

**ULTRA HIGH END - FLEXIBLE LAB SPACE** 81,956 SF FOR LEASE



**Property Address:** Tech III - 407 Davis Drive,  
Durham, NC 27713

**Property Type:** Office

**Lease Type:** NNN

**Year Built:** 1998

**Total Available Space:** 81,956 RSF

**Property Description:** Single-story, research & development facility located in beautifully landscaped corporate park setting. Prime location adjacent to RTP, located at the intersection of Davis Drive and Hopson Road in Durham, NC. Easy access to RDU International Airport, I-40, I-540, and Research Triangle Park.

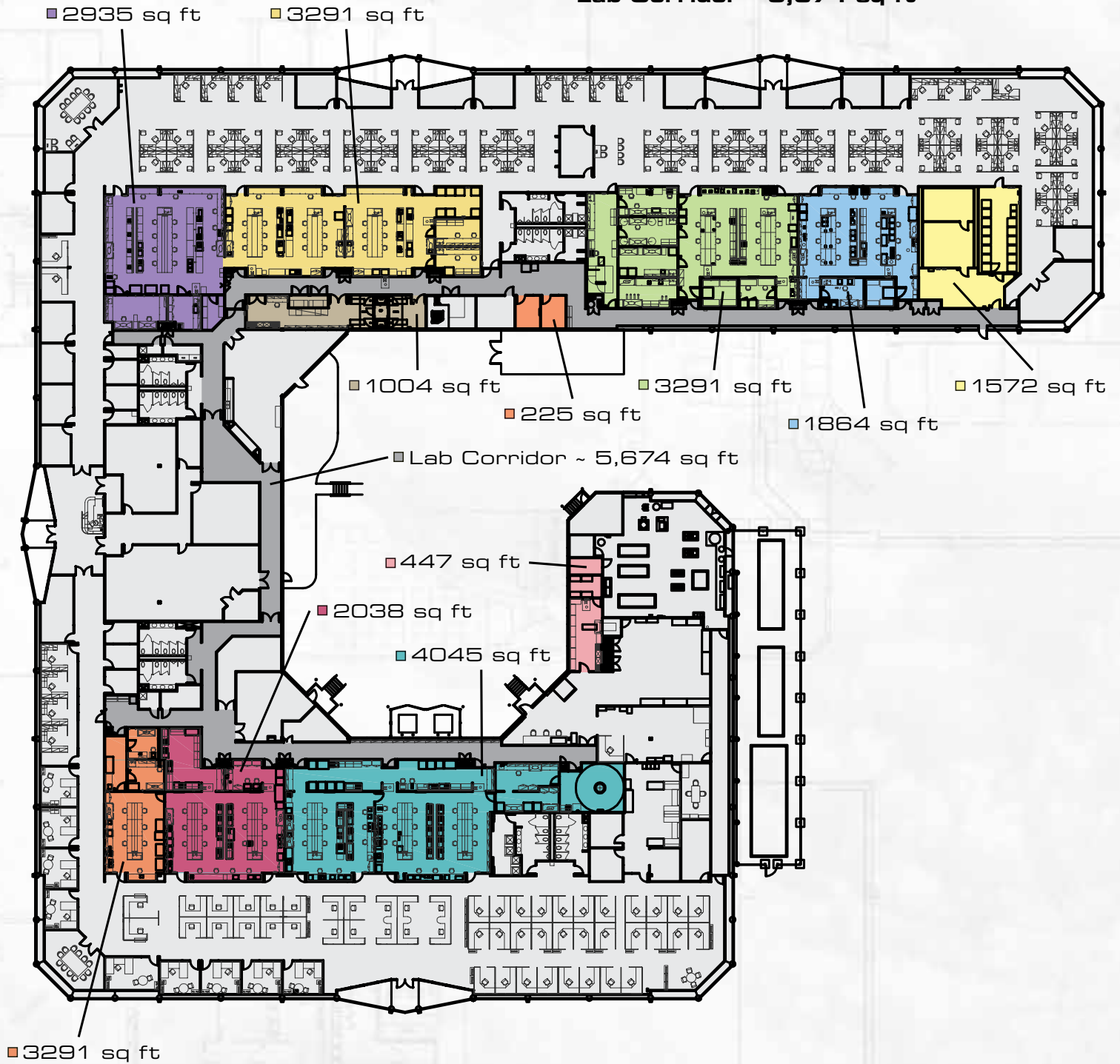
**Building Features:**

- Extremely flexible lab
- Roughly 25% of building is actual lab space
- Lab has 100% single pass air
- Lab negatively pressured to surrounding areas
- Bio Safety Level 2 design
- 300 KW emergency generator
- DIRO system generates 17 gallons/minute
- Multiple Autoclaves
- Can function as Biology or Chemistry lab
- Flexibility in casework and utility drops

**Contact:** Tripp Bradshaw • **Email:** tbradshaw@casso.com • **Phone:** 919-233-9901

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Colored Lab Space Area = 20,856 sq ft  
Lab Corridor ~ 5,674 sq ft



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**Parking:** Ample surface parking is easily accessible from each suite entrance.

**Exterior Finishes:** Pre-cast and glass building construction with an attractive window line encompassing each building.

**Interior Office Finishes:** Suites contain 2' x 4' open parabolic lighting, 1" brushed aluminum finish horizontal mini blinds and 2' x 2' ceiling grid tiles. Energy management systems provide maximum tenant comfort throughout the day as each unit is controlled and can be programmed to come on/off on various occupied or unoccupied schedule modes.

**Surrounding Amenities:** Enhanced by its close proximity to a wide variety of restaurants, hotels, banks and various other retail services, Keystone Technology Park has a diverse amenity base to fulfill the needs of any tenant.

Being located within a mile of the area's largest RTP campuses is an advantage that few other office developments can offer. Keystone Technology Park's proximity to companies such as Biogen, Cisco Systems, Credit Suisse, EISAI, EPA, Network Appliance, NIEHS and Sony Ericsson is an invaluable resource to many.

The Park is conveniently located near several of the area's top residential communities, enabling many the opportunity to live within minutes of where they work. The close proximity to Raleigh-Durham International Airport increases traveling ease and convenience as well.

The ever-growing region surrounding Keystone Technology Park is enhanced by continuous retail and residential development, ongoing infrastructure improvement and existing roadway expansion. The continuation of I-540, the expansion of Davis Drive and Hopson Road, the development of Davis Park and the evolution of the proposed Triangle Parkway are just a few of the changes taking place in this developing area.

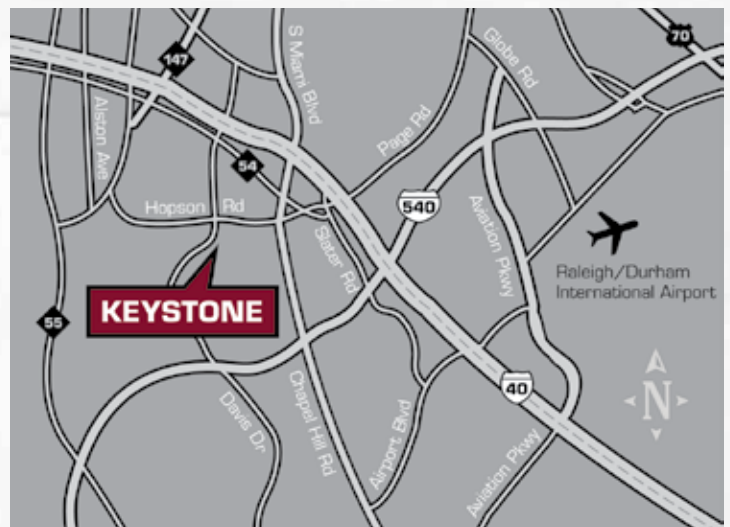
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Keystone Technology Park is an 890,000 SF, twelve building R&D, flex, office campus located at the intersection of Davis Drive and Hopson Road in Durham, NC. Keystone Technology Park's ideal location and close proximity to the Research Triangle Park has drawn the likes of corporations such as Harris Stratex Networks, Sony Ericsson and Wyeth Pharmaceuticals.

**Site Location:** Conveniently located in the Heart of the Triangle Region off of I-40 with easy access to Highway 54, I-540 and the Raleigh-Durham International Airport. The 98-acre corporate park fronting Davis Drive is just minutes from the various campuses of the adjacent Research Triangle Park.



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