

AVAILABLE FOR SUBLEASE | 1,295 - 41,754 RSF MULTIPLE CONFIGURATIONS AVAILABLE

VENABLE CENTER

302 E PETTIGREW ST | DURHAM, NC



Property Highlights

- 41,754 SF of BSL 2 R&D lab & office space available across multiple suites
- Located within the historic Venable
 Center campus in Downtown Durham
- Office furniture available
- Select laboratory equipment available
- Excellent access of Hwy 147
- 4.0 / 1,000 SF parking ratio
- Access to the NEW Roxboro building gym, shared conferencing center and skydeck lounge
- Master lease expires 7/31/2029
- Extremely competitive subleasing terms available







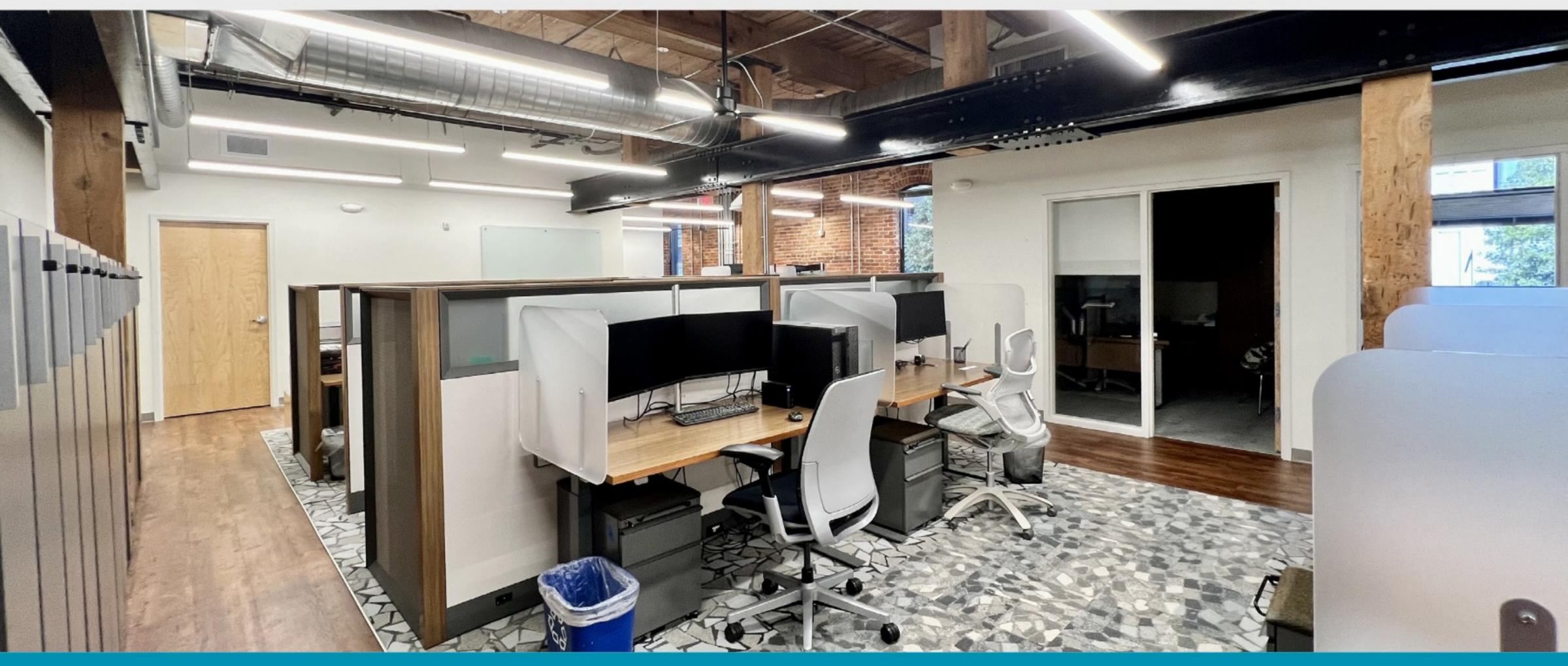
VENABLE CENTER SITE PLAN











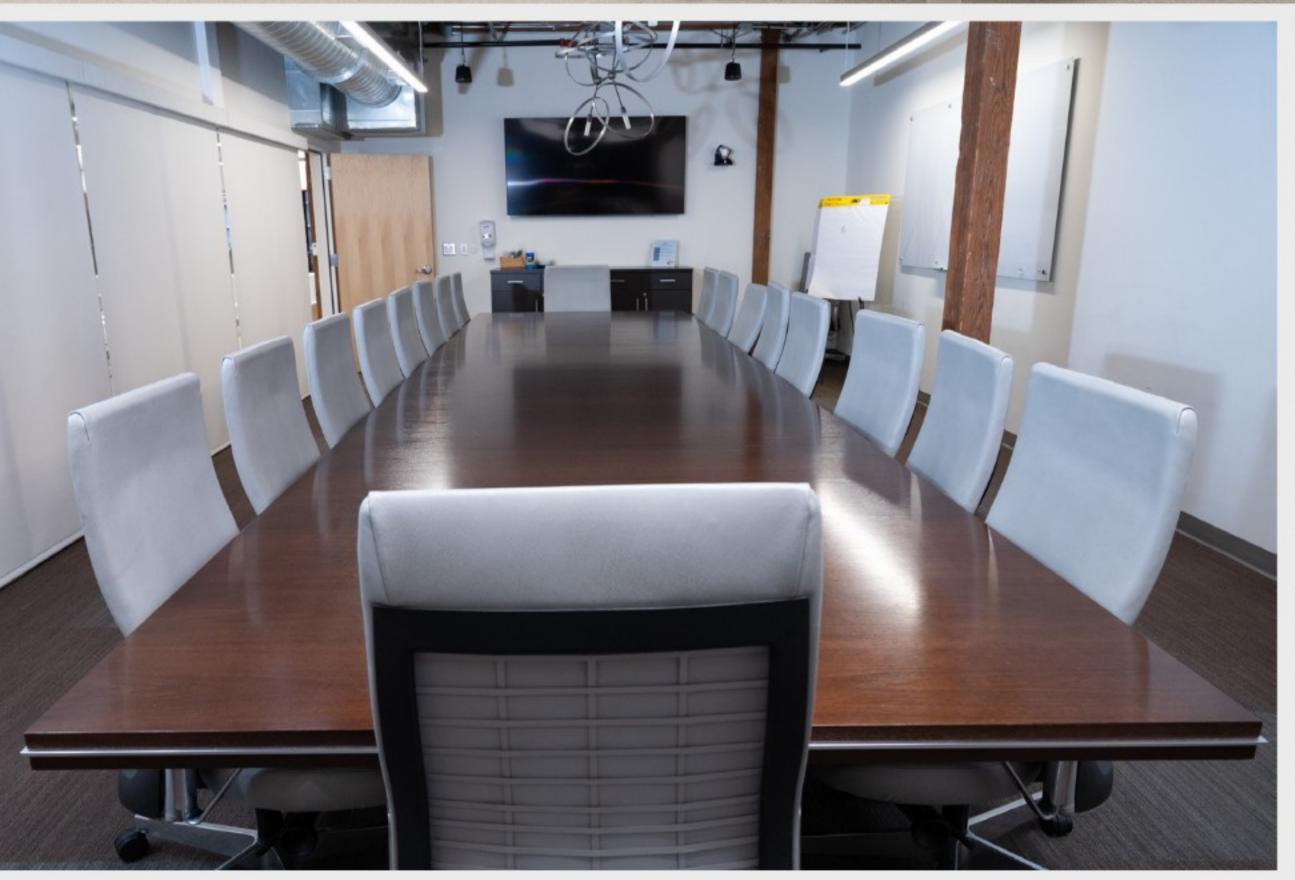
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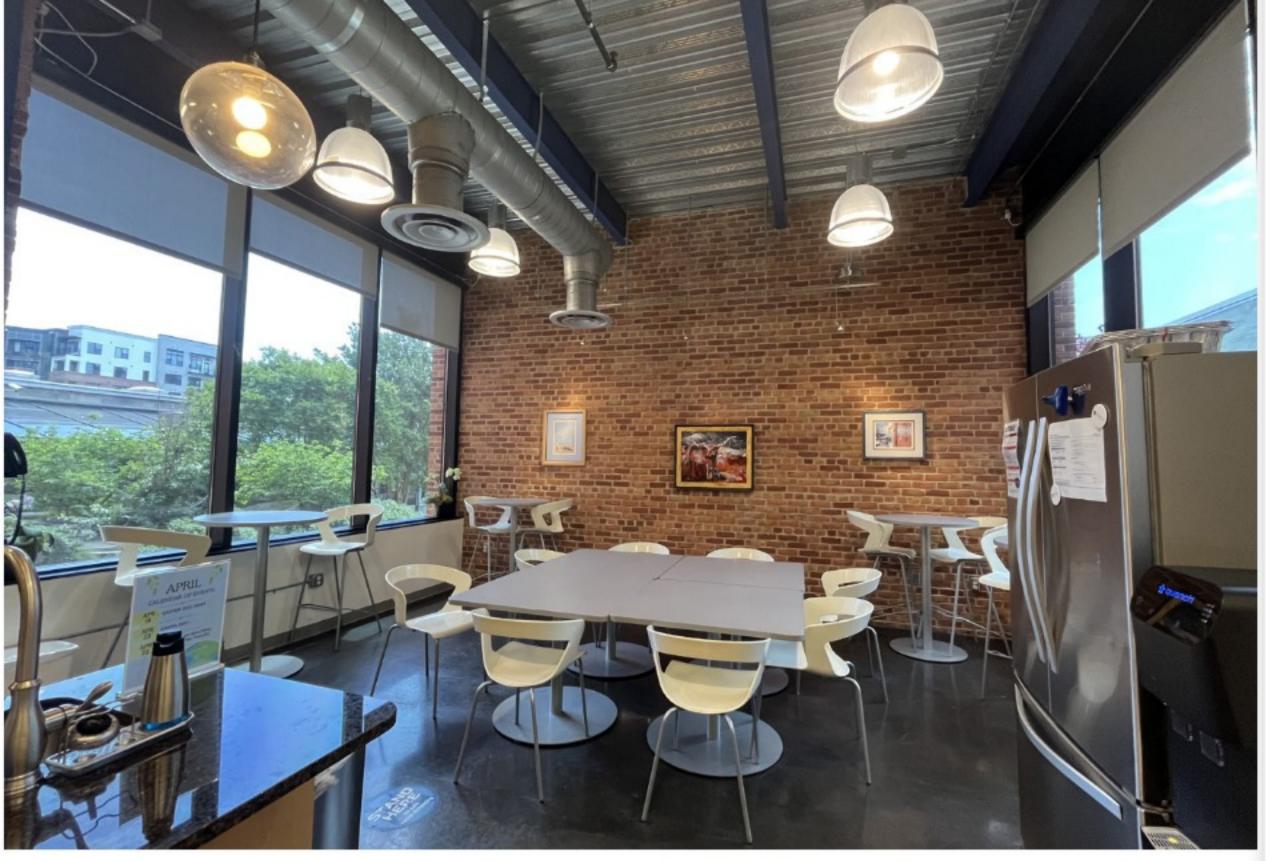


















A variety of dining, retail, banking and entertainment options within walking distance



4.0 per 1,000 SF Parking Ratio

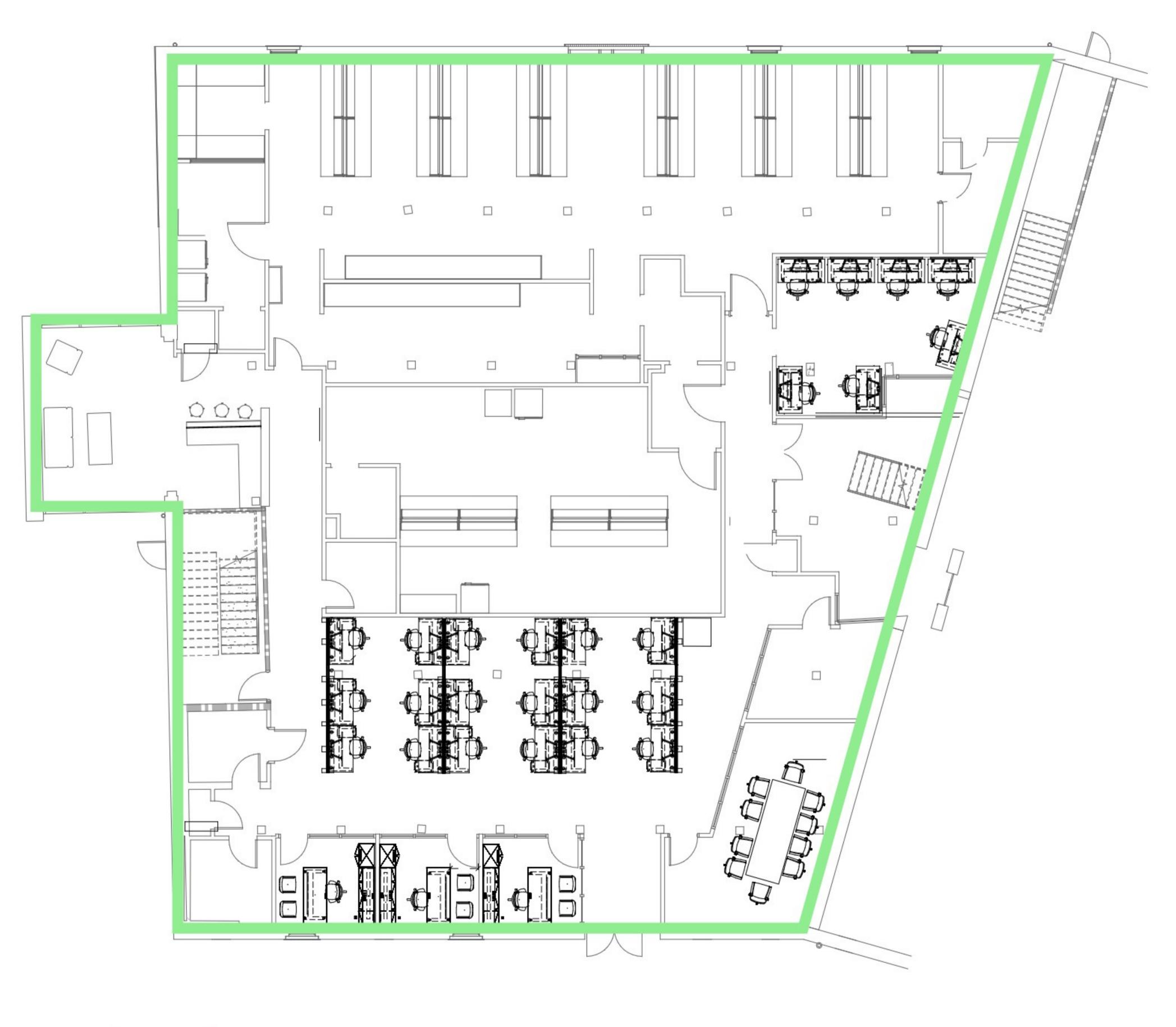


Amenities include access to the Roxboro fitness center, shared conferecing center, tenant skydeck lounge and outdoor seating areas



FLOOR PLANS

DIBRELL A





8,274 RSF Lab & Office

DIBRELL B



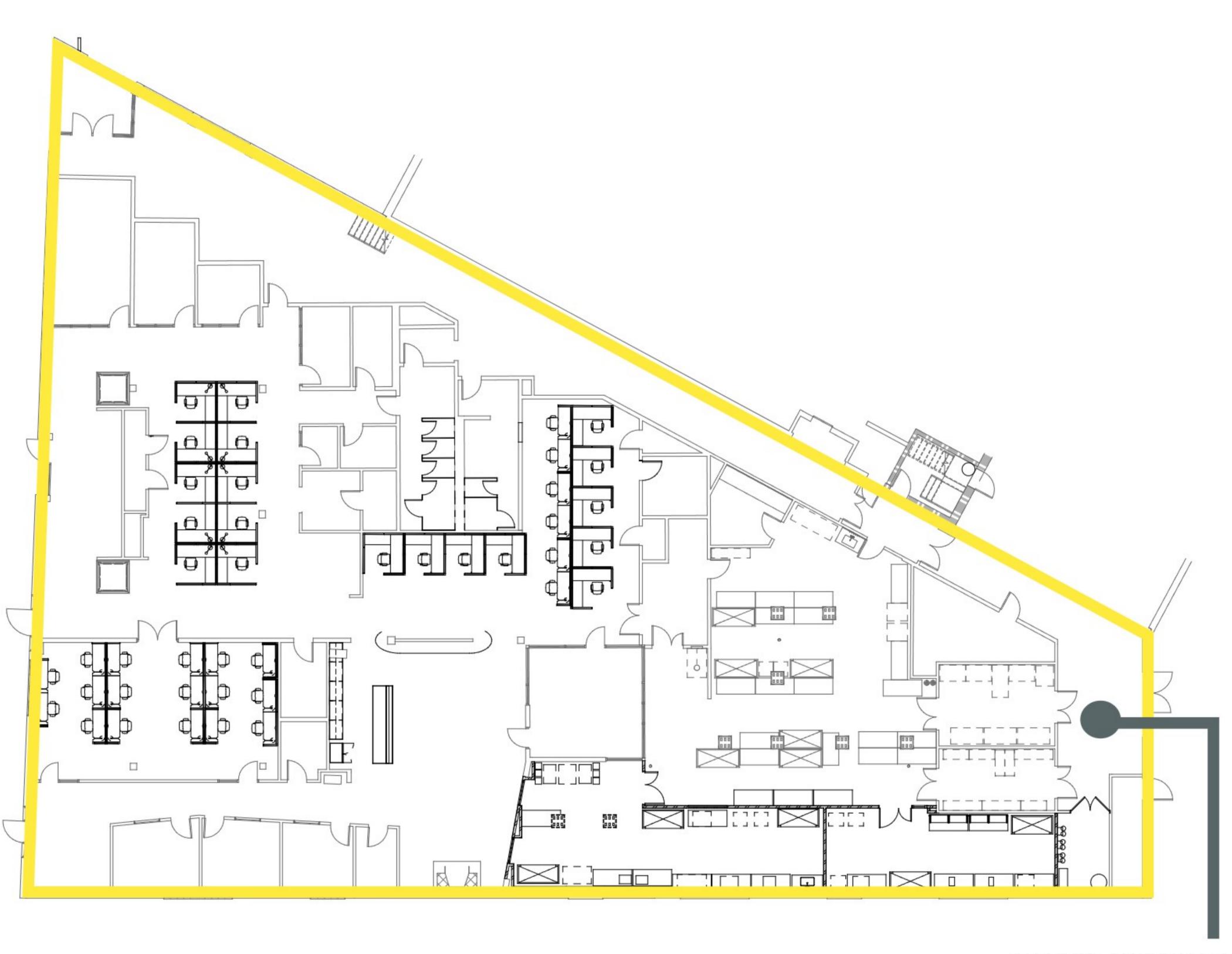
FLOOR PLANS

DIBRELL C





RECEIVING ROOM



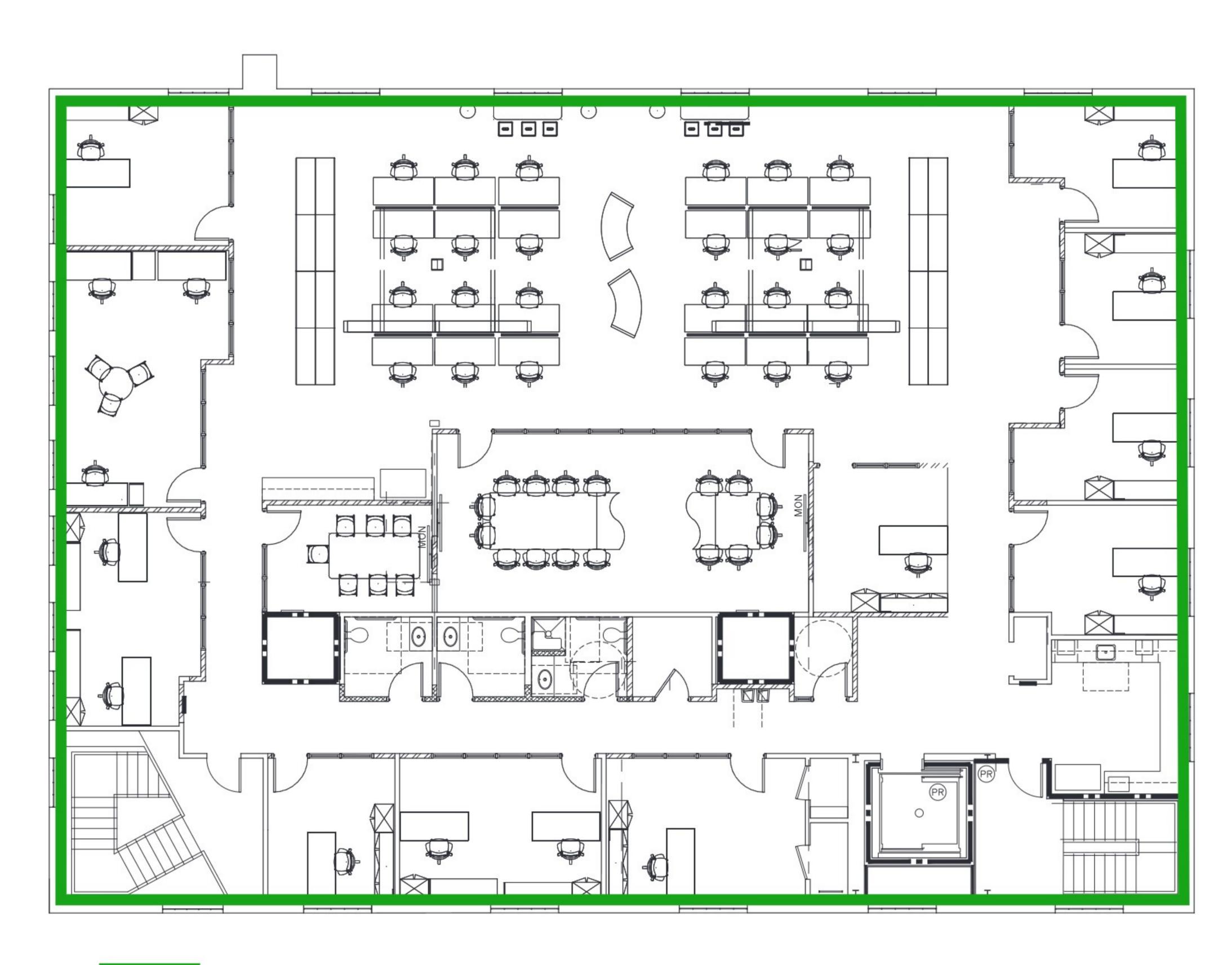
SHARED SHIPPING & RECEIVING



14,484 RSF Lab & Office

FLOOR PLANS

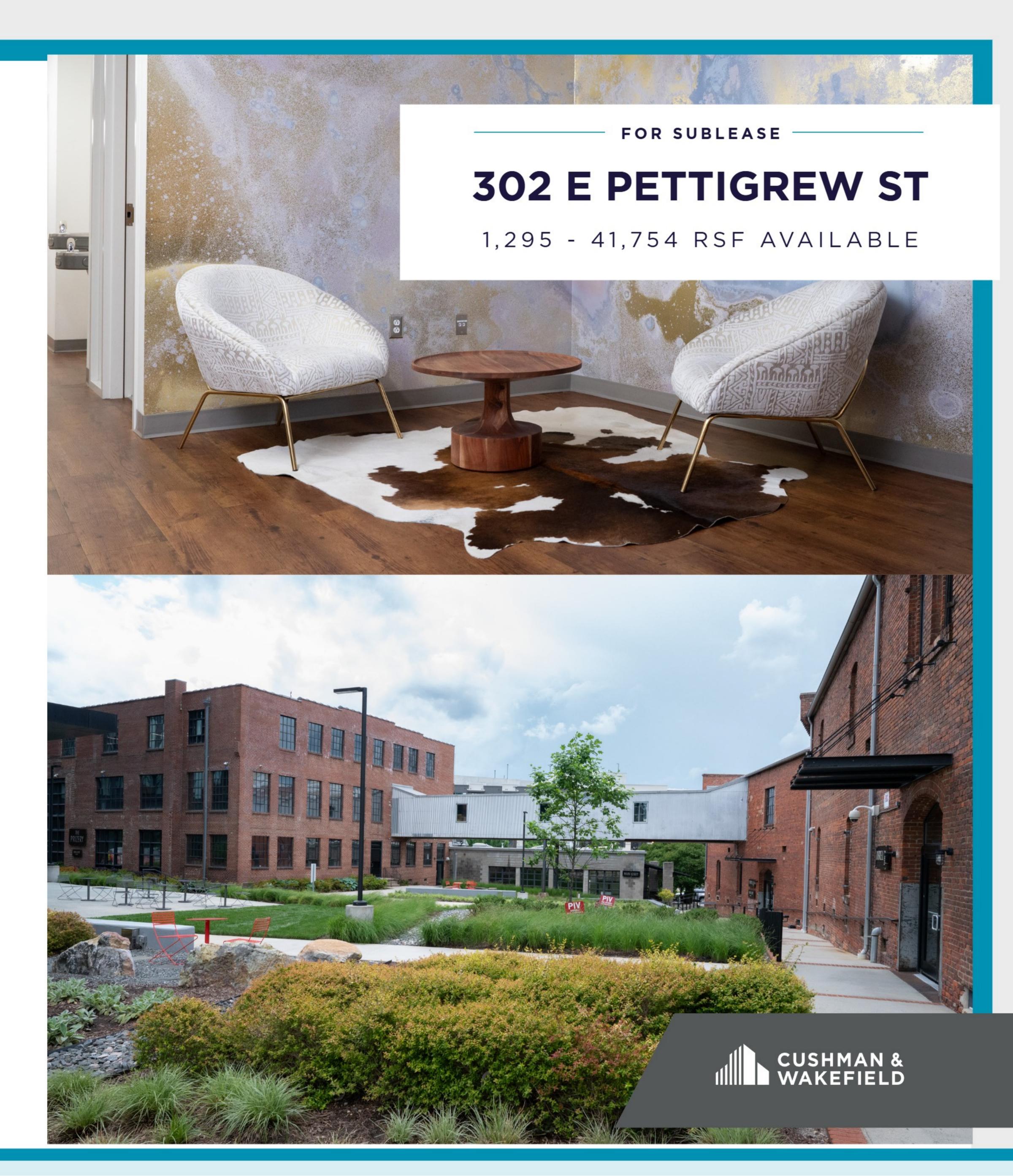
THE PRIZERY





7,106 RSF Office





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