

ALEXANDRIA INNOVATION CENTER

7030 Kit Creek Road | Morrisville, NC



MULTI-STORY R&D LAB SPACE FOR SUBLEASE



**CUSHMAN &
WAKEFIELD**

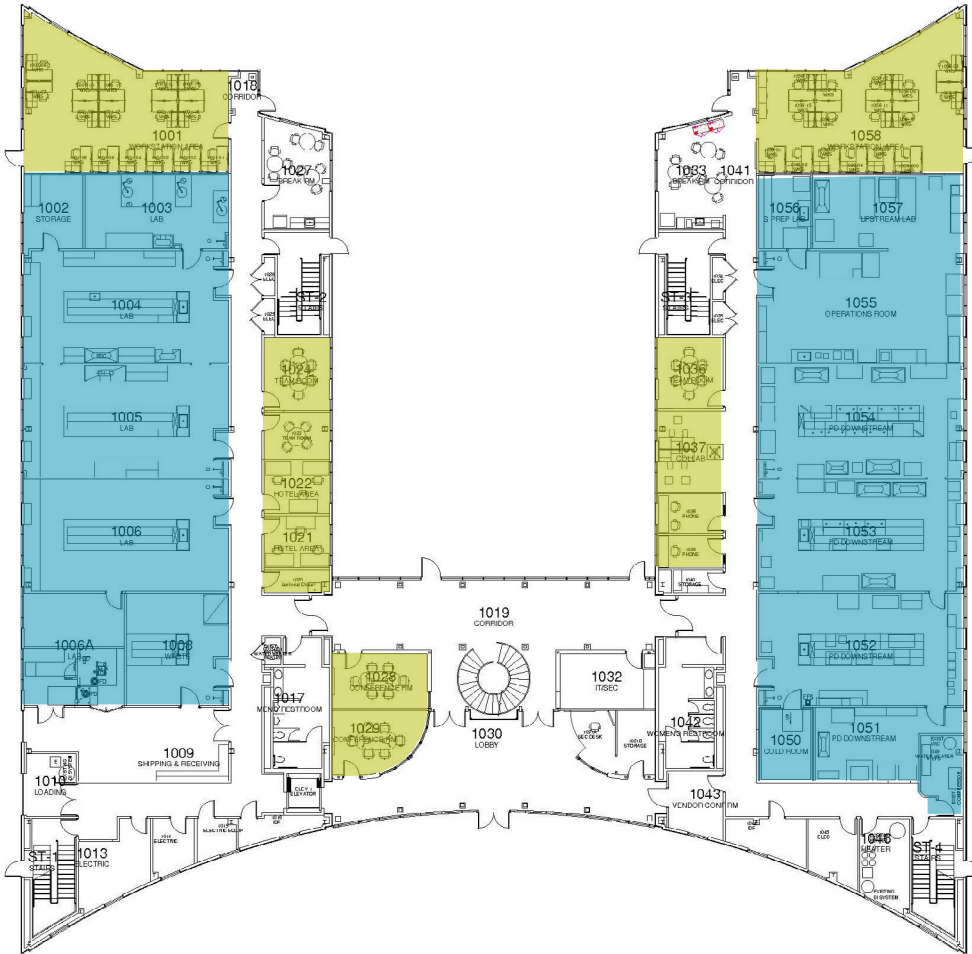
01 PROPERTY SPECIFICATIONS

7030 KIT CREEK IS A FIRST-CLASS MULTI-STORY LAB BUILDING WITHIN THE PRESTIGIOUS RESEARCH TRIANGLE PARK AND OFFERS AN EXCEPTIONAL OPPORTUNITY WITHIN THE MARKET. OFFICE AND CONFERENCE SPACES BOAST MODERN FINISHES, PLUG AND PLAY UTILITY, AND IN-PLACE IT/TECHNOLOGY SOLUTIONS.

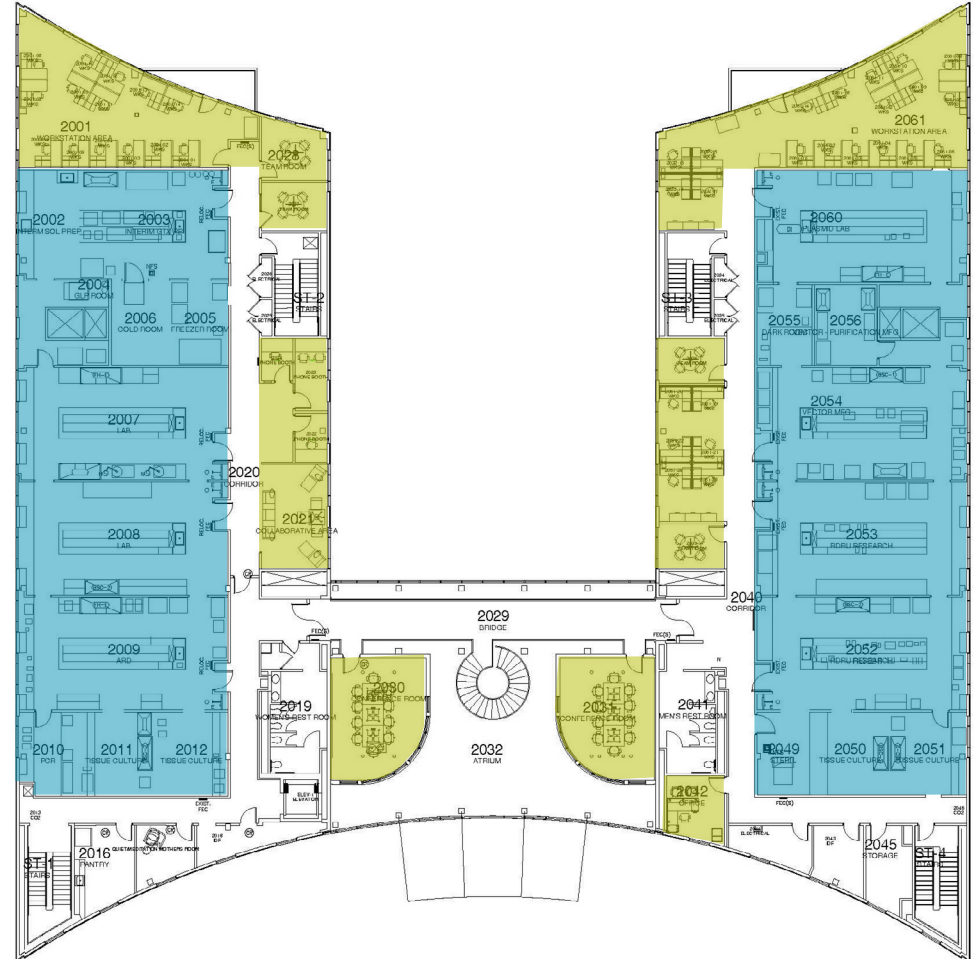
RENTABLE SQUARE FEET	40,884 SF
MASTER LEASE EXPIRATION	November 30th, 2027
PARKING RATIO	3 / 1,000 SF
ELECTRICAL SERVICE	500 kVA 277/480 pad mount transformer
CLEAR HEIGHT	14'
LAB EQUIPMENT	<ul style="list-style-type: none">• Fume Hoods• Cold Storage• Autoclave• UPS• Backup Power
# FLOORS	2
FOUNDATION	Slab-on-grade
LOADING	On grade loading with lift
EMERGENCY POWER	Cummins 200 KW diesel generator with 366 gallon tank

02 FLOOR PLANS

FIRST FLOOR



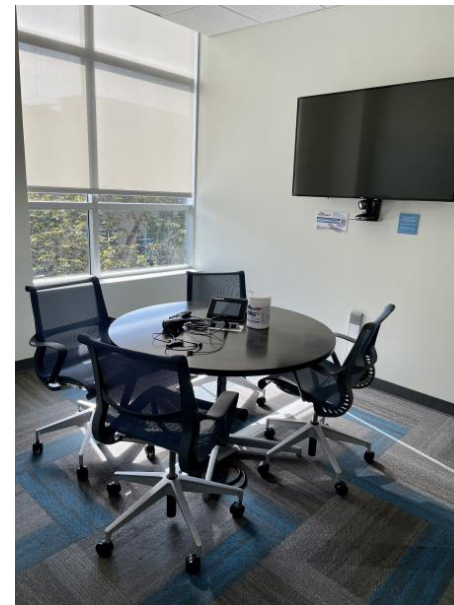
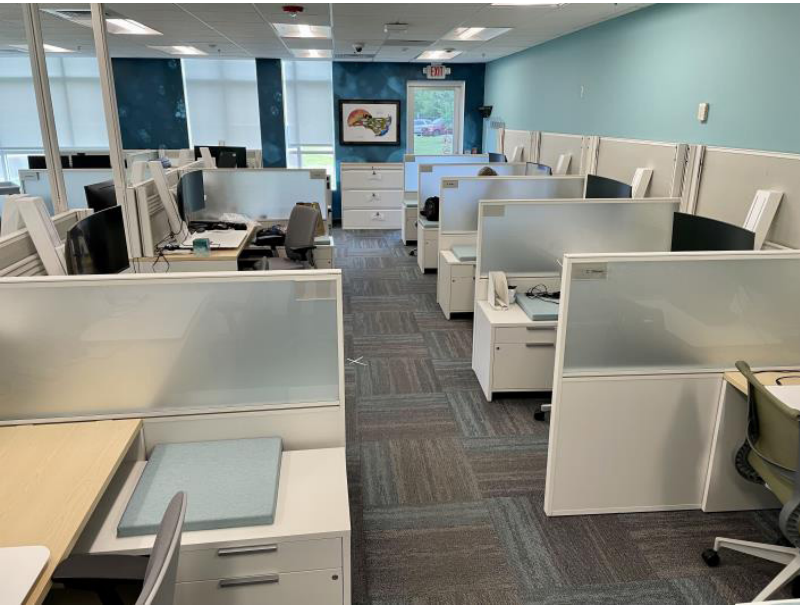
SECOND FLOOR



Office

Lab

03 SITE PHOTOS



CONTACT

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