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

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### **Alexandria Innovation Center**

7010 Kit Creek Rd.  
Research Triangle Park

*Description:* 48,236 sf class A lab ready shell

*Availability:* immediate

*Square Footage:* 48,236 sf

*Common Facilities and Instruments:* substantial existing building/lab infrastructure in place including 100% outside lab quality air provided to space at 2.5 cfm psf, upgraded power - 20 watts psf, back-up emergency generator, acid neutralization with monitoring well, floor design live load of 125 pounds psf

*Lease Rates:* Sublease term through December 31, 2016.  
Tenant improvement allowances available.

*Lease Terms:*

*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) 215-8568  
*Email:* sback@collierspinkard.com  
*Website:* www.collierspinkard.com

*NCBC Regional Contact:* Pamela Gaster, Headquarter Office (RTP)  
*Email:* pamelagaster@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:* 11,301 sf available. Suites range from 1,214-7,356 sf.

*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.

*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:* www.collierspinkard.com

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

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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:* 10,046 sf available. Divisible to 1,246 sf suites

*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  
*Website:*

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

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## **Alston Technology Park**

800-801 Capitola Dr.  
Research Triangle Park

*Description:* Single story office/lab space available. State of the art laboratory build-out including hoods, benches and sinks. Shell space can be designed to meet tenant specific requirements.

*Availability:* immediate

*Square Footage:* 27,171 total sf available. 11,404 sf in 800 building. 10,767 sf in 801 building. 5,000 sf shell space.

*Common Facilities and Instruments:* Fully built-out, well-equipped lab space. The suite in the 800 bldg. has 5 chemical hoods, 10 air changes per hour, glass wash and autoclave.

*Lease Rates:* to be determined

*Lease Terms:* Flexible lease terms available.

*Sale Price:*

*Sale Terms:*

*Additional Comments:* High quality aesthetics - custom brick and bronze exterior.

*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:* www.collierspinkard.com

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

617 Hutton St., #101-103

Raleigh

*Description:* Lab and office space available; shared with current occupant

*Availability:* immediate

*Square Footage:* 4,800 sf available

*Common Facilities and Instruments:* centrifuges, hoods, autoclave incubators

*Lease Rates:*

*Lease Terms:* Minimum 1 year term

*Sale Price:*

*Sale Terms:*

*Additional Comments:*

*Contact:* Malcolm Thomas

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

*Mgt. Company:*

*Email:* pamela\_gaster@ncbiotech.org

*Address:* 617 Hutton St., Suite 101, Raleigh, NC 27606

*Phone:* (919) 655-0412

*Email:* mthomas@arbovax.com

*Website:*

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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:* ~4 years old. Part of a 90,000 sf office, flex and retail complex in downtown Pittsboro

*Availability:* immediate

*Square Footage:* 3,000-11,300 sf upfittable lab and office 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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## 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)  
*Email:* pamela\_gaster@ncbiotech.org

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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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**Imperial Center**

4222 Emperor Blvd.  
Durham

*Description:* Approximately 30% lab space / 70% office space. Lab areas have generous casework, sinks and one 8' chemical hood. Possibility of utilizing generator and air compressor.

*Availability:* immediate

*Square Footage:* 5,497 sf for sublease

*Common Facilities  
and Instruments:*

*Lease Rates:* negotiable

*Lease Terms:* Sublease expires January 31, 2011

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

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

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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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