



SUBLEASE OPPORTUNITY LAB SPACE IN THE HEART OF RTP

400 PARK OFFICES DRIVE, DURHAM, NC 27713

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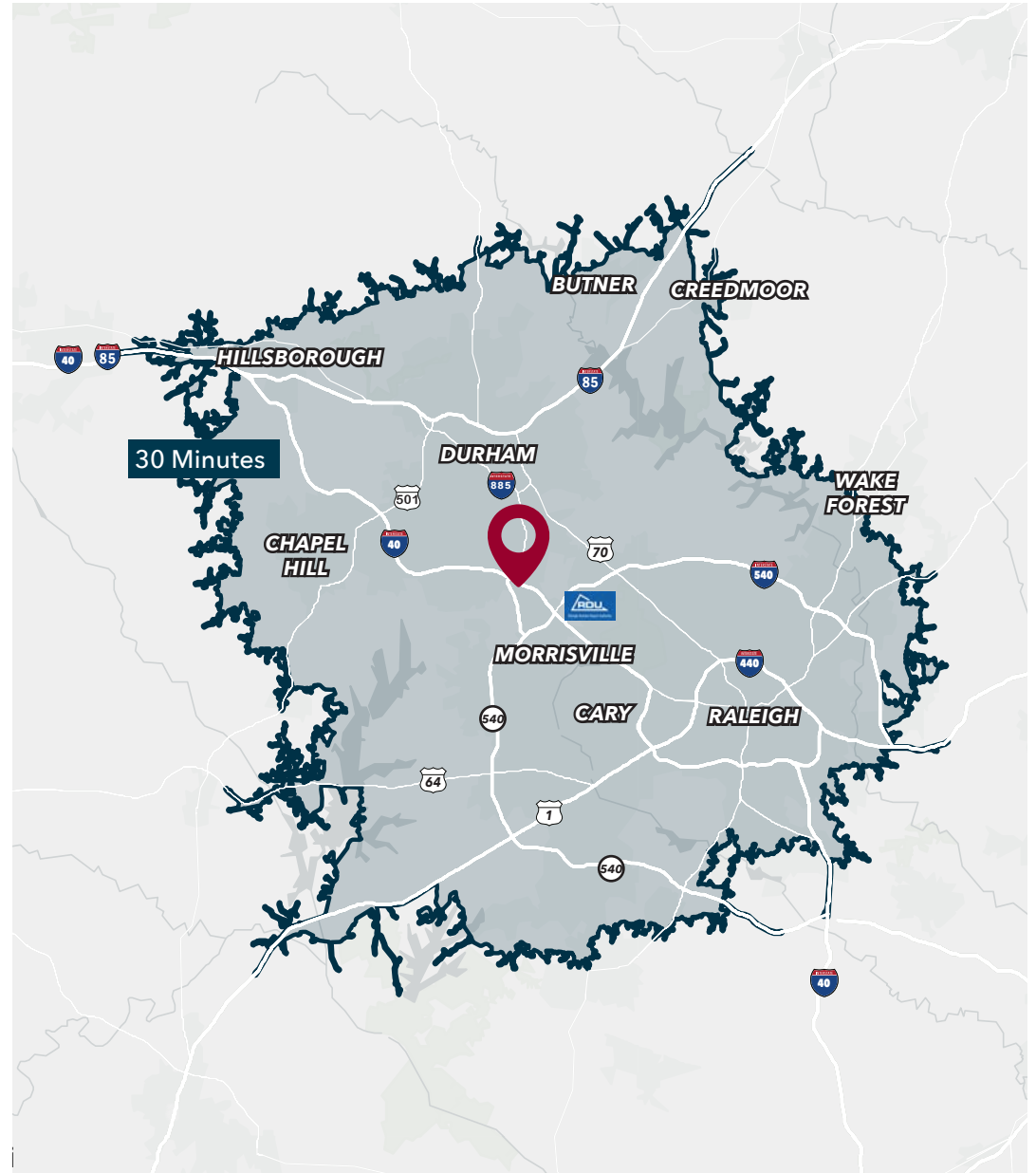
SUBJECT PROPERTY

AVAILABILITY

- Suite 108: 959 RSF, Lab Sublease
- Lease rate: Contact broker
- Primary lease expires: February 29, 2028
- Space features numerous benches, sinks, and back-up power

PROPERTY HIGHLIGHTS

- Located in the heart of the Research Triangle Park, the largest research park in the United States
- Part of Frontier RTP Innovation Campus
- Walkable to HUB RTP, Boxyard RTP, Barkyard Dog Park, and Horseshoe at HUB with many dining, shopping, fitness, and hospitality options
- Owned and operated by the Research Triangle Foundation of North Carolina
- Quick access to Hwy 54, I-40, and the Triangle Expressway
- 10 Minutes to RDU International Airport and within 30 minutes of Raleigh, Durham, and Chapel Hill



PHOTOS

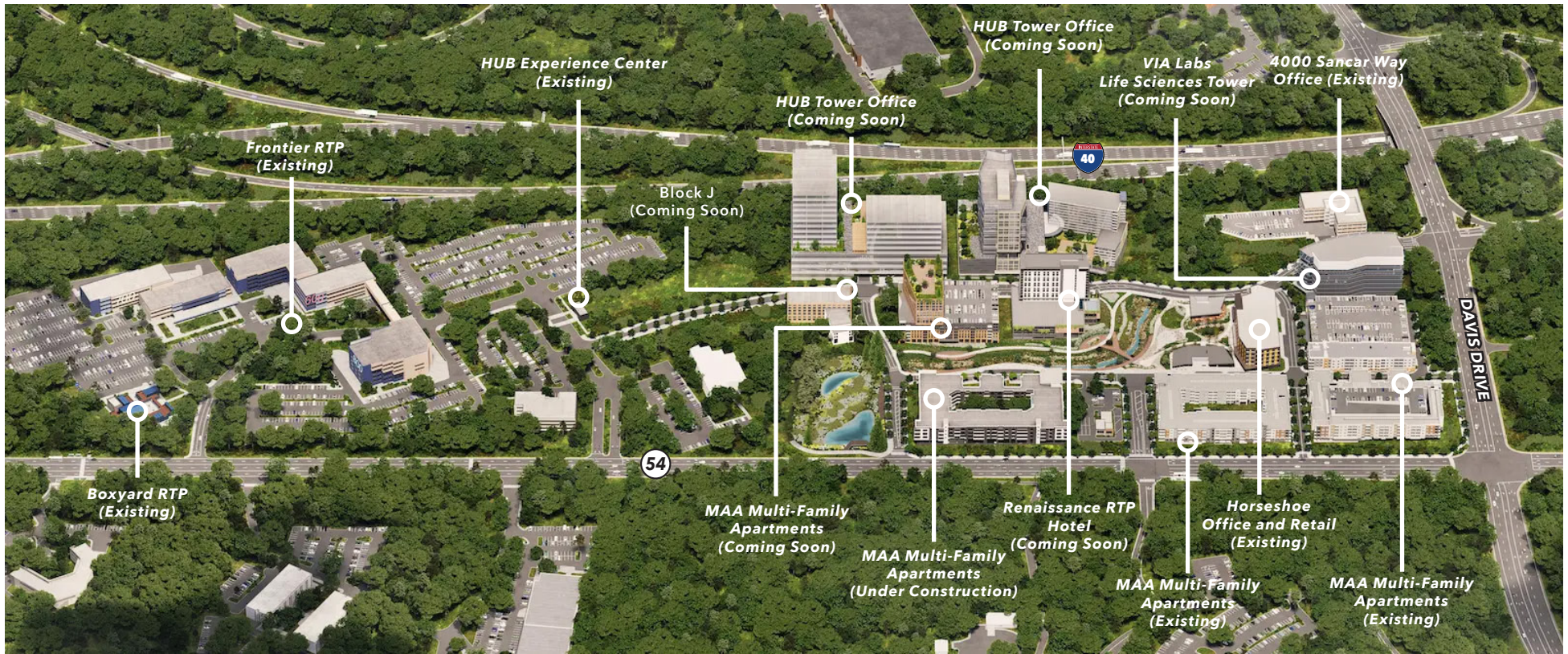


AREA OVERVIEW



HUB RTP

Hub RTP is a groundbreaking 40-acre transformative mixed-use development project in the heart of the Research Triangle Park (RTP). Designed to be the "*Downtown of RTP*", the development will consist of 1,200 residential units, 500,000 SF of retail, more than 1,000,000 SF of office, 250 hotel rooms, and 16 acres of parks and greenspaces.



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