

# For Sublease

**TBC**

4025 Stirrup Creek Drive  
Durham, NC 27703

**34,633 RSF available**

Suite 150 + 250 | Lease Expires April 2040



**Bill Sandridge**

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**Caitlyn Kinnaird**

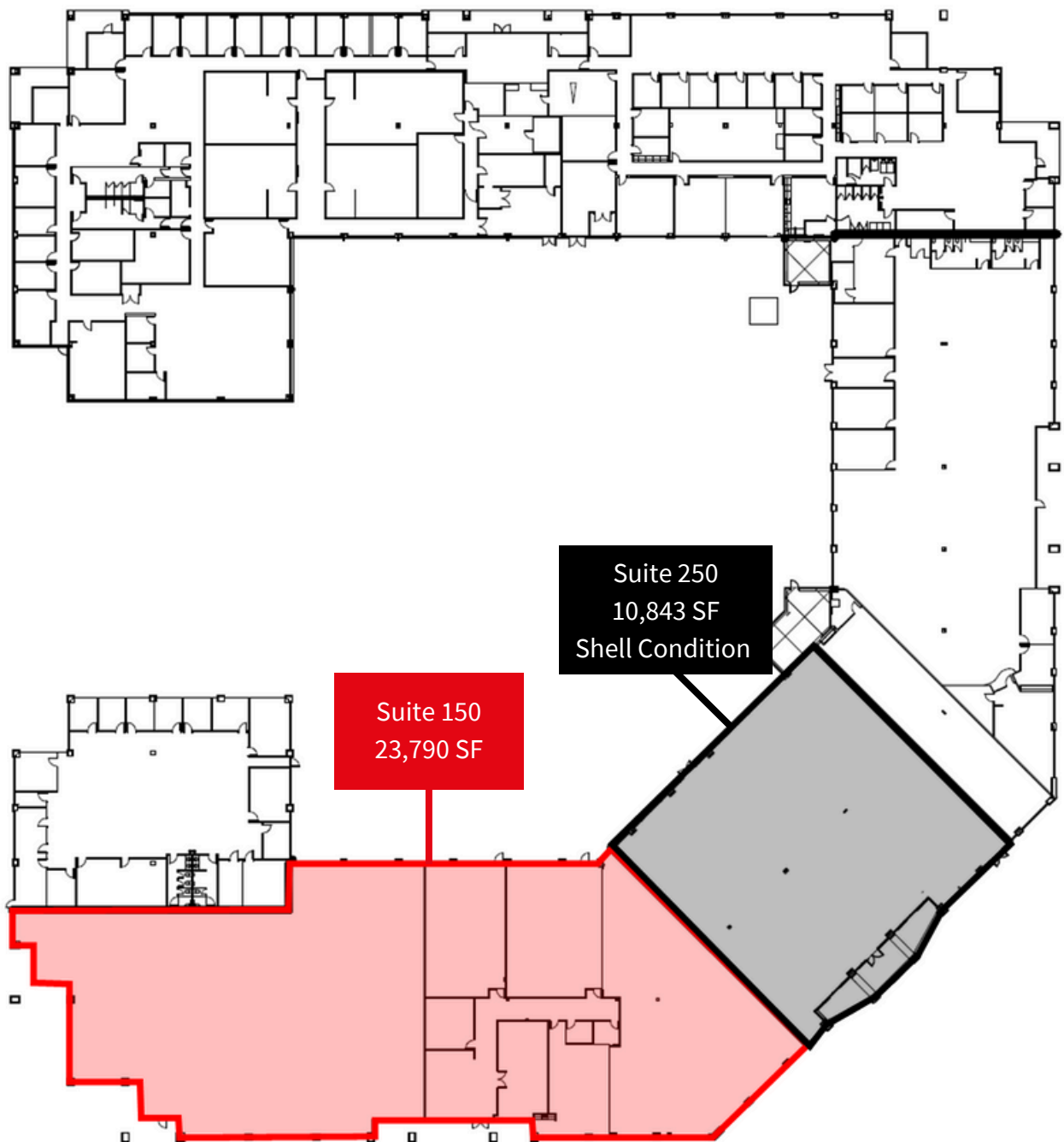
919 424 8457

[caitlyn.kinnaird@jll.com](mailto:caitlyn.kinnaird@jll.com)



# Floorplan

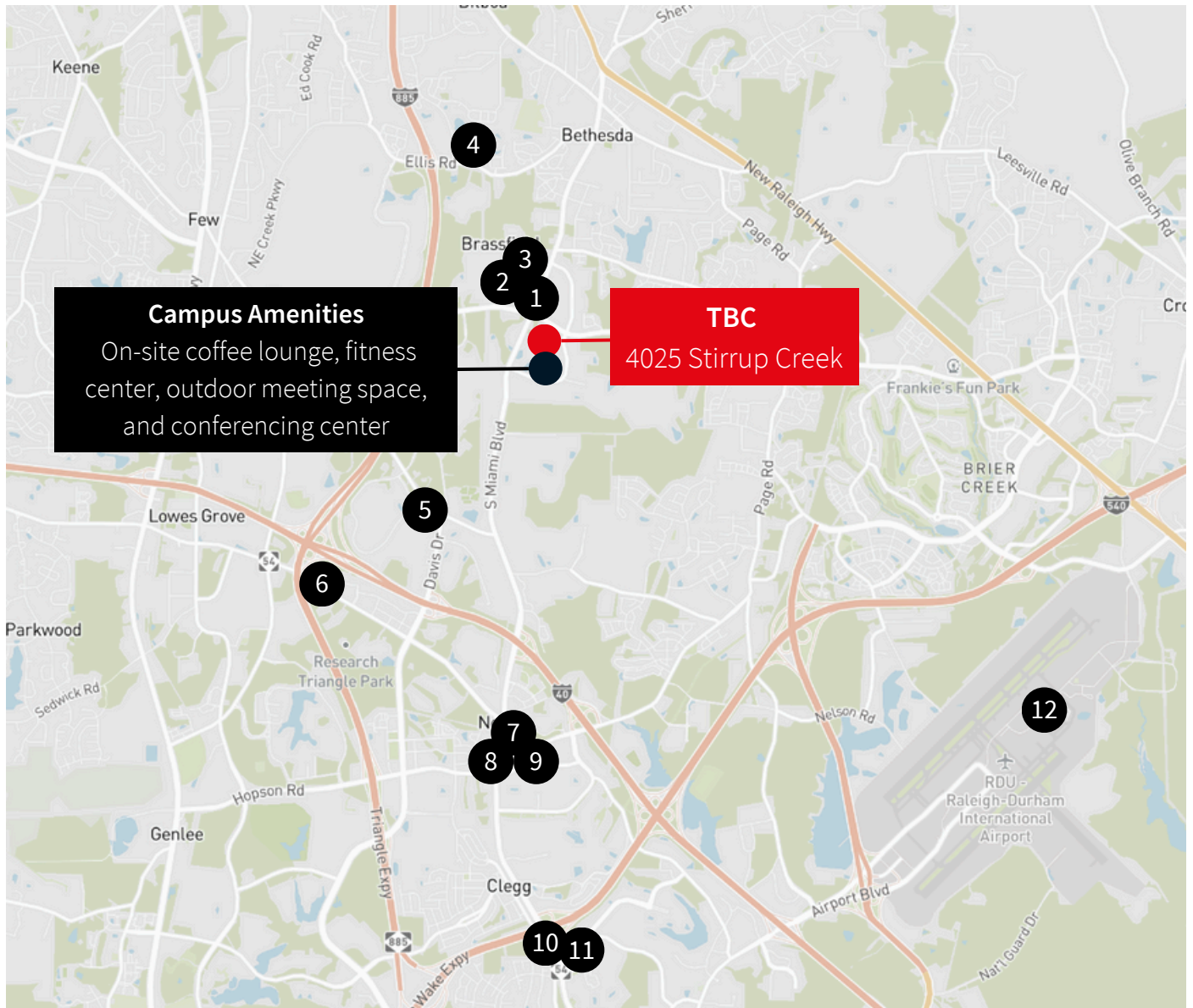
- Layout includes a mix of traditional offices, workstations, lab space, and a break room
- One (1) BSL-2 lab, others are BSL-1
- All benching, casework, and fume hoods are intact
- Existing lab and office FF&E can convey
- 30-kw emergency generator on-site
- 3.50 / 1,000 SF parking ratio



# Space Photos



# Local Amenities



**Campus Amenities**  
On-site coffee lounge, fitness center, outdoor meeting space, and conferencing center

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4025 Stirrup Creek

- |                          |                      |                              |
|--------------------------|----------------------|------------------------------|
| 1 Jersey Mike's Subs     | 5 Glasshouse Kitchen | 9 First Watch                |
| 2 Piper's In the Park    | 6 Boxyard            | 10 Starbucks                 |
| 3 Danny's Barbeque       | 7 Page Road Grill    | 11 Fount Coffee + Kitchen    |
| 4 Chipotle Mexican Grill | 8 Farmside Kitchen   | 12 RDU International Airport |