

4016 - 4025 STIRRUP CREEK DRIVE



TBC

DURHAM, NC

INSPIRING
LIFE
SCIENCE
INNOVATIONS



WWW.TBCLIFESCIENCE.COM

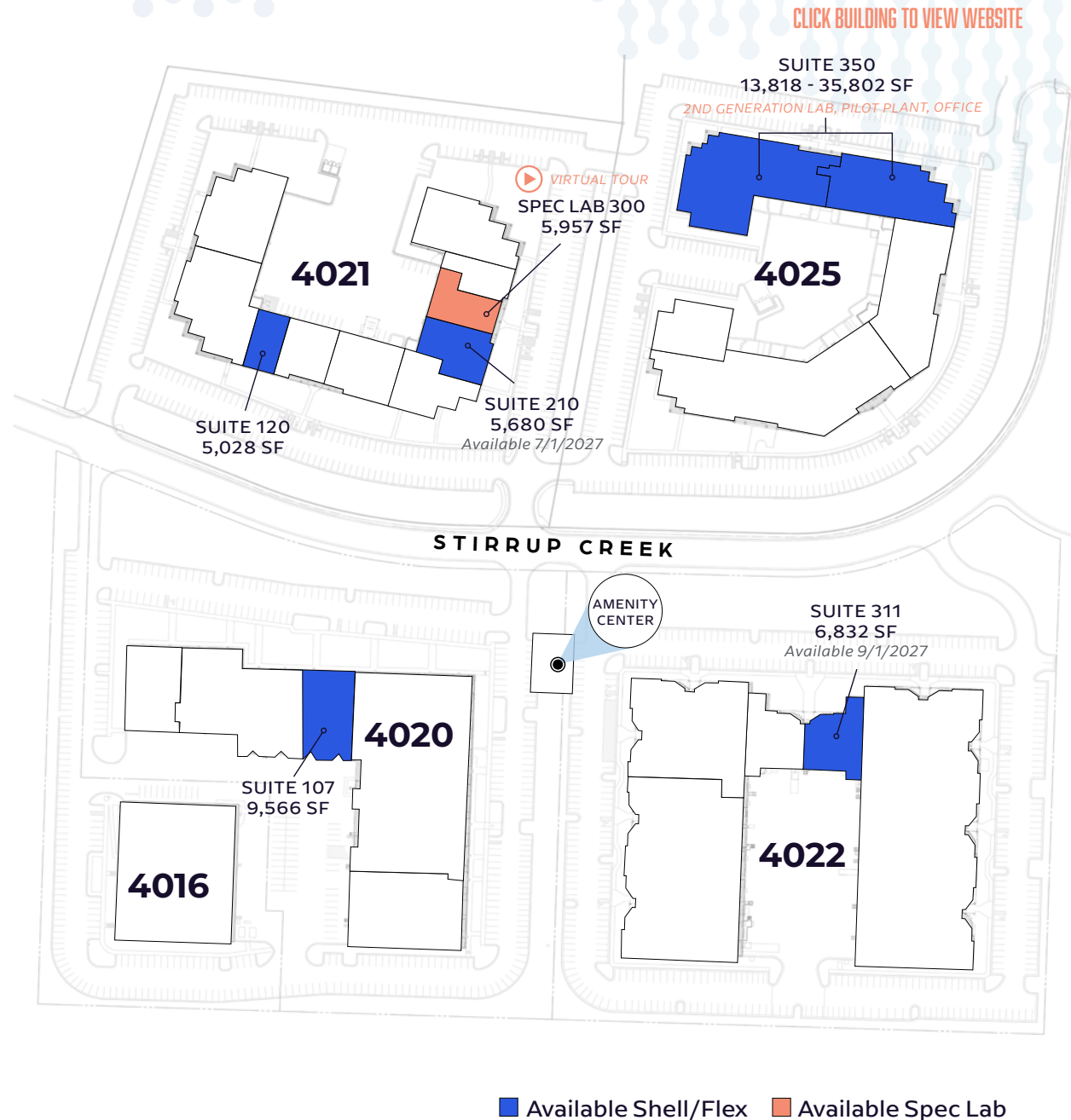
 CUSHMAN &
WAKEFIELD

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, LOCATED 3 MILES FROM RTP
- 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



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
- FOOD TRUCKS



A WORLD-RENOWNED TALENT HUB

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

	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
RDU Int'l Airport	6.5 mi	10 min

TBC

RDU INT'L
AIRPORT

WILLIAM B.
UMSTEAD
STATE PARK

CARY

RALEIGH

DURHAM

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.



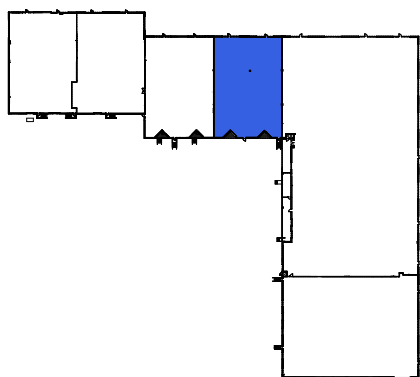
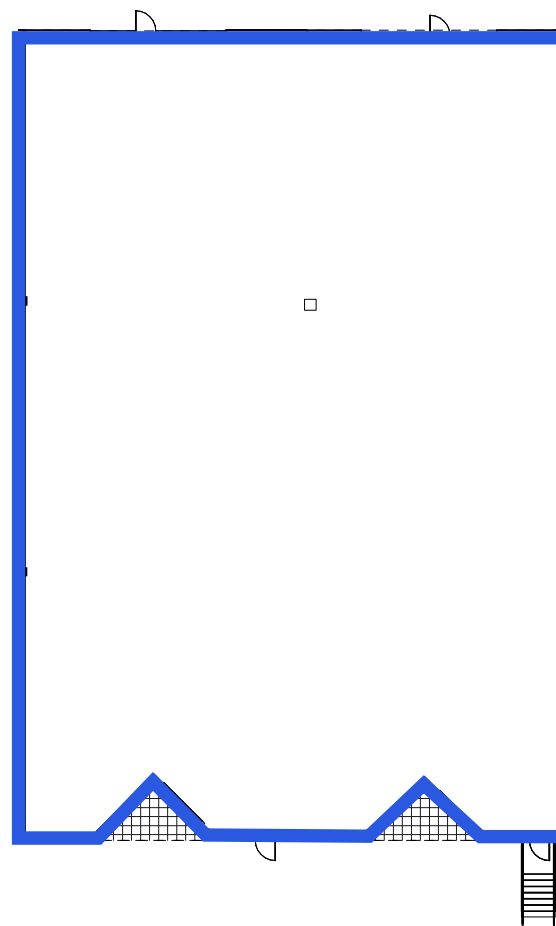
4020 STIRRUP CREEK DR.

SHELL/FLEX SUITE 107 | 9,566 SF

SPECIFICATIONS

Building Size	101,959 SF
Clear Height	19'0"
Power	6,000A, 480/277V three phase, four wire
Loading	Dock-high

[CLICK HERE TO VIEW VIRTUAL TOUR](#)

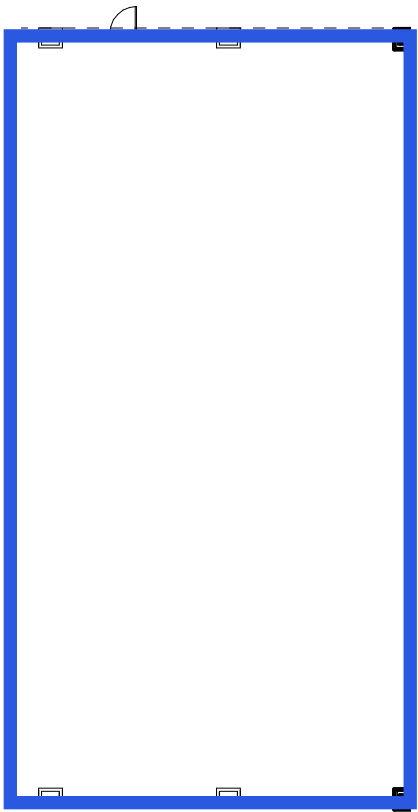
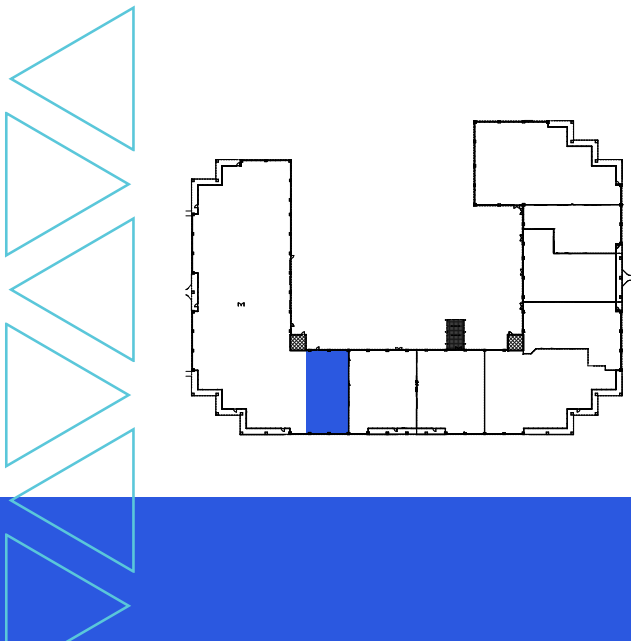


4021 STIRRUP CREEK DR.

SHELL/FLEX SUITE 120 | 5,028 SF

SPECIFICATIONS

Building Size	81,289 SF
Clear Height	16'0"
Power	4,000A, 480/277V three phase, four wire
Loading	One shared dock leveler



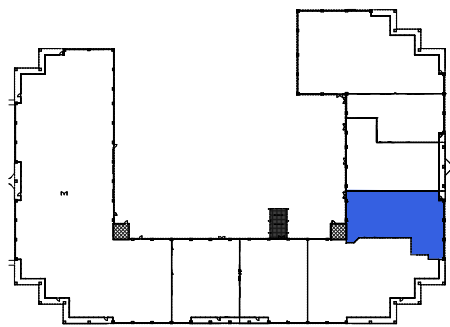
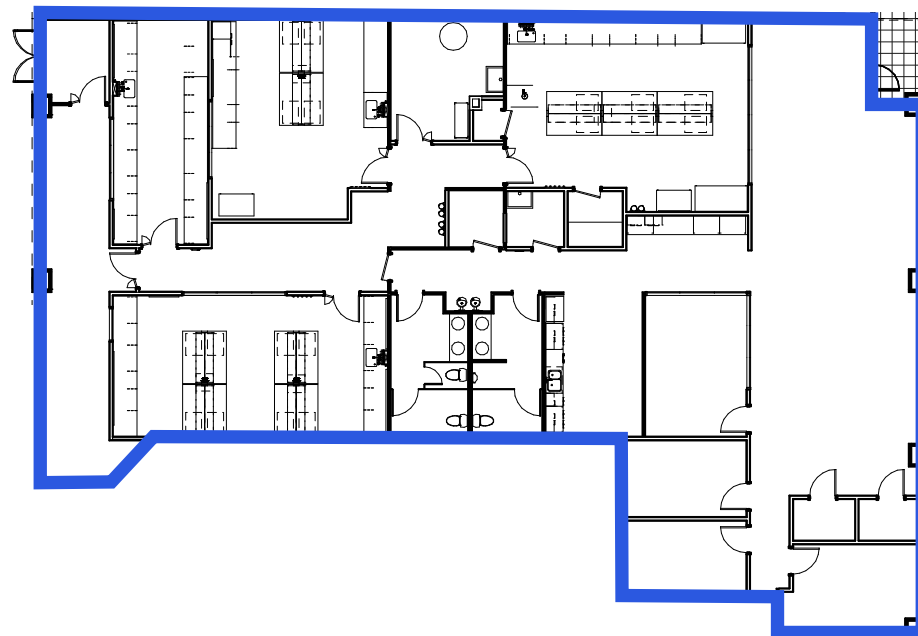
4021 STIRRUP CREEK DR.

2nd GEN SPEC SUITE 210 | 5,680 SF

>> Available 7/1/2027

SPECIFICATIONS

Building Size	81,289 SF
Clear Height	16'0"
Power	4,000A, 480/277V three phase, four wire
Generator	40KW, 50kva
Loading	One shared dock leveler

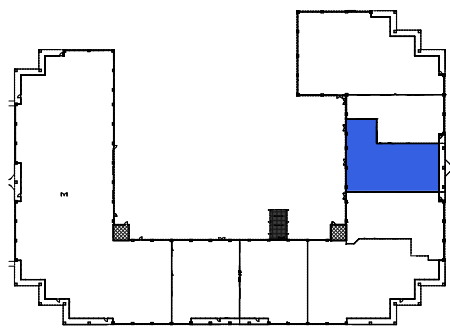
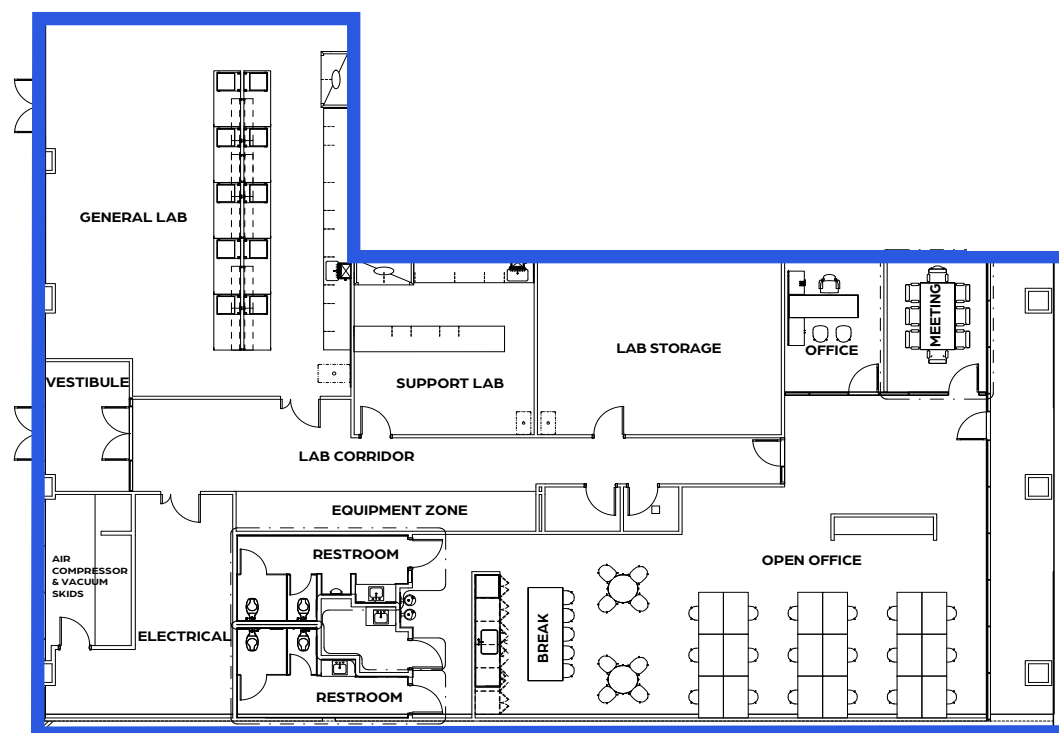


4021 STIRRUP CREEK DR.

SPEC LAB 300 | 5,957 SF

SPECIFICATIONS

Building Size	81,289 SF
Clear Height	16'0"
Power	4,000A, 480/277V three phase, four wire
Loading	One shared dock leveler
Generator	50 kW
Lab	Designed to BSL-2 standards



4022

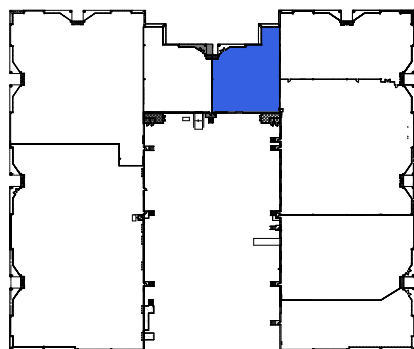
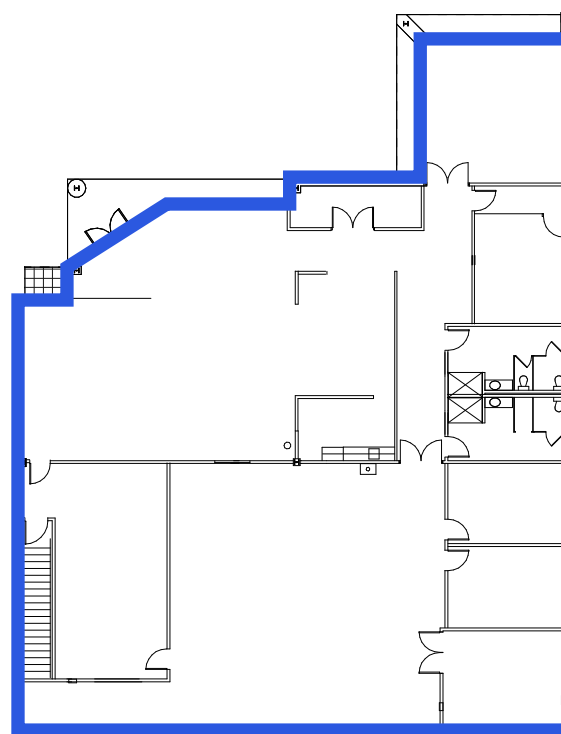
STIRRUP CREEK DR.

FLEX/LIGHT LAB SUITE 311 | 6,832 SF

>> Available 9/1/2027

SPECIFICATIONS

Building Size	136,613 SF
Clear Height	19'0"
Power	6,000A, 480/277V three phase, four wire
Loading	Dock-high

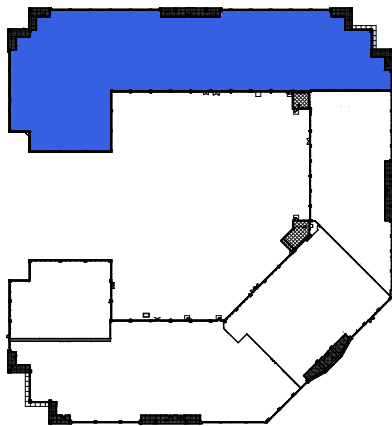
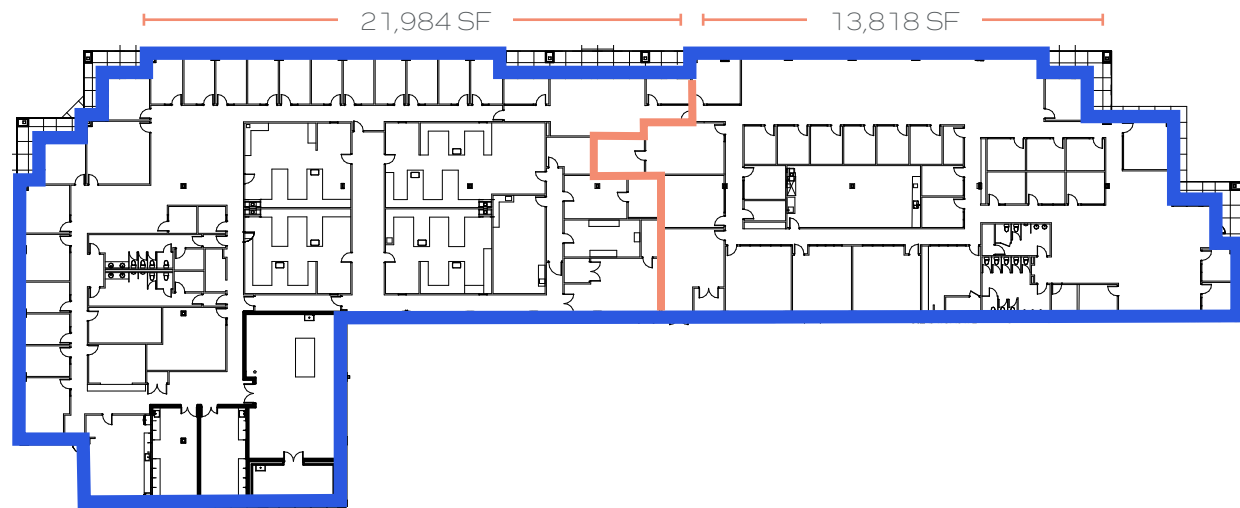


4025 STIRRUP CREEK DR.

2ND GEN LAB, PILOT PLANT, OFFICE SUITE 350 | 13,818 - 35,802 SF

SPECIFICATIONS

Building Size	94,440 SF
Clear Height	16'0"
Power	1,200A, 480/277V three phase, four wire
Loading	One shared dock leveler
Generator	250 kW
Lab	BSL-2 capable

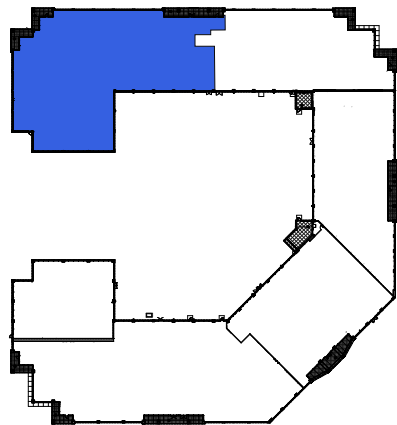
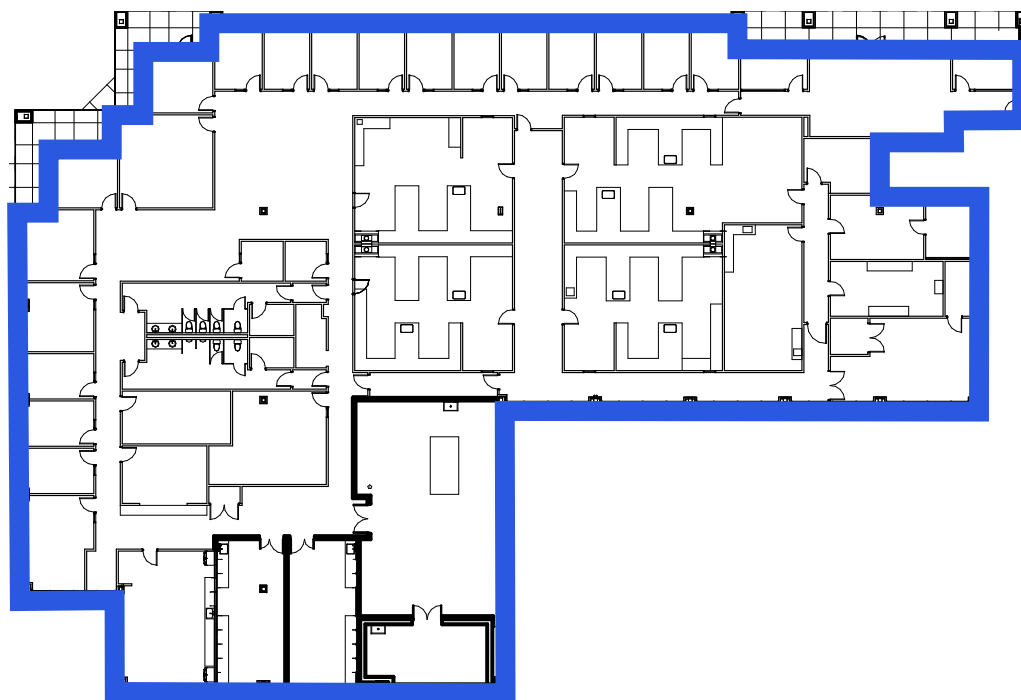


4025 STIRRUP CREEK DR.

2ND GEN LAB, PILOT PLANT, OFFICE
SUITE 350 (SIDE A) | 21,984 SF

SPACE HIGHLIGHTS:

- Accessory H2 Occupancy
- Vacuum, Compressed Air with dryer, DI Water
- Dedicated DOAS unit to Pilot Plant area
- 1 Control Area
- 4 New chemical laboratories with fume hoods, emergency showers sinks and eyewashes
- New wet and dry pilot manufacturing plan rooms with infrastructure provisions for fermenters, water chillers, RODI system, and air dryers
- Dedicated dust collector system for the dry plant
- Epoxy flooring system in new labs
- New break room
- 4 hoods in existing labs
- 2 point of use snorkels
- Glass wash
- Walk in freezer



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FOR MORE INFORMATION PLEASE CONTACT

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DURHAM, NC



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