



**southport**  
INNOVATION CENTER

NEW SPEC LAB SUITES



 CUSHMAN &  
WAKEFIELD



**Southport Innovation Center is a 95-acre, 912,000 sf innovation park offering a mix of lab, office and flex space designed to accommodate a wide range of users.**

Adjacent to Research Triangle Park and RDU International Airport, Southport offers direct access to I-540, I-40 and highway 147, and is well-positioned between one of the most renowned clusters of tier-1 research universities in the nation: Duke University, University of North Carolina at Chapel Hill and North Carolina State University. Life science and tech companies alike, are drawn to the region by the strong existing talent pool and the abundant pipeline of local college graduates. Southport provides an optimal environment for innovation and community within this thriving life science and technology region.

- Life-science enabled infrastructure to accommodates full breadth of lab users
- Activated park, amenities and events to promote workplace culture and connectivity
- On-site management

No. of Buildings:	17
Total Size:	912,000 sf
Build-to-Suit Opportunity:	Two sites totaling 12 acres for future development
Year Built:	1988-2001
Clear Height:	16' - 19'

WIFI ENABLED TENANT LOUNGE

ON-SITE FITNESS CENTER

CONFERENCE AND TRAINING ROOM

PICNIC & OUTDOOR GATHERING SPACES

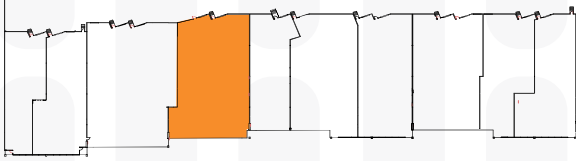


# AMENITIES

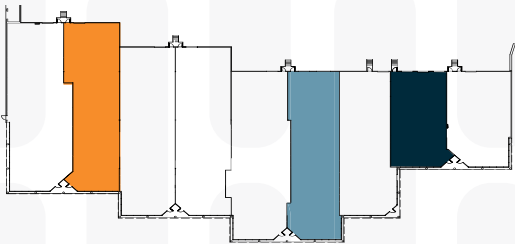
Southport provides an exceptional customer services experience through on-site amenities and coordinated events.

- A** Picnic Areas
- B** Fitness Center
- C** On-Site Management Office
- D** Food Trucks & Car Detail
- E** Training Center
- F** Lake Crabtree Park
- G** Electric Car Plug-in
- H** Access to Lake Crabtree Walking Trail
- I** The Port (Lounge, Game Room & Conference Room)
- J** Village Deli

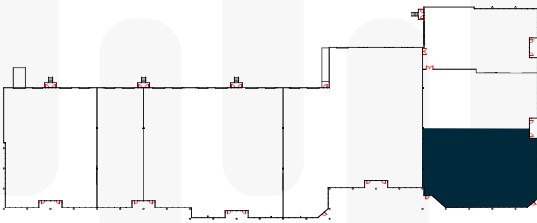
# AVAILABLE SPEC SUITES



- Southport Building 1 -  
951 Aviation Parkway



- Southport Building 2 -  
100 Southcenter Court



- Southport Building 10 -  
215 Southport Drive

AVAILABILITY	SUITE	SF	COMPLETION
<a href="#">Southport Building 2 100 Southcenter Court</a>	200	3,317	Q2 2024
<a href="#">Southport Building 2 100 Southcenter Court</a>	800	5,137	Available Now
<a href="#">Southport Building 2 100 Southcenter Court</a>	400	5,142	Available Now
<a href="#">Southport Building 10 215 Southport Drive</a>	1000	8,449	Q3 2024
<a href="#">Southport Building 1 951 Aviation Parkway</a>	600	10,189	Q3 2024



HVAC: DEDICATED  
OUTSIDE AIR

SERVICE PANELS PREPPED  
FOR VACUUM AND GAS

ELECTRICAL:  
OVERHEAD  
RECEPTACLES, WALL  
MOUNTED WIREMOLD

FUME HOOD  
FLAMMABLE CABINET  
ACID CABINET

MOBILE BENCHING

PLUMBING:  
EPOXY SINK  
EMERGENCY EYEWASH  
AND SHOWER  
POINT-OF-USE  
NEUTRALIZATION TANK

BIO-BASED TILE





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[SOUTHPORTINNOVATIONCENTER.COM](https://southportinnovationcenter.com)



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Trinity Capital focuses on the acquisition and development of institutional-quality commercial real estate in the southeastern United States. The firm has invested more than \$4.5 billion acquiring and developing more than 30 million square feet of the most successful workplace real estate projects including CBD office towers, industrial portfolios, suburban office parks, mixed-use developments, and life science. Investments are capitalized through various Trinity Capital investment vehicles and partnerships with some of the country's top institutional investors.



Foundation, a Trinity Capital Portfolio Company, is a proven operator, investor and developer of real estate that supports the innovation economy in primary and emerging markets across the country. Our decades of experience delivering the highest quality life science, technology, and innovation facilities empowers our tenant partners to focus on discovery while we focus on the real estate. We are subject matter experts within this niche asset class, deeply experienced in delivering sophisticated, institutional quality real estate and superior outcomes for our investors and tenants.

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