

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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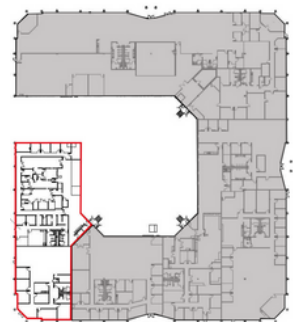
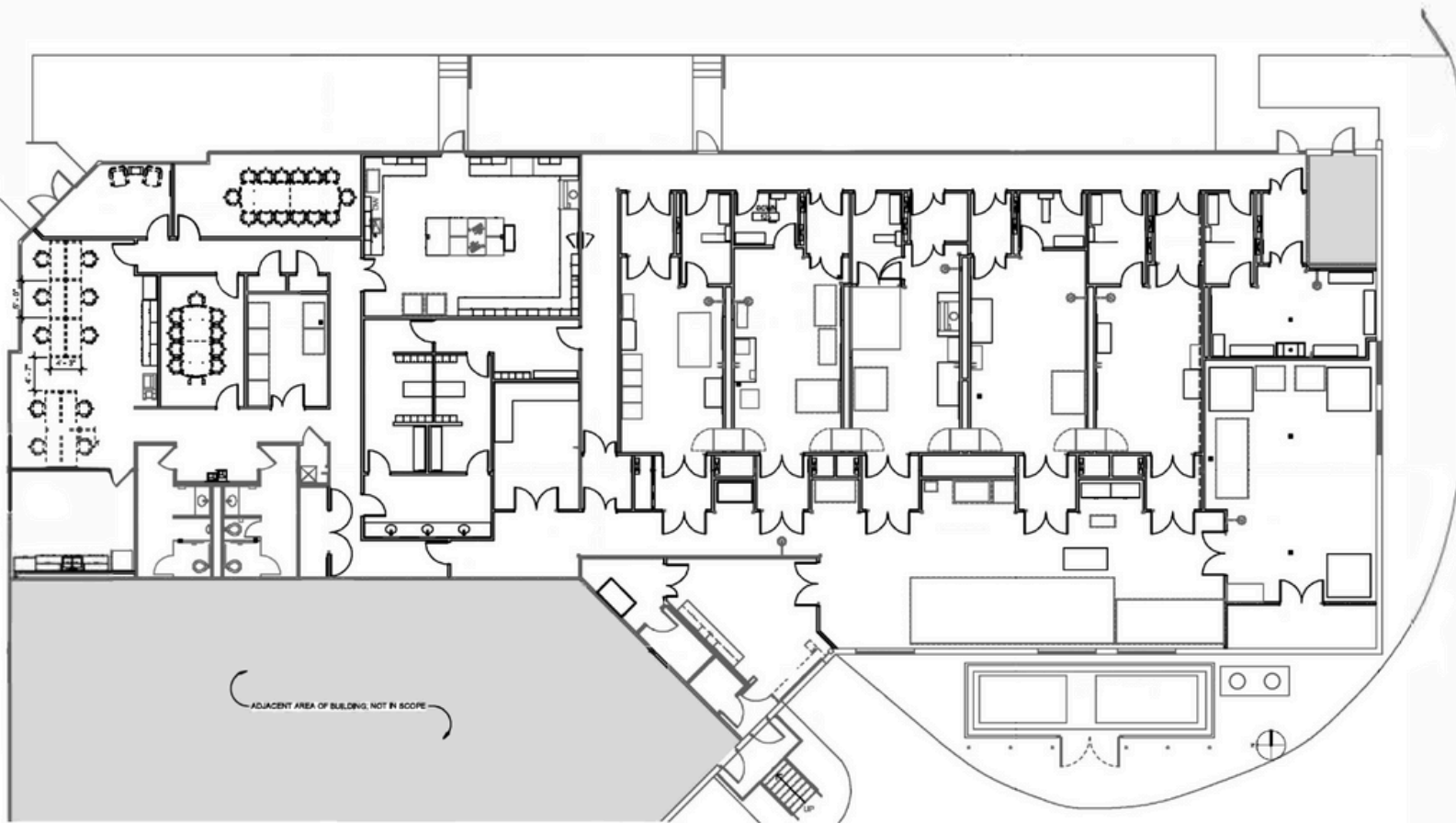
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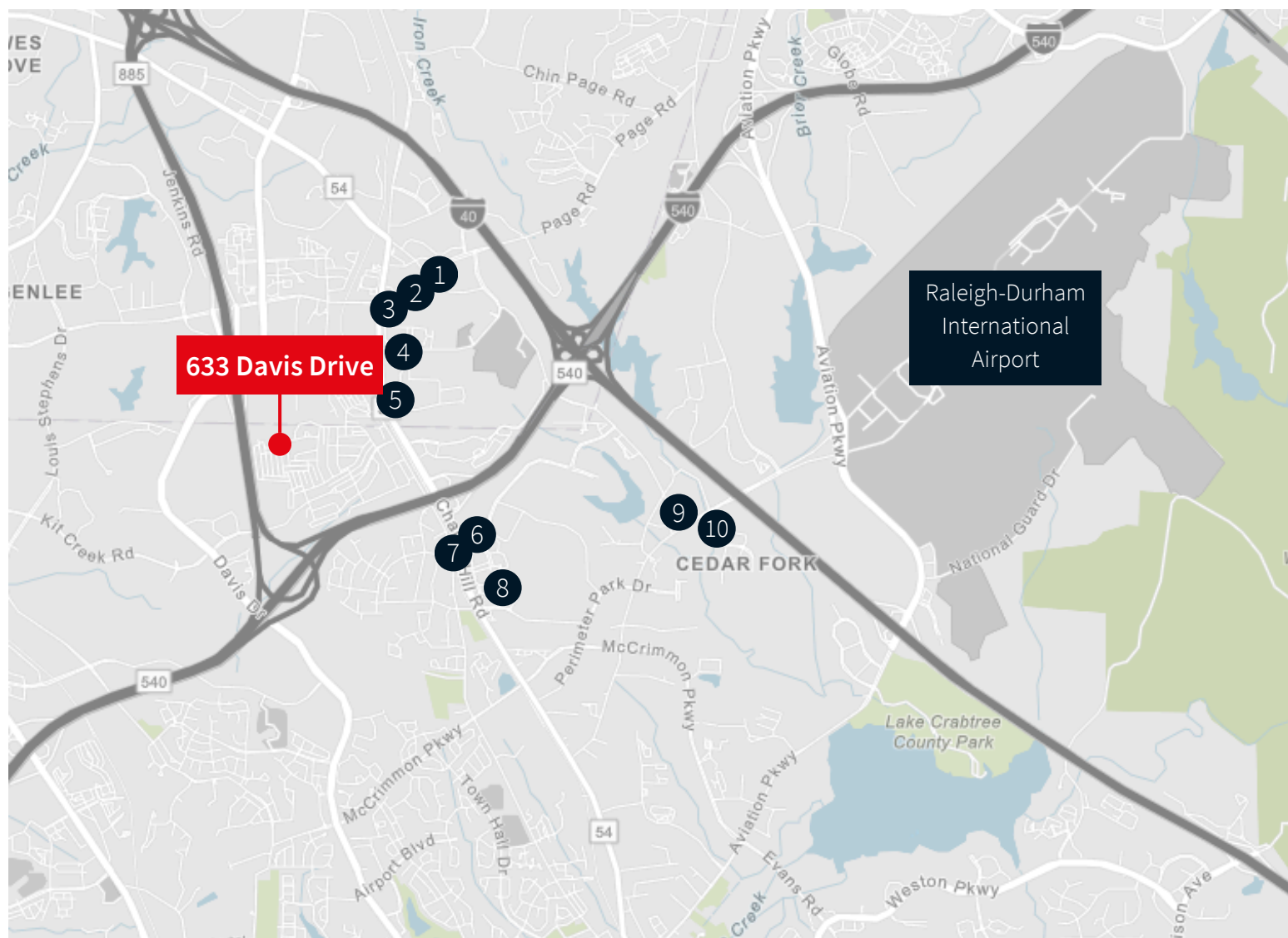
Space Highlights

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







- | | |
|--------------------|--------------------------|
| 1 Page Road Grill | 6 Starbucks |
| 2 Mez Mexican | 7 Fount Coffee + Kitchen |
| 3 Jimmy John's | 8 Hyatt House |
| 4 Farmside Kitchen | 9 Jersey Mike's Subs |
| 5 Panera Bread | 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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