

# ALEXANDRIA INNOVATION CENTER

*7030 Kit Creek Road | Morrisville, NC*



**MULTI-STORY R&D LAB SPACE FOR SUBLEASE**



**CUSHMAN &  
WAKEFIELD**

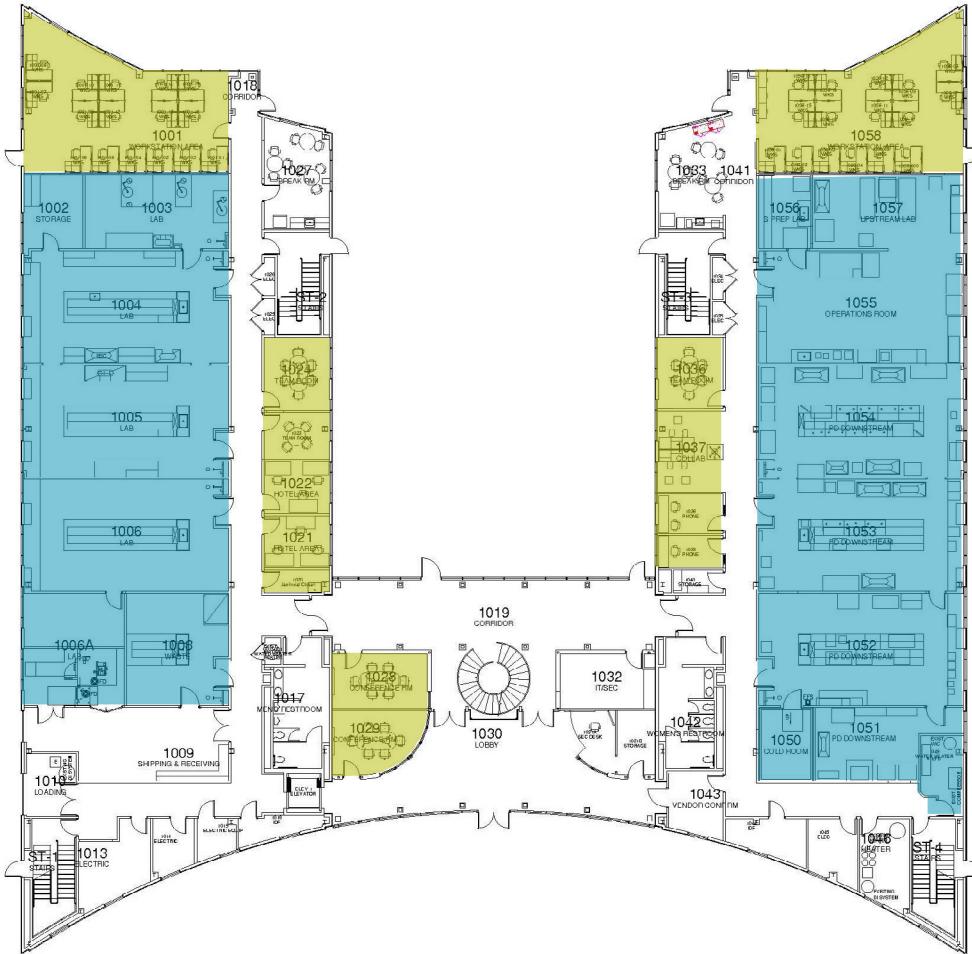
# 01 PROPERTY SPECIFICATIONS

7030 KIT CREEK IS A FIRST-CLASS MULTI-STORY LAB BUILDING WITHIN THE PRESTIGIOUS RESEARCH TRIANGLE PARK AND OFFERS AN EXCEPTIONAL OPPORTUNITY WITHIN THE MARKET. OFFICE AND CONFERENCE SPACES BOAST MODERN FINISHES, PLUG AND PLAY UTILITY, AND IN-PLACE IT/TECHNOLOGY SOLUTIONS.

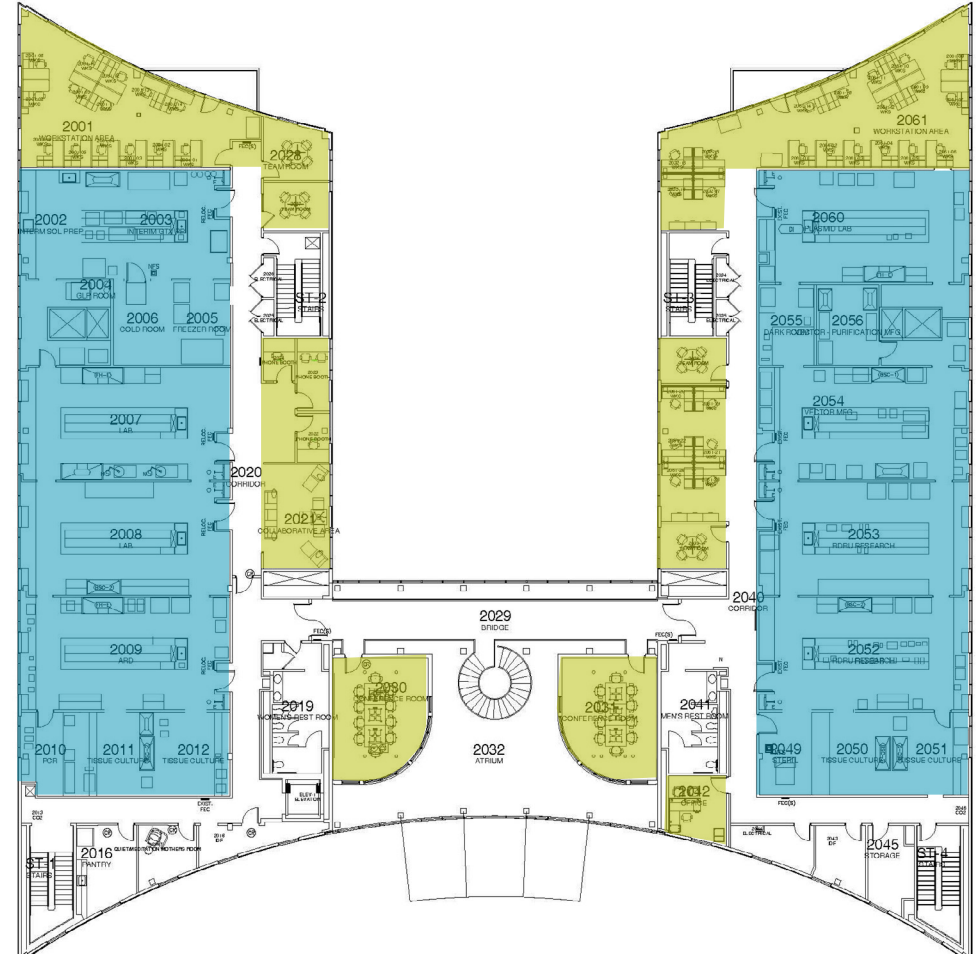
RENTABLE SQUARE FEET	40,884 SF
MASTER LEASE EXPIRATION	November 30th, 2027
PARKING RATIO	3 / 1,000 SF
ELECTRICAL SERVICE	500 kVA 277/480 pad mount transformer
CLEAR HEIGHT	14'
LAB EQUIPMENT	<ul style="list-style-type: none"><li>• Fume Hoods</li><li>• Cold Storage</li><li>• Autoclave</li><li>• UPS</li><li>• Backup Power</li></ul>
# FLOORS	2
FOUNDATION	Slab-on-grade
LOADING	On grade loading with lift
EMERGENCY POWER	Cummins 200 KW diesel generator with 366 gallon tank

# 02 FLOOR PLANS

## FIRST FLOOR



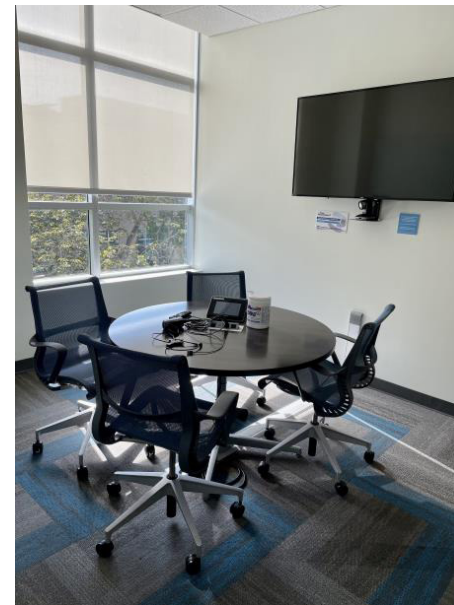
## SECOND FLOOR



Office

Lab

# 03 SITE PHOTOS



## **CONTACT**

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