

# For sublease

27,807 SF Available

1 TW Alexander Drive  
Suite 160  
Durham, NC 27703



**Ryan Lawrence**


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919-424-8184

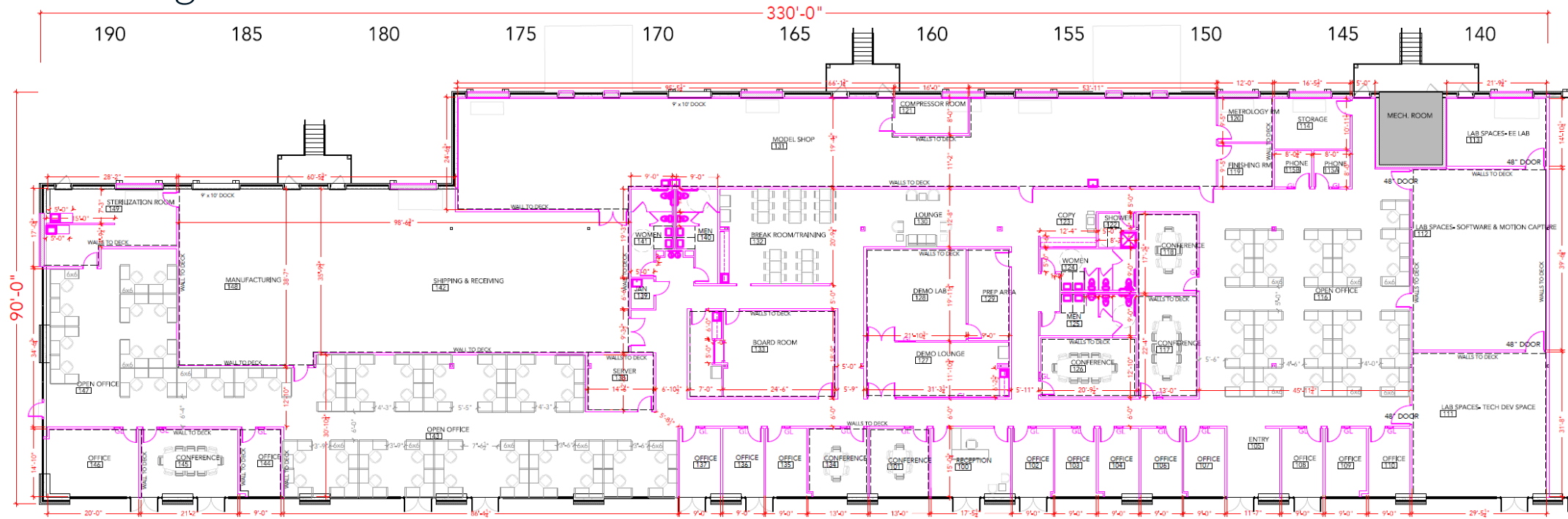
**Seton Gilday**

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703-891-8422

 **JLL** SEE A BRIGHTER WAY

# Building Overview



## 20,529 SF Office

- 13 private offices
- 76 workstations
- 6 conference rooms
- Board room
- Phone room
- Wellness room
- Break room and lounge
- Reception area
- Furniture, fixtures & equipment negotiable

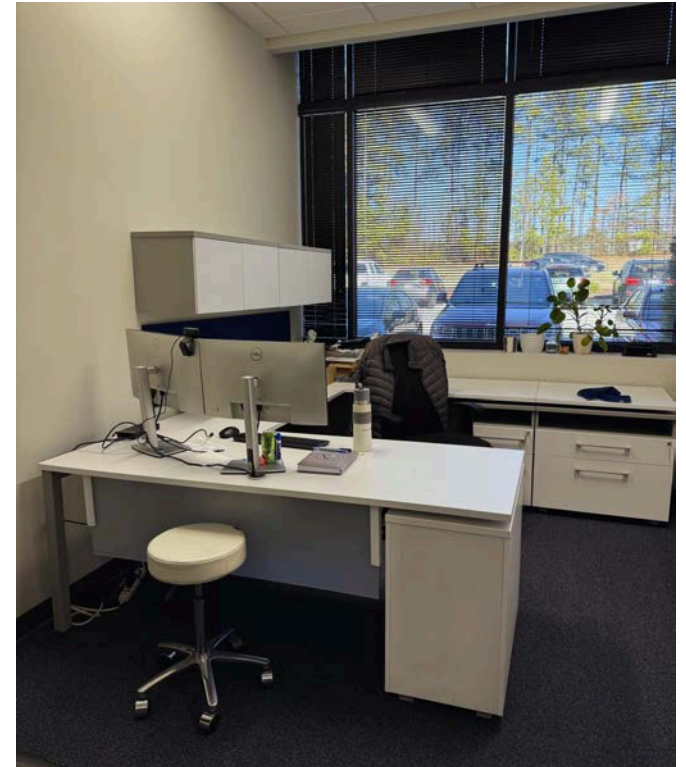
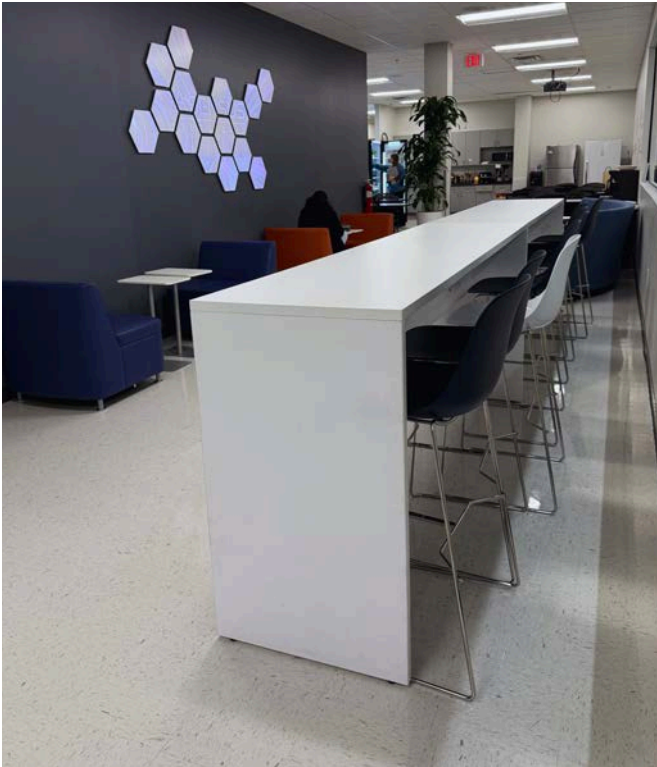
## 7,278 SF Warehouse

- Lab space
- Model shop
- Shipping and receiving
- Manufacturing
- Sterilization room
- Compressor room
- Storage
- 2 dock -high doors
- 100% HVAC

<b>Size</b>	27,807 SF
<b>Rate</b>	Negotiable
<b>Lease Expiration</b>	7/31/2031
<b>Parking</b>	2.1/1,000 SF, including 40 additional spaces in truck court and 5 reserved spaces in the front
<b>Ceiling Height</b>	18' clear

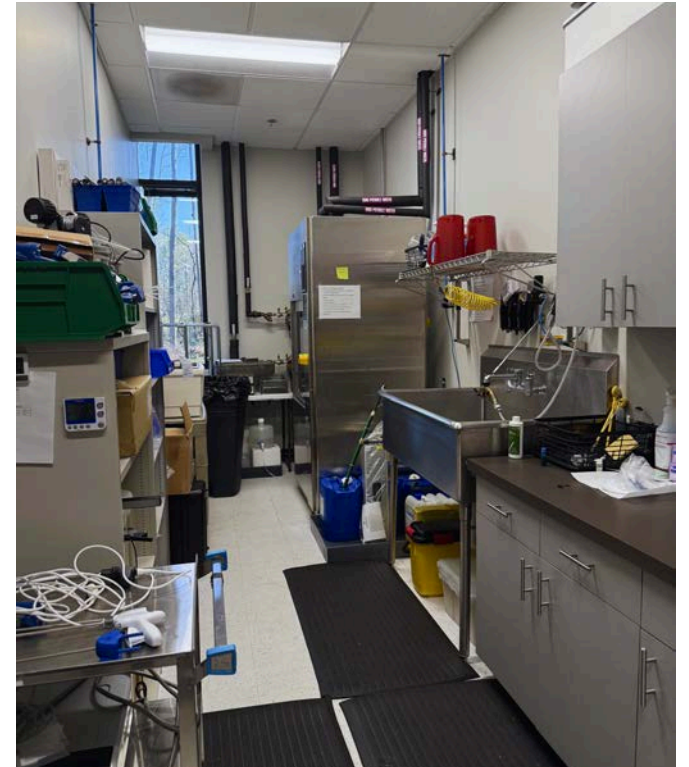


# Office Photos





# Warehouse Photos



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1 TW Alexander Drive

Highly visible location on the corner of TW Alexander Drive and South Miami Boulevard

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