



PATRIOT



Alidade<sup>®</sup>  
Capital



4018 PATRIOT DRIVE, DURHAM, NC 27703

**DENNIS HURLEY**  
+1 919 649 6630  
[dennis.hurley@jll.com](mailto:dennis.hurley@jll.com)

**PATTI AUTRY**  
+1 919 424 8156  
[patti.autry@jll.com](mailto:patti.autry@jll.com)

NOW AVAILABLE FOR FLEX AND/OR LIFE SCIENCE USERS



**Alidade**<sup>®</sup>  
*Capital*

**Alidade Capital** focuses on repositioning and creating value in assets that provide direct exposure to innovation companies as tenants, with a bias towards the life sciences and technology industries that typically utilize R&D Flex and Low-Finish and High-Finish Industrial asset types. Alidade's involvement at 4018 Patriot will give the property the refresh and guidance that it needs to become a stand out flex/life science destination in the market.

## BUILDING HIGHLIGHTS



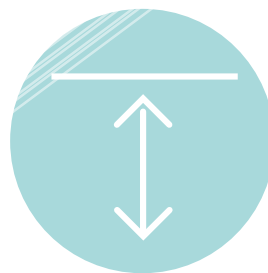
### **Building Size**

102,700 SF



### **Availability**

4,848 SF



### **Ceiling Height**

18' Clear



### **Dock Doors**

One (1)

**Estimated TICAM \$2.68/SF**

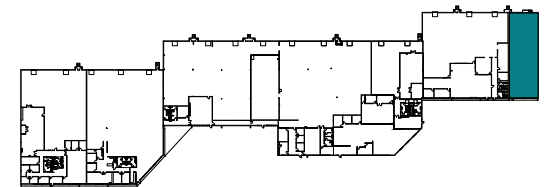
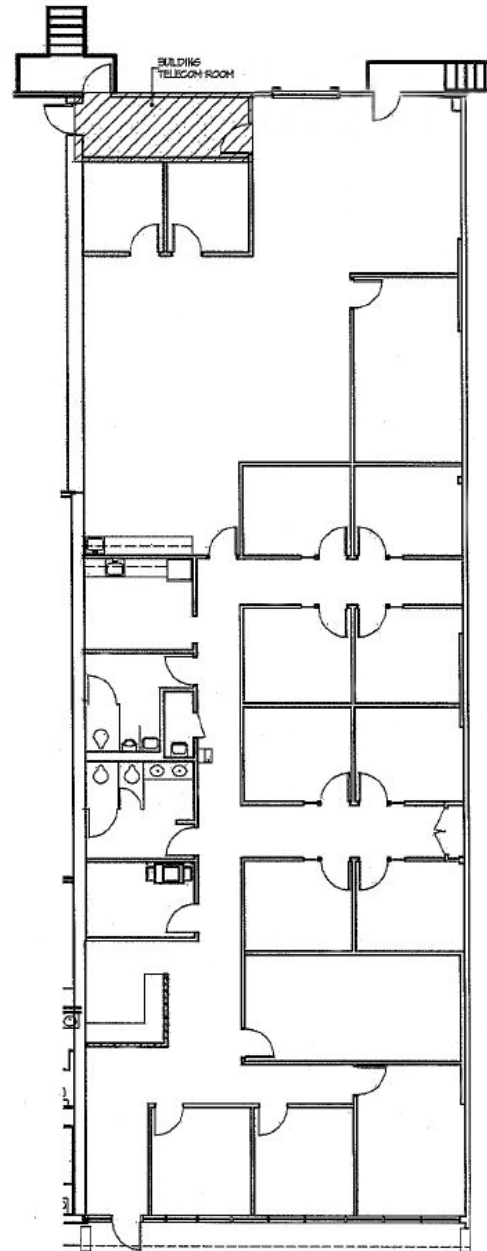


Facade painting/resurfacing  
Outdoor tenant collaboration areas  
Tenant entry enhancements  
Exterior lighting  
Refresh landscaping

**EXTERIOR RENOVATIONS ARE  
COMPLETE AT 4018 PATRIOT!**

# AVAILABILITY

Suite 300: 4,848 SF



# A LOCATION TO BRAG ABOUT



## AMENITIES WITHIN 5 MILES

**80** Restaurants & Cafés

**26** Hotels

**20** Residential Communities

**17** Retail Stores

**7** Entertainment

**4** Grocery Stores

**3** Fitness Studios