



4900 PROSPECTUS DRIVE, DURHAM, NC 27713

FLEX SPACE FOR INNOVATION-DRIVEN BUSINESSES

BUILDING HIGHLIGHTS



Building Size
124,719 RSF



Availability
82,873 RSF



Parking Ratio
2.6/1,000 SF



Clear Height
19'



Dock Doors
Four (4)



Estimated TICAM
\$2.63/SF

**EXTERIOR RENOVATIONS
ARE COMPLETE!**



Tenant Entry Enhancements

Outdoor Tenant Collaboration Areas

Facade Painting & Refresh Exterior LED Lighting

Redesigned Landscaping



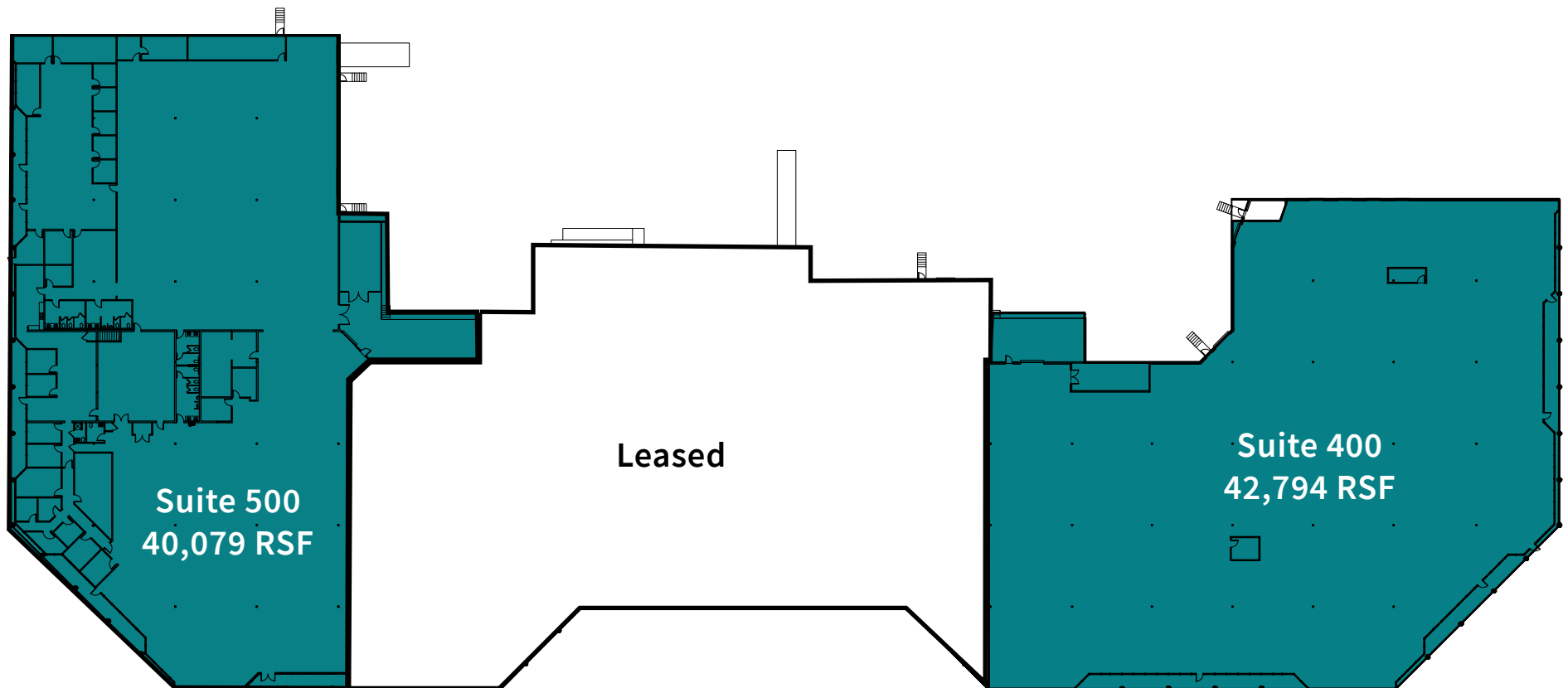
AVAILABILITY

Suite 500 - 40,079 RSF

**Demisable*

Suite 400 - 42,794 RSF

**Demisable*



STRENGTH IN NUMBERS

4900 PROSPECTUS DRIVE IS CENTRALLY LOCATED IN THE TRIANGLE'S LIFE SCIENCE ECOSYSTEM,
NEIGHBORING OVER 280 INDUSTRY PARTNERS & A PLETHORA OF LOCAL AMENITIES

139

Single
Locations

69

Main
Headquarters

36

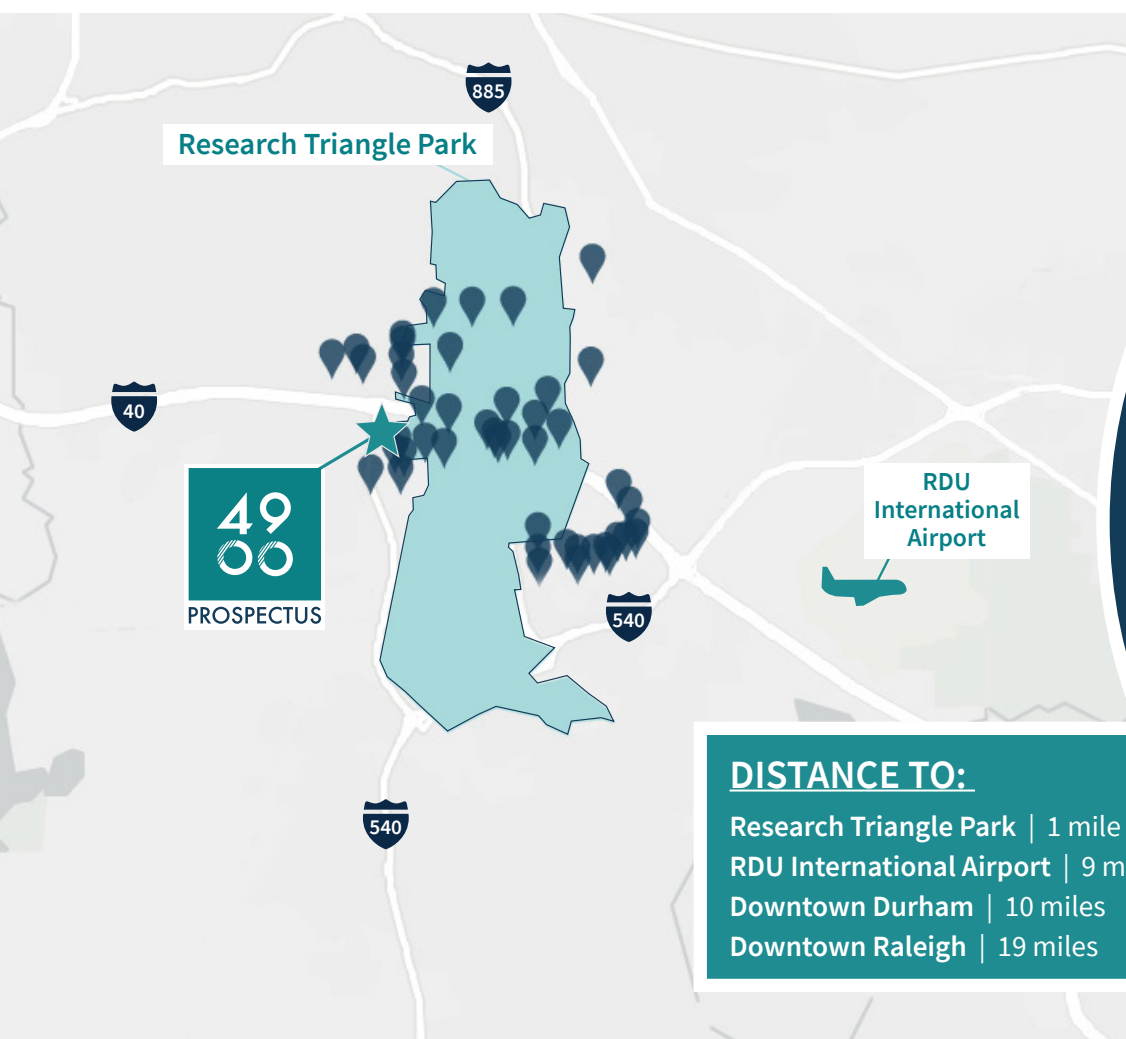
Corporate
Offices

31

Divisional
Headquarters

6

Life Science
Retail Locations



Surround yourself with
life science leaders:

Lilly

BASF

KBI
BIOPHARMA

Tergus
Think Topicals, Think Tergus

Beam
THERAPEUTICS

labcorp

GRAIL

RESILIENCE

INVITAE

Biogen

ADVERUM

49
00

PROSPECTUS



CONTACT INFORMATION

DENNIS HURLEY

+1 919 649 6630

dennis.hurley@jll.com

PATTI AUTRY

+1 919 424 8156

patti.autry@jll.com

LINDSAY GAULT

+1 919 424 8458

lindsay.gault@jll.com

© 2026 Jones Lang LaSalle IP, Inc. All rights reserved. All information contained herein is from sources deemed reliable; however, no representation or warranty is made to the accuracy thereof.

