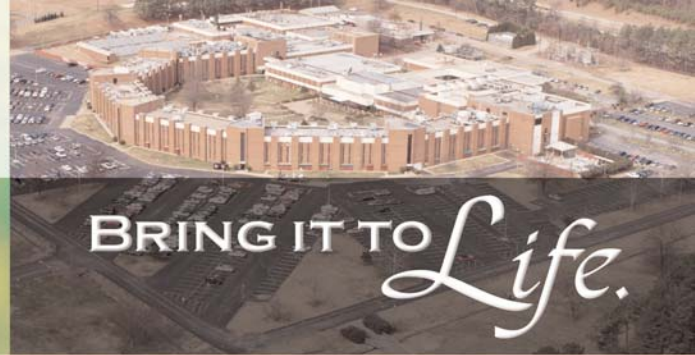




# TRIANGLE LIFE SCIENCE CENTER



## An Excellent Lease or Purchase Opportunity In The Heart of RTP.

Office/Library/BSL2 Lab (230,000 SF)	Boiler/Mechanical Room (6,000 SF)	Vivarium (35,000 SF)	High-Bay Space (28,000 SF)
Office/Computer Center (70,000 SF)	Office/Conference Center (16,000 SF)	Cafeteria/Kitchen (11,500 SF)	Pathological/Chem Storage (3,500 SF)

**400,000 Square Feet of Office, Lab & Support Space**

55-acre site, with 15 acres zoned for up to 250,000 square feet of additional development.

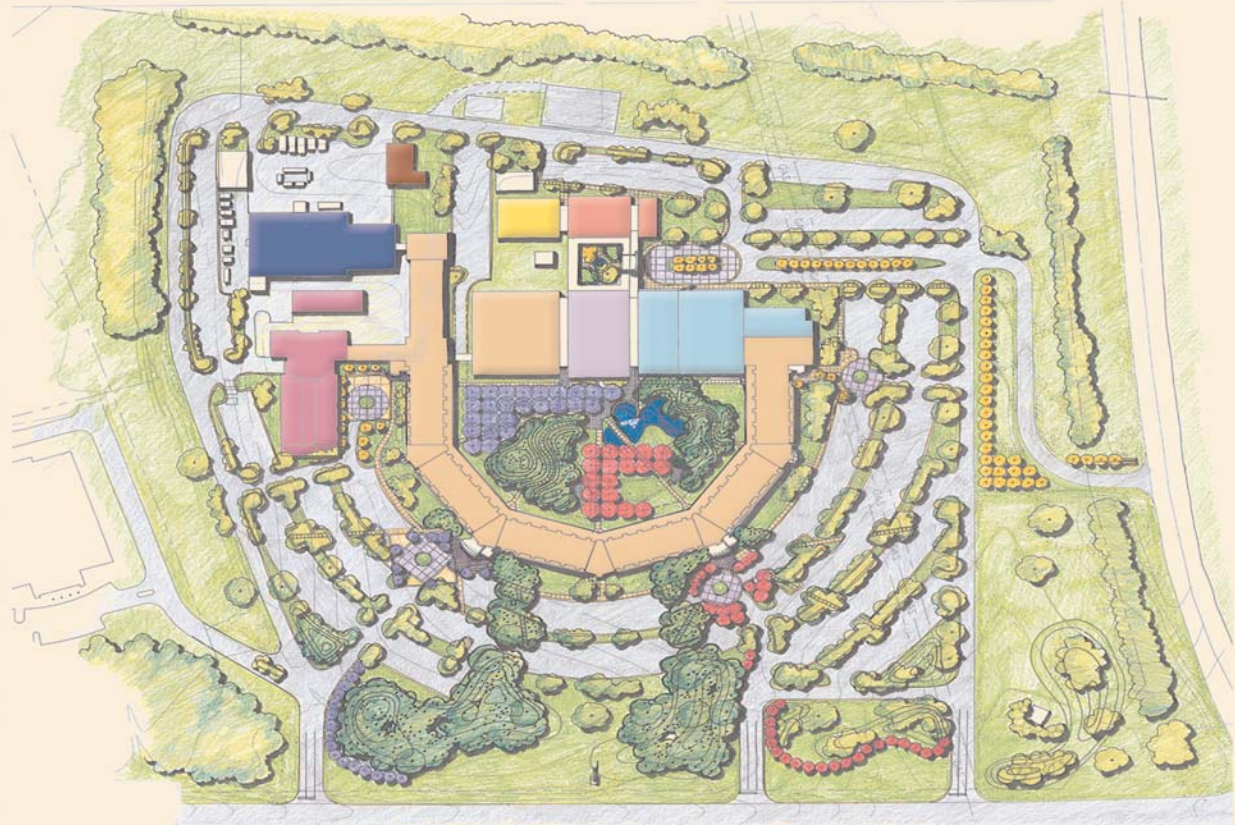
Expandable surface parking for 788 cars

Attentive, on-site property management team.

Ability for high-security perimeter as required.

Flexible site & current existing improvements allow for future expansion and/or modification in order to meet specific tenant requirements.

Central RTP location is convenient to major urban areas, advanced educational institutions and many residential developments.



The Triangle Life Science Center is available immediately for the design of custom-tailored tenant improvements. Occupancy and construction programs may be fashioned to satisfy the most aggressive of tenant/user schedules.

### LEASE INFORMATION:

- PRICE PER SQUARE FOOT: \$12 - \$15 per square foot, NNN
- LEASE TERM: Five (5) year minimum term
- TENANT IMPROVEMENTS: Negotiable (landlord will amortize lab up-fit dollars)
- AVAILABILITY: Immediately

### PURCHASE INFORMATION:

Please call the listing broker for information relating to purchase.

**TIM CAPPS 919.281.2318, TCAPPS@TRIPROP.COM**  
**GREG SANCHEZ 919.281.2321, GSANCHEZ@TRIPROP.COM**

**TRI PROPERTIES**  
 I N C O R P O R A T E D

We Make Property Personal

*All information provided herein is from sources deemed reliable. However, all information is subject to verification. Tri Properties does not independently verify nor warrant the accuracy of the information.*