

A photograph of a modern, single-story commercial building with a light-colored facade and large windows. The building is surrounded by trees, some of which are bare and some with green foliage. In the foreground, a dark grey car is parked on the left, and a dark grey SUV is parked on the right. The sky is overcast.

# 104 TW ALEXANDER DRIVE

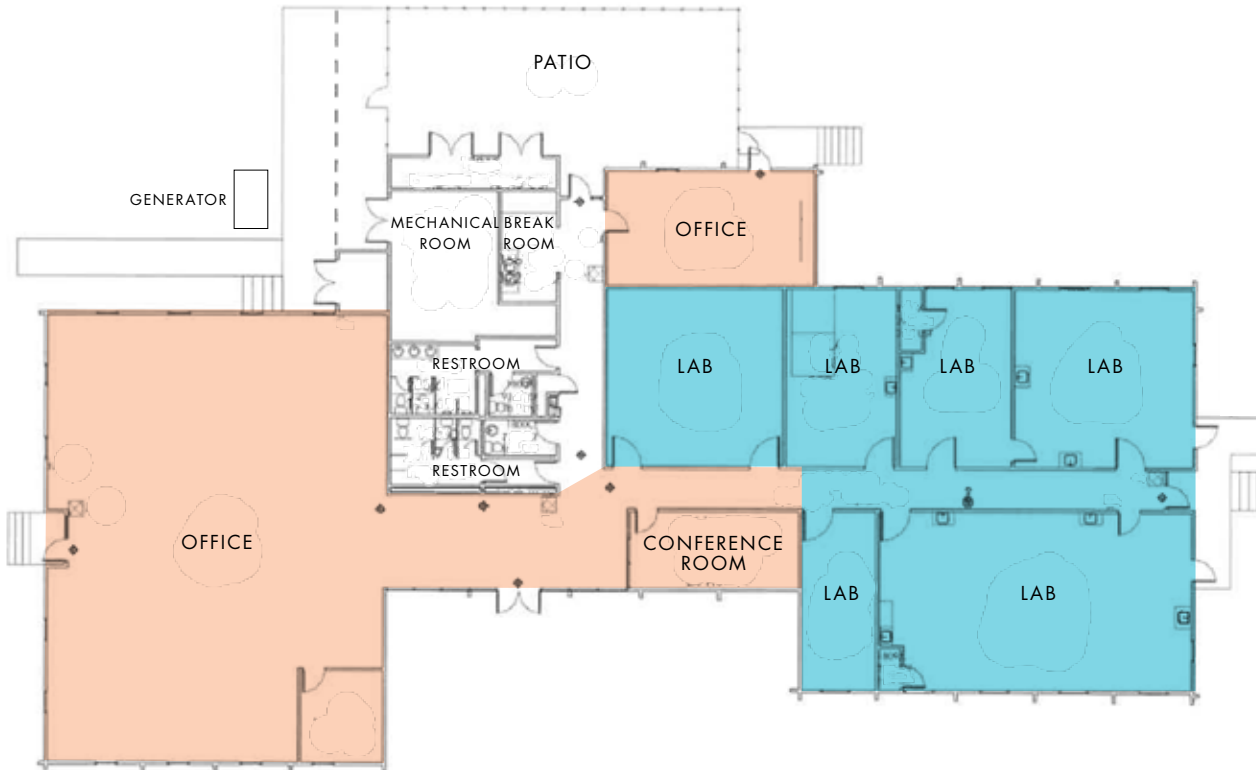
RESEARCH TRIANGLE PARK, NC 27709

±9,180 SF LAB SPACE FOR SUBLEASE

# FLOOR PLAN

104 TW ALEXANDER DRIVE, BUILDING 18 | LAB BUILDING FOR SUBLEASE

9,180 SF AVAILABLE



## BUILDING FEATURES

PROPERTY TYPE	Free-Standing Lab Building
BUILDING SIZE	9,180 SF with great glass line
LEASE RATE	\$25.00/SF NNN
MASTER LEASE	Expires January 29, 2029
GENERATOR	New gas generator installed in 2023 with automatic transfer switch
HVAC	Unit installed in 2003
FUME HOODS	<ul style="list-style-type: none"><li>• Four (4) 6' fume hoods</li><li>• One (1) 4' hood</li><li>• One (1) walk-in hood</li></ul>

FOR MORE INFORMATION, PLEASE CONTACT:

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## PHOTOS

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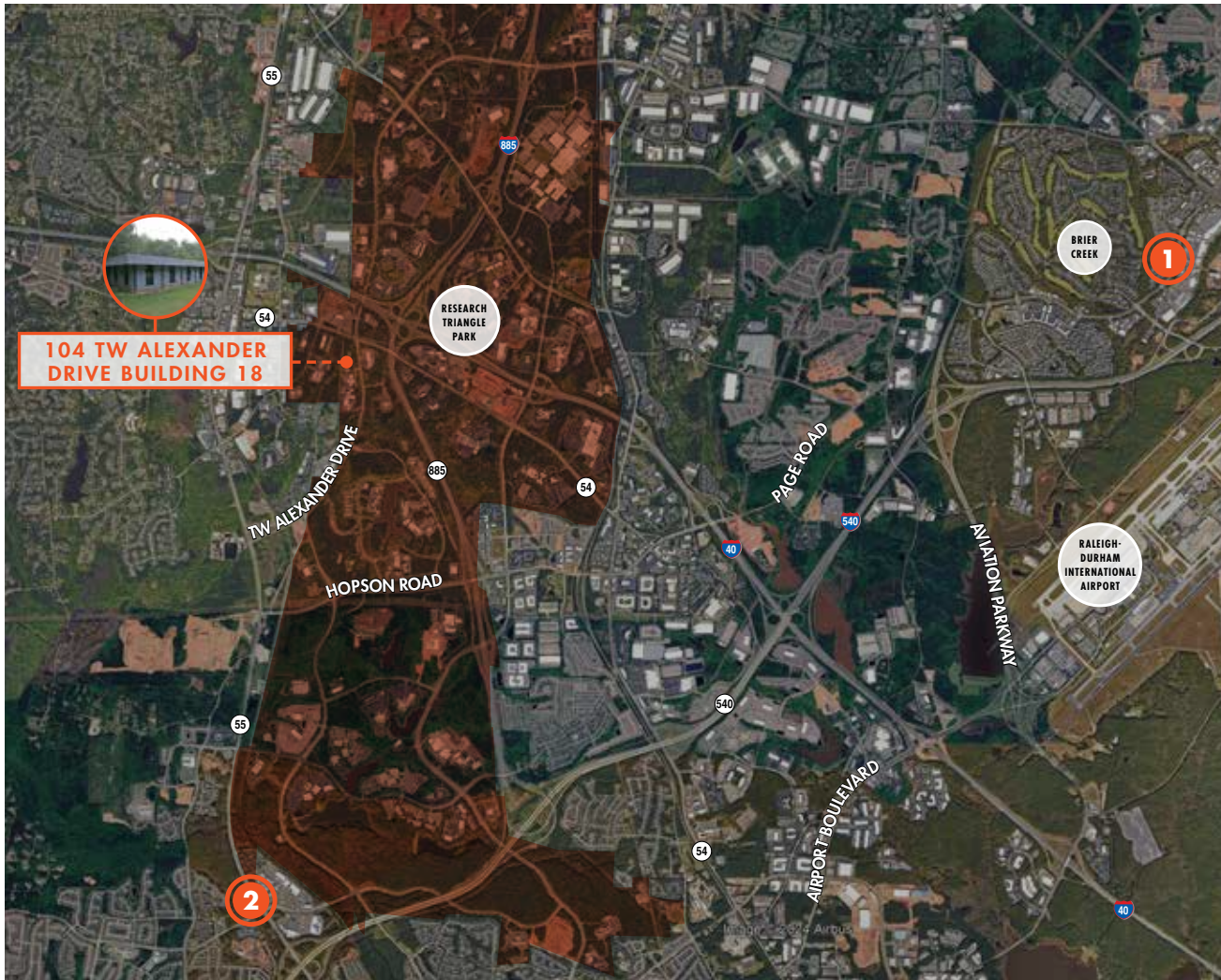
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## NEARBY AMENITIES



### 1 Brier Creek Commons

7 MILES  
OVER 75 STORES AND RESTAURANTS

Barnes & Noble	Target
BJ's Warehouse Club	TJ Maxx
Dick's Sporting Goods	Total Wine
HomeGoods	Brier Creek Beer Garden
Lowe's Foods	Brixx Wood Fired Pizza
Marshalls	Chili's
Michael's	Crumbl Cookies
PetSmart	Jason's Deli
Ross	Noodles & Company
Starbucks	Olive Garden

### 2 Parkside Town Commons

4 MILES  
OVER 55 STORES AND RESTAURANTS

Chuy's	Hobby Lobby
Crumble Cookies	Orange Theory
Chick-fil-A	Panera
Golf Galaxy	Petco
Guitar Center	Starbucks
Harris Teeter	Target

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