



PROPERTY DESCRIPTION

Suite 201 with 9,630 RSF available for sublease in two-story R&D and office building. Sublease term expires 12/31/2021.

PROPERTY HIGHLIGHTS

- Suite 201: 9,630 RSF available for sublease, term expiring 12/31/2021
- Direct lease available for longer term options
- Sublease Rate; \$19.00/RSF, Full Service
- Suite consists of mostly private offices on window line with cubicle area and large conference room
- Office furnishings are negotiable
- Onsite maintenance staff
- Parking: 4:1,000 available onsite
- Fiber in building

LOCATION DESCRIPTION

Located in Imperial Center off of Emperor Blvd. in close proximity to RDU International Airport, Research Triangle Park and nearby retail, restaurants and shopping.

OFFERING SUMMARY

Lease Rate:	\$19.00 SF/yr (Full Service)
Available SF:	9,630 SF
Building Size:	91,000 SF

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All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice.
No liability of any kind is to be imposed on the broker herein.

OFFICE FOR SUBLEASE
1030 SWABIA COURT
Durham, NC 27703



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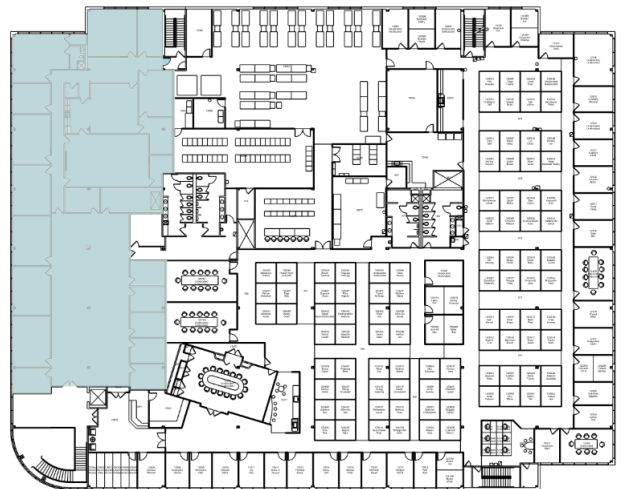
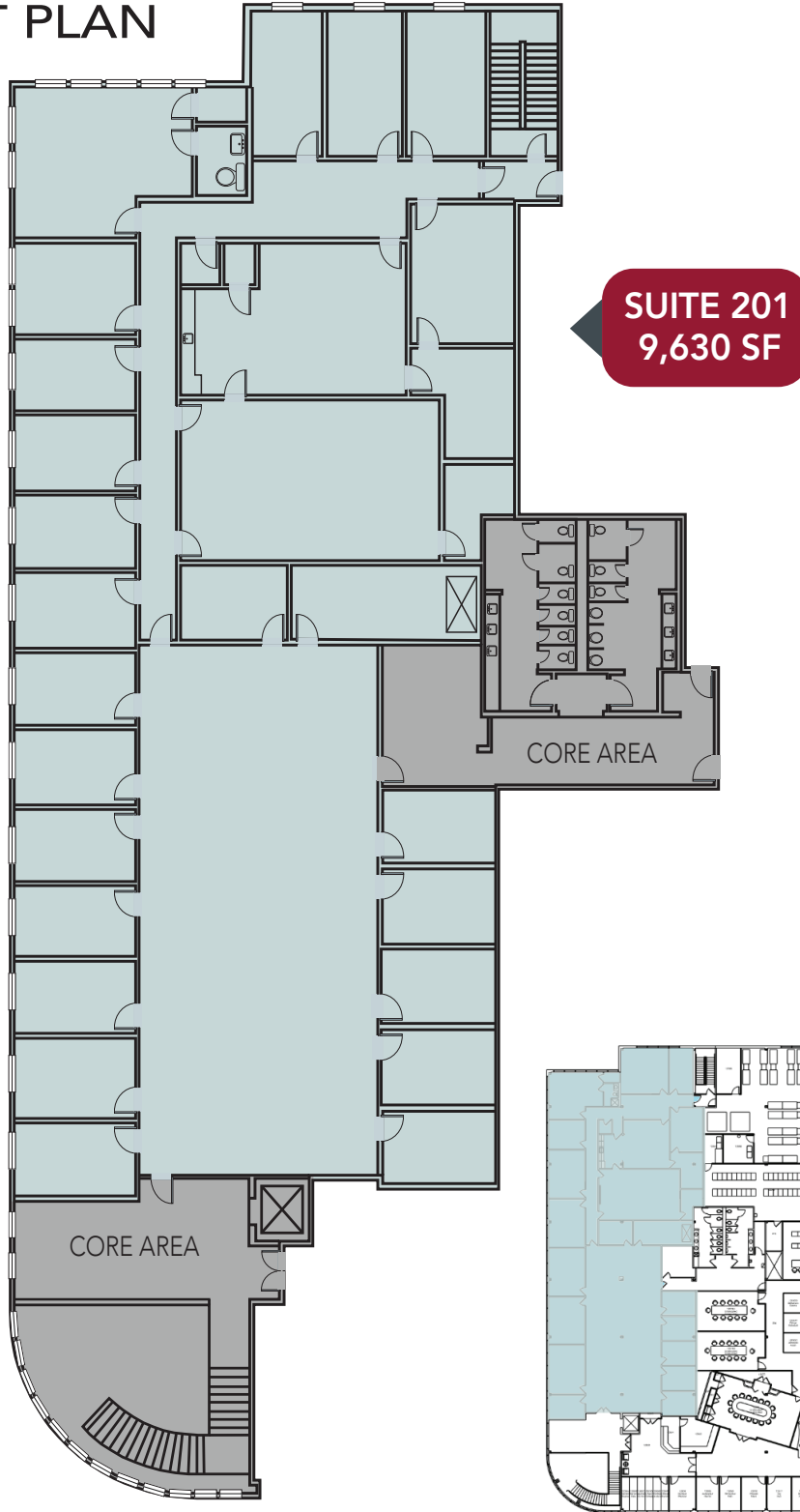
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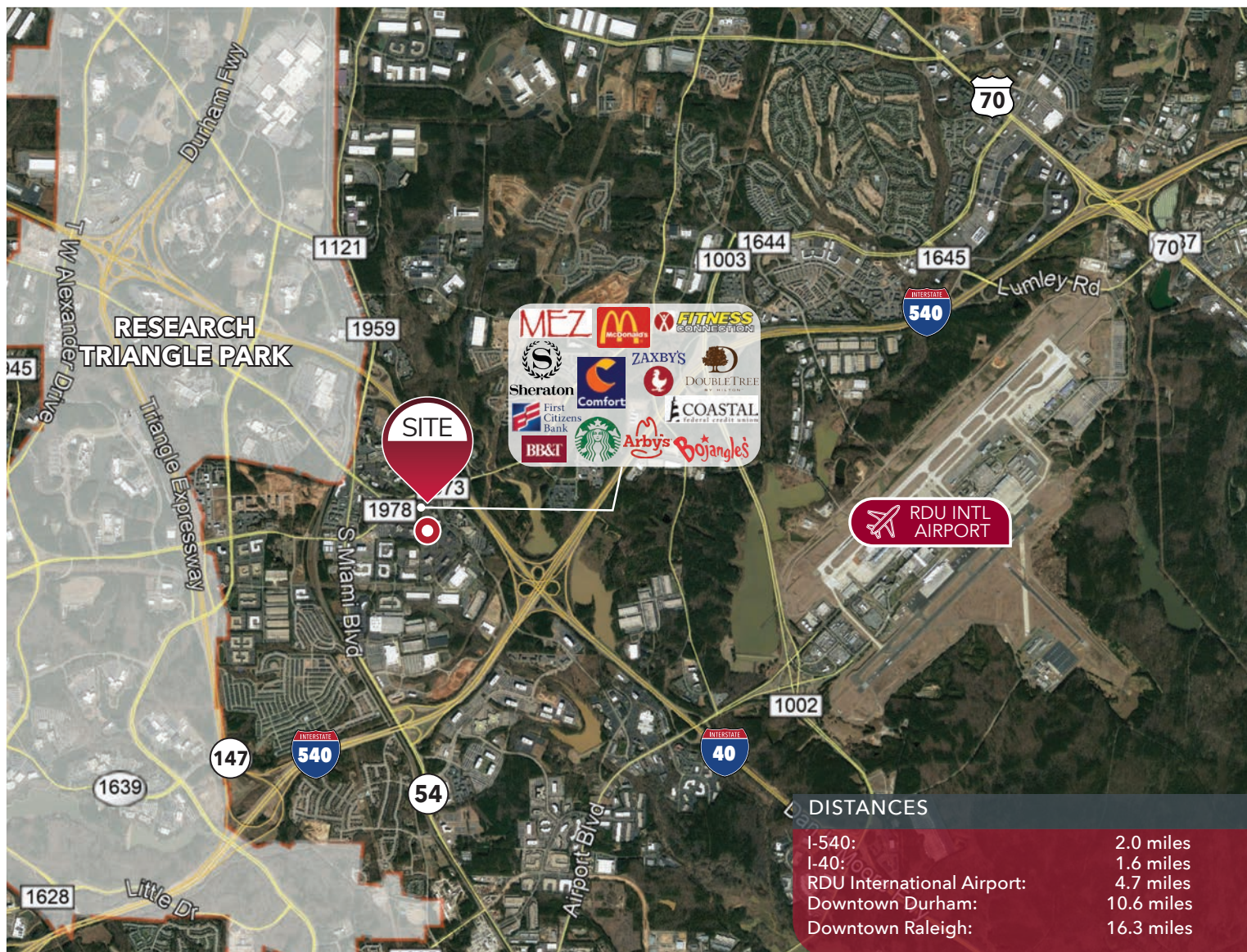
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AS BUILT PLAN



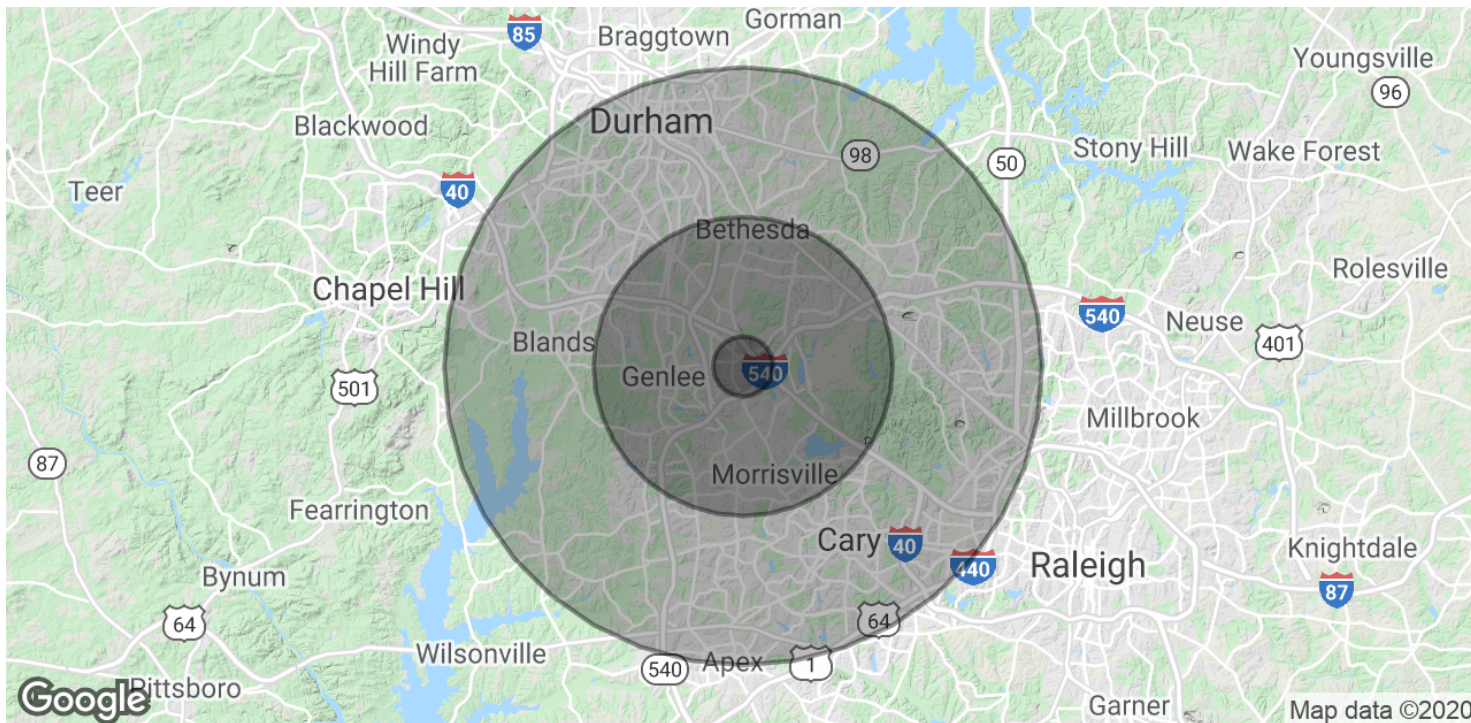
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POPULATION

	1 MILE	5 MILES	10 MILES
Total Population	1,534	63,025	411,032
Average age	30.9	33.2	34.3
Average age (Male)	30.9	32.9	33.5
Average age (Female)	29.9	33.2	34.9

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total households	774	26,991	165,728
# of persons per HH	2.0	2.3	2.5
Average HH income	\$66,191	\$87,666	\$83,923
Average house value	\$211,518	\$309,607	\$278,167

* Demographic data derived from 2010 US Census

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