

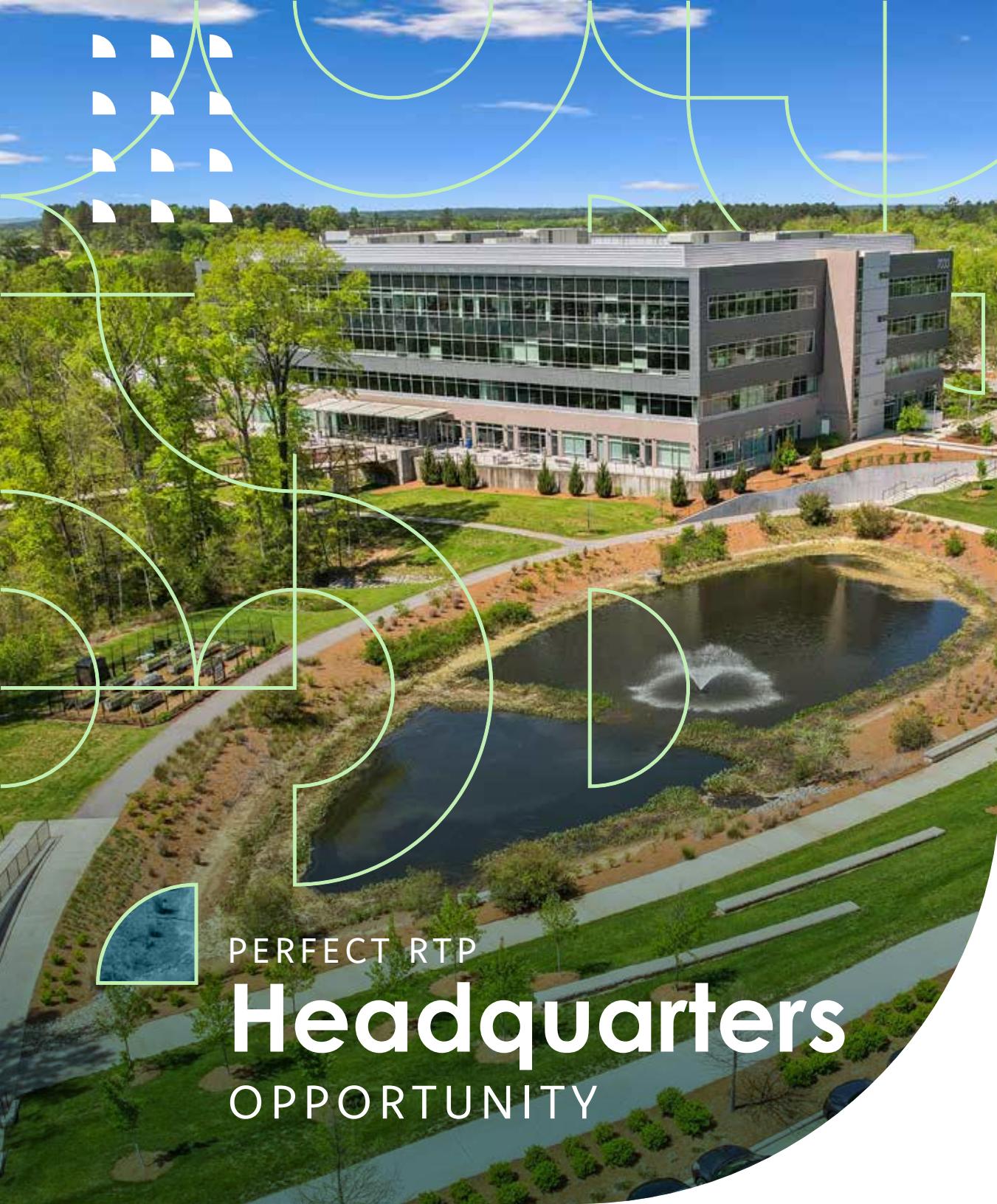
# 7033 Louis Stephens Dr.

210,404 SF AVAILABLE

SUBLEASE THROUGH JANUARY 2032

MORRISVILLE, NC





PERFECT RTP  
**Headquarters**  
OPPORTUNITY

**7033 Louis Stephens Drive** offers a premier 210,404 SF headquarters opportunity in the heart of Research Triangle Park. This LEED Gold Certified, 4-story building was fully renovated in 2020, providing state-of-the-art amenities and flexible space solutions. Strategically located adjacent to Apple's new HQ campus, the property boasts easy access to I-40 and I-540. The property seamlessly blends productivity with comfort, prioritizing wellness in the workplace. With full floors available individually or combined, a generous parking ratio, and modern features including a fitness center, on-site café, and access to walking trails, this property presents an ideal environment for innovation and collaboration in one of the nation's leading tech hubs.



LEED Gold Certified



4-story building



Total size: 210,404 SF



Full floors available by floor or combined



Fully renovated in 2020



Easy access to I-40 & I-540



Parking ratio: 6.22/1,000 SF



Loading area and dock access



Located in the heart of the RTP adjacent to Apple's new HQ campus

# BEAUTIFUL **Campus** SETTING





UNIQUE

# Tenant Benefits





## DINING ON APEX HIGHWAY

- 92 Korean Chicken
- Anissa's Spot, LLC
- Backyard BBQ Pit
- Brigs at the Park Restaurant
- Chick-fil-A
- Crab Sea
- Dunkin'
- El Dorado Mexican Restaurant
- La Recette Patisserie
- Popeyes Louisiana Kitchen
- Starbucks
- Sunflower Bakery
- Thai 55 Restaurant
- The Glass Jug Beer Lab - RTP
- True Flavors Diner

## DINING AT PARKSIDE COMMONS

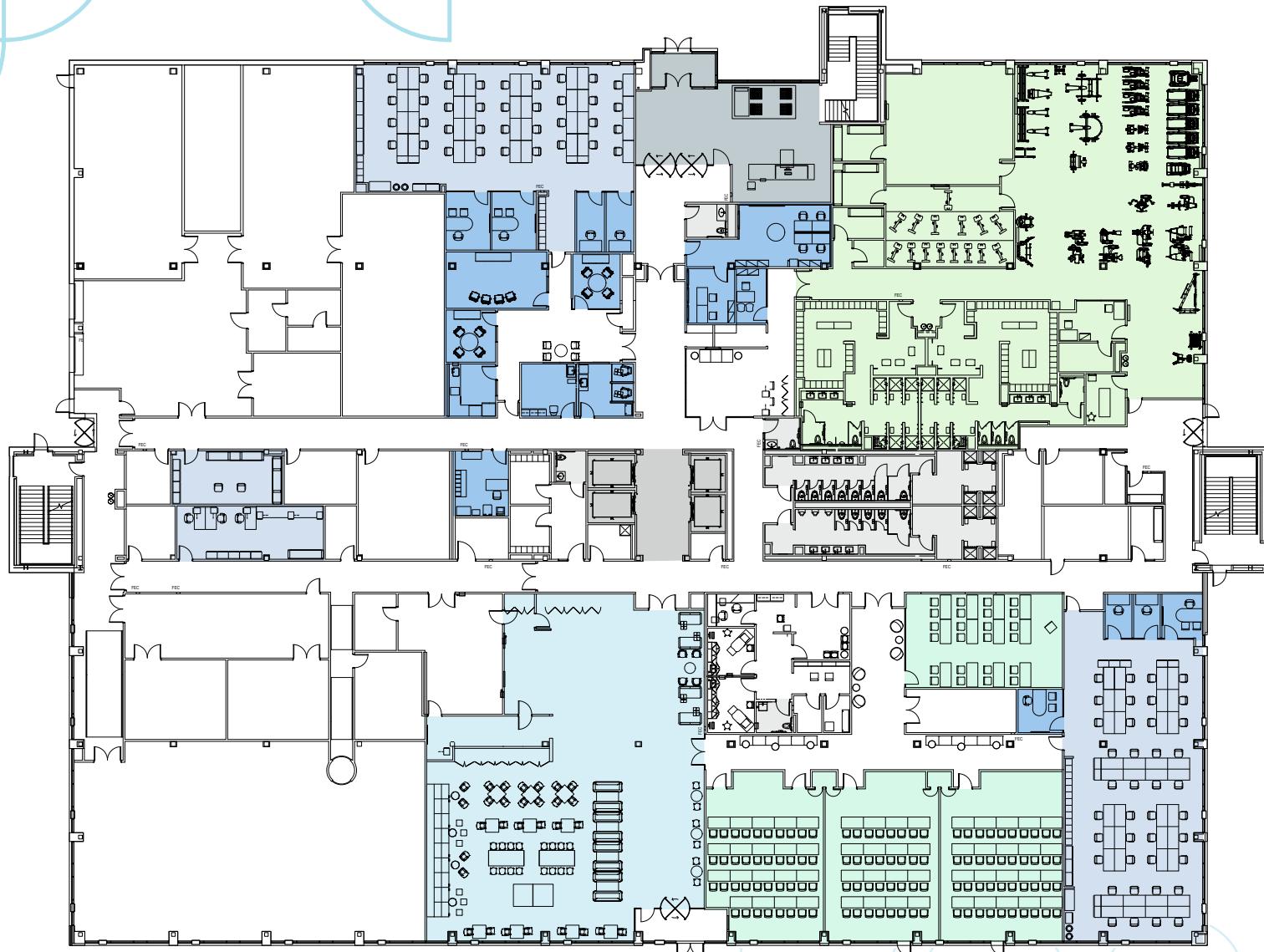
- BB's Crispy Chicken
- Brixx Wood Fired Pizza + Craft Bar
- Chick-fil-A
- Chuy's
- Crumbl
- Five Guys
- Harris Teeter
- Hickory Tavern
- Jersey Mike's Subs
- Nautical Bowls
- Panera Bread
- Parkside Indian Grill
- Potbelly Sandwich Shop
- Rosecomb Beer Garden
- Smallcakes
- Smoothie King
- Starbucks
- Sushi at the Park
- Taziki's Mediterranean Cafe
- The Flying Biscuit Cafe
- Tijuana Flats
- Wok on Fire

## DINING AT PAGE RD & S. MIAMI

- Baba Ghannouj
- Chipotle Mexican Grill
- Farmside Kitchen
- First Watch
- Jimmy John's
- Lulu Bang Bang
- Mez Contemporary Mexican
- Page Road Grill
- Panera Bread
- Randy's Pizza
- Thali Indian Restaurant
- Zaxbys Chicken Fingers & Buffalo Wings

## HOSPITALITY

- Delta Hotels by Marriott Raleigh-Durham at Research Triangle Park
- DoubleTree by Hilton Hotel Raleigh-Durham Airport at Research Triangle Park
- DoubleTree Suites by Hilton Hotel Raleigh - Durham
- Hilton Garden Inn Raleigh-Durham/Research Triangle Park
- Home2 Suites by Hilton Raleigh Durham Airport RTP
- Homewood Suites by Hilton Raleigh-Durham AP/Research Triangle
- La Quinta Inn & Suites by Wyndham Raleigh/Durham Southpoint
- Marriott Raleigh Durham Research Triangle Park
- Sheraton Imperial Hotel Raleigh-Durham Airport at Research Triangle Park
- Sonesta Select Durham Research Triangle Park
- SpringHill Suites Raleigh-Durham Airport/Research Triangle Park



## 1ST FLOOR 52,245 SF

- Main entrance lobby
- Open Workstations
- Café + tenant lounge
- Private meeting spaces + offices
- Fitness/lockers + showers
- Elevators
- Training Rooms
- Bathrooms



**2ND FLOOR**  
51,263 SF

- Kitchen
- Open Workstations
- Private meeting spaces + offices
- Elevators
- Bathrooms

7033

# SPACES THAT Inspire





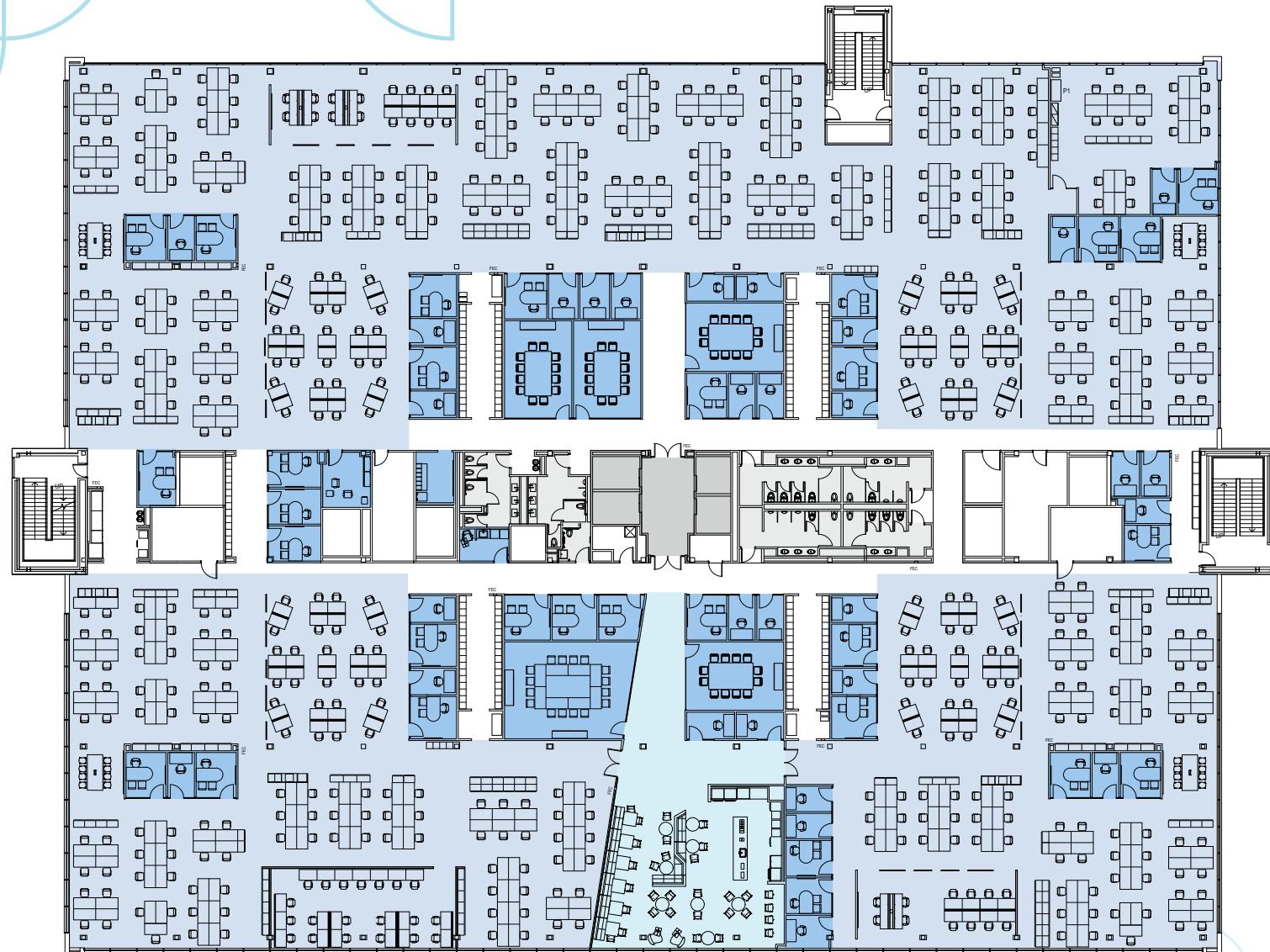
## 3RD FLOOR

53,448 SF

- Kitchen
- Open Workstations
- Private meeting spaces + offices

- Elevators
- Bathrooms

7033



## 4TH FLOOR

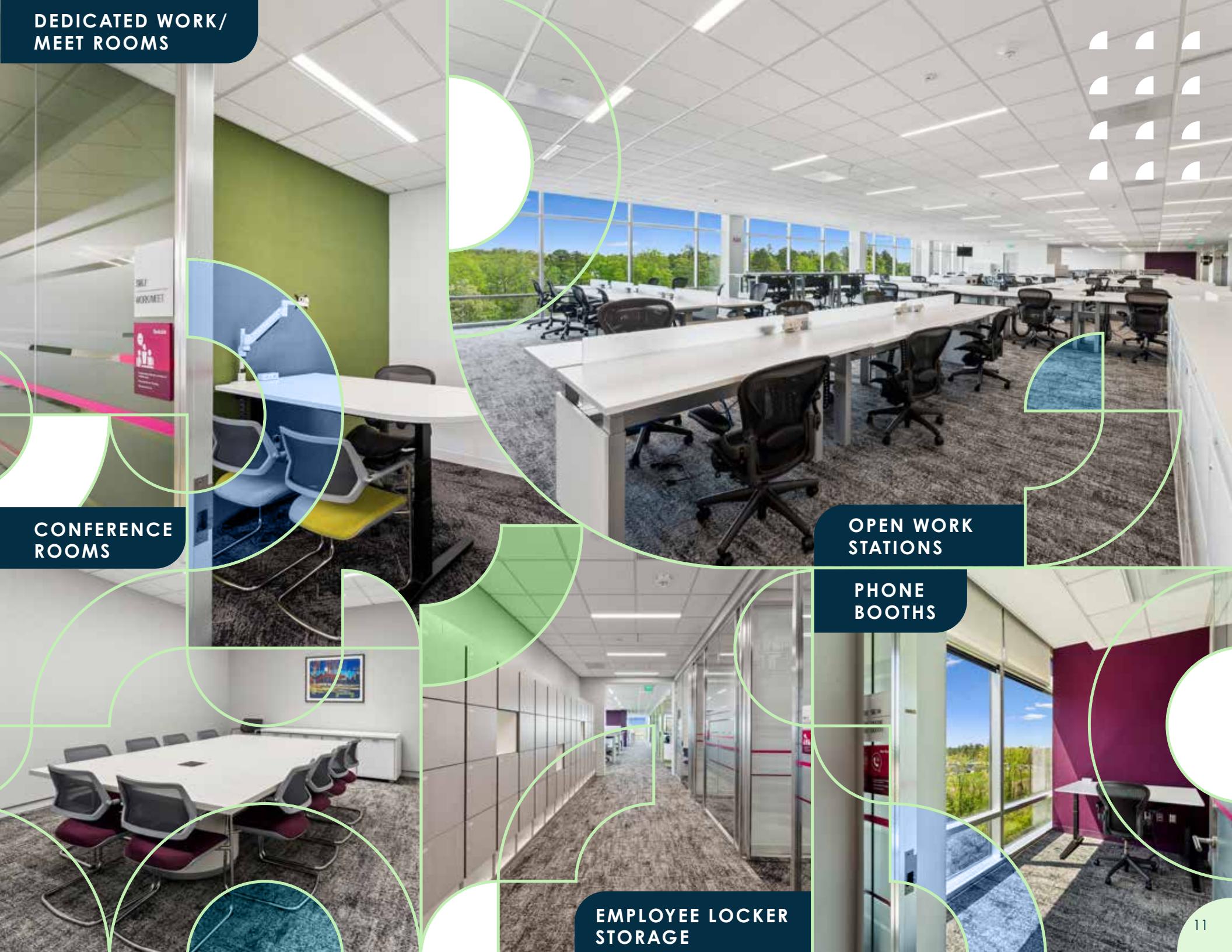
53,448 SF

- Kitchen
- Open Workstations
- Private meeting spaces + offices

Elevators

Bathrooms

## DEDICATED WORK/ MEET ROOMS





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