



# Imperial Labs

NEWCASTLE NORTH · ROYAL · EXCHANGE · VENTURE

RDU Airport

E Exchange

R Royal

N Newcastle North

V Venture



# Science Dialed In.

Imperial Labs has a solid reputation—located in the prestigious Imperial Center and built by Longfellow, it delivers exactly what you need.

Six buildings make up a mini-campus of life science companies in all stages. The common theme—they are serious about their science. Longfellow provides a range of size and build-outs to support peak performance.

The location creates opportunity to collaborate with neighbors in the lab and foster teams outside with Elevate programming and walkable amenities. Plus the unbeatable access to RDU and I-40.

## Imperial Labs. Where Science meets simplicity.

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**120,426 SF**  
Lab & Office Space

**Available Space**  
15,127 SF | Now



**126,584 SF**  
Lab & Office Space

**Available Space**  
11,303 SF | Now  
21,124 SF | 9/1/26  
8,887 SF | 10/1/26



**61,067 SF**  
Lab & Office Space

**Fully Leased**



**142,726 SF**  
Lab & Office Space

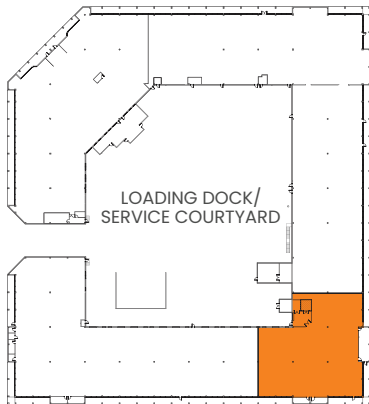
**Fully Leased**



1035 Swabia Court | Suite 100

# 15,127 SF

Fitted Lab Available Now

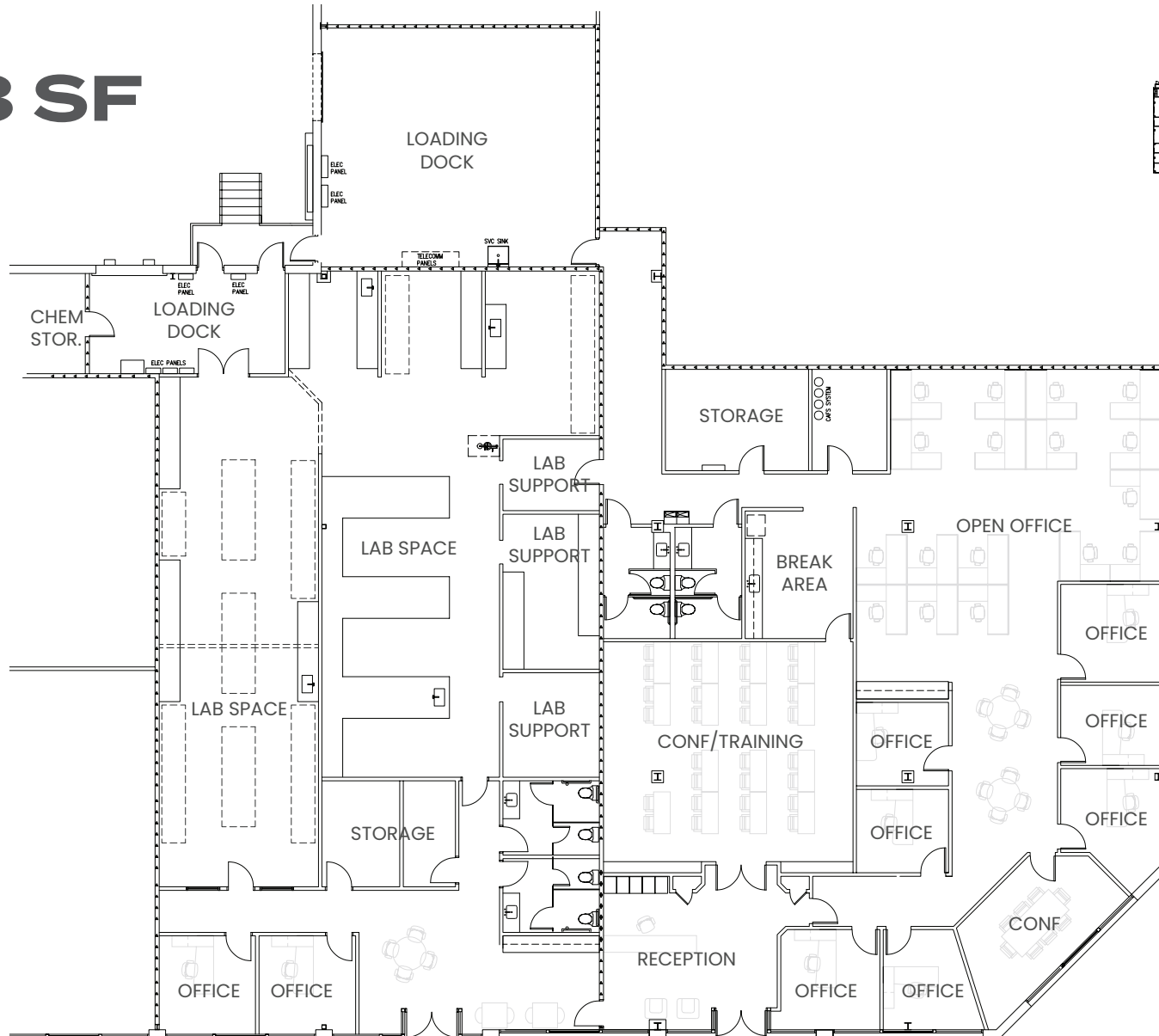
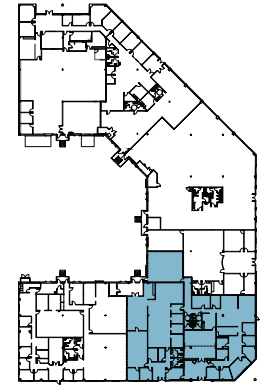




4222 Emperor Blvd  
Royal III | Suite 350 & 380

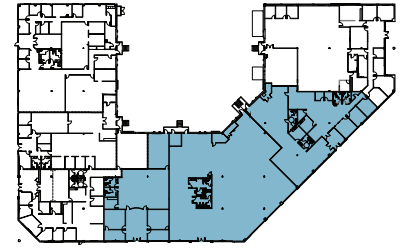
# 11,303 SF

Available Now



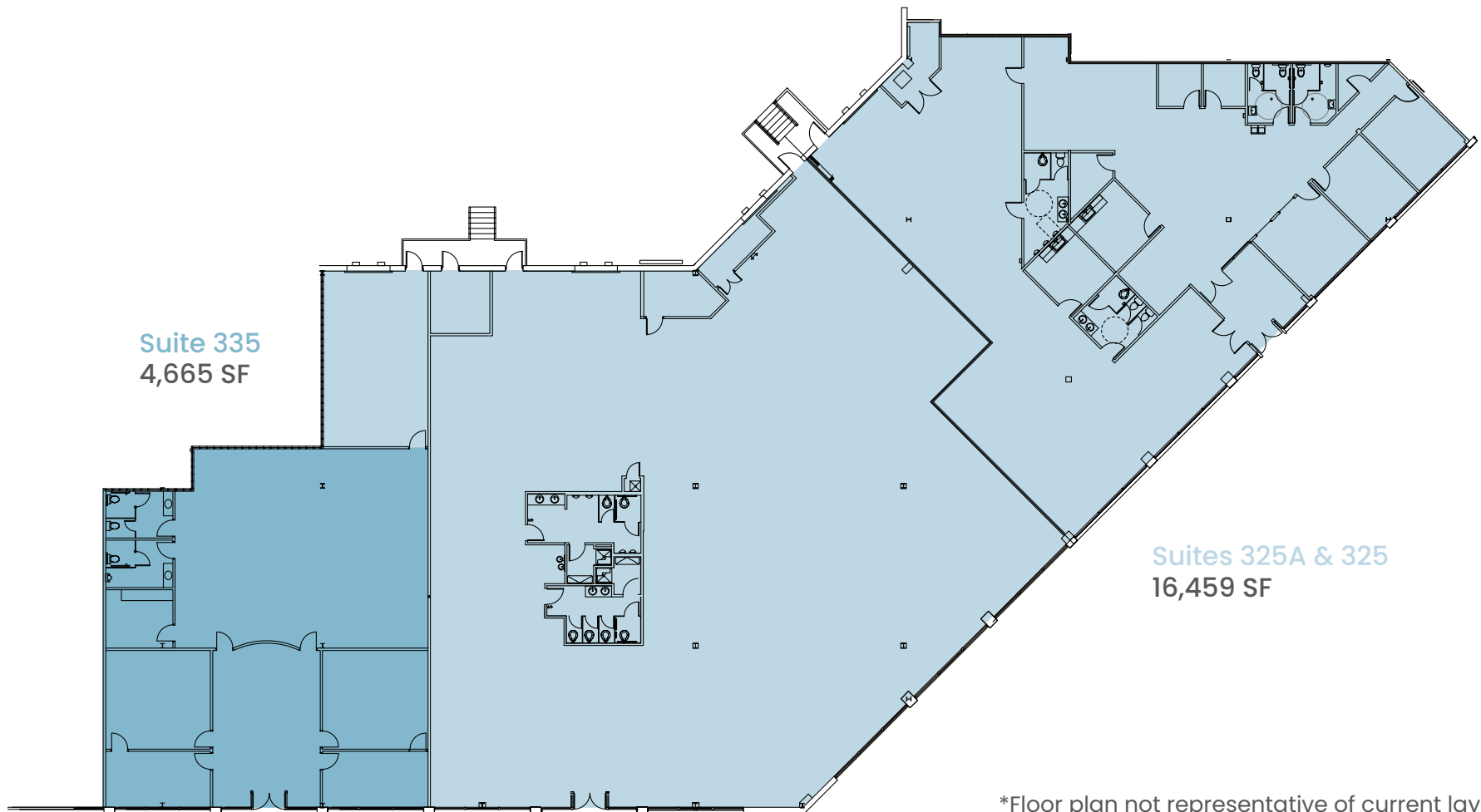


4222 Emperor Blvd  
Royal III | Suite 325A, 325, 335



# 21,124 SF

Available 9/1/2026



Suite 335  
4,665 SF

Suites 325A & 325  
16,459 SF

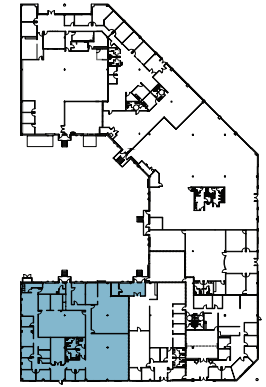
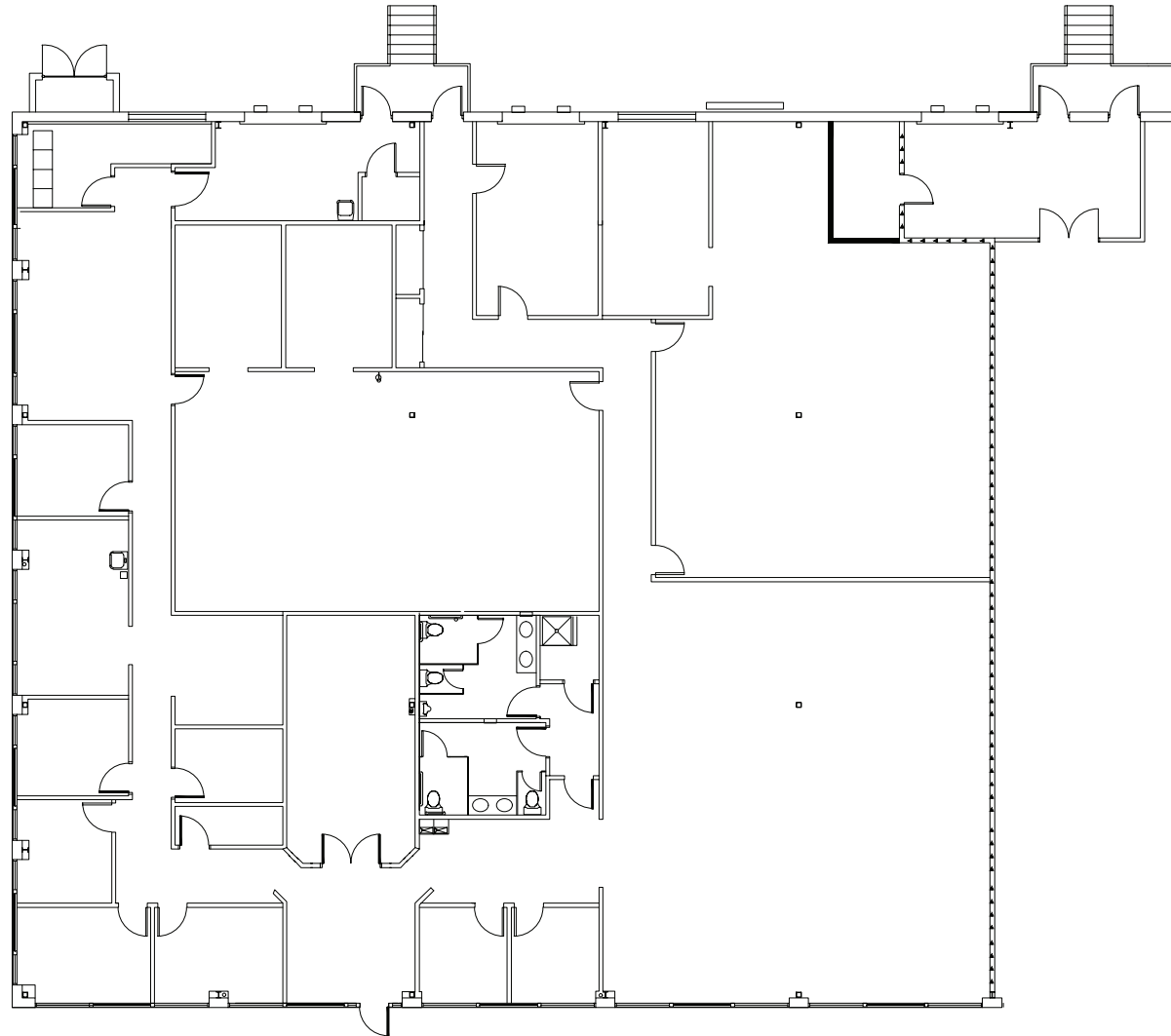
\*Floor plan not representative of current layout



4222 Emperor Blvd  
Royal III | Suite 390

**8,887 SF**

Available 10/1/2026



# ELEVATE

## Your Daily Experience, Redefined.

Elevate by Longfellow is the final word in thoughtful, curated workplace experiences. We create modern, functional workspaces and enhance them with exclusive, intentional amenities. It's our job to cultivate greatness and deliver peace of mind.



### Elevate programming at Imperial Labs:

- Food Trucks
- Blood Drives
- Wellness Events
- Seasonal Festivities
- Happy Hours



### The 7 Pillars of Elevate:



Access



Balance



Connections



Generosity



Brainpower



Play



Taste



### Meet Justine

Your Elevate Concierge

Justine is passionate about building meaningful connections and creating exceptional events that leave a lasting impact.

**R**  
THE ALLEY

**E**  
THE PATIO

**V**  
THE COURTYARD

**N**  
THE PORCH





## **Built to Perform, Tailored to Fit.**

Longfellow Fitted Labs are of the highest quality lab spaces in the market. With cutting edge infrastructure, installed mobile lab benching, and 8 air changes per hour, this 15,127 SF lab can be perfectly tailored to your team's needs with speed and ease. Not all labs are created equal. Ours fit.

Newcastle North Suite 100



## It's in our DNA.

Longfellow is a vertically-integrated real estate investment firm, which allows us to offer a holistic and unified suite of real estate services. Because of our deep expertise at each key step of the process, we are able to deliver a final solution that is more thoughtful and ultimately successful, while providing an overall experience for our partners that is actually collaborative and satisfying.

## 12 Million SF Global Portfolio Serving Over 300 Life Science Companies

Durham, NC  
RTP, NC  
New York, NY  
Rockville, MD

Philadelphia, PA  
San Diego, CA  
Bay Area, CA  
United Kingdom

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### Development

- Strategy & Partnerships
- Advisory & Entitlements
- Acquisitions

### Management

- Leasing
- Project Management
- Property Management

### Investments

- Asset Management
- Investment Management





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**For more information:**

**984.263.9739**

Bennett Younts  
byounts@lfrep.com

Austin Bell  
abell@lfrep.com



**LONGFELLOW**