

# For sublease

40,884 RSF R&D Lab Space Available

**5% Commission**  
for procuring broker



## 7030 Kit Creek Road, Morrisville, NC 27560

Located within the Research Triangle Park, 7030 Kit Creek is a two-story lab building, that has significant lab infrastructure, which has been meticulously maintained and continuously updated. The building provides a user a plug and play opportunity, while providing access to an unparalleled location and exceptional amenities.

## Building Specifications

40,884

Rentable Square Feet

20,000 RSF

Ability to Demise

3/1,000

Parking Ratio

### Electric Service

500 kva 277/480 pad mount transformer

### Emergency Power

Cummins 200 KW diesel generator

### Loading

On grade with lift

### Lab Equipment

Benching

Fume Hoods

Cold Storage

Autoclave

Secured Tank Enclosure

UPS

### Virtual Tours

[Shipping Room](#)

[Lab Space Room](#)

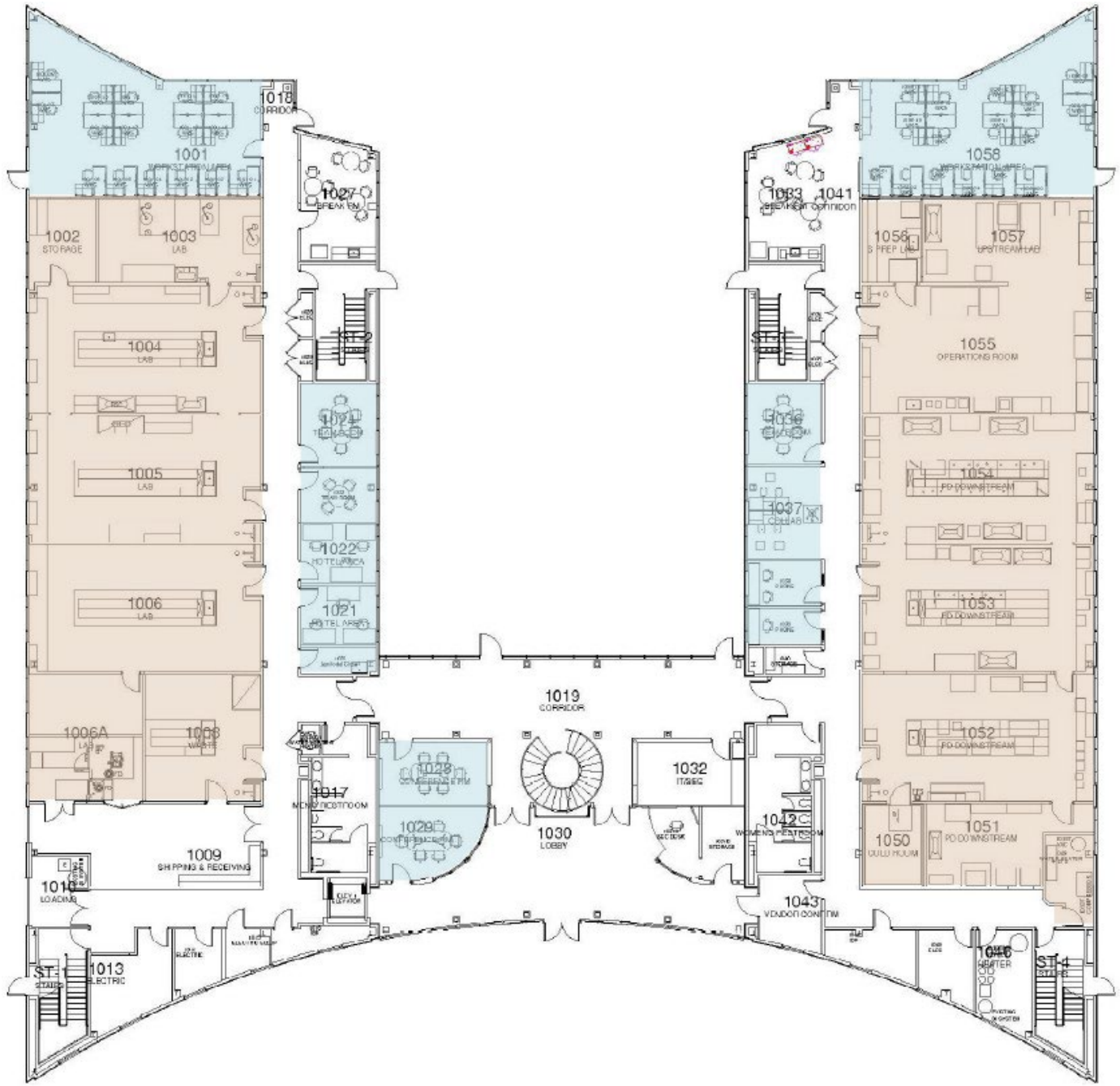
[Kitchen](#)

[Office Space](#)

[Open Lab Space](#)

[Conference Room](#)

# First Floor



Office      Lab



