

VIEW THE R&D LAB PHOTOS!



THE ROXBORO
AT VENABLE

**Move-in Ready R&D Lab
Space Available Now**

R&D LIFE SCIENCE SPACE IN DOWNTOWN DURHAM, NC • 380 E PETTIGREW STREET

R&D LAB SUITES
RANGING FROM
4,345 RSF TO
7,381 RSF

ROXBORO READY LABS PLANS

3rd Floor



ROXBORO READY LABS SPECIFICATIONS

BUILDING

ADDRESS

380 E Pettigrew Street, Durham, NC 27701

SIZE & STORIES

203,249 SF | 8 Stories

YEAR BUILT

2021

AMENITIES & FEATURES

Sky deck lounge, fitness center, conference center, outdoor collaboration areas and greenspace, on-site security

LOCATION HIGHLIGHTS

Adjacent to the American Tobacco Historic District, American Tobacco mixed-use campus, Durham Performing Arts Center, and Durham Bulls Athletic Park

PARKING

2.5:1,000 parking ratio; Covered parking deck

R&D LAB

HVAC

- Chiller and boiler to support the new lab uses with space dedicated to an additional future chiller
- 40,000 CFM DOAS unit supplying our 2 floors of lab spaces; DOAS to utilize (4) direct drive plenum fans with VFD control
- Lab air valves for supply air, hood exhaust, and general exhaust
- 55,000 CFM of lab exhaust fans (N+1 redundancy arrangement) for hood and general exhaust

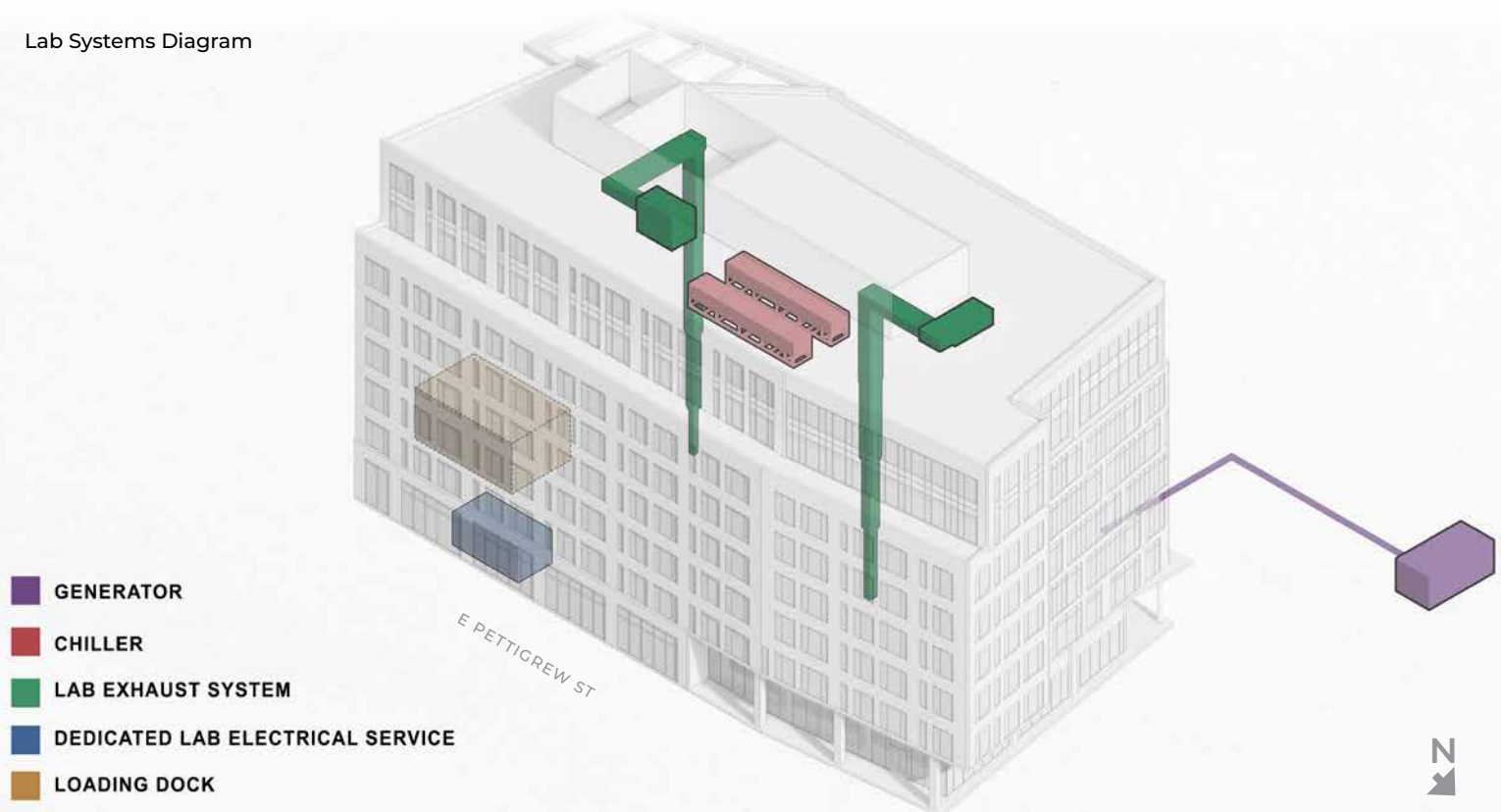
PLUMBING

- Dedicated hot water to our floors to support new sinks and emergency fixtures
- Acid waste with sampling port
- Water and waste to hoods in each lab with localized neutralization at each hood

ELECTRICAL

- Dedicated 2500A, 480Y/277V, 3ph utility service / switchboard to serve new labs and supporting mechanical
- 600kW/750kVA diesel stand-by generator with 48-hour base tank for select lab loads for each tenant
- Dedicated for each lab: One 150A, 208Y/120V panel on generator back up and One 100A, 208Y/120V panel on normal power

Lab Systems Diagram



ROXBORO READY LABS EQUIPMENT & FINISHES

FIXED LAB CASEWORK

- Standing height (35" H)
- 30" deep painted steel base cabinets with epoxy resin countertops
- Integrated undermount epoxy resin sinks with lab faucets with paddle handles
- Peg board above lab sinks
- Casework color: white
- Countertop color: black

MOBILE BENCHES

- 60"L x 30"D painted steel bench frame with adjustable legs with suspended (3) drawer cabinet
- Adjustable steel overhead shelving (2 levels)
- Benches to have (3) duplex receptacles connected to ceiling with pigtail connection with twist lock outlets

FUME HOODS

- 6' wide benchtop variable volume fume hood with vertical rising sash
- 3'-0" wide acid based cabinet and 3'-0" wide vented flammable base cabinet below each hood



ROXBORO READY LABS AVAILABLE NOW



LABS WITH VIEWS OF DOWNTOWN DURHAM

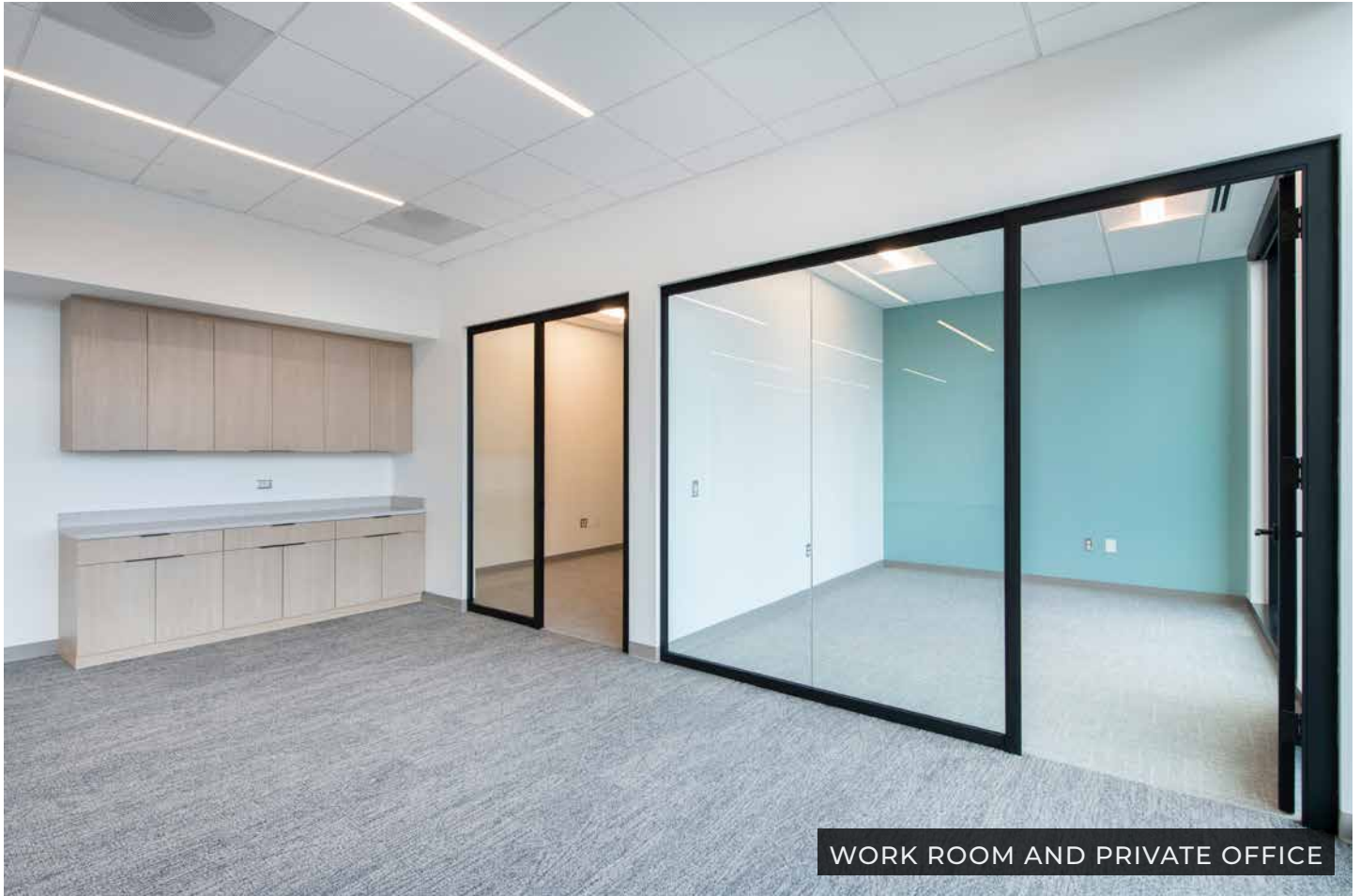


OPEN OFFICE, PRIVATE OFFICE & BREAK AREA

ROXBORO READY LABS AVAILABLE NOW



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