

**3401 Spring Forest Rd.
Raleigh, NC 27616**



Turn Key 22,000 +/- SF Bldg. Flex/Life Science Sublease

High profile building convenient to Restaurants, Retail and Public Transportation.

Building Features:

Fully Conditioned General Use Lab Space.

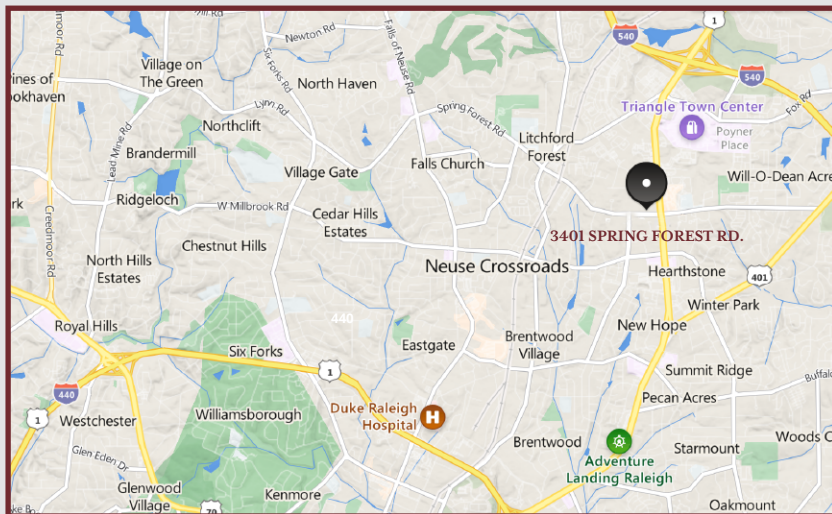
74 Parking Spaces Allocated to Building

Lab/Warehouse Area:

- Humidity and Climate Controlled Wet Lab
- Industrial Storage Racks (8 Bays)
- 2 Ducted Fume Hoods (fixed to the building)
- 3 Ductless Fume Hoods (Optional/Portable)
- 2 Safety Shower/Eye Wash Stations
- Covered Loading Dock w/ Automatic Dock Door

Main Office Area:

- 1 Large conference room
- 6 break-out rooms or up to 5 private offices
- Classrooms with collapsible wall dividers & full size whiteboards
- FF&E available for purchase
- Electrical service to the building runs from a pad-mounted transformer supplying the building 800 amp, 3-phase, 4 wire service, at 277/480 volts.
- Ideal for R&D, Medical, IT, Life Science or Academia Uses



Contact Broker for Pricing & More Information

Brenda H. Compton
The Compton Team at
HARTWELL REALTY, INC.

Direct: 919.522.5834
Office: 919.772.0170 x2
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General Lab Use Space



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Large Break Room



Warehouse Space



Automated Loading Dock Door

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