

# For sublease

10,474 SF Available

1 TW Alexander Drive  
Suite 160  
Durham, NC 27703



## Ryan Lawrence

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## Seton Gilday

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# Building Overview + Floorplan

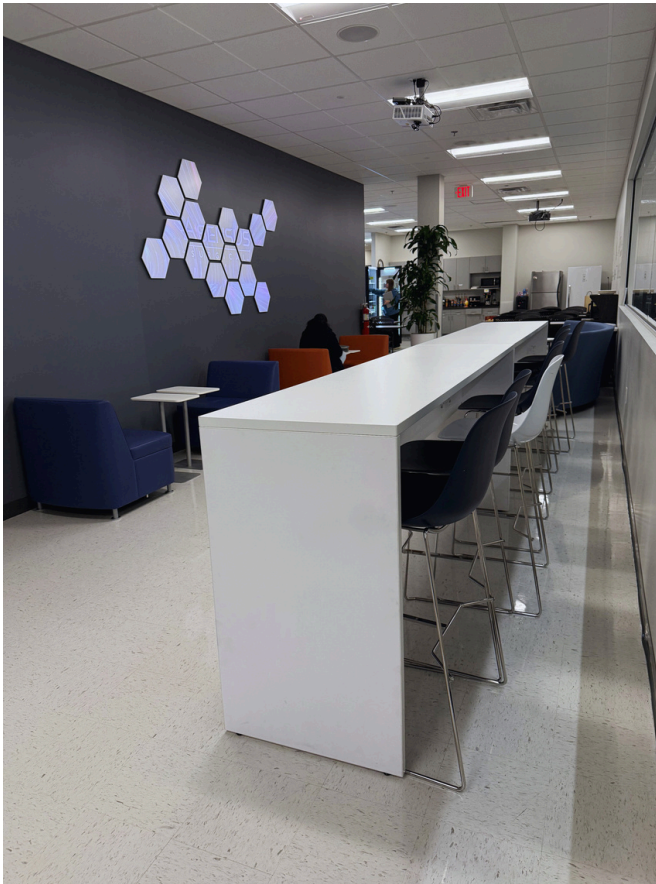


<b>Size</b>	10,474 SF
<b>Rate</b>	Negotiable
<b>Lease Expiration</b>	7/31/2031
<b>Parking</b>	2.1/1,000 SF, including 40 additional spaces in truck court
<b>Ceiling Height</b>	18' clear

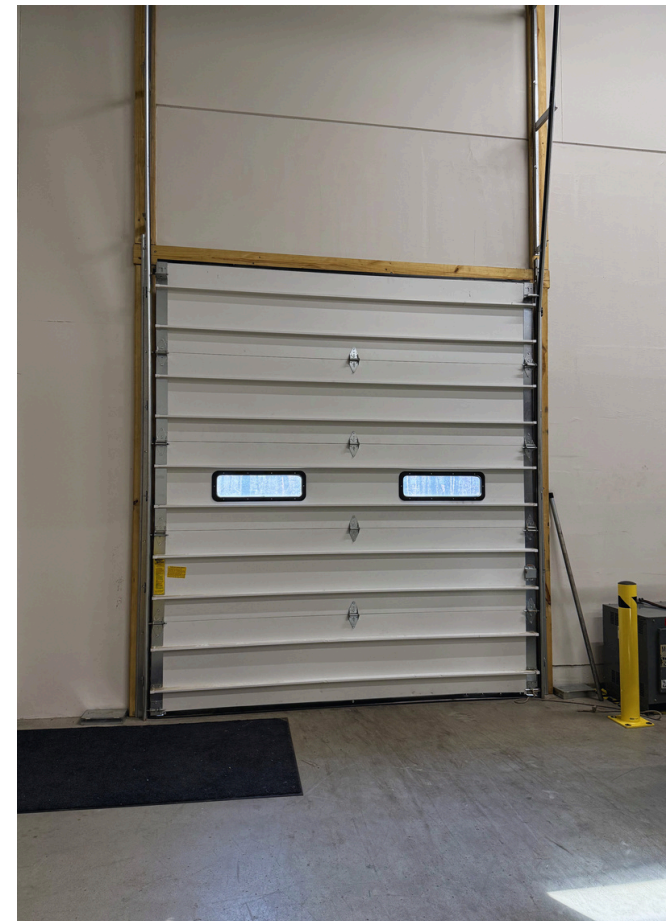
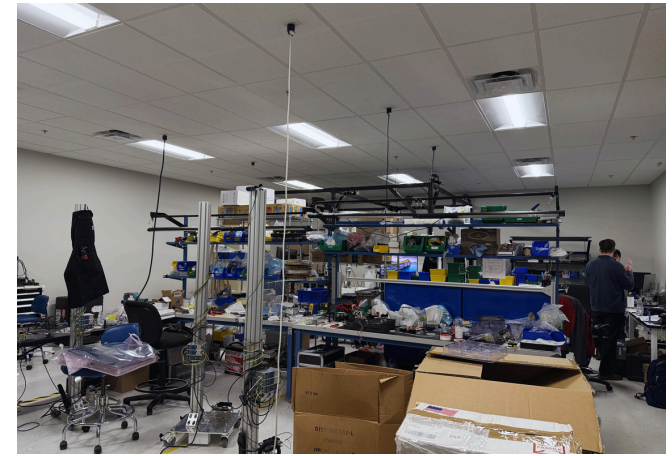
**10,474 SF**

- Potential for dock-high loading
- 100% HVAC
- 7 private offices
- 3 conference rooms

# Office Photos



# Warehouse/Lab Photos



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Highly visible location on the corner of TW Alexander Drive and South Miami Boulevard

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