



**14K SF LAB/OFFICE FOR SUBLEASE**

**DISCOVERY 4**

**2450 PERIMETER PARK DRIVE, MORRISVILLE**



**CUSHMAN &  
WAKEFIELD**

**TURN-KEY LAB SPACE AVAILABLE!**

# DISCOVERY 4

## 2450 PERIMETER PARK DRIVE

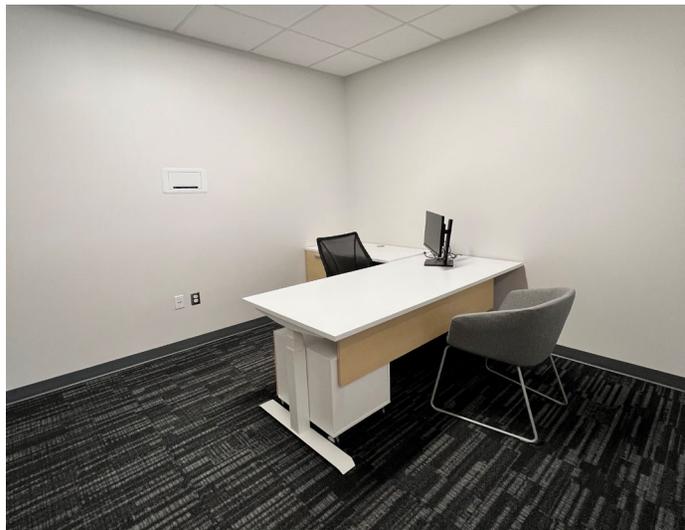
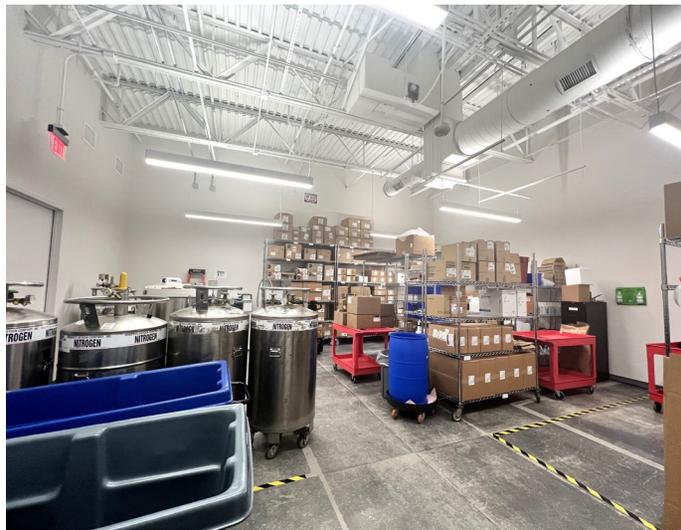
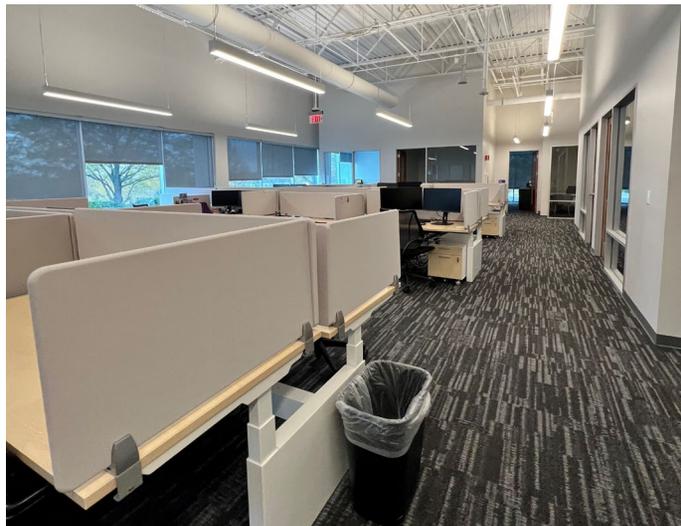
### Property Features

14,480 SF suite available for sublease at Discovery 4 featuring both lab and office space.

- Office space features a reception area, 2 conference rooms, 8 private offices, a break room and open workspace
- Prime lease expires 12/28/2026
- Lab is currently BSL2
- Back-up generator on site
- Select lab equipment available
- All office furniture available
- Park amenities include a shared conferencing center, outdoor lounge seating, fitness programming and locker rooms, and a tenant lounge with a coffee bar
- Convenient access to I-40, I-540, NC-147, NC's prestigious Research Triangle Park and Raleigh-Durham international airport
- Rental rate is negotiable

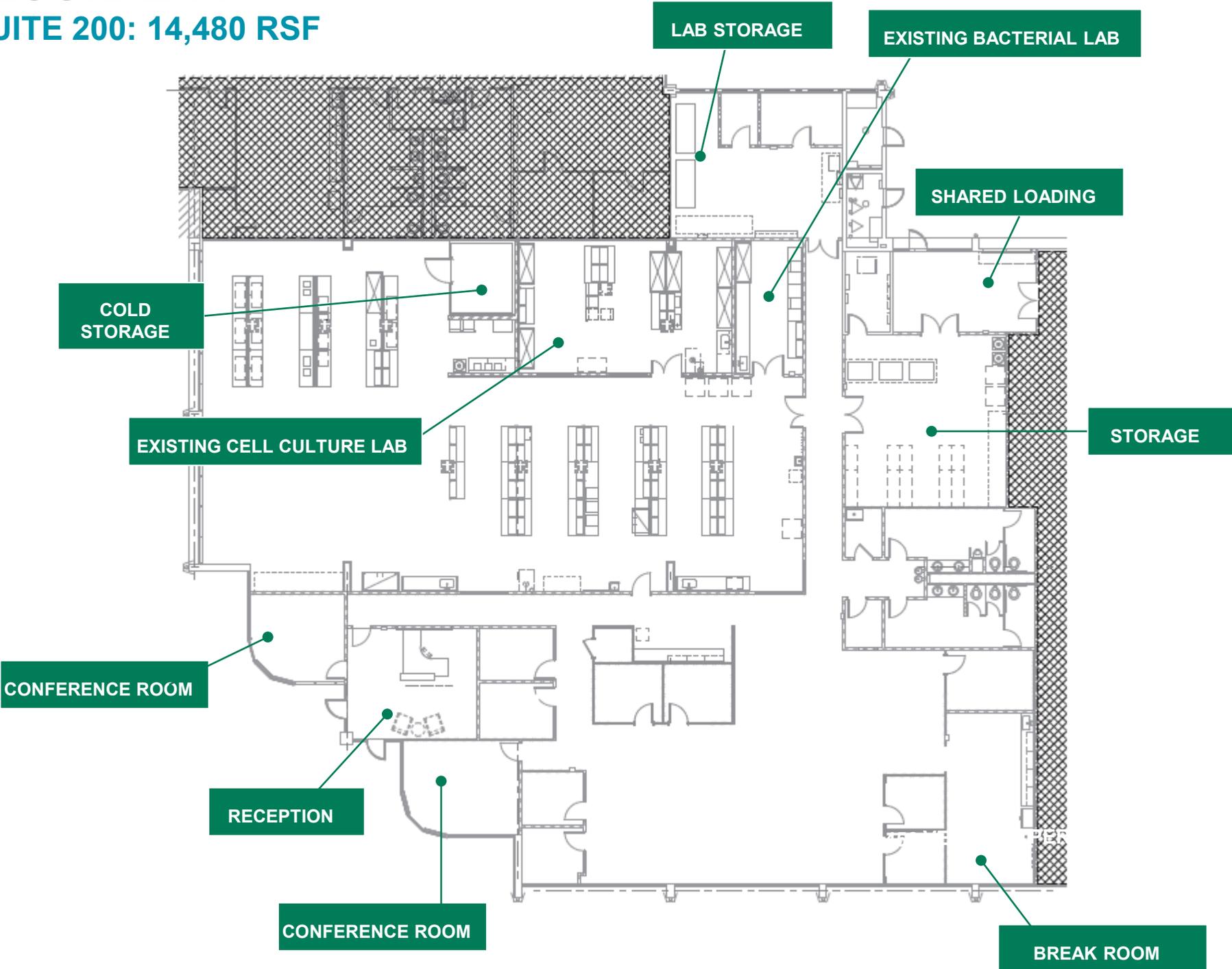
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# FLOORPLAN

SUITE 200: 14,480 RSF





**FOR MORE INFORMATION, CONTACT:**

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