

PLUG & PLAY SUBLEASE AVAILABLE

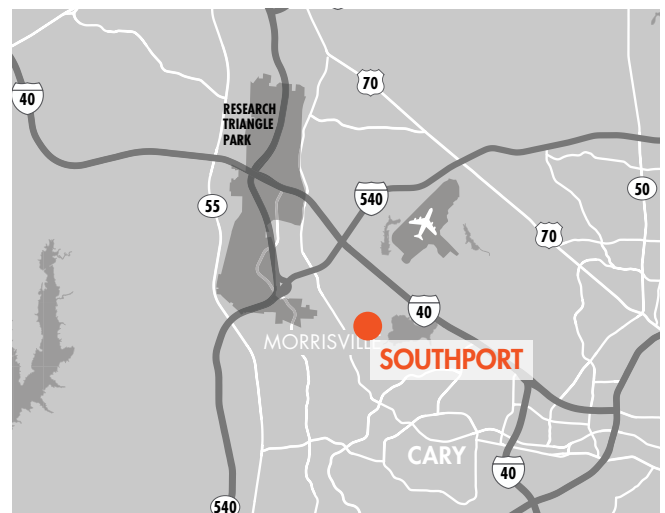
FOUNDRY  
COMMERCIAL

CLASS A  
OFFICE SPACE

**SOUTHPORT INNOVATION CENTER**  
175 SOUTHPORT DRIVE, SUITE 100  
MORRISVILLE, NORTH CAROLINA 27560

#### PROPERTY OVERVIEW

- 11,416 SF
- Rate Negotiable
- Master Lease Expires 5/31/28
- Fully Conditioned
- Two (2) grade-level doors
- One (1) shared dock-high door



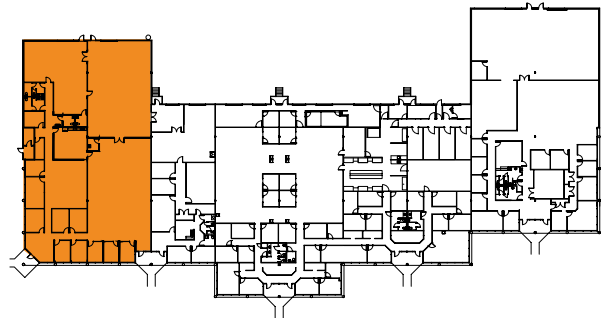
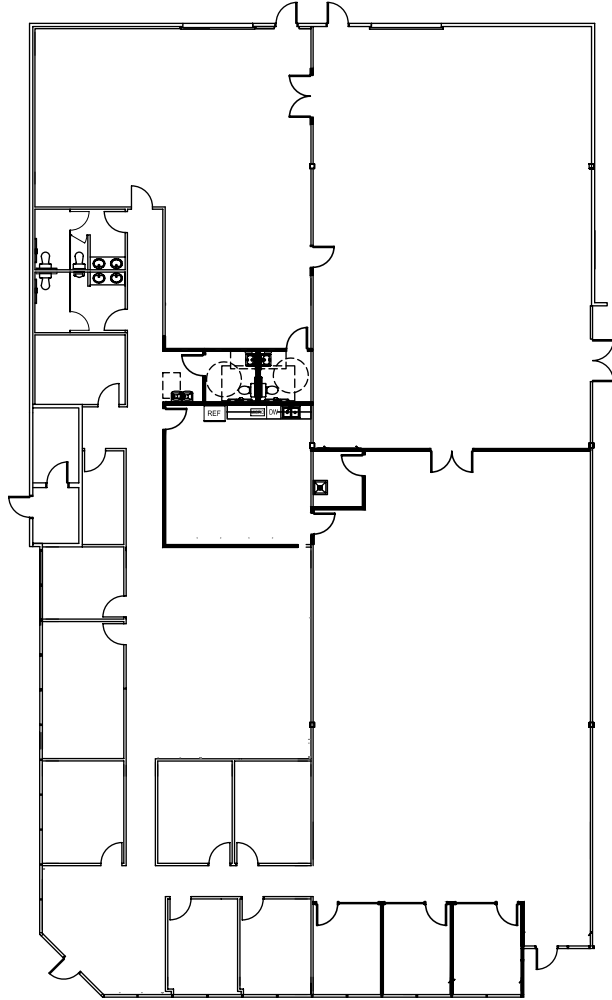
±11,416 SQUARE FEET AVAILABLE

# SOUTHPORT INNOVATION CENTER

## OFFICE SPACE FOR SUBLEASE

### FLOOR PLAN

SUITE 100 | ±11,416 RSF



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# SOUTHPORT INNOVATION CENTER

## OFFICE SPACE FOR SUBLEASE

### ON-SITE AMENITIES



- Picnic Areas
- Lake Crabtree Park
- Fitness Center
- Electric Charging Station
- On-Site Management Office
- Access to Lake Crabtree Walking Trail
- Food Trucks & Car Detail
- The Union Amenity Center
- Training Center
- Village Deli

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