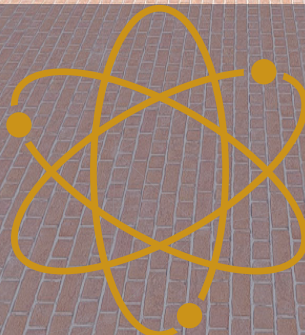


Raleigh Durham's newest **LIFE SCIENCE DESTINATION**

4016 - 4025 STIRRUP CREEK DRIVE | DURHAM, NC



T B C
BY ALLOY PROPERTIES



T B C
BY ALLOY PROPERTIES

CAMPUS OVERVIEW

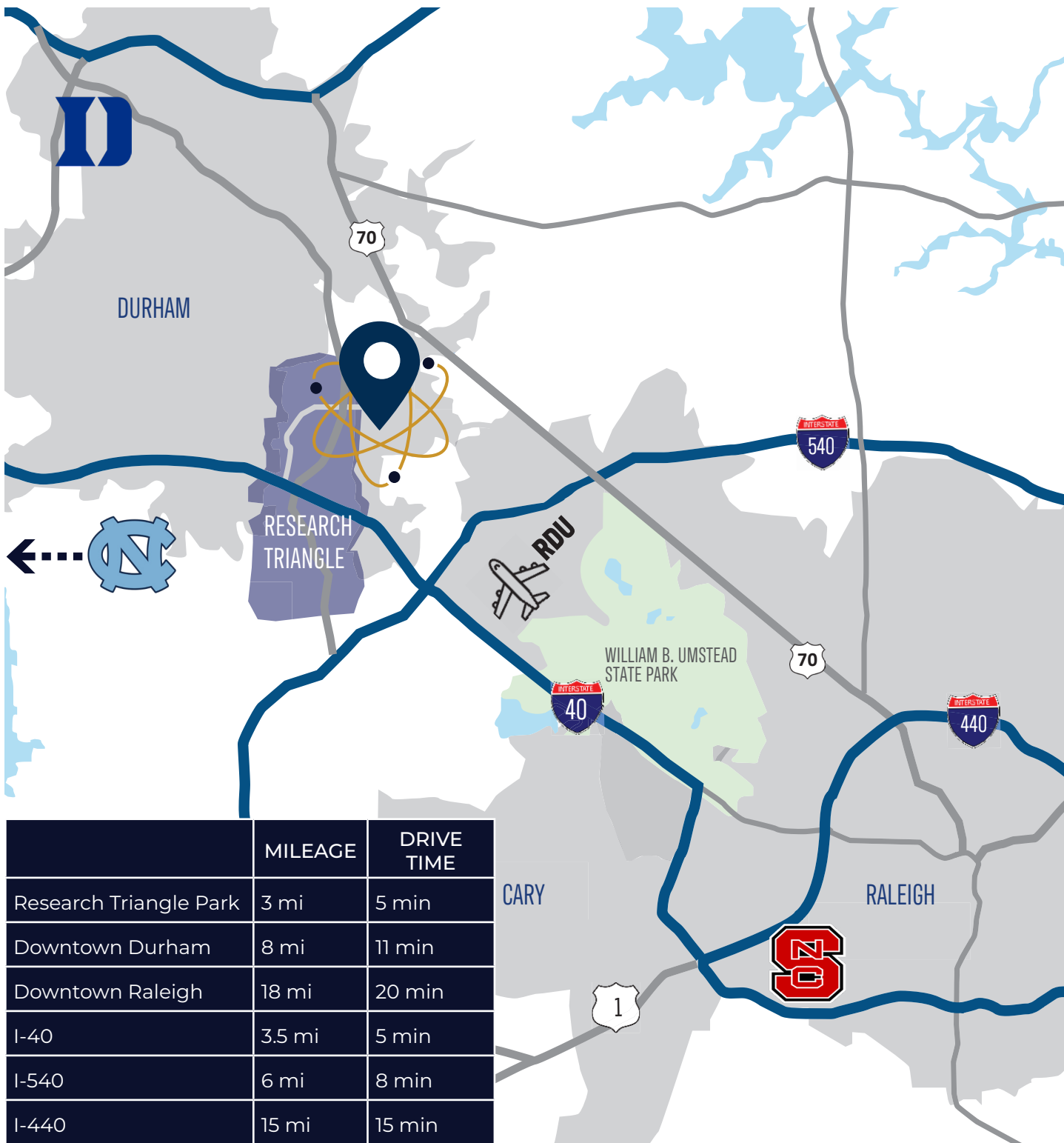
5 Buildings

Single Story

447,310 Total Square Feet

Life Science Focused
Campus

3 miles from Research
Triangle Park



TBC by Alloy Properties is designed to be the newest destination to life science industry leaders who want to tap into one of the fastest growing markets in the NATION.

Tactically located between RTP and three research universities, TBC by Alloy Properties has a unique opportunity to recruit top talent from a 53,000 graduates per year pipeline.

BRIER CREEK 5 MILES →

CUBIC

NUVOTRONICS

amazon

LabCorp

TARGET

STARBUCKS COFFEE

Harris Teeter
Neighborhood Food & Pharmacy

Chick-fil-A

Panera BREAD

GE Aviation

Jersey Mike's
SHEETZ
WAFFLE HOUSE

TW ALEXANDER DR

PowerSecure

VERITAS
COLLABORATIVE

CINTAS
READY FOR THE WORKDAY

INTUITIVE

ThermoFisher
SCIENTIFIC

PETER MILLAR

LC INDUSTRIES

Capital
Electric

4025

4021

T B C

4022

BY ALLOY PROPERTIES

4020

4016

Tergus Pharma
Think Topicals, Think Tergus

S MIAMI BLVD

STIRRUP CREEK DR

ON THE EDGE OF RTP ←

Taking TBC

TO THE NEXT LEVEL

NEW MOVE-IN READY LAB SUITES

FOOD TRUCKS ON SITE

FRESH VENDING AND LOUNGE

4020 STIRRUP CREEK DRIVE

4,948 - 19,265 SF Available

BUILDING SIZE	102,134 SF
BUILDING DEPTH	118'-160'
CEILING HEIGHT	19'0"
PARKING RATIO	3.2/1000
DOCK HIGH DOORS	Yes
POWER	480/277V three phase, 1,600A

Suite 109
6,317 SF
Available 10.1.2020

Suite 110
8,000 SF
Available 10.1.2020

Suite 112
4,948 SF
Available 10.1.2020

9,583 SF
Contiguous Space

9,682 SF
Contiguous Space

BUILDING SIZE

82,272 SF

CEILING HEIGHT

16' to bottom of roof joists
18' to bottom of roof deck

PARKING RATIO

5/1000

POWER

4,000A, three phase, four wire
480/277 V

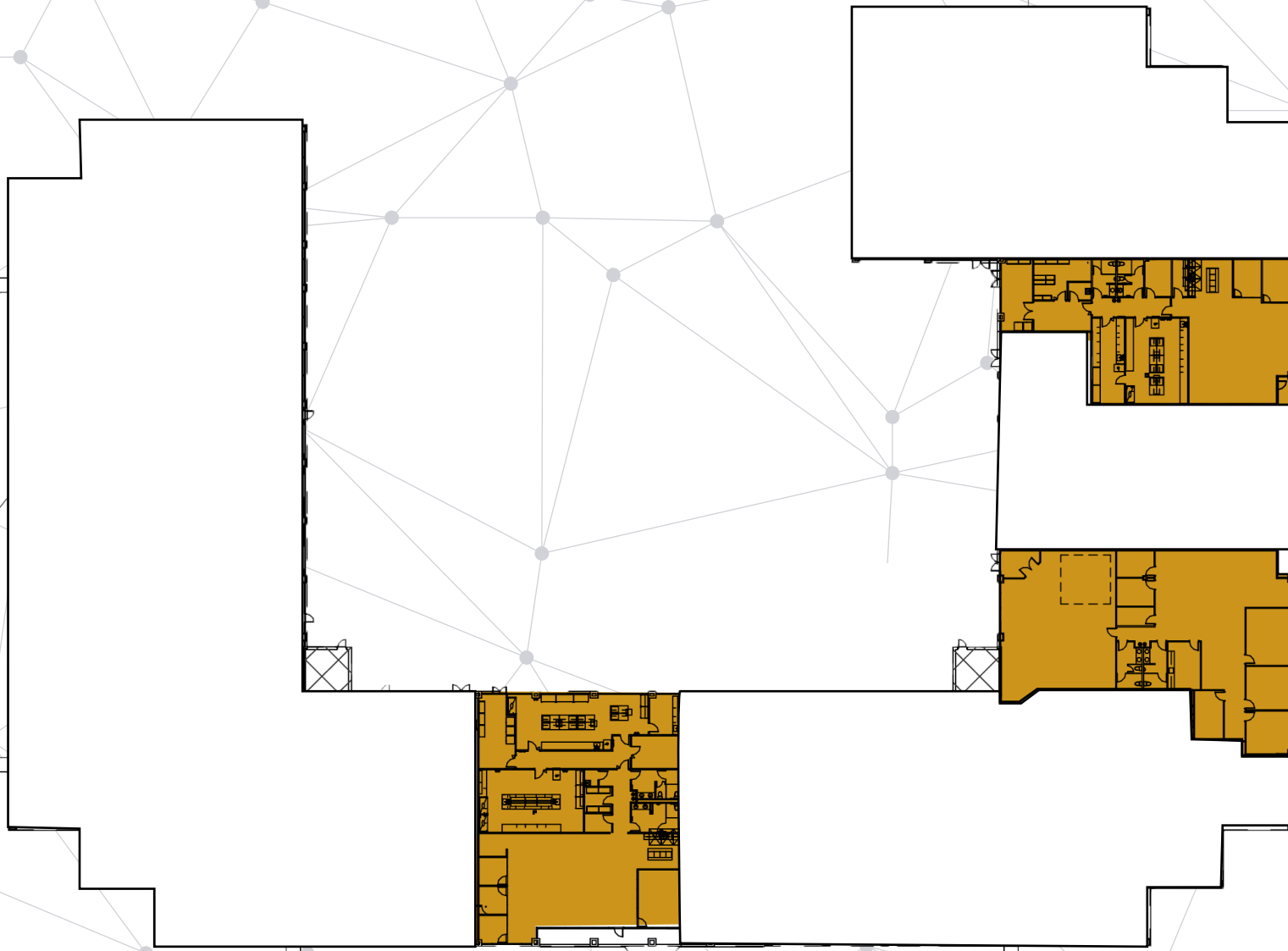
4021 STIRRUP CREEK DRIVE

4,321 - 6,125 SF Available

Suite 350
4,321 SF

Suite 210
5,680 SF
Modular Soft Wall
Clean Room

Suite 220B
6,125 SF



4021 STIRRUP CREEK DRIVE

SPEC LAB SUITES



82,272 SF

16' to bottom of roof joists
18' to bottom of roof deck

5/1000

4,000A, three phase, four wire
480/277 V

4021 STIRRUP CREEK DRIVE
SPEC LAB SUITE **220B**

6,125 SF Available 1Q 2021

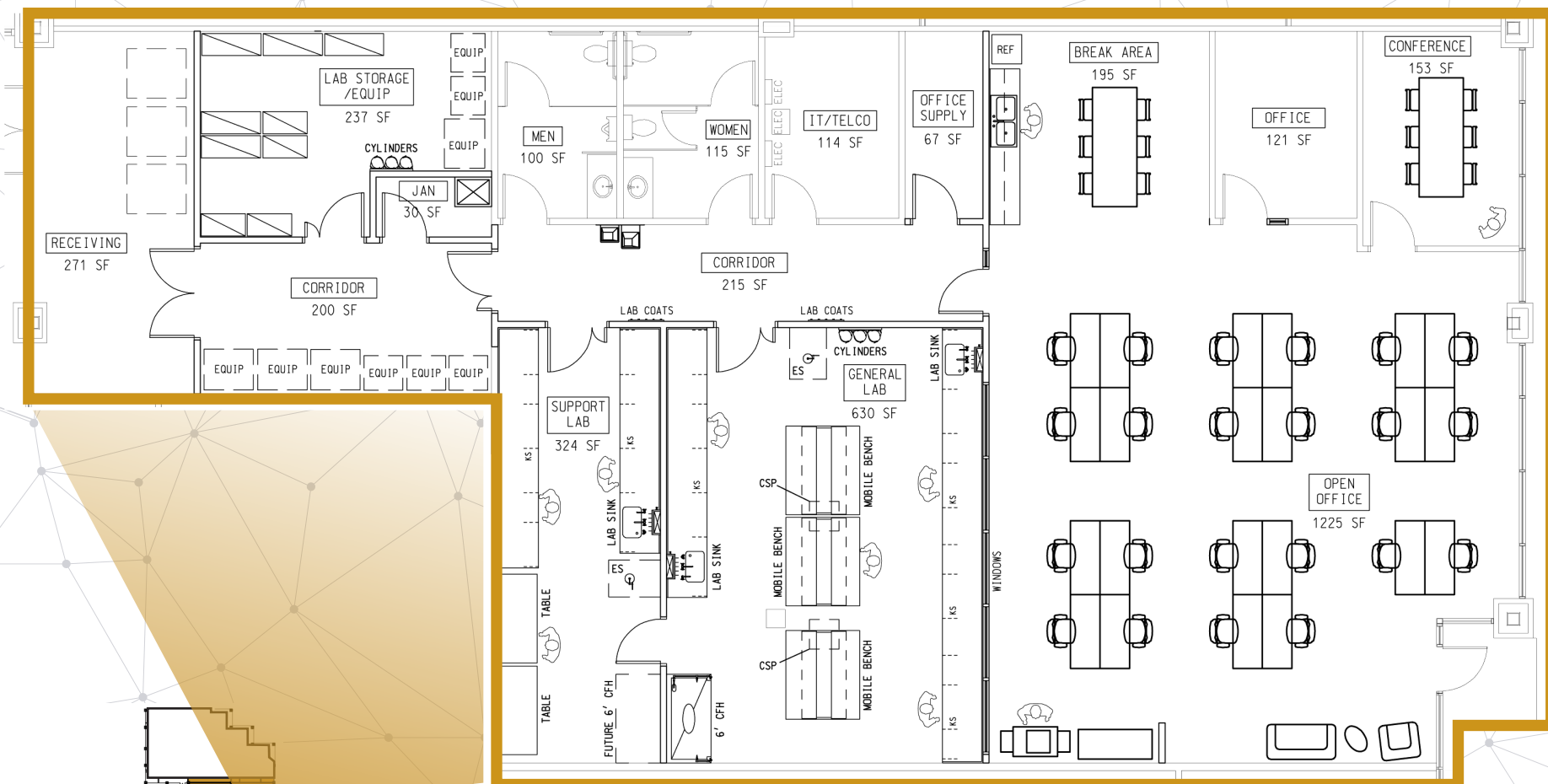


BUILDING SIZE 82,272 SF
CEILING HEIGHT 16' to bottom of roof joists
18' to bottom of roof deck
PARKING RATIO 5/1000
POWER 4,000A, three phase, four wire
480/277 V

4021 STIRRUP CREEK DRIVE

SPEC LAB SUITE 350

4,321 SF Available 1Q 2021



Suite 350
4,321 SF

BUILDING SIZE
BUILDING DEPTH
CEILING HEIGHT

136,326 SF
80'-144'
18'4" to bottom of ceiling joist
20'4" to bottom of roof deck

PARKING RATIO
DOCK HIGH DOORS
POWER

4/1000
Yes
480/277V three phase, 2,200A

4022 STIRRUP CREEK DRIVE

6,969 - 43,559 SF Available

Suite 312

6,969 SF

Available 1.1.2021

Electronics Lab
Capabilities

Suite 320

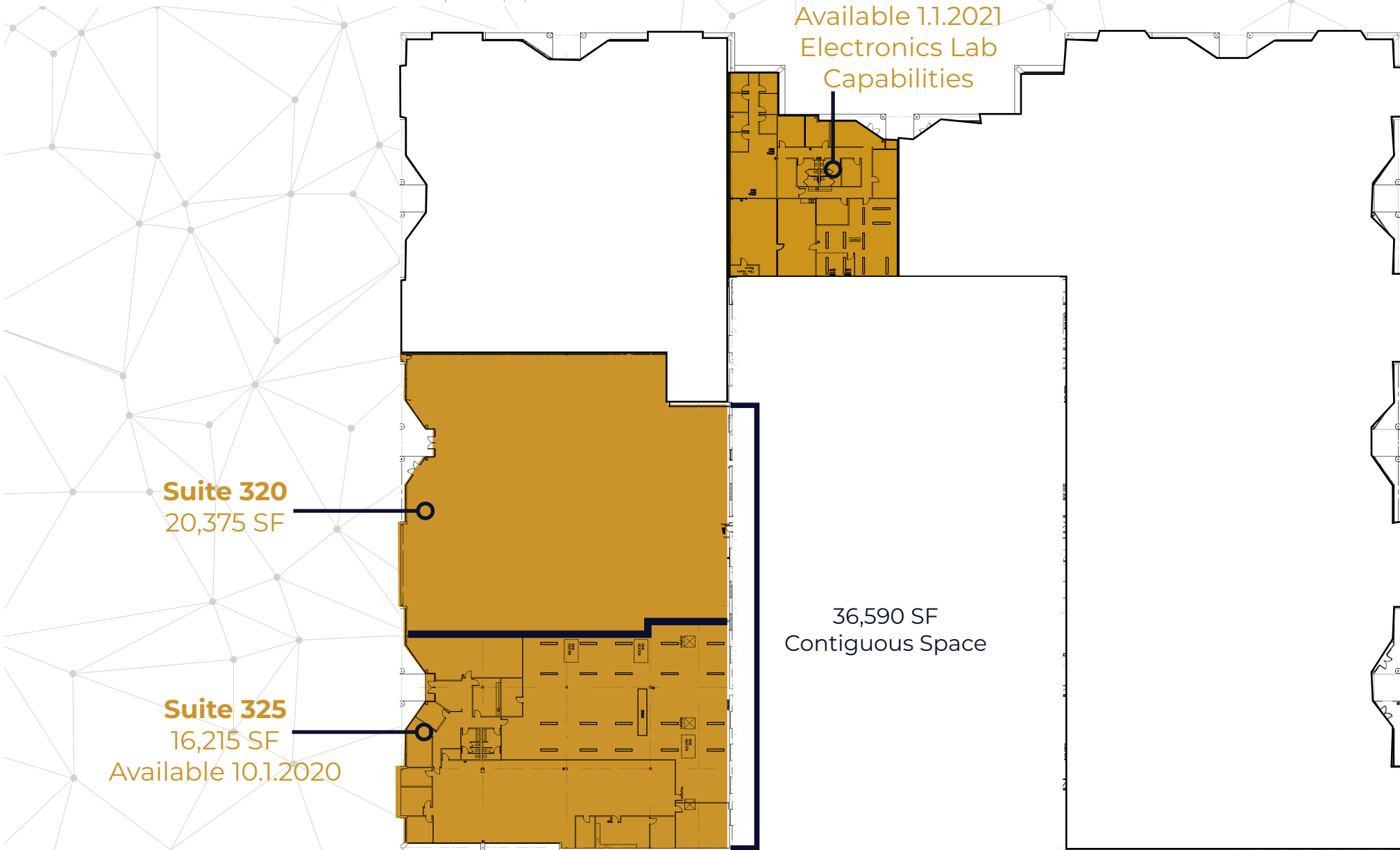
20,375 SF

Suite 325

16,215 SF

Available 10.1.2020

36,590 SF
Contiguous Space



BUILDING SIZE

94,527 SF

CEILING HEIGHT

16' to bottom of roof joists
18' to bottom of roof deck

PARKING RATIO

4.6/1000

POWER

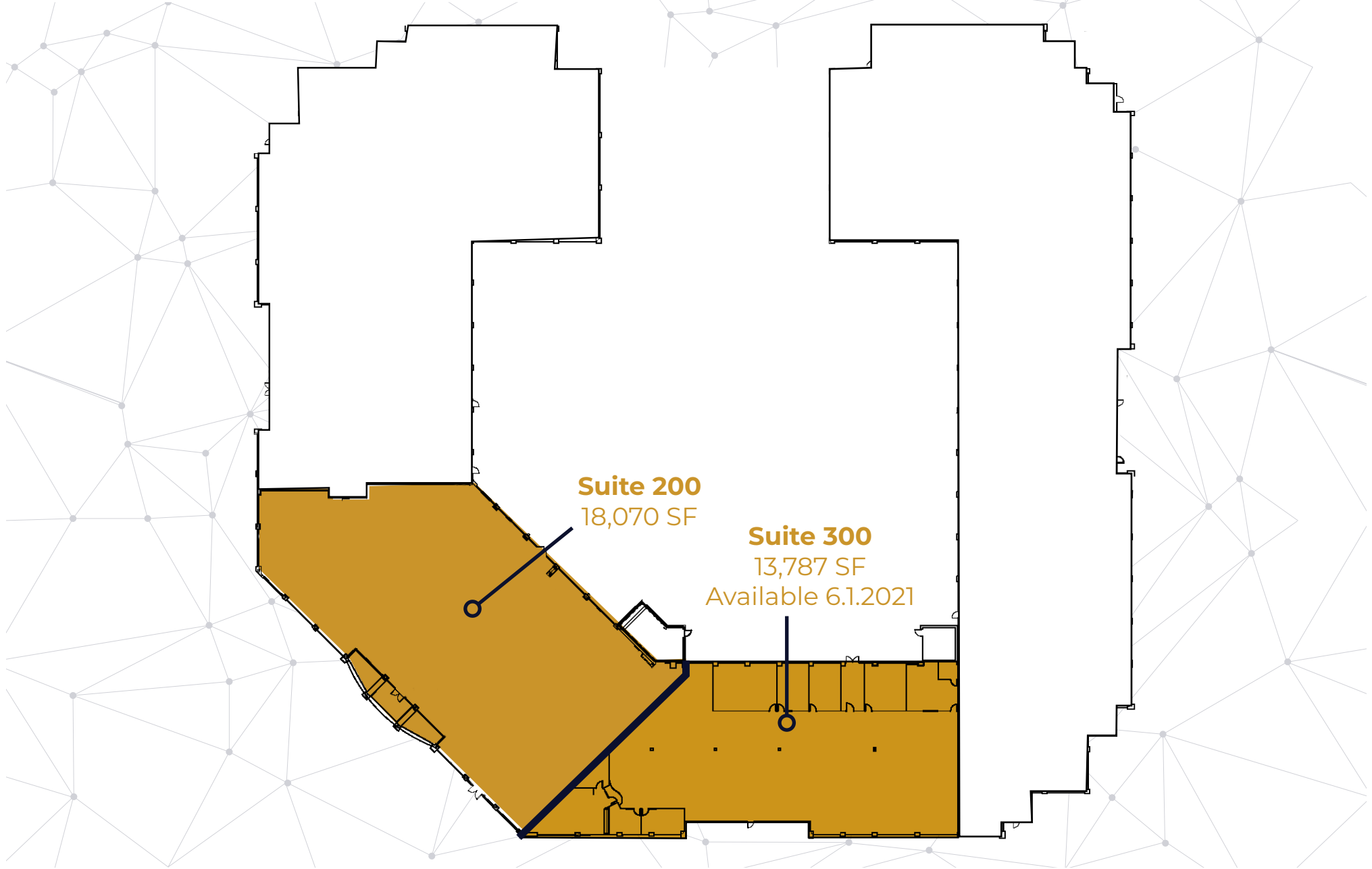
3,200A, three phase, four wire
480/277 V

4025 STIRRUP CREEK DRIVE

13,787 - 31,857 SF Available

Suite 200
18,070 SF

Suite 300
13,787 SF
Available 6.1.2021



Why THE TRIANGLE?

#1

Best State for Business in America

BY FORBES 2019

The market is hot and growing here in the Triangle and the areas recent accolades show for it. The Wall Street Journal ranked Raleigh as the #5 Hottest cities for Jobs in the United States. The Raleigh-Durham Metro was ranked #7 for Economic Growth Potential.

As the largest research park in the country, Research Triangle Park (RTP) is an epicenter of vibrancy, innovation, and growth. RTP strategically sits between three major research universities, University of North Carolina at Chapel Hill, Duke University, and North Carolina State University. Raleigh was ranked by WalletHub in 2020 as the #7 best city for STEM Jobs.

RTP is home to approximately 450 companies and more than 55,000 employees.

#8

Leading Tech Hub in 2019 in America

BY INDEED 2019

#10

Global Hub for Life Science Innovation

BY HICKEY & ASSOCIATES 2019





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HARRIS

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