

# For Sublease

60,033 SF Available

Available 7/1/2023



**LIFE 11**

637 Davis Drive  
Morrisville, NC 27560

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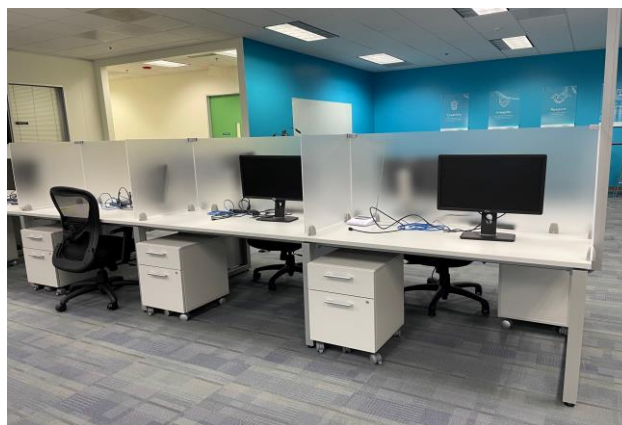


# 637 Davis Drive | Suite 400



## Space Features:

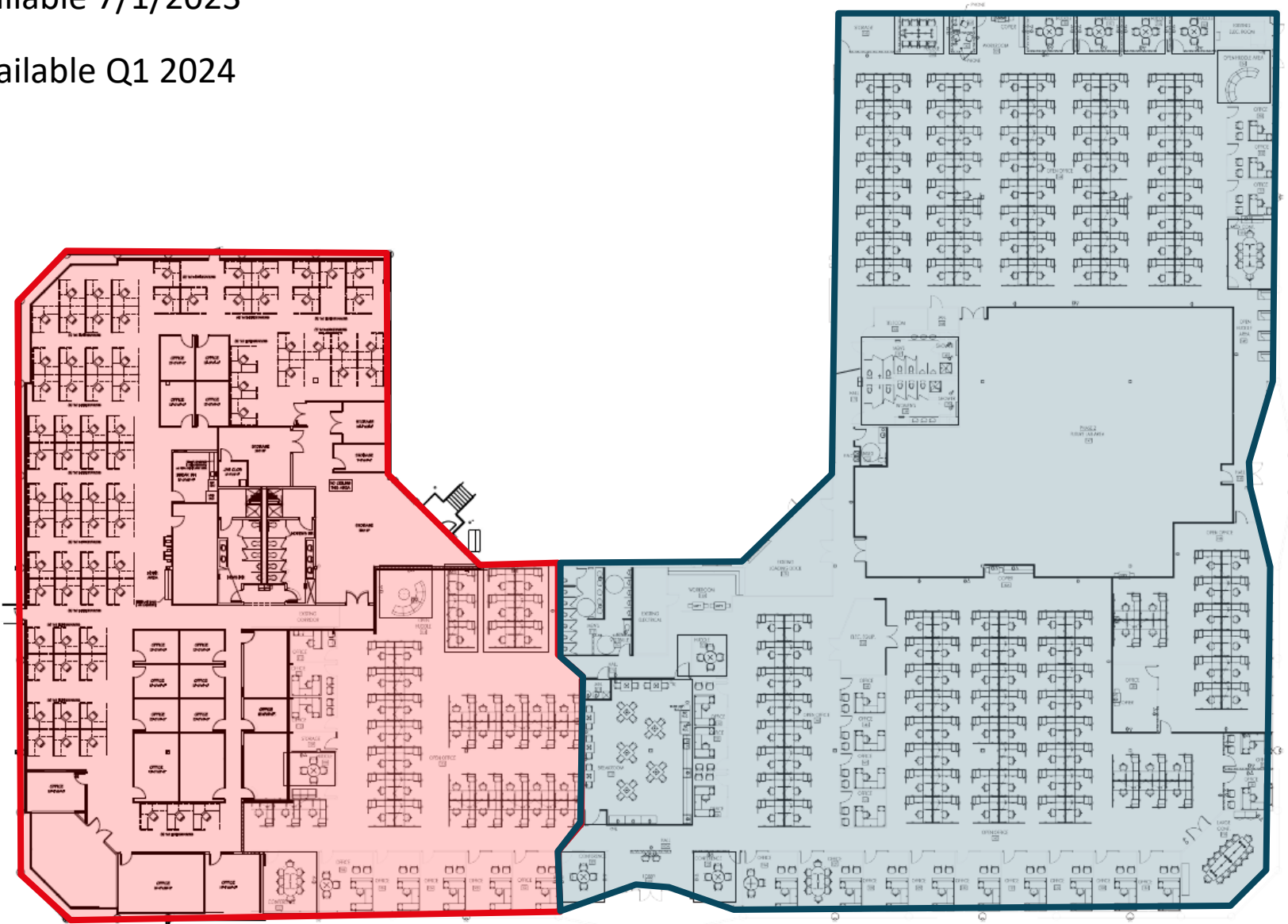
- 60,033 SF
- 750 KVA Transformer for Building
- 600 and 1200 AMP service
- Master lease expires 10/31/2028



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 Available Q1 2024





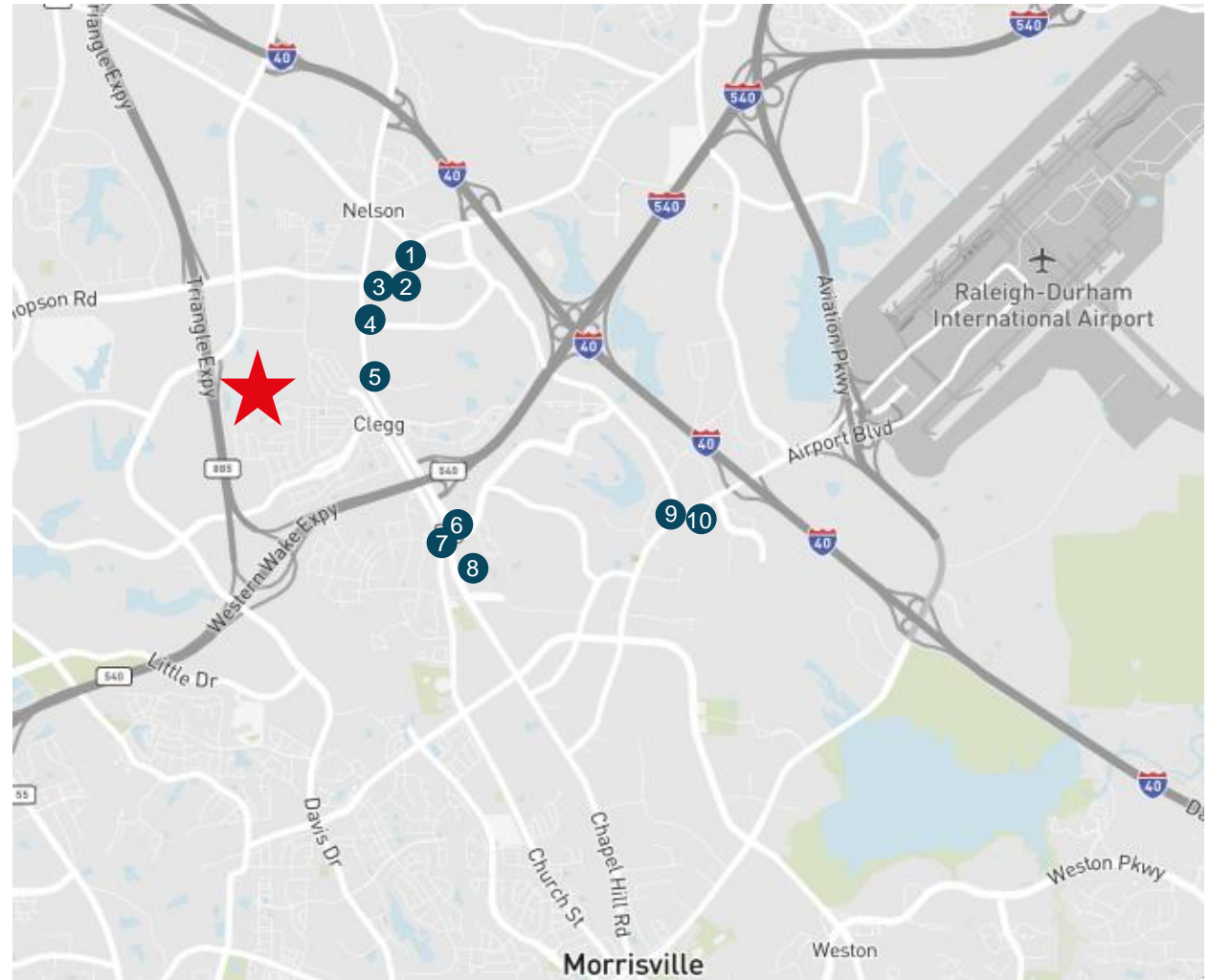
# 637 Davis Drive

## Triangle LIFE Amenities:

- Basketball & pickleball courts, walking trails, and wellness events.
- Abundant outdoor picnic area
- Amenity center that includes fitness, bike storage, and conference rooms.
- Food Trucks and Coffee Shop
- 4.00/1,000 parking ratio

## Amenities Within 5 Minutes:

- 1 Page Road Grill
- 2 Mez Mexican
- 3 Jimmy John's
- 4 Farmside Kitchen
- 5 Panera Bread
- 6 Starbucks
- 7 Fount Coffee + Kitchen
- 8 Hyatt House
- 9 Jersey Mike's Subs
- 10 Holiday Inn



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