

4016 - 4025 STIRRUP CREEK DRIVE



TBC

DURHAM, NC

INSPIRING LIFE SCIENCE INNOVATIONS



WWW.TBCLIFESCIENCE.COM

 CUSHMAN &
WAKEFIELD

INSPIRING MINDS TO TRANSFORM THE FUTURE

From the heart of one of America's most renowned research hubs, TBC delivers a campus experience where innovation meets inspiration. TBC's robust life sciences campus is designed to nurture the next generation of thought leaders with world-class amenities and specialized workplaces tailored to meet the dynamic needs of research professionals.

With its strategic location near renowned local universities neighboring corporate giants, TBC is at the forefront of Raleigh-Durham's thriving life science community, attracting top-tier talent and contributing to the region's status as a premier destination for innovation.

Campus Highlights

- Highly-amenitized, life science-designed campus
- 447,000 total SF
- Five (5) single-story buildings
- 3 miles from Research Triangle Park
- New 10,000 SF freestanding state of the art amenity center



AMENITY CENTER CONNECTING VISIONARIES AND DRIVING BREAKTHROUGHS

Experience a state-of-the-art research hub that goes above and beyond the ordinary to cultivate a sense of belonging, community, and synergy towards a common goal.

With a variety of indoor and outdoor workspaces, lounges and gathering areas designed for collaboration, the TBC amenity center is where forward-thinking individuals come together to make an impact and drive groundbreaking advancements.



- FITNESS CENTER
- MEETING SPACE
- COFFEE LOUNGE
- OUTDOOR GATHERING SPACE
- CONFERENCE/TRAINING ROOM
- CATERING KITCHEN



WELCOME TO LIFE AT TBC

At TBC, tenants are empowered to experience a balanced lifestyle where wellness and convenience fuel innovation. Everything you need is within reach for a fulfilling day.

7AM

Jumpstart your morning with a workout at the campus fitness center, packed with the latest machines and equipment.

9AM



Head to the conference center to give birth to new, revolutionary ideas.

12PM



Grab lunch nearby and enjoy a break on campus at any number of outdoor gathering spaces.

2PM

Recharge with an afternoon pick-me-up at the amenity center coffee lounge.

5:30PM

Wrap up your day with a cocktail at a nearby local restaurant.

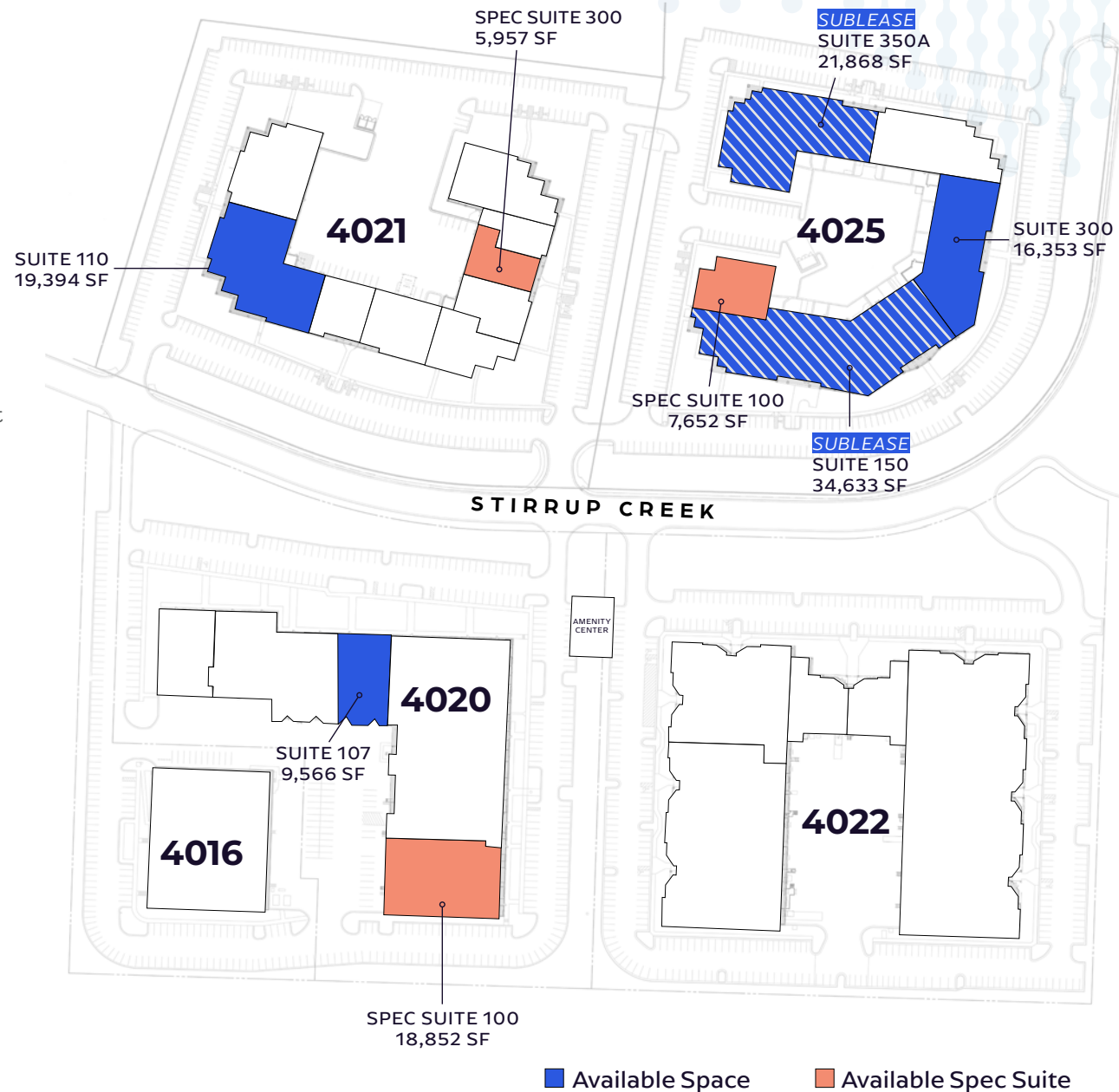


DISCOVER INNOVATION AT EVERY TURN

TBC's world-class campus offers a dynamic environment where ideas thrive and research professionals feel empowered to push the boundaries of life-changing innovation.

With single-story buildings designed for flexibility, tenants can move into life science spec suites that meet their specific needs or design a space from shell to help drive their unique missions forward.

- FIVE (5) SINGLE-STORY BUILDINGS
- 447,000 TOTAL SQUARE FEET
- LAB-READY SUITES
- DOCK ACCESS OR SHARED SCISSOR LIFTS
- CEILING HEIGHTS FROM 16' - 19'
- PARKING AT 3/1,000
- UPGRADED POWER FOR LIFE SCIENCE RESEARCH



A WORLD-RENOWNED TALENT HUB

Raleigh-Durham is a vibrant hub of talent fueled by the intellectual prowess of the region's world-renowned research institutions.

With a robust presence of Ph.D. graduates in biological and biomedical sciences from Duke University, University of North Carolina, and North Carolina State University, the Research Triangle region leads the way in producing premier research and life sciences professionals.

Largest research park in North America

Top state for business in the U.S.

#3 best city to live for tech workers

65,000 local graduates per year

4th highest concentration of
PHD's in the country

50K workers

300+ companies

3K patents awarded

TBC

RDU INT'L
AIRPORT

WILLIAM B.
UMSTEAD
STATE PARK

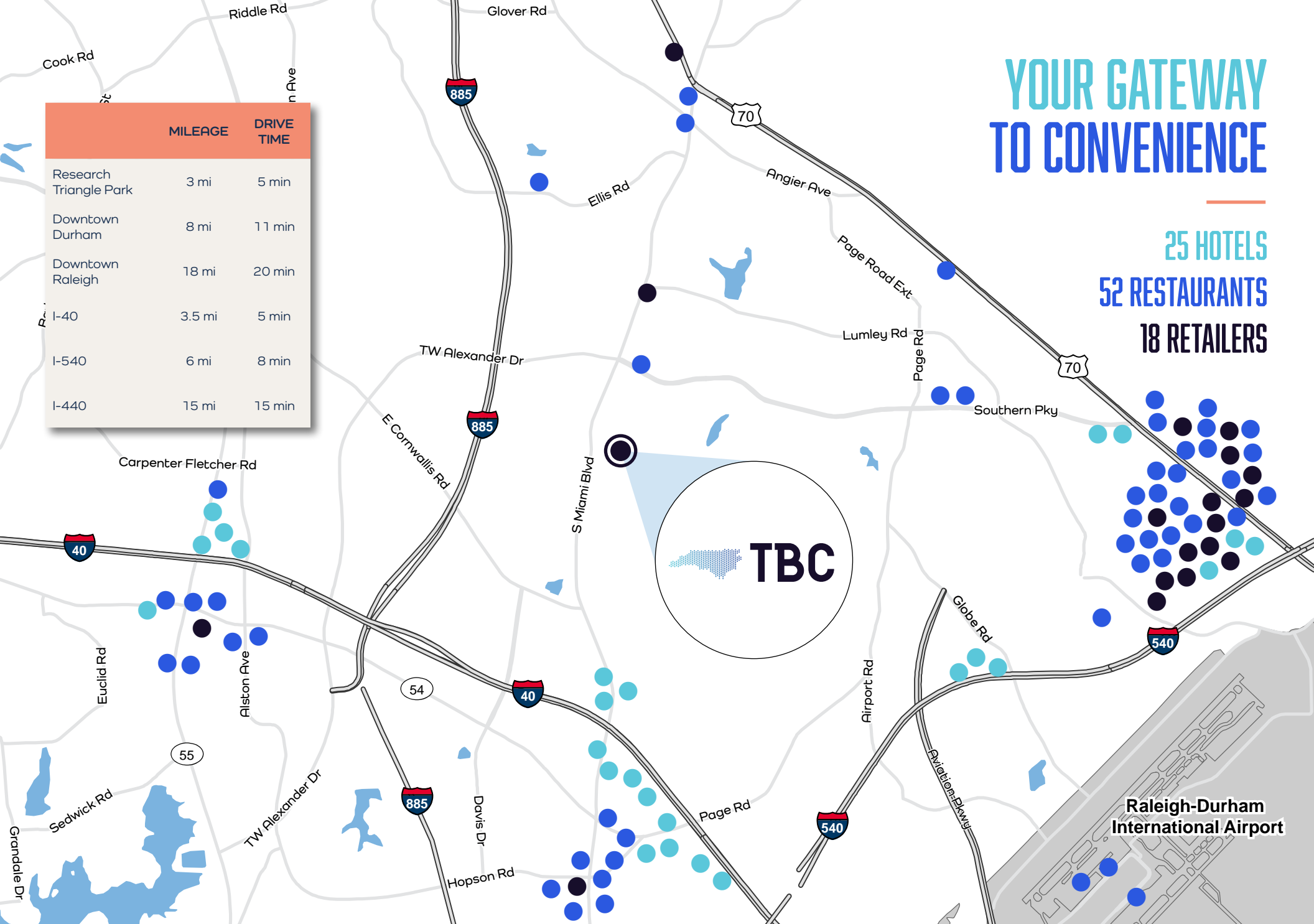
CARY

RALEIGH

YOUR GATEWAY TO CONVENIENCE

25 HOTELS
52 RESTAURANTS
18 RETAILERS

	MILEAGE	DRIVE TIME
Research Triangle Park	3 mi	5 min
Downtown Durham	8 mi	11 min
Downtown Raleigh	18 mi	20 min
I-40	3.5 mi	5 min
I-540	6 mi	8 min
I-440	15 mi	15 min



A COMMUNITY OF LEADERS

Experience the unbeatable energy of progress in Raleigh-Durham, where you'll find yourself in the company of the nation's top thought-leaders and forward-thinking organizations, renowned for driving industry-changing innovation.



FOR MORE INFORMATION PLEASE CONTACT

KALER MOSELEY
+1 919 352 9569
kaler.moseley@cushwake.com

AMY WATKINS
+1 919 352 9579
amy.watkins@cushwake.com

