

250 QUADE DRIVE
CARY, NORTH CAROLINA 27513



PHOENIX
COMMERCIAL PROPERTIES



LAB SPACE FOR LEASE

SQUARE FOOTAGE	±1,200 USF* (NOT INCLUDING SHARED SPACE)
RATE	\$4,000.00/MO. (FULL SERVICE)
PARKING RATIO	4.5/1,000 SF
LOCATION	Minutes to RDU Airport; Convenient location near restaurants and other amenities
LAB EQUIPMENT AVAILABLE	Hoods, benches, various gas & air lines in place.

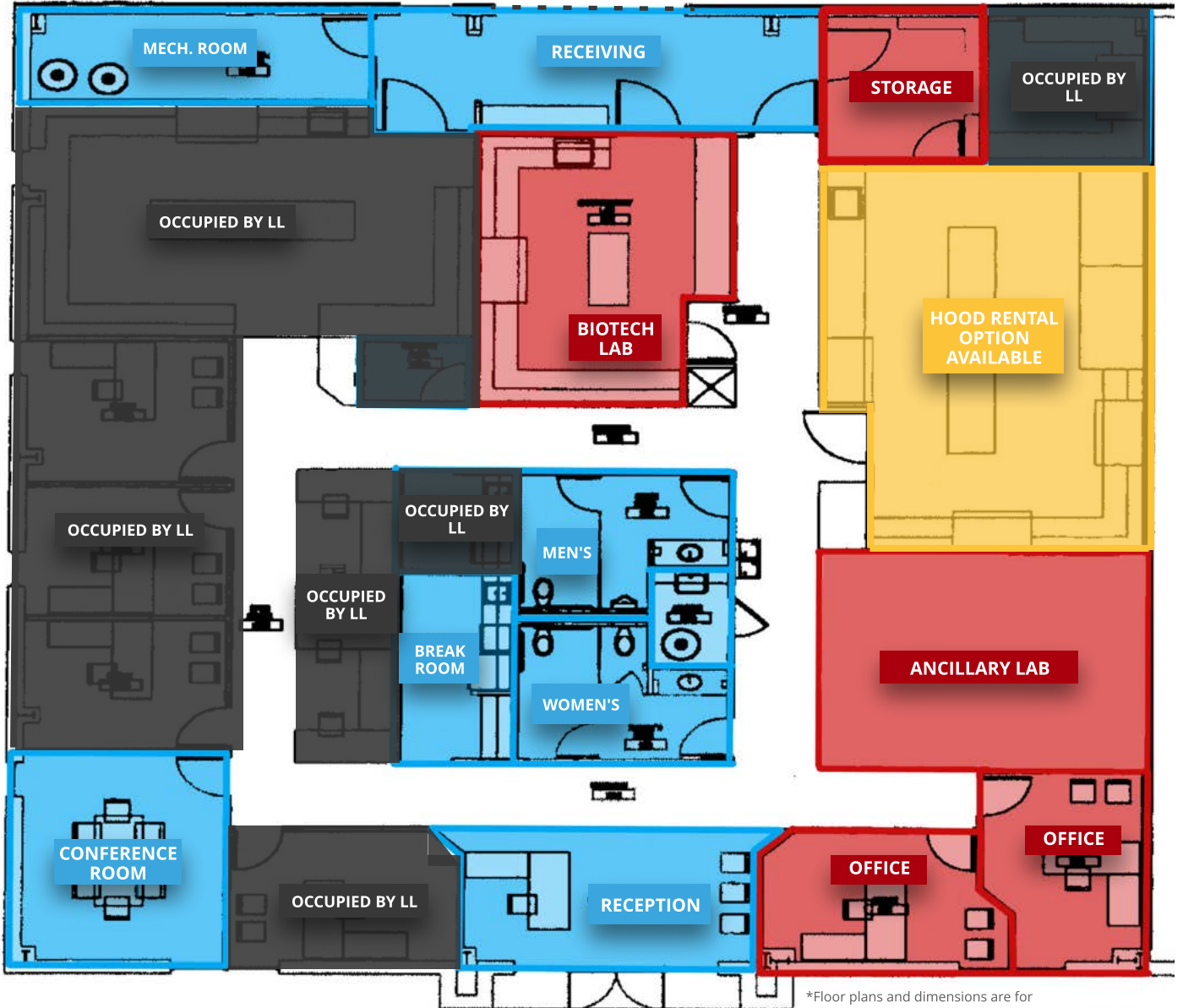


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FLOOR PLAN

ONE SHARED
ROLL-UP DOOR



*Floor plans and dimensions are for illustrative purposes only and are only approximate estimations

■ THREE HOODS AVAILABLE FOR RENT AT ADDITIONAL COST



SPACE FEATURES

■ DEDICATED SPACE INCLUDES:

- ▶ OFFICE 1 ~ (10 x 13)
- ▶ OFFICE 2 ~ (10 x 14.5)
- ▶ ANCILLARY LAB ~ (17 x 20)
- ▶ BIOTECH LAB ~ (16 x 24.9)
- ▶ STORAGE

■ SHARED SPACE INCLUDES:

- ▶ RECEPTION
- ▶ CONFERENCE ROOM
- ▶ SEPARATE MEN'S & WOMEN'S RESTROOMS
- ▶ BREAK ROOM

- ▶ MECHANICAL ROOM
- ▶ RECEIVING DOCK WITH 1 ROLL-UP DOOR

LOCATION



LOCATION FEATURES

- ▶ Only minutes to RDU Airport
- ▶ Quick access to I-40 & the I-540 belt-line
- ▶ Within close proximity of restaurants, hotels and a variety of Cary retail destinations.

FOR MORE INFO CONTACT:



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