



SUBLEASE

8 Davis Drive Durham, NC

- Garden Level Suite
- +/-3,000 RSF
- 5 Private Offices
- 4 Conference Rooms
- 1 Board Room
- 6 Work Stations
- 3rd Floor
- +/-6,000 RSF Total, 50/50 Lab/Office
- 3 Medium-sized Offices (2-4 people)
- 1 Conference Room (6-8 people)
- 28 Work Stations
- Tissue Culture Room
- Lab Support Room
- 1 Fume Hood
- Benches in Place

PROPERTY HIGHLIGHTS

- Fully Furnished
- Flexible Sublease Term
- Available Immediately



The floor plan illustrates the layout of the second floor, featuring a central corridor and several functional areas. Key rooms include:

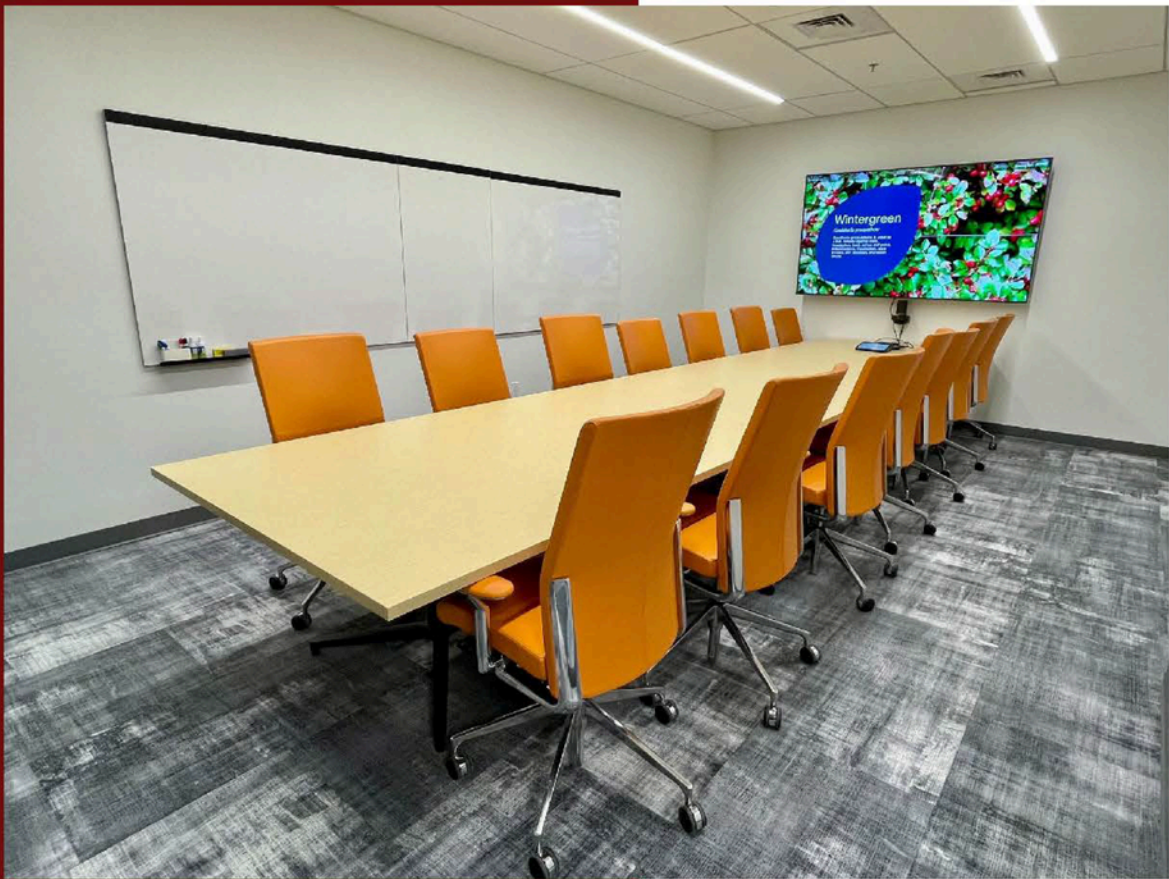
- Top Left:** AUTOCLAVE (313), ELECTRICAL (313), and SUPPORT (314) with a SINK1.
- Top Center:** CONFERENCE (314) with a TV and a table.
- Top Right:** A large open area and a staircase.
- Middle Left:** OFFICE SUITE (317A) and OFFICE (317B).
- Middle Center:** LAB (315) with multiple sinks (SINK1, SINK2) and a TISSUE CULTURE (316) room.
- Middle Right:** OFFICE SUITE (317A) and IT/STOR (318).
- Bottom Left:** OFFICE SUITE (317A) and OFFICE (317B).
- Bottom Center:** OFFICE (317C) and OFFICE (317D).
- Bottom Right:** OFFICE (317E) and OFFICE (317F).

The plan also includes a scale bar and various room numbers and labels throughout the layout.

EXHIBIT A

EXPANSION PREMISES





For More Details, You Can Contact



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