

**FOR LEASE**  
**3908 PATRIOT DRIVE**  
Durham, NC 27703



**15,117 - 31,902 SF AVAILABLE**

## PROPERTY DESCRIPTION

Patriot Science Center is a flex facility with second generation lab and office space. Building systems are separated by suite.

- 15,117 SF: 1600 A 480/277 V service, emergency power from 40 kW generator
- 16,785 SF: 1200 A 480/277 V service, emergency power from 100 kW generator, 170 ton air cooled chiller with primary/secondary pumps, 2 M BTU high efficiency condensing boiler

## PROPERTY HIGHLIGHTS

- 31,902 SF of vacancy on Miami Blvd.
  - 15,117 SF lab and office suite
  - 16,785 SF modified shell
- Available Immediately
- Clear Height 18'
- 2.7:1,000 Parking
- Located on Miami Blvd. near RTP and RDU Airport

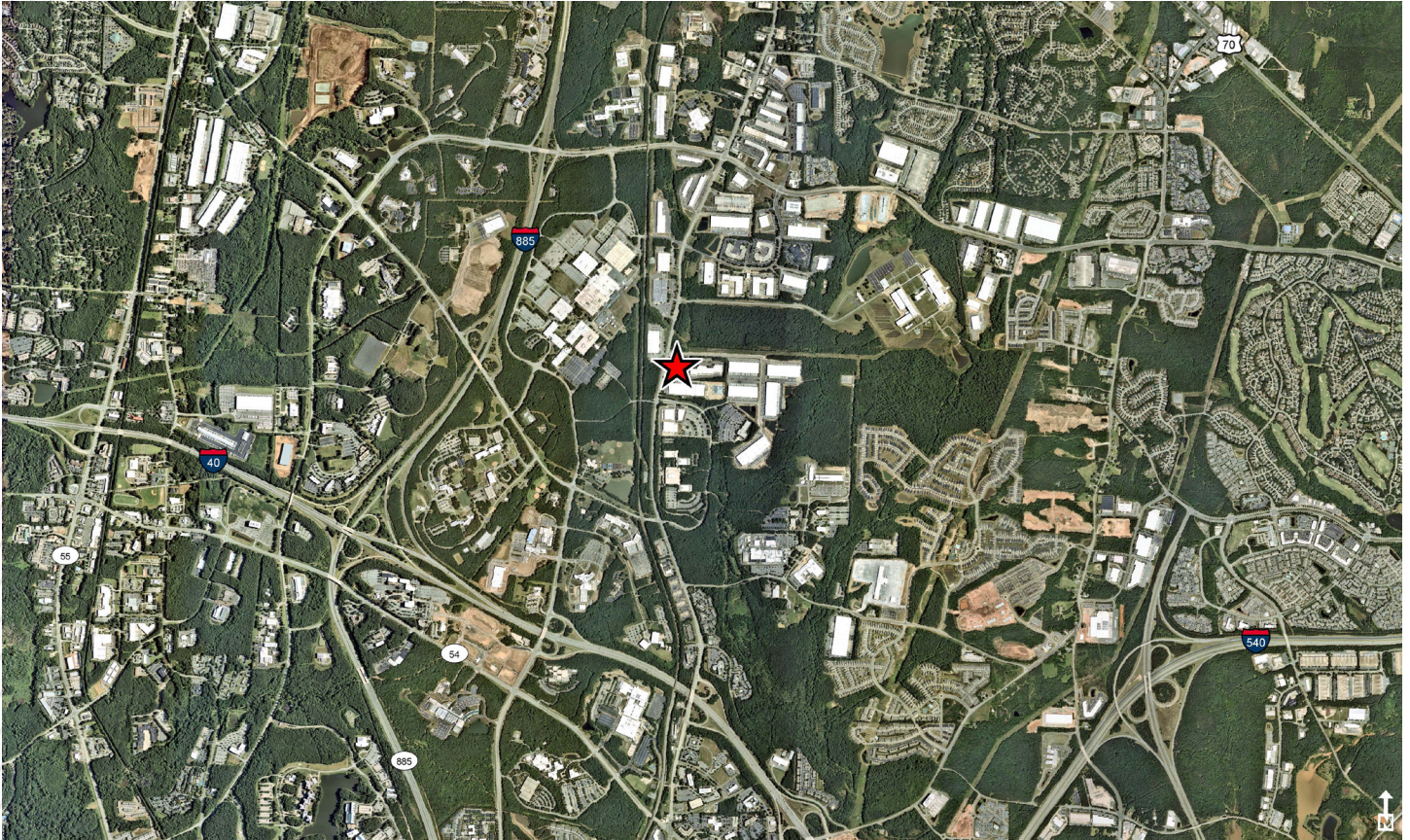
## Contact

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**DRIVE TIMES**

RDU Airport	<b>10 minutes</b>
Downtown Durham	<b>12 minutes</b>
Downtown Raleigh	<b>25 minutes</b>
Nearest Hotels	<b>5 minutes</b>
Nearest Shopping Mall	<b>11 minutes</b>
Nearest Restaurants	<b>10 minutes</b>

**Contact**

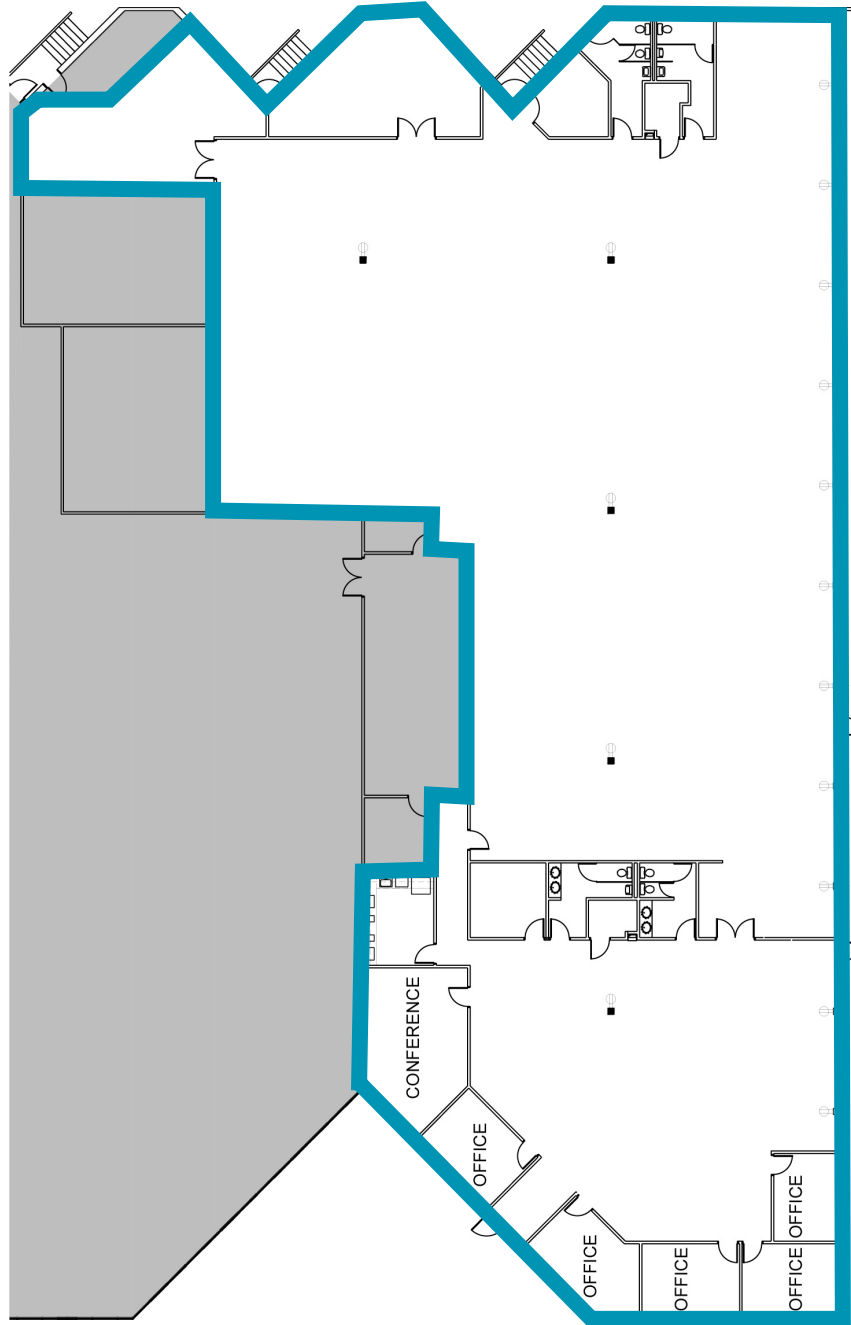
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# FLOORPLANS

3908 PATRIOT DRIVE  
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Flex Office Suite: 16,785 SF

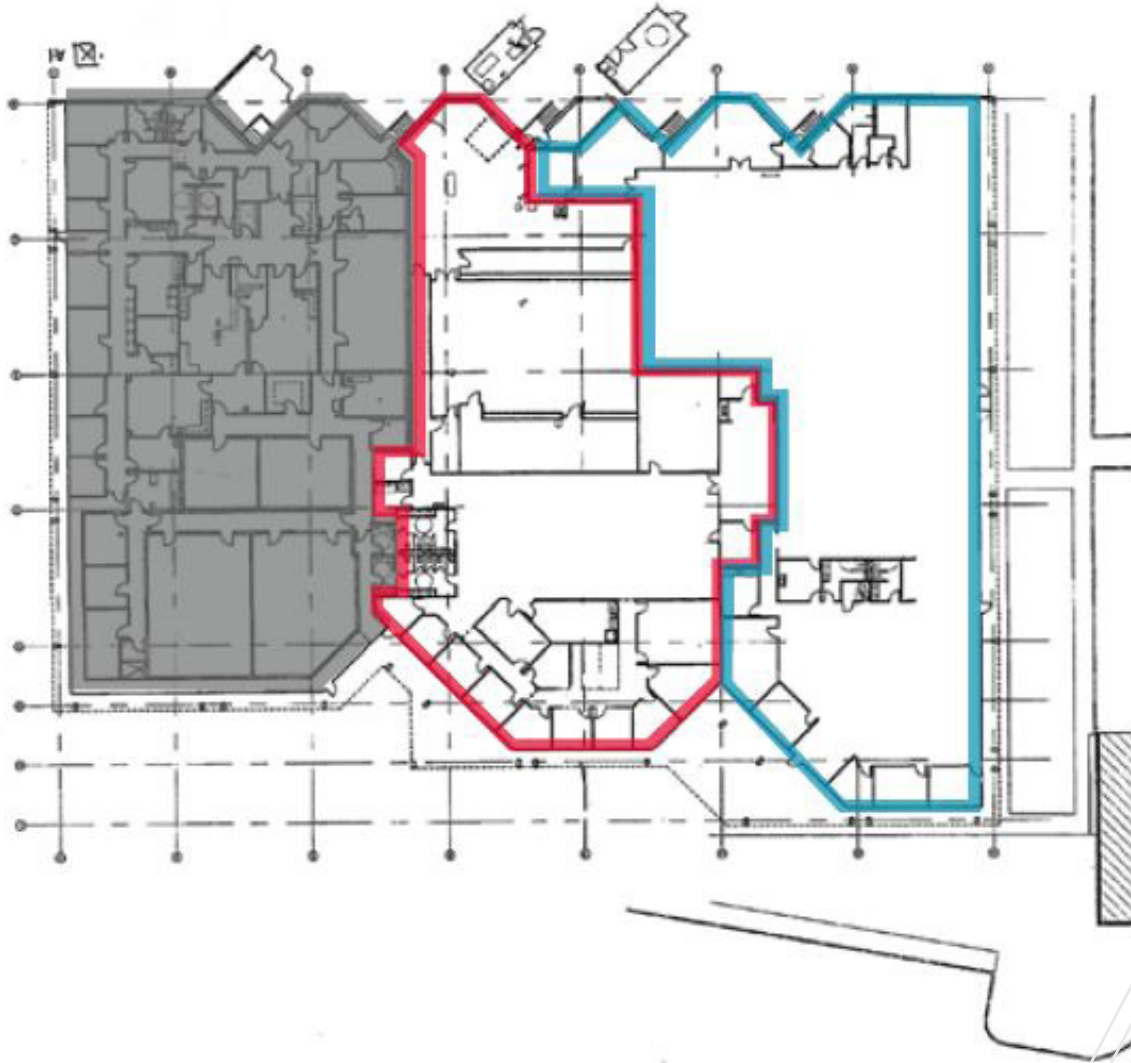


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- LEASED
- 15,117 SF
- 16,785 SF



Total Available: 31,902 SF