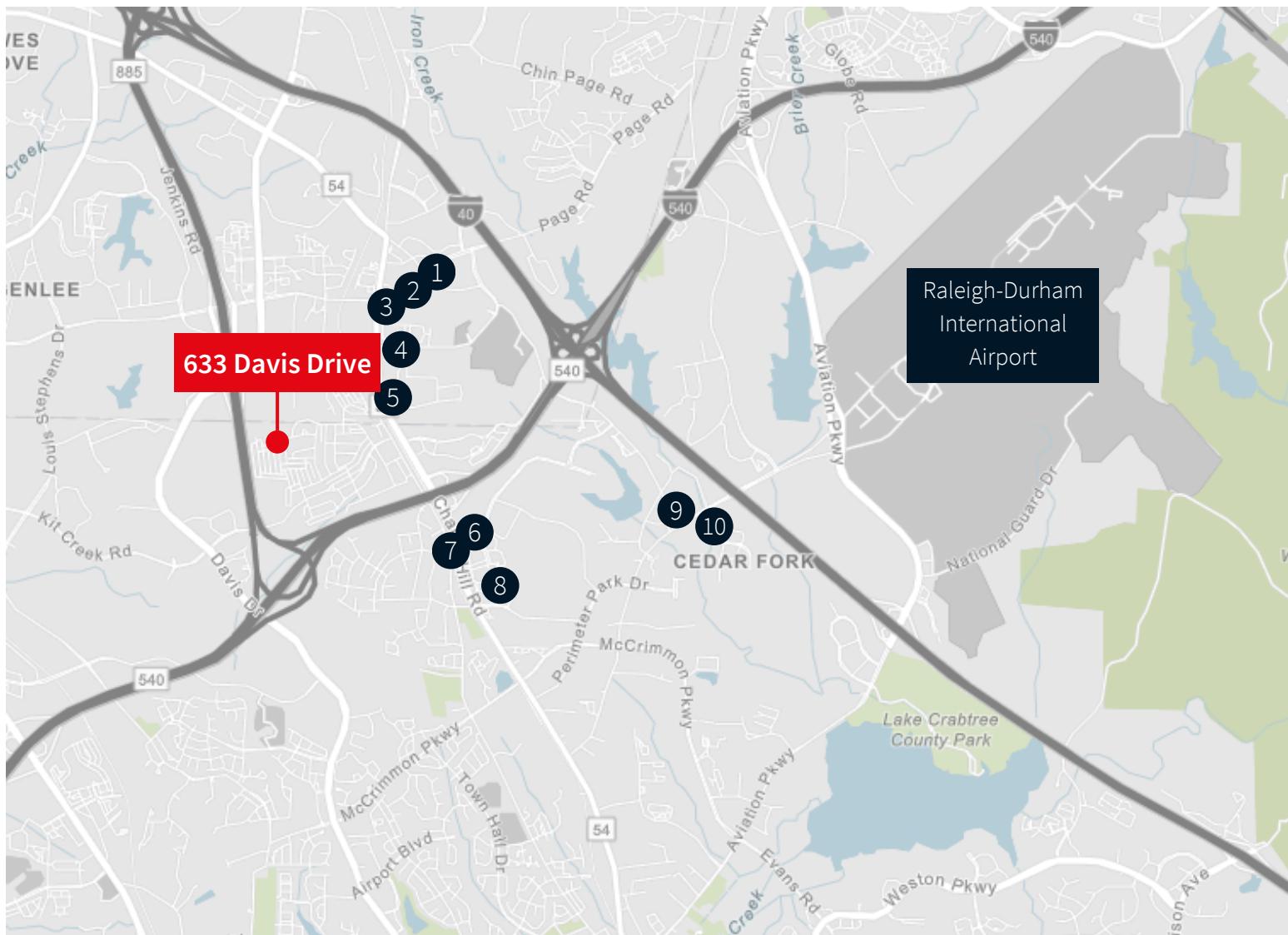
Small Scale GMP Manufacturing

- Custom built completed in 2021, excellent condition
- Plug and play opportunity
- Lab and office space available
- Space built to ISO7 classification
- 150 KVA generator on site
- 7.5 HP air compressor





Local Amenities



1 Page Road Grill

2 Mez Mexican

3 Jimmy John's

4 Farmside Kitchen

5 Panera Bread

6 Starbucks

7 Fount Coffee + Kitchen

8 Hyatt House

9 Jersey Mike's Subs

10 Holiday Inn

Triangle LIFE Amenities:

- Basketball & pickleball courts, walking trails, and wellness events.
- Abundant outdoor picnic area
- Amenity center that includes fitness, bike storage, and conference rooms.
- Food Trucks and Coffee Shop
- 4.00/1,000 parking ratio

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