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## *Wet Lab Facilities in North Carolina - Research Triangle Park Region*

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### **3500 Paramount Parkway**

3500 Paramount Pkwy.  
Morrisville

*Description:* Premier laboratory facility including high quality casework, hoods, environmental chambers, HVAC, backup generator, UPS, house air, vacuum, gas, etc.

*Availability:* sublease through January 23, 2015

*Square Footage:* 61,380 sf

*Common Facilities and Instruments:* main lobby, reception, conference, general office space, seminar rooms, break area, restrooms, passenger elevator, fitness center & shower facilities

*Lease Rates:*

*Lease Terms:*

*Sale Price:*

*Sale Terms:*

*Additional Comments:* Located within the Perimeter Park Business Campus; just two miles from Raleigh-Durham International Airport and convenient to I-40 and I-540

*Contact:* Sue Back  
*Mgt. Company:* Colliers Pinkard  
*Address:* 3110 Edwards Mill Road, Suite 210, Raleigh, NC 27612  
*Phone:* (919) 645-3590  
*Email:* sback@collierspinkard.com  
*Website:*

*NCBC Regional Contact:* Pamela Gaster, Headquarter Office (RTP)  
*Email:* pamela\_gaster@ncbiotech.org

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## Alexandria Innovation Center

7030 Kit Creek Rd.  
Research Triangle Park

*Description:* Fully built out 38,325 SF Class A two story office/laboratory facility on a state of the art mini-campus designed to house emerging to mid-stage science driven companies in a collaborative environment. The fully built out high quality laboratory space and core services available provide significant benefits without requiring large upfront investment from the client tenants.

*Availability:* immediate

*Square Footage:* 5,345 sf office/lab

*Common Facilities and Instruments:* labs feature lab quality air with 10-12 air changes per hour, bench top air/vac in some labs. DI water, under counter glass washer, one 8-foot fume hood and steel casework with epoxy resin work tops in all labs. Each lab has emergency power outlets supplied by a back up generator. All labs have windows with views to the outside. The building has 5 shared conference rooms.

*Lease Rates:*

*Lease Terms:* Tenants can take the space they need on shorter term leases and have the ability to easily add additional space as their space needs change. Lease terms are flexible and can be a minimum of 6 months. There is potential availability of above-standard improvement capital for qualified tenants.

*Sale Price:*

*Sale Terms:*

*Additional Comments:* There is ample on-site parking, kitchen with coffee service, and two patios with picnic areas overlooking a wooded area of the campus. Available sf has been changed to 5,345 sf.

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## Alexandria Innovation Center

7020 Kit Creek Rd.  
Research Triangle Park

*Description:* Office/Laboratory sublease. Suite features 100% outside air, benchtop air/vac and gas, access control and emergency power outlets. Furniture, phone and data in place.

*Availability:* immediate

*Square Footage:* 1,214 - 4,247 sf available

*Common Facilities and Instruments:* shared services include autoclave, cold room, dishwasher, break and conference rooms. Suite features chemical labs with a total of four hoods and one specialty lab suite.

*Lease Rates:* to be determined

*Lease Terms:* Sublease available through February 28, 2010

*Sale Price:*

*Sale Terms:*

*Additional Comments:*

*Contact:* Sue Back  
*Mgt. Company:* Colliers Pinkard  
*Address:* 3110 Edwards Mill Road, Suite 210, Raleigh, NC 27612  
*Phone:* (919) 645-3590  
*Email:* sback@collierspinkard.com  
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*NCBC Regional Contact:* Pamela Gaster, Headquarter Office (RTP)  
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## **Alston Technology Park**

800-801 Capitola Dr.  
Research Triangle Park

*Description:* 45,000 sf of existing office/lab space including 10,000 sf of animal space and 6,000 sf of shell space that can be built out as office/lab space.

*Availability:* immediate

*Square Footage:* 51,000 sf; can subdivide

*Common Facilities and Instruments:* includes emergency generator, air, gas and vacuum available for benches and hoods and a walk-in cold room

*Lease Rates:* TBD

*Lease Terms:* Short term lease available of the 10,360 sf existing space. Five year term required on shell space. Shell space can be designed to meet tenant specific requirements

*Sale Price:*

*Sale Terms:*

*Additional Comments:*

*Contact:* Sue Back  
*Mgt. Company:* Colliers Pinkard  
*Address:* 3110 Edwards Mill Road, Suite 210, Raleigh, NC 27612  
*Phone:* (919) 789-4255  
*Email:* sback@collierspinkard.com  
*Website:*

*NCBC Regional Contact:* Pamela Gaster, Headquarter Office (RTP)  
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## **BD BioVenture Center**

21 Davis Dr.  
Research Triangle Park

*Description:* The BioVenture Center provides early-stage companies access to a world-class bioresearch infrastructure that includes state-of-the-art laboratories, equipment, and support services, as well as the opportunity to connect with BD scientists from around the world. High-potential biotech companies have from six months to two years to "incubate" and evolve into full-fledged businesses. Fifteen companies have participated in the RTP BioVenture Center program to date.

*Availability:* negotiable

*Square Footage:* fitted labs, plus private offices and cubicle space

*Common Facilities and Instruments:* negotiable

*Lease Rates:* negotiable

*Lease Terms:* Negotiable

*Sale Price:* n/a

*Sale Terms:*

*Additional Comments:* In order to be considered for admission, candidate companies must be working in technology areas closely aligned with BD Technologies research focus areas (drug delivery, diagnostics and biosensors, cell and tissue engineering) and have an active research collaboration with BD in place. Contact Al Lauritano for other requirement information.

*Contact:* Al Lauritano  
*Mgt. Company:* BD Technologies  
*Address:* 21 Davis Dr., Research Triangle Park, NC 27709  
*Phone:* (919) 597-6183  
*Email:* al\_lauritano@bd.com  
*Website:* <http://www.bd.com/technologies/bvc>

*NCBC Regional Contact:* Pamela Gaster, Headquarter Office (RTP)  
*Email:* [pamela\\_gaster@ncbiotech.org](mailto:pamela_gaster@ncbiotech.org)

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**Biopharm Properties, LLC**

4134 S. Alston Ave.  
Durham

*Description:* Built in 2004; flexlab for RTP life science start-up companies. Eight office/lab modules include sink, safety shower, ~50' casework, 6' fume hood, generator for emergency back-up power, dedicated power, HVAC, fire and security systems per lab. Potential swing space for incremental growth. Flexible to accommodate other special requirements.

*Availability:* immediate

*Square Footage:* Each module offers 1,150 sf lab space and 1,330 sf office space

*Common Facilities and Instruments:* each lab is self-contained

*Lease Rates:* \$16 - \$25 NNN

*Lease Terms:* Minimum 1 year term

*Sale Price:*

*Sale Terms:*

*Additional Comments:*

*Contact:* Tim Vickers  
*Mgt. Company:* Project Planning & Delivery, Inc.  
*Address:*  
*Phone:* (800) 835-9007  
*Email:* tv@ppd-inc.com  
*Website:* <http://www.ppd-inc.com/FlexLab.htm>

*NCBC Regional Contact:* Pamela Gaster, Headquarter Office (RTP)  
*Email:* [pamela\\_gaster@ncbiotech.org](mailto:pamela_gaster@ncbiotech.org)

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## Chatham Mills

480 Hillsboro St.  
Pittsboro

*Description:* 11,800 sf lab, processing space and offices on one level; ~4 years old. Part of a 90,000 sf office, flex and retail complex in downtown Pittsboro

*Availability:* immediate

*Square Footage:* 11,800 sf office/lab/processing space

*Common Facilities  
and Instruments:*

*Lease Rates:* \$15 psf negotiable

*Lease Terms:* Minimum 2 year term; pass thru expenses by tenant are negotiable based upon lease term; expenses for utilities and janitorial by tenant

*Sale Price:* n/a

*Sale Terms:*

*Additional Comments:* Suite is self-contained with multiple points of ingress/egress; at-grade, storefront parking at no additional costs

*Contact:* Jerry Gambill

*NCBC Regional Contact:* Pamela Gaster, Headquarter Office (RTP)

*Mgt. Company:* Pickett-Sprouse Real Estate

*Email:* [pamela\\_gaster@ncbiotech.org](mailto:pamela_gaster@ncbiotech.org)

*Address:* P.O.Box 52118, Durham, NC 27717

*Phone:* (919) 493-0395

*Email:* [jgambill@pickett-sprouse.com](mailto:jgambill@pickett-sprouse.com)

*Website:* <http://www.pickett-sprouse.com/detail.asp?601>

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**First Flight Venture Center**

2 Davis Dr.  
Research Triangle Park

*Description:* Wet labs are fully equipped and upfitted with lab basics such as chemical hood, benches, and sinks. All offices are T-1 wired.

*Availability:*

*Square Footage:* 16,000 sf; offices/labs range from 115 - 400 sf

*Common Facilities  
and Instruments:*

*Lease Rates:*

*Lease Terms:*

*Sale Price:*

*Sale Terms:*

*Additional Comments:* Tenants are responsible for their own hazardous waste disposal.

*Contact:* John Draper

*NCBC Regional Contact:* Pamela Gaster, Headquarter Office (RTP)

*Mgt. Company:*

*Email:* [pamela\\_gaster@ncbiotech.org](mailto:pamela_gaster@ncbiotech.org)

*Address:*

*Phone:* (919) 990-8558

*Email:* [jdraper@ffvcnc.org](mailto:jdraper@ffvcnc.org)

*Website:* [http://www.ffvcnc.org/available\\_space.cfm](http://www.ffvcnc.org/available_space.cfm)

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## Former Fortron Bio Science Building

108 Nova Drive  
Morrisville

*Description:* A brick and steel, free-standing flex building built in 1997 for Fortron Bio Science, Inc. The 6,112 sf building sits on ~1.11 acres. The space is ~50% office space and 50% wet lab space. It is located just 1 mile south of I-40 off Aviation Parkway in Commonwealth Business Park on Nova Drive in Morrisville, NC

*Availability:* immediate

*Square Footage:* 6,112 sf

*Common Facilities and Instruments:* Fully equipped break room with outside deck, some furniture remains, ~300 linear ft. of lab benches with lower cabinetry and 60 linear ft. of lab benches with cabinetry, ~16x16 cold room, easy delivery access, sinks, dishwasher & storage

*Lease Rates:* \$18.95 psf

*Lease Terms:* A 3-5 year minimum lease is preferred and owner is willing to negotiate a longer term with consideration for tenant improvement allowances

*Sale Price:* \$1,130,720

*Sale Terms:*

*Additional Comments:* Locate property on website and obtain a flier, floor plan and area map

*Contact:* Dee Creech Osborne  
*Mgt. Company:* NAI Carolantic Realty  
*Address:* 224 Fayetteville St., 3rd Floor, Raleigh, NC 27601  
*Phone:* (919) 832-0594  
*Email:* dcreech@naicarolantic.com  
*Website:* <http://www.carolantic.com/props.html>

*NCBC Regional Contact:* Pamela Gaster, Headquarter Office (RTP)  
*Email:* [pamela\\_gaster@ncbiotech.org](mailto:pamela_gaster@ncbiotech.org)

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## **Globe Center Five**

9401 Globe Center Dr., Suite 140  
Morrisville

*Description:* 5 (9' x 10') dock-high loading doors, fully air conditioned (250 tons), heavy power (2,500 amps @ 480 volts), 28' x 28' walk-in temperature controlled environment chamber, compressed air lines, liquid nitrogen lines in place, fully sprinklered, ~24' clear height, security system

*Availability:* immediate

*Square Footage:* 59,420 sf; ~25,000 sf office space (open plan), ~25,000 sf manufacturing & lab space, ~9,000 sf warehouse space

*Common Facilities and Instruments:*

*Lease Rates:* \$6.50 - \$7.50 psf NNN

*Lease Terms:* Minimum 5 year term

*Sale Price:* n/a

*Sale Terms:*

*Additional Comments:* Professionally landscaped, maintained & managed; Space formerly occupied by a medical device manufacturing company. Globe Center is located approximately one mile from Raleigh-Durham International airport.

*Contact:* Jim Lepley  
*Mgt. Company:* Craig Davis Properties  
*Address:* 3605 Glenwood Avenue, Raleigh, NC 27612  
*Phone:* (919) 678-4219  
*Email:* jim.lepley@craigdavisproperties.com  
*Website:* <http://www.craigdavisproperties.com/pages/globecenter.htm>

*NCBC Regional Contact:* Pamela Gaster, Headquarter Office (RTP)  
*Email:* [pamela\\_gaster@ncbiotech.org](mailto:pamela_gaster@ncbiotech.org)

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**Globe Center Seven - Suite 116**

9241 Globe Center Dr., Suite 116  
Morrisville

*Description:* 3 (9' x 10') dock-high loading doors equipped with 1 pit leveler, 2 EOD levelers and 3 seals; ~24' minimum clear height, ~202' building depth, 5" 4,000 psi concrete floor, insulated single-ply EDPM roof system, insulated precast panels, 50' concrete apron

*Availability:* immediate

*Square Footage:* +/- 13,152 sf; ~1,493 sf office space

*Common Facilities and Instruments:* 190' truck court

*Lease Rates:*

*Lease Terms:*

*Sale Price:*

*Sale Terms:*

*Additional Comments:* Ample employee parking; Professionally landscaped, maintained & managed

*Contact:* Jim Lepley  
*Mgt. Company:* Craig Davis Properties  
*Address:* 3605 Glenwood Avenue, Raleigh, NC 27612  
*Phone:* (919) 678-4219  
*Email:* jim.lepley@craigdavisproperties.com  
*Website:*

*NCBC Regional Contact:* Pamela Gaster, Headquarter Office (RTP)  
*Email:* pamela\_gaster@ncbiotech.org

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**Globe Center Seven - Suite 130**

9241 Globe Center Dr., Suite 130  
Morrisville

*Description:* 3 (9' x 10') dock-high loading doors, ~24' minimum clear height, ~202' building depth, 5" 4,000 psi concrete floor, 400-watt metal halide warehouse lighting fixtures, fully sprinklered, insulated single-ply EDPM roof system, insulated precast panels, warehouse skylights, 50' concrete apron

*Availability:* immediate

*Square Footage:* +/- 12,730 sf; ~1,200 sf to be built out

*Common Facilities and Instruments:* 190' truck court

*Lease Rates:*

*Lease Terms:*

*Sale Price:*

*Sale Terms:*

*Additional Comments:* Professionally landscaped, maintained & managed; Convenient access to RDU International Airport, RTP, and the area's primary thoroughfares (I-40, I-540 and Hwy. 70)

*Contact:* Jim Lepley  
*Mgt. Company:* Craig Davis Properties  
*Address:* 3605 Glenwood Avenue, Raleigh, NC 27612  
*Phone:* (919) 678-4219  
*Email:* jim.lepley@craigdavisproperties.com  
*Website:*

*NCBC Regional Contact:* Pamela Gaster, Headquarter Office (RTP)  
*Email:* pamela\_gaster@ncbiotech.org

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**Globe Center Six**

9301 Globe Center Dr., Suite 130  
Morrisville

*Description:* 3 (9' x 10') dock-high loading doors equipped with EOD levelers), ~24' minimum clear height, fully sprinklered, 5" 2,000 psi concrete floor, 400-watt metal halide warehouse lighting fixtures, insulated single-ply EDPM roof system, insulated precast panels, 50' concrete apron

*Availability:* immediate

*Square Footage:* 14,894 sf; ~1,200 sf office space

*Common Facilities and Instruments:* 190' truck court

*Lease Rates:*

*Lease Terms:*

*Sale Price:*

*Sale Terms:*

*Additional Comments:* Professionally landscaped, maintained & managed; Convenient access to RDU International Airport, RTP, and the area's primary thoroughfares (I-40, I-540 and Hwy. 70)

*Contact:* Jim Lepley  
*Mgt. Company:* Craig Davis Properties  
*Address:* 3605 Glenwood Avenue, Raleigh, NC 27612  
*Phone:* (919) 678-4219  
*Email:* jim.lepley@craigdavisproperties.com  
*Website:*

*NCBC Regional Contact:* Pamela Gaster, Headquarter Office (RTP)  
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**Globe Center Two**

300 Globe Center Dr., Suite 116  
Morrisville

*Description:* Shell condition - will build to suit up to 2,000 sf of office space, 4 dock-high loading doors, 24' minimum clear height, 202' building depth, fully sprinklered, 5" 4,000 psi sealed concrete floor, insulated single-ply EDPM roof system, insulated precast panels, 120' truck court, 50' concrete apron

*Availability:* immediate

*Square Footage:* +/- 17,259 sf

*Common Facilities  
and Instruments:*

*Lease Rates:*

*Lease Terms:*

*Sale Price:*

*Sale Terms:*

*Additional Comments:* Professionally landscaped, maintained & managed; Convenient access to RDU International Airport, RTP, and the area's primary thoroughfares (I-40, I-540 and Hwy. 70)

*Contact:* Jim Lepley  
*Mgt. Company:* Craig Davis Properties  
*Address:* 3605 Glenwood Avenue, Raleigh, NC 27612  
*Phone:* (919) 678-4219  
*Email:* jim.lepley@craigdavisproperties.com  
*Website:*

*NCBC Regional Contact:* Pamela Gaster, Headquarter Office (RTP)  
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## Keystone Technology Park

601 Davis Dr.  
Durham

*Description:* The Park is one of the premium class A flex parks in the area; including Wyeth, Integrated Laboratory Systems, Cirrus Pharmaceuticals and Liquidia Technologies are tenants. The space is in shell condition and can be custom designed.

*Availability:* immediate

*Square Footage:* <=16,000 sf

*Common Facilities  
and Instruments:*

*Lease Rates:* TBD

*Lease Terms:* Minimum five (5) year lease term required

*Sale Price:*

*Sale Terms:*

*Additional Comments:* Sophisticated life science landlord. Potential availability of above-standard improvement capital for selected tenants.

*Contact:* Sue Back  
*Mgt. Company:* Colliers Pinkard  
*Address:* 3110 Edwards Mill Road, Suite 210, Raleigh, NC 27612  
*Phone:* (919) 789-4255  
*Email:* sback@collierspinkard.com  
*Website:*

*NCBC Regional Contact:* Pamela Gaster, Headquarter Office (RTP)  
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## NC State Technology Incubator

840 Main Campus Dr.  
Raleigh

*Description:* Class "A" office space; wet laboratory space established in 2004. Call for more details.

*Availability:* variable availability

*Square Footage:* 440-675 sf

*Common Facilities and Instruments:* rental rate includes utilities, local phone service, high-speed internet services, wide variety of support services and partnership opportunities with NC State University

*Lease Rates:* \$1,400-\$2,100 mo/labs and \$410-\$600 mo/offices

*Lease Terms:* One year lease with flexible early termination of lease if needed

*Sale Price:* n/a

*Sale Terms:*

*Additional Comments:*

*Contact:* Ashley Hudson  
*Mgt. Company:* NC State University  
*Address:* 920 Main Campus Drive, Suite 101, Raleigh, NC 27606  
*Phone:* (919) 424-4409  
*Email:* ashley\_hudson@ncsu.edu  
*Website:* <http://techincubator.ncsu.edu>

*NCBC Regional Contact:* Pamela Gaster, Headquarter Office (RTP)  
*Email:* [pamela\\_gaster@ncbiotech.org](mailto:pamela_gaster@ncbiotech.org)

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## Park Research Center

104 T.W. Alexander Dr.  
Research Triangle Park

*Description:* Park Research Center is a campus comprised of 13 buildings offering both lab and office space for lease totaling 72,400 square feet.

*Availability:* immediate

*Square Footage:* 400-28,000 sf

*Common Facilities and Instruments:* available meeting space, internet, phone, copier, access to all RTP sponsored programs, fume hoods, office furniture, case work, WiFi, on-site property management

*Lease Rates:* \$19.95 psf (NNN)

*Lease Terms:*

*Sale Price:* n/a

*Sale Terms:*

*Additional Comments:* All tenants must qualify under RTP covenants and restrictions

*Contact:* Kevin Johnson  
*Mgt. Company:* Research Triangle Foundation of NC  
*Address:* P.O. Box 12255, Research Triangle Park, NC 27709  
*Phone:* (919) 549-8181  
*Email:* johnson@rtp.org  
*Website:* [http://www.rtp.org/index.cfm?fuseaction=page&filename=available\\_properties\\_park\\_research\\_center\\_buildings.html](http://www.rtp.org/index.cfm?fuseaction=page&filename=available_properties_park_research_center_buildings.html)

*NCBC Regional Contact:* Pamela Gaster, Headquarter Office (RTP)  
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## **Pylon Commercial Park**

617 Hutton St.  
Raleigh

*Description:* Built in 1985; has built in lab benches with cabinets. Fume hoods in all labs. Sinks/gas/air to all benches. Autoclave (DI/RO water system). Animal rooms, loading dock, back-up power generator, heavy electrical service.

*Availability:* immediate

*Square Footage:* 14,400 sf lab/office; can subdivide (minimum sf available 4,800)

*Common Facilities and Instruments:*

*Lease Rates:* \$16.50 psf (NN); \$.45 CAM

*Lease Terms:* 3-yr NN

*Sale Price:*

*Sale Terms:*

*Additional Comments:* Convenient to I-40, NCSU, West Raleigh and Cary

*Contact:* Tad Thornhill or John Kerr  
*Mgt. Company:* York Properties, Inc.  
*Address:* 801 Oberlin Rd., Raleigh, NC 27605  
*Phone:* (919) 821-7177  
*Email:* tadthornhill@yorkproperties.com  
*Website:* <http://www.yorkproperties.com/commercial-real-estate/details.asp?id=454>

*NCBC Regional Contact:* Pamela Gaster, Headquarter Office (RTP)  
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## Triangle Biotechnology Center at Durham Central Park

323 Foster St.  
Durham

*Description:* Built in 1932, and renovated in 2000. Modular casework and 16 chemical fume hoods, lab benches, centralized acid neutralization, 100% outdoor airflow in labs, back-up emergency generator and T-1 lines.

*Availability:* immediate

*Square Footage:* 2,000-20,000 sf leasable space

*Common Facilities and Instruments:* common lab, glass washer, autoclave

*Lease Rates:* call for details

*Lease Terms:*

*Sale Price:*

*Sale Terms:*

*Additional Comments:* The Triangle Biotechnology Center is situated in the heart of downtown Durham in the midst of the City of Medicine's urban rebirth and renewal. The building is also centrally located within the Research Triangle Park region.

*Contact:* Dr. Andrew Rothschild  
*Mgt. Company:* Scientific Properties  
*Address:* 411 West Chapel Hill Street, Suite 906, Durham, NC 27701  
*Phone:* (919) 967-7700  
*Email:* leasing@scientificproperties.com  
*Website:* <http://www.trianglebiotechnologycenter.com/tbc/property.html>

*NCBC Regional Contact:* Pamela Gaster, Headquarter Office (RTP)  
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**Venable Center**

303 Roxboro St.  
Durham

*Description:* Venable Center is a newly restored 90,000 sf historic campus located in the Government Services district in downtown Durham. The property is listed on the National Register of Historic Places and features modern office and lab space within a secure campus setting

*Availability:*

*Square Footage:* 2,000 sf offices/labs up to 50,000 sf

*Common Facilities  
and Instruments:*

*Lease Rates:*

*Lease Terms:*

*Sale Price:*

*Sale Terms:*

*Additional Comments:* Adjacent to the Durham Freeway 147 with convenient access to I-85 and I-40. One block from the Durham Bulls ballpark and the American Tobacco Complex

*Contact:* Dr. Andrew Rothschild  
*Mgt. Company:* Scientific Properties  
*Address:* 411 West Chapel Hill Street, Suite 906, Durham, NC 27701  
*Phone:* (919) 967-7700  
*Email:* leasing@scientificproperties.com  
*Website:* http://www.venablecenter.com

*NCBC Regional Contact:* Pamela Gaster, Headquarter Office (RTP)  
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