

For Sublease

TBC

4025 Stirrup Creek Drive
Durham, NC 27703

34,633 RSF available

Suite 150 + 250 | Lease Expires April 2040



Ashley Ingram

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Eric Forshee

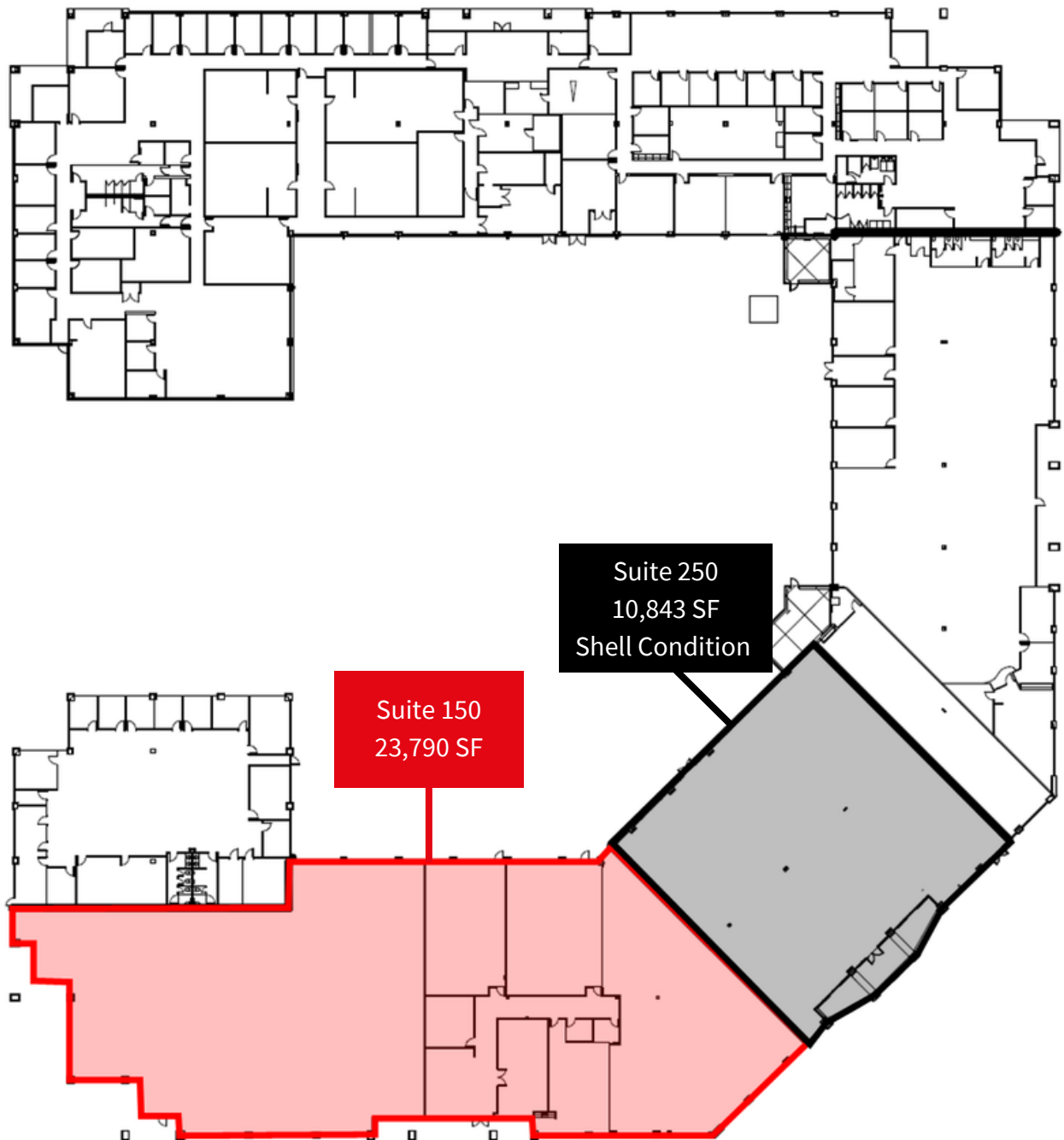
919 424 8176

eric.forshee@jll.com



Floorplan

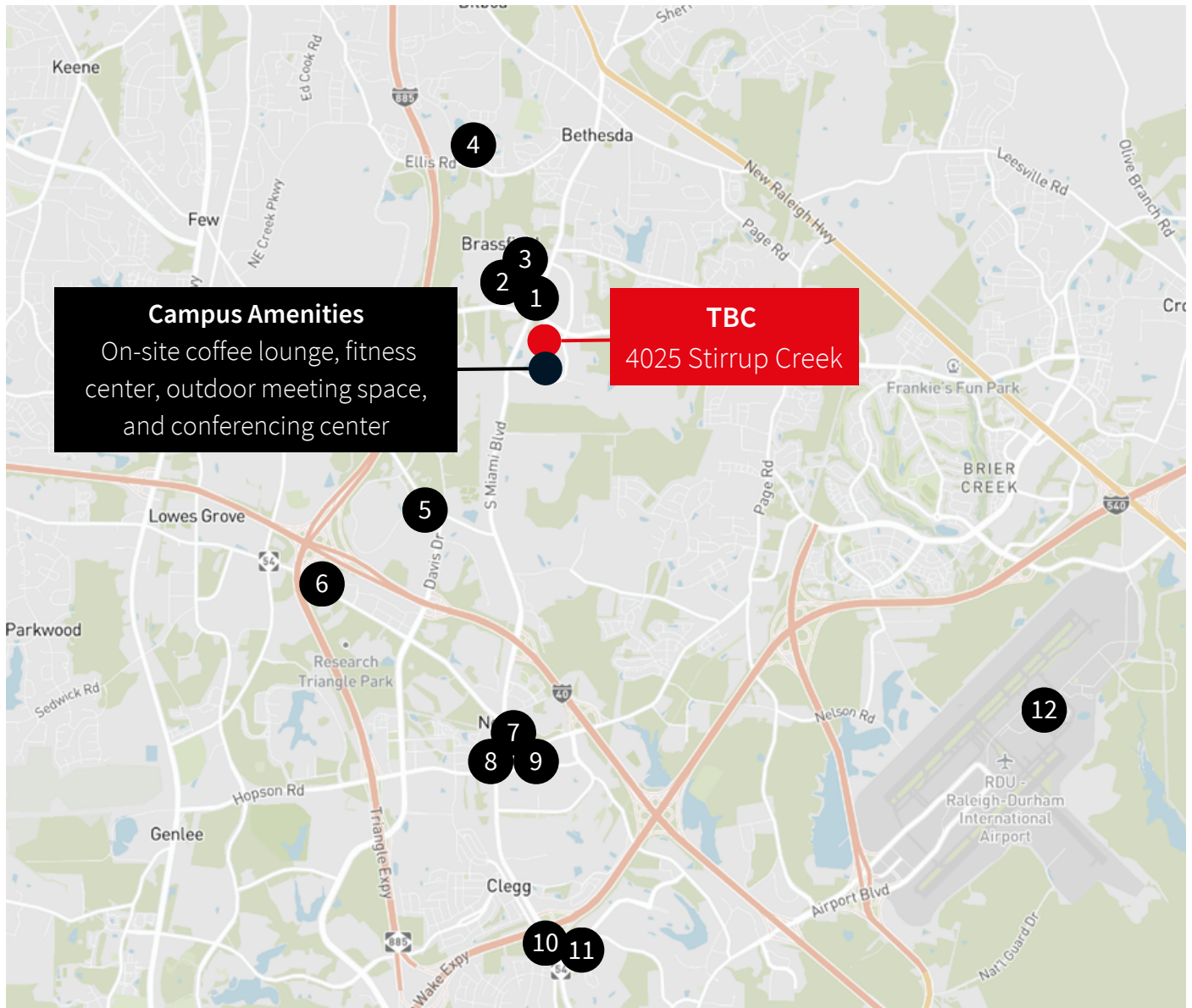
- Layout includes a mix of traditional offices, workstations, lab space, and a break room
- One (1) BSL-2 lab, others are BSL-1
- All benching, casework, and fume hoods are intact
- Existing lab and office FF&E can convey
- 30-kw emergency generator on-site
- 3.50 / 1,000 SF parking ratio



Space Photos



Local Amenities



- | | | |
|--------------------------|----------------------|------------------------------|
| 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 |