



7033 LOUIS STEPHENS DRIVE

Research Triangle Park, NC 27560

WORKSPACE THAT INSPIRES

Up to 199,435 RSF Available for Sublease
FF&E Available

CBRE

FACTS & FEATURES

4 Story 199,435 SF Building

LEED Gold Certified

Fully renovated in 2020

Sublease Terms
available upon request

Full floors available by floor or combined:

- 2ND FLOOR: 51,110 RSF
- 3RD FLOOR: 54,102 RSF
- 4TH FLOOR: 54,113 RSF

Ground floor amenity lounge and café

Fitness center and locker room facilities


Outdoor trails and play areas

Available furnished if desired
and has a seating capacity of 1,699

Extraordinary parking ratio of 6.22/1000
with loading area and dock access

Located in the heart of the Research
Triangle Park adjacent to Apple's campus

Easy access to I-40 & I-540, the areas
main travel corridors



At 7033 Louis Stephens Drive, we're committed to creating a workspace that inspires and retains top talent. Our purposefully designed building with collaborative corridors, natural elements, and top-notch amenities fosters creative connections, positively impacting your bottom line.

INNOVATIVE WORKSPACES REDEFINING THE MODERN OFFICE EXPERIENCE

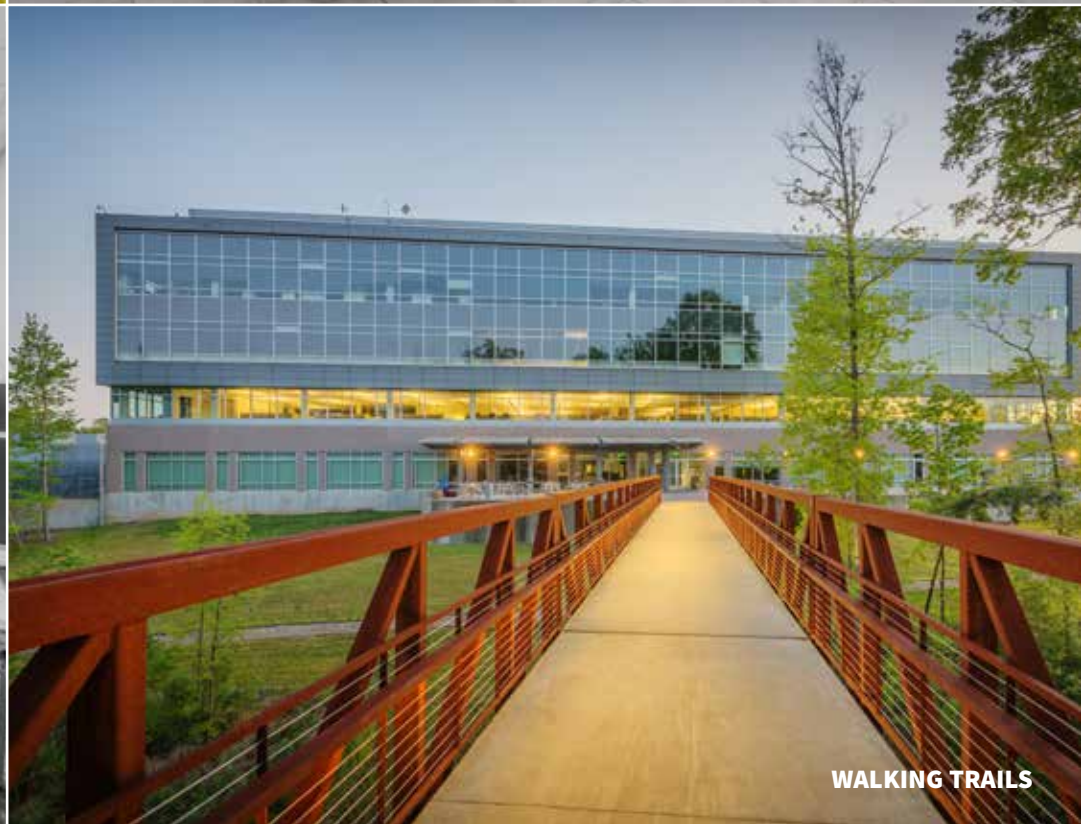
In a world where we spend nearly a third of our lives at the office, the modern workforce craves an environment that seamlessly blends productivity with comfort, prioritizing total wellness. Creative workspaces have emerged as a leading trend in commercial real estate. While there's a high demand among tenants, finding these innovative spaces remains a rarity. The time to stand out and differentiate is here.



MODERN AND BRIGHT LOBBY



OUTDOOR COLLABORATION AREAS





FF&E AVAILABLE FOR SUBTENANT



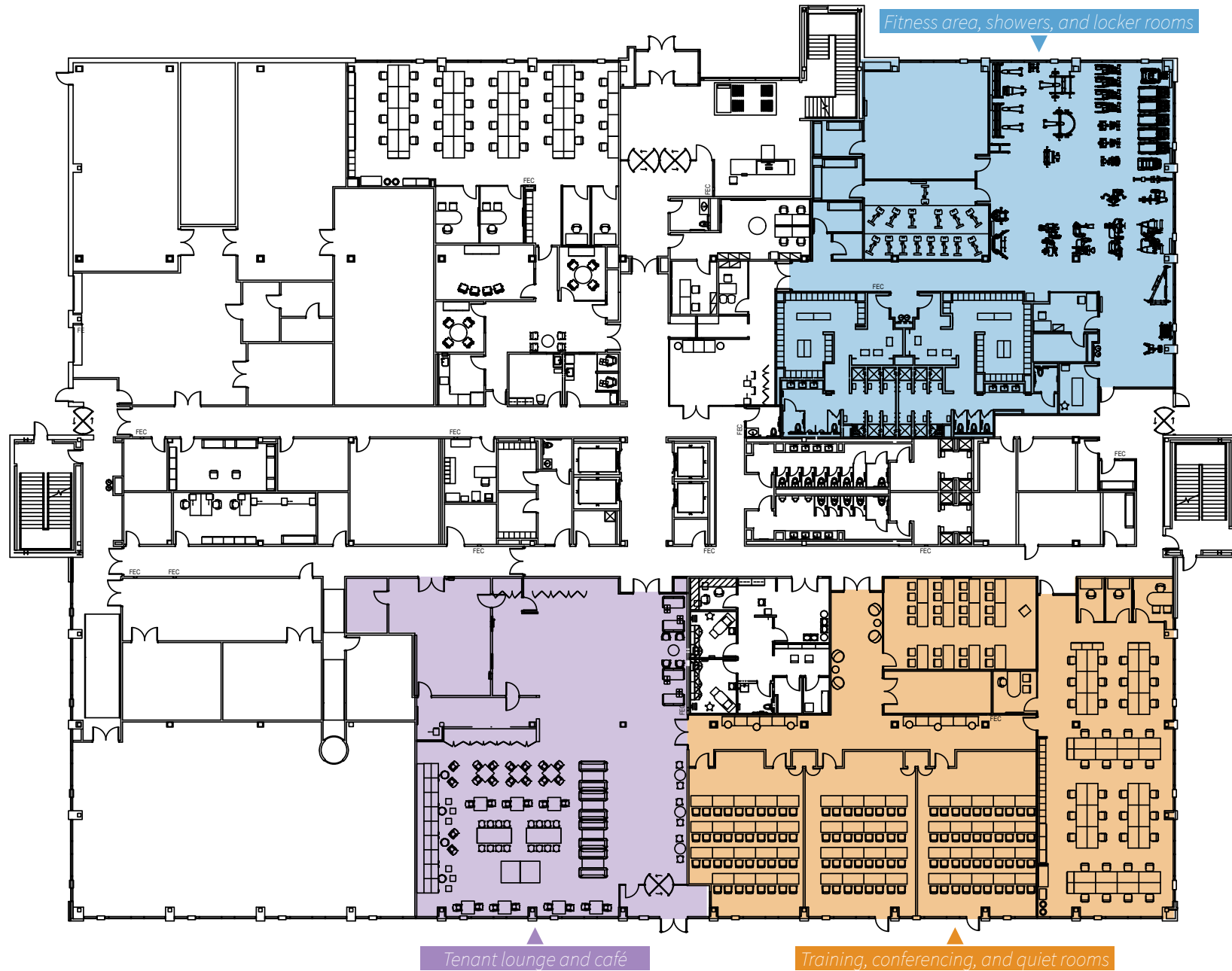
ON-SITE FITNESS, LOCKERS AND SHOWERS

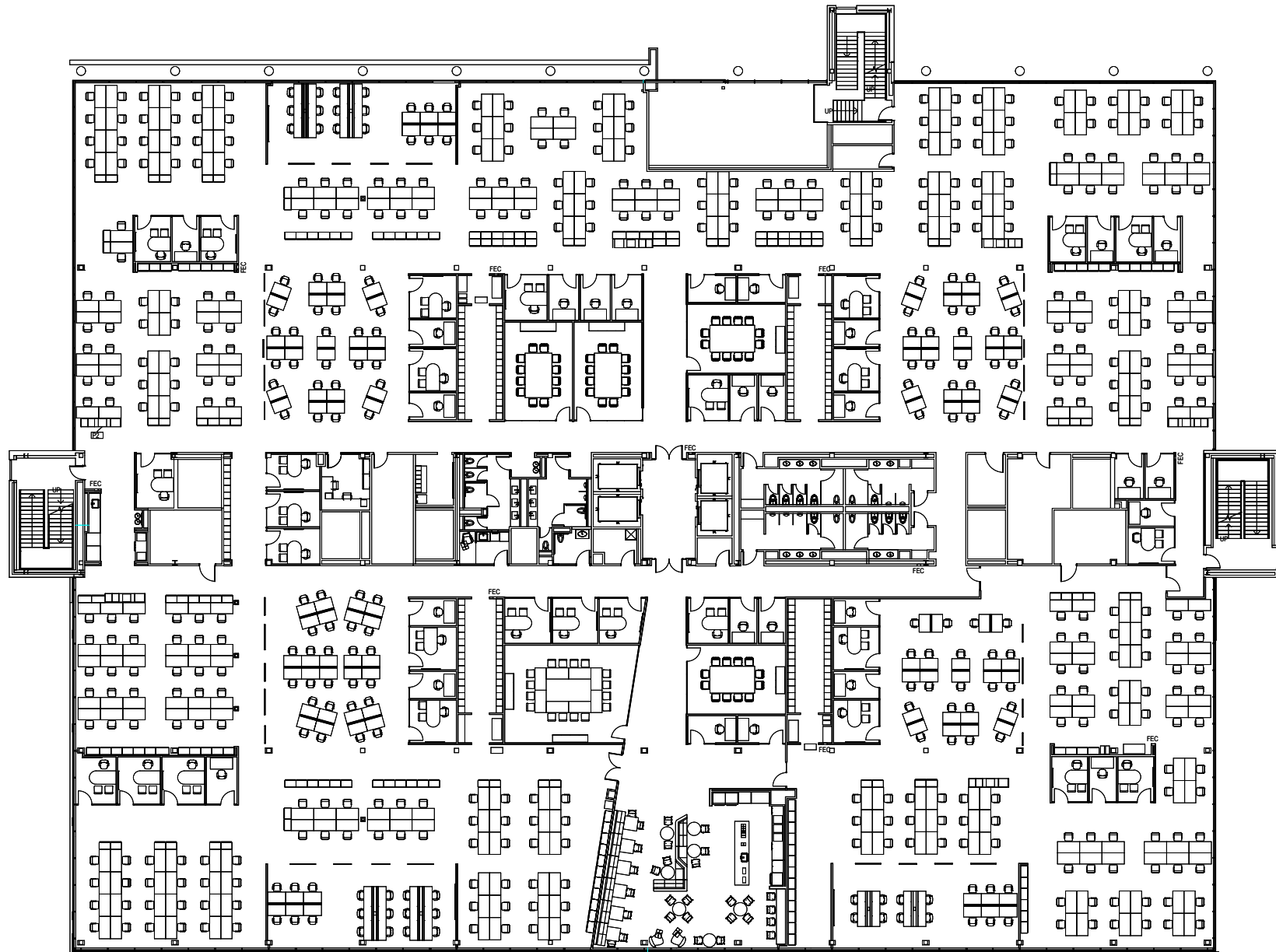


AMPLE COLLABORATION AREAS



FULLY RENOVATED IN 2020 AND LEED GOLD CERTIFIED

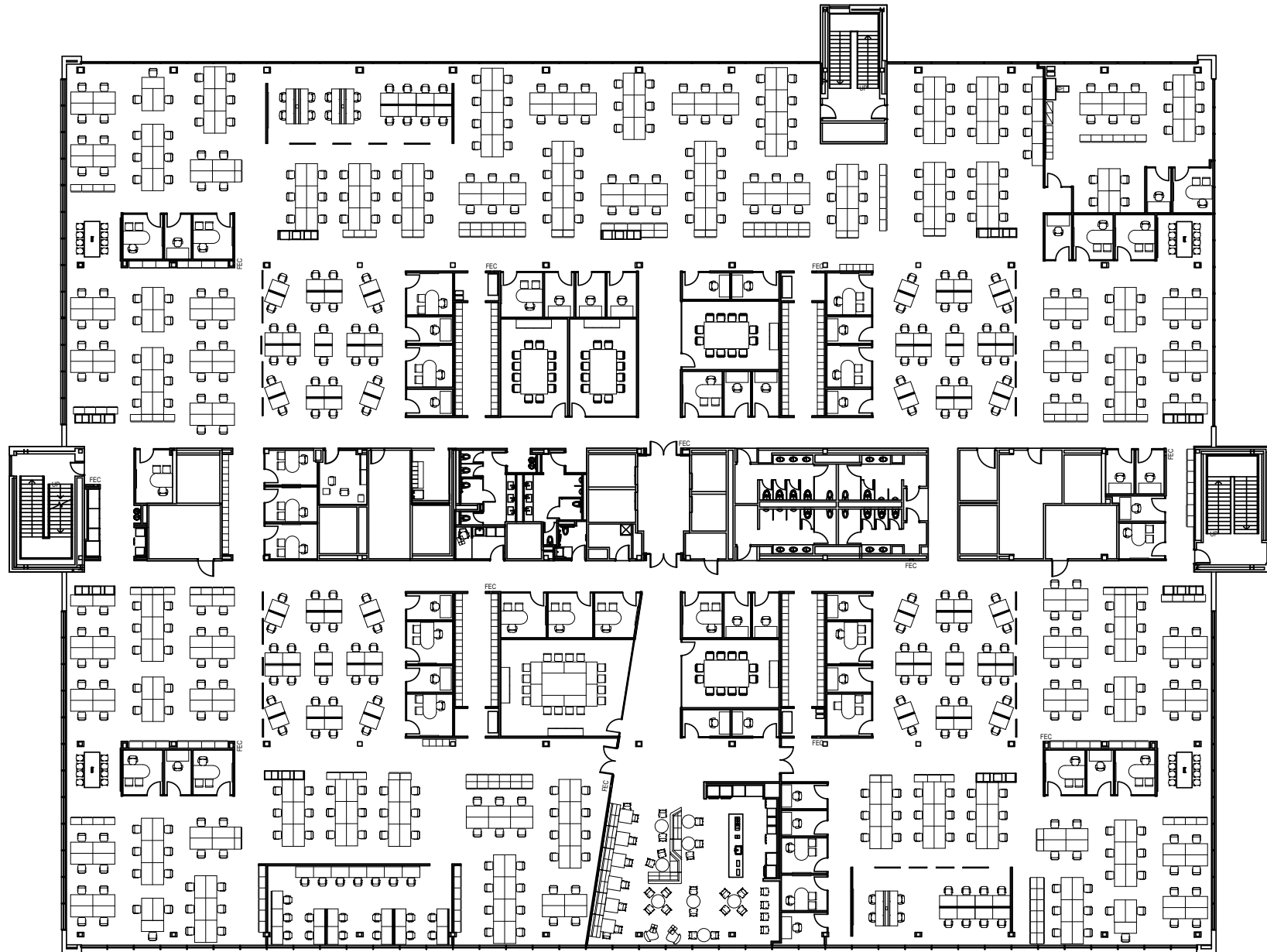




SEAT COUNT: 514

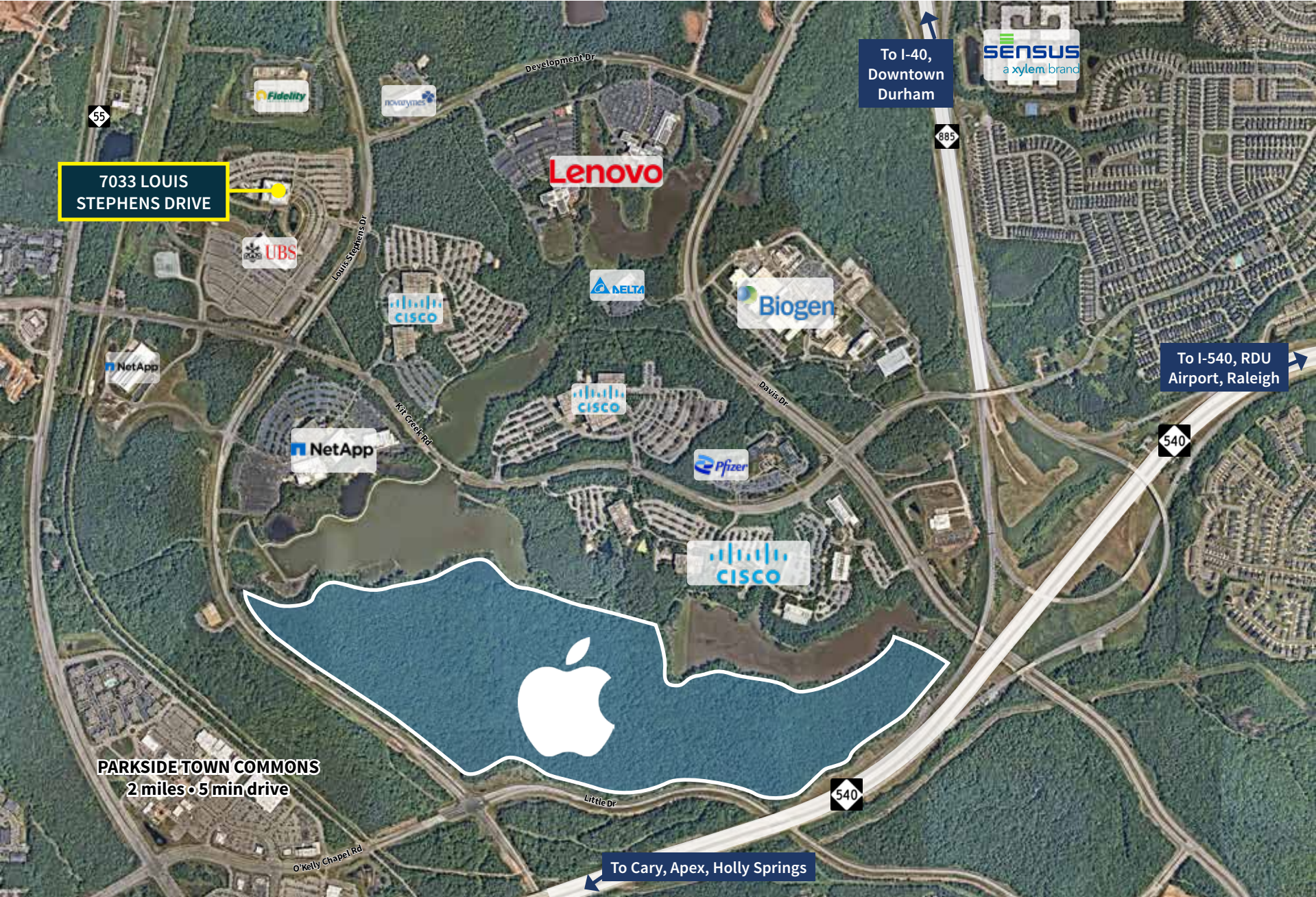


SEAT COUNT: 551



SEAT COUNT: 549

AN ESTABLISHED NEIGHBORHOOD POISED FOR REMARKABLE GROWTH WITH LEADING COMPANIES



A SHORT DRIVE FROM ABUNDANT RETAILERS AT PARKSIDE TOWN COMMONS

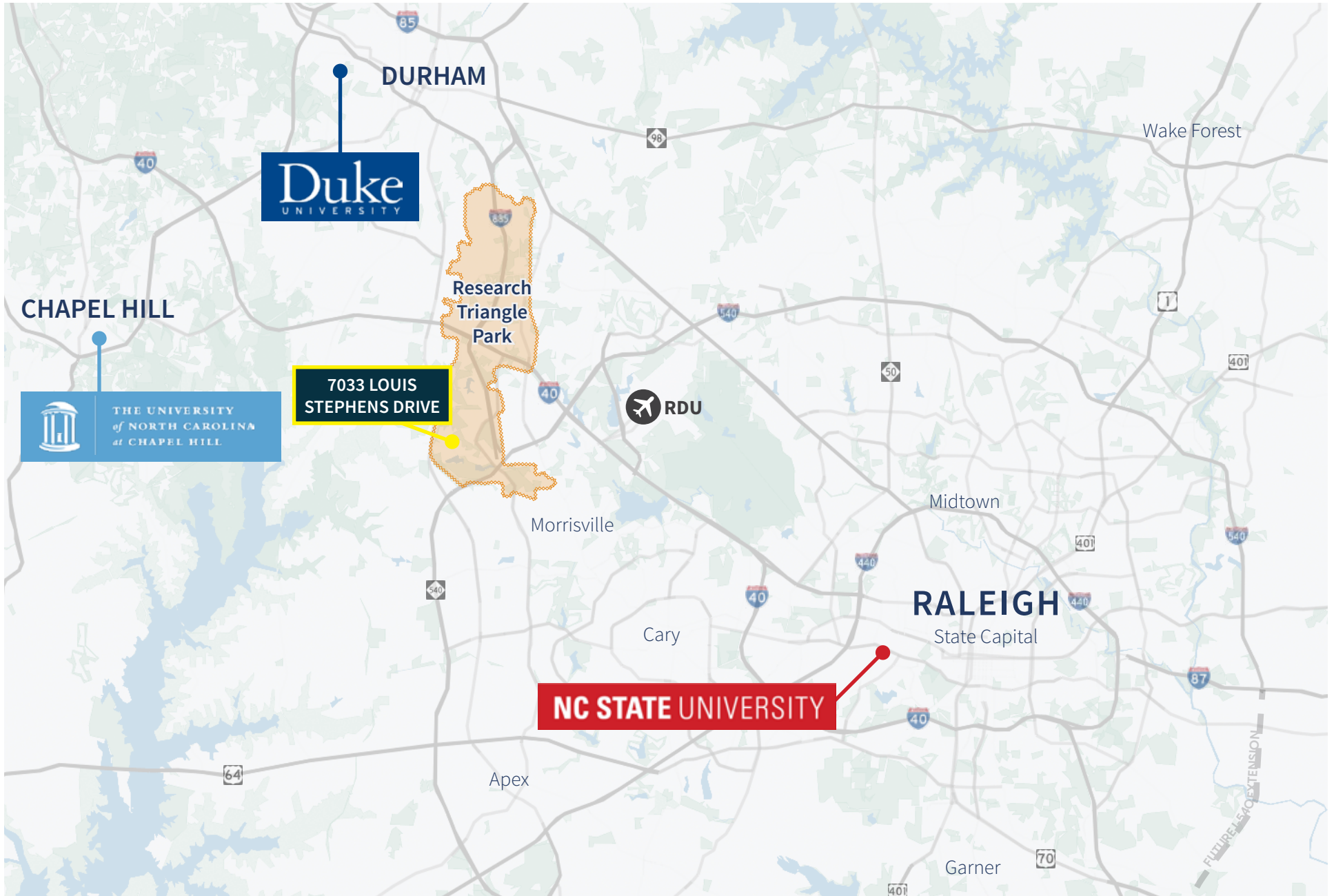


HIGHLY EDUCATED TALENT POOL

Raleigh-Durham is home to three Tier-1 research universities, and more than 110,000 students are enrolled annually in the region's 10 four-year universities and colleges.

No. 3 Best Places for College Grads to Live

MarketWatch, 2022



WHY RALEIGH-DURHAM?

NATIONAL SPOTLIGHT ON RALEIGH DURHAM

The Raleigh-Durham region, also referred to as the Research Triangle, has become one of the nation's top destinations for new residents, businesses and investors thanks to its low cost of living and doing business, outstanding quality of life and deep bench of talent.

No. 1

**Best State
for
Business
Climate**

*Business Facilities
Magazine, 2023*

No. 1

**Best City
for Young
Professionals**

GoBankingRates, 2022

No. 1

**Best City
to Start
a Tech
Career**

GoBankingRates, 2022

No. 3

**Best Place
to Live in
the U.S.**

*U.S. News & World
Report, 2023*

No. 1

**Hottest
Housing
Market in
the U.S.**

*U.S. Housing Market
Index 2023*

7033 LOUIS STEPHENS DRIVE

Research Triangle Park, NC 27560

FOR MORE INFORMATION ABOUT SUBLEASING, CONTACT:

Brian Carr, CCIM • Executive Vice President • +1 919 831 8256 • brian.carr@cbre.com

Brad Corsmeier • Executive Vice President • +1 919 831 8236 • brad.corsmeier@cbre.com

CBRE

© 2024 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable but has not been verified for accuracy or completeness. CBRE, Inc. makes no guarantee, representation or warranty and accepts no responsibility or liability as to the accuracy, completeness, or reliability of the information contained herein. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such marks does not imply any affiliation with or endorsement of CBRE.