

For Lease

## Flex/Wet Lab



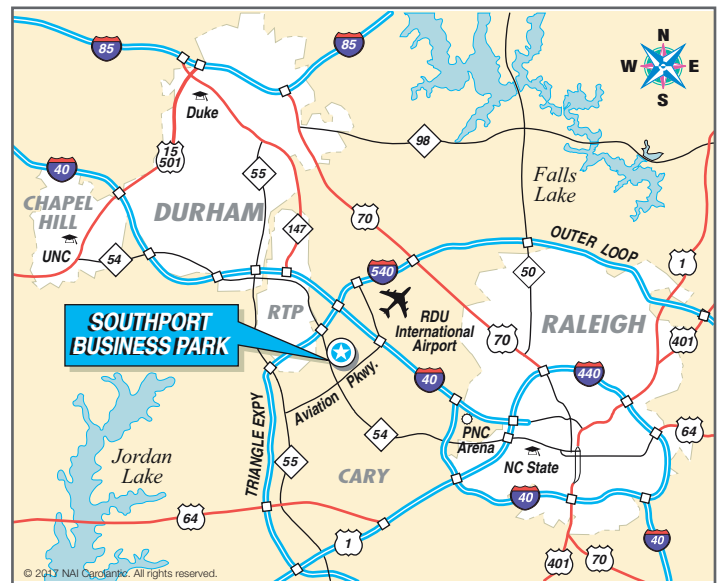
### Southport Business Park - Building 1

951 Aviation Parkway, Suite 900

Morrisville, NC

#### Property Features

- Suite 900 - 8,785 SF
- Available for immediate occupancy
- 86% Dropped ceiling/office and wet lab area, 14% conditioned warehouse and 1 dock high door
- Southport Business Park includes 17 buildings that total just under 1 million square feet
- On-site property management
- Individual tenant entrances with signage
- Fitness center on-site with shower facility
- Village Deli on-site
- New Cyber Cafe and office getaway called "The Port"
- Monitored fire protection sprinkler system
- Mature landscaping
- 5 Minutes to Raleigh-Durham International Airport and minutes to Research Triangle Park
- Close proximity to area shopping, restaurants, hotels and other conveniences
- Lease Rate: \$14.95 PSF, NNN per annum "as is"
  - Select lab furnishings and equipment included
- TICAM: \$2.88 PSF (estimated for 2018)



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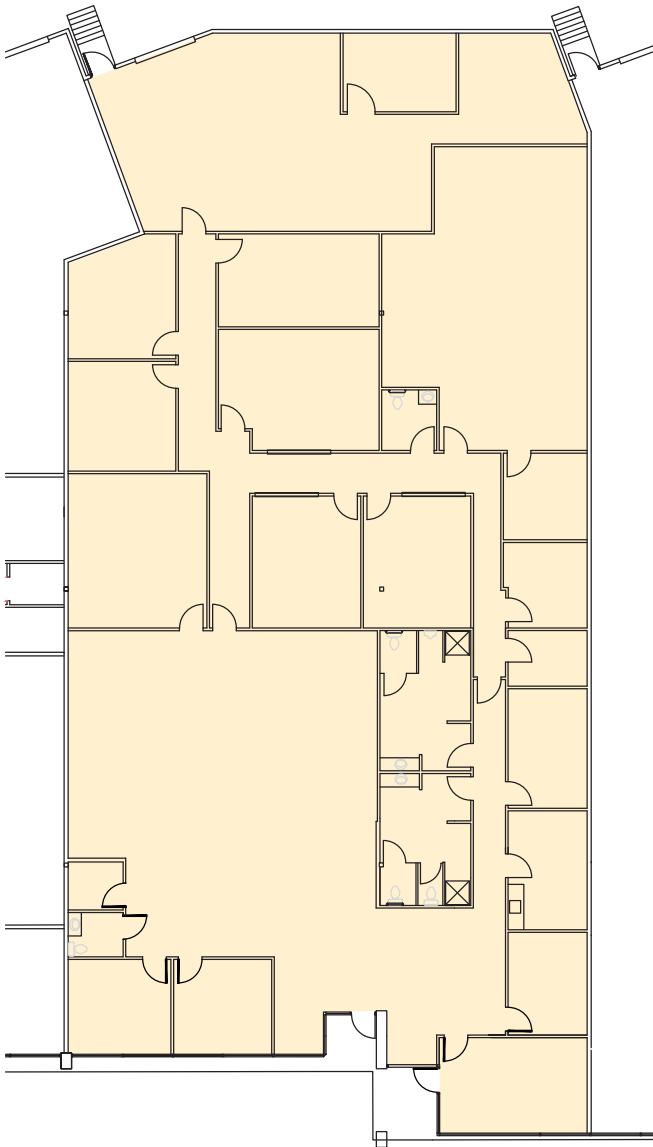
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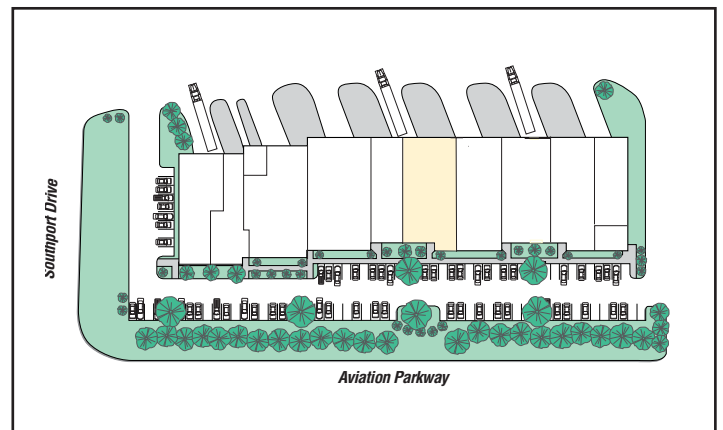
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**Lab Furnishings & Equipment Available**

- All cabinets, lab benches and fireproof cabinets
- All glassware (except the specialty glassware in the Supply Room which shall be removed)
- All racking and shelving
- All tables and chairs in all labs (office furniture is not included)
- Pallet jack
- Drum truck
- Sump pump
- Air compressor
- Hazardous Materials Cabinets
- Dolly
- Di Water system
- Supply Carts
- Cages
- Deep Freezers (2)
- Hoods (2) in lab rooms
- Balances in labs
- Water Baths in labs
- Clean Room
- Scales
- Oven in lab room
- Lab jacks
- Vacuum pump
- Gowns for the clean room
- Cabinet in clean room
- 2 walk-in Hoops

**Suite 900 - 8,785 SF Available**

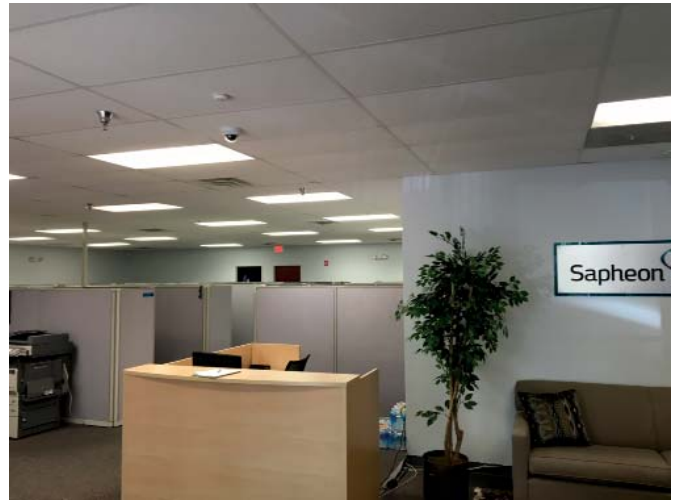


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