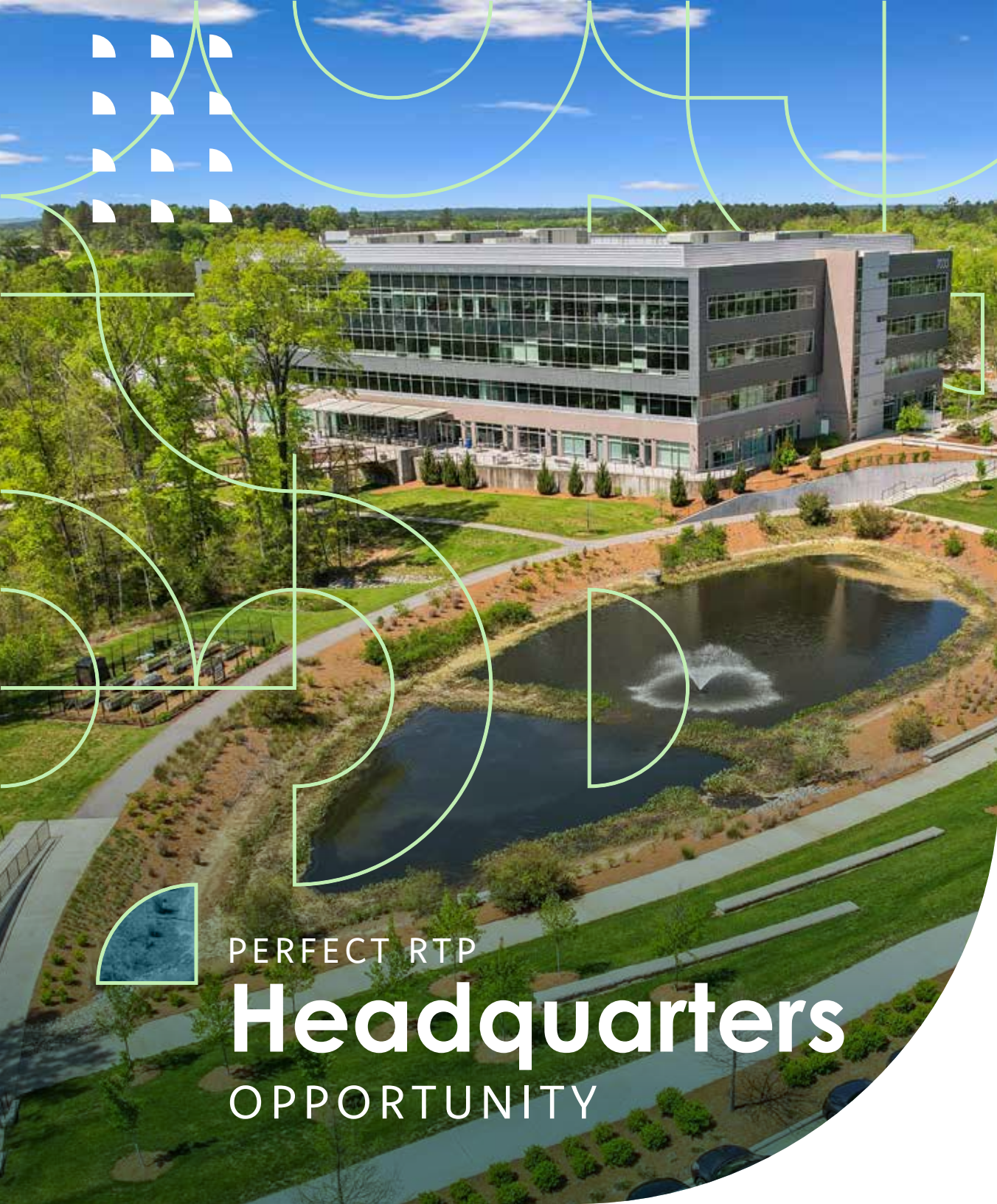


# 7033 Louis Stephens Dr.

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

WALKING  
TRAILS



MAIN  
ENTRANCE



LOBBY



TENANT  
LOUNGE

UNIQUE

# Tenant Benefits



Amenity lounge



On-site café



Access to walking trails

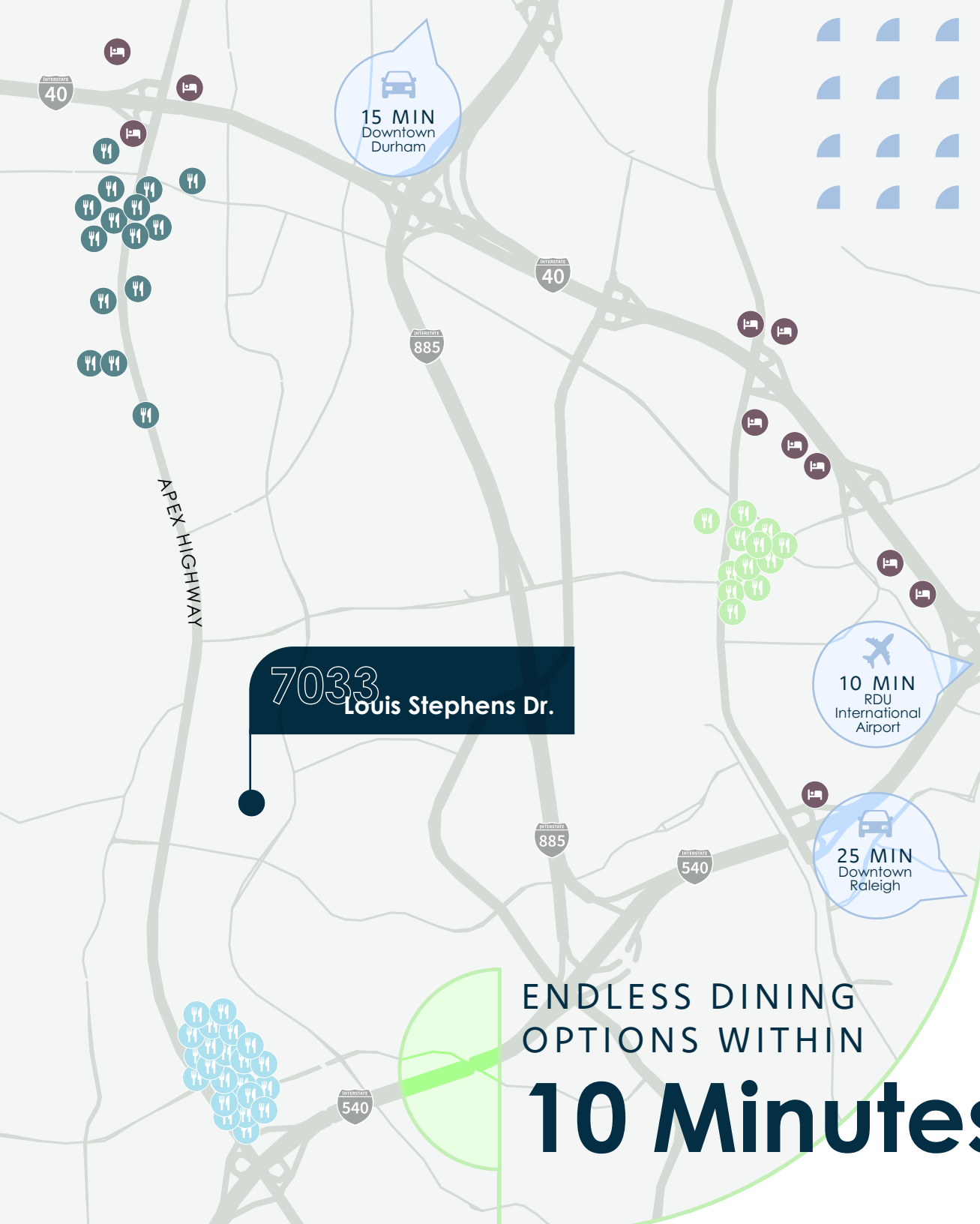


Outdoor patio with ample seating



Fitness center with lockers and showers





7033 Louis Stephens Dr.

ENDLESS DINING  
OPTIONS WITHIN

10 Minutes



## 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

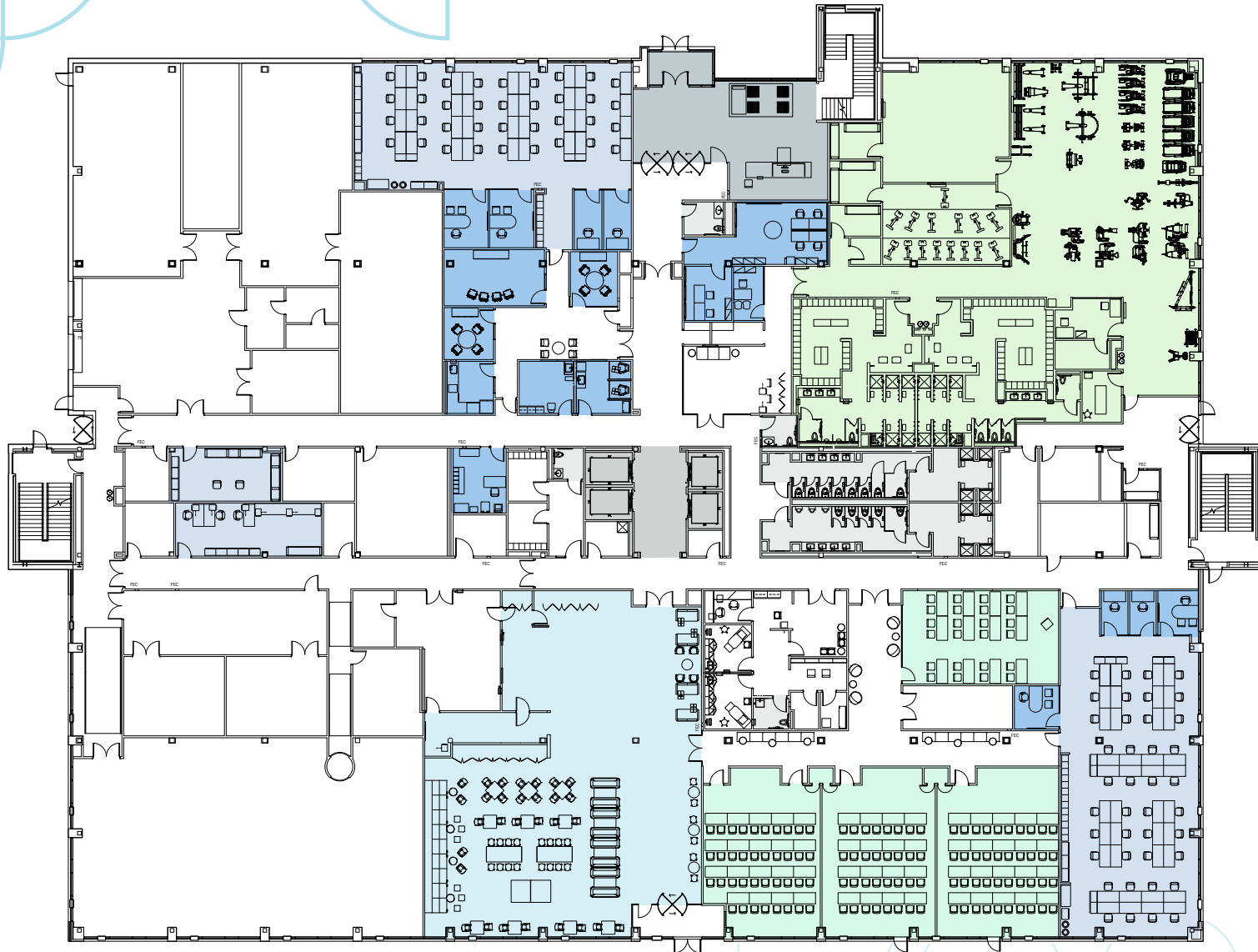
La Quinta Inn & Suites by Wyndham Raleigh/Durham Southpoint

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



## 2ND FLOOR

51,263 SF

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

LOUNGE  
SEATING

SPACES THAT  
**Inspire**



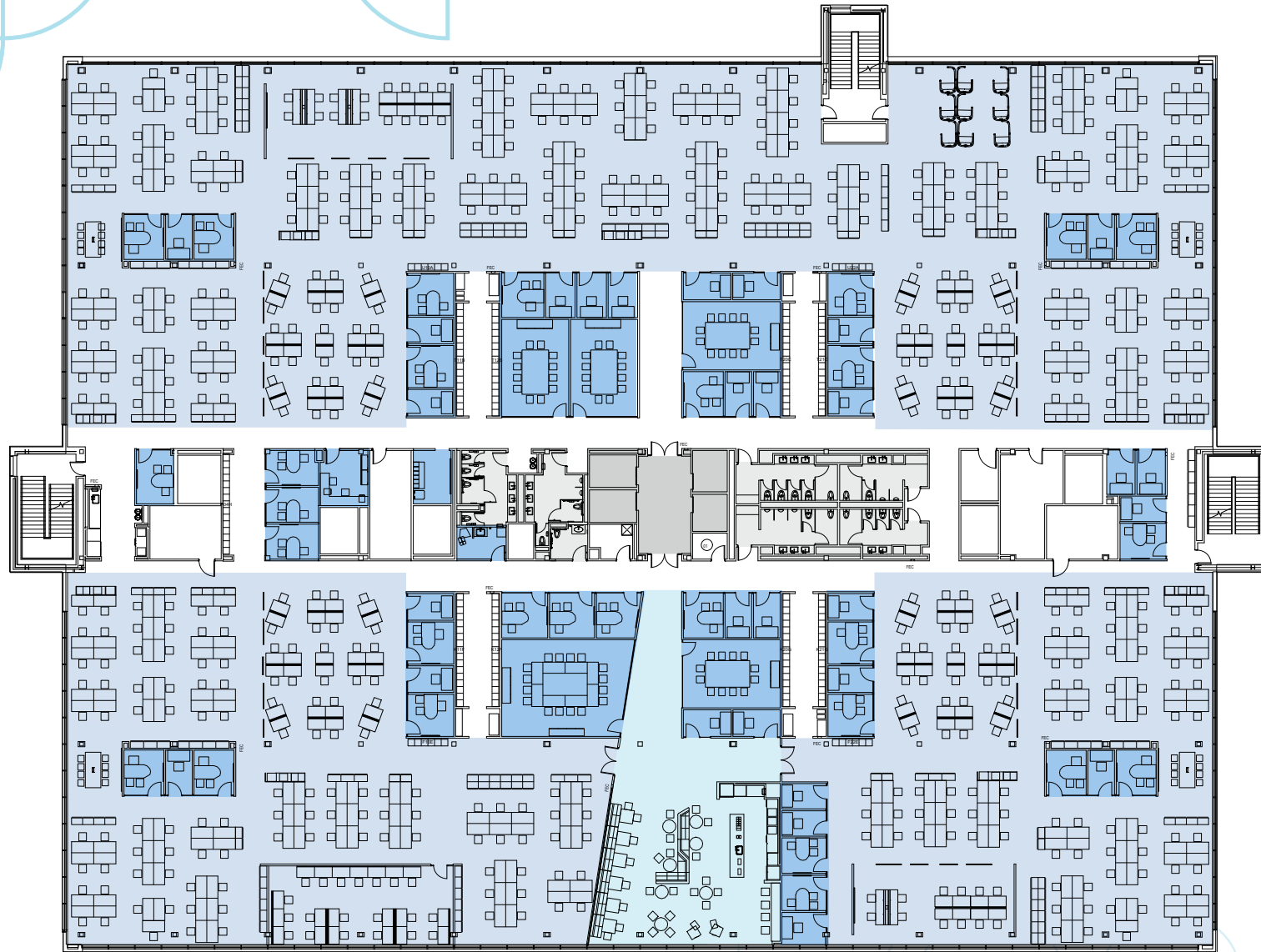
SPACIOUS LAYOUT  
WITH AMPLE SEATING



DEDICATED  
QUIET ZONES








KITCHEN



### 3RD FLOOR

53,448 SF

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



## 4TH FLOOR

53,448 SF

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

**DEDICATED WORK/  
MEET ROOMS**

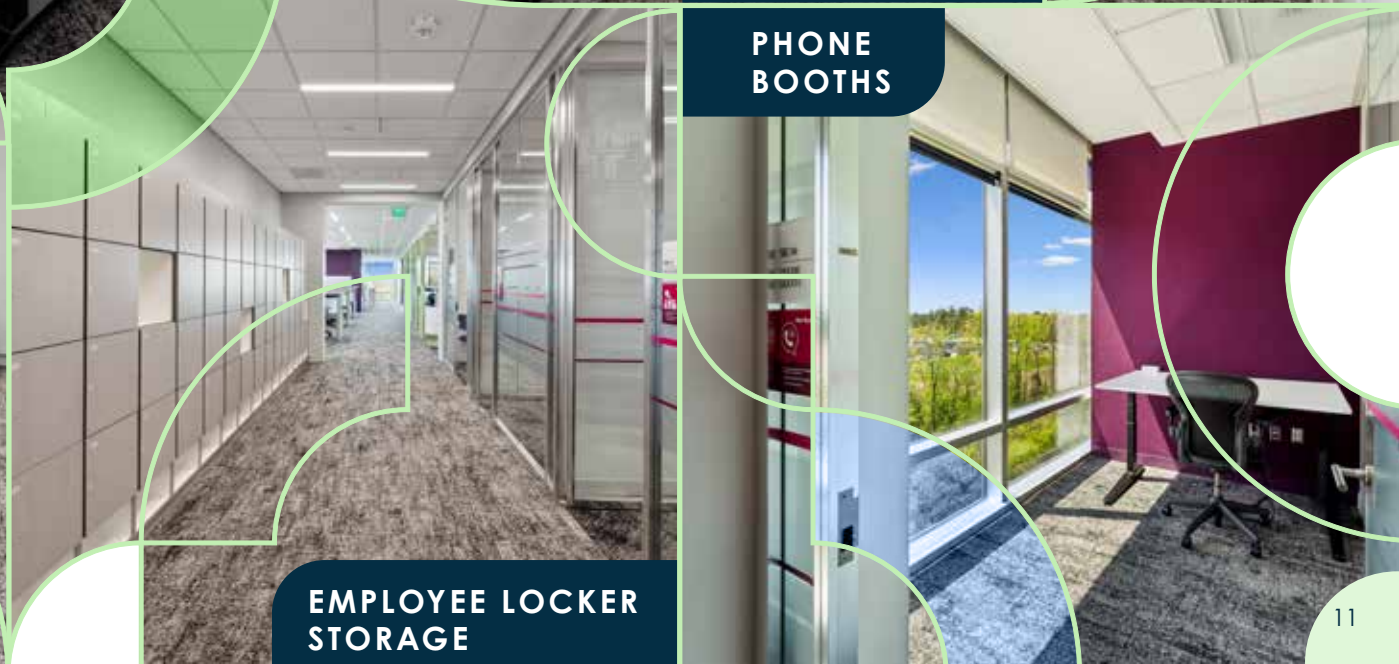


**CONFERENCE  
ROOMS**



**OPEN WORK  
STATIONS**

**PHONE  
BOOTHS**



**EMPLOYEE LOCKER  
STORAGE**





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