



North Carolina's WET LAB FACILITIES FOR BIOTECH COMPANIES Raleigh/Durham/RTP

Profiles of small and medium-sized, business-oriented wet lab and incubator facilities located in the RTP region of North Carolina

FACILITY	LOCATION	CONTACT	LABS	OFFICES	COST (est.)	COMMENTS
NCSU Technology Incubator – Centennial Campus	Venture Building II 920 Main Campus Dr, RALEIGH	Paulette Jaeger 919.424.4409 fax 919.424.4401 http://techincubator.ncsu.edu	start at 600 ft ²	range from 225 to 325 ft ²	Offices: \$650-950/ month Labs: \$1800- \$2500/month	
BioPharm Properties, LLC	4134 South Alston Avenue, DURHAM	Tim Vickers 919.806.5361 http://www.ppd-inc.com/FlexLab.htm	spec built 1,100 ft ² offices/lab/storage combo	spec built 1100 ft ² offices/lab/storage combo		Availability in September 2004
Becton Dickinson Biotechnology Center	21 Davis Drive RESEARCH TRIANGLE PARK	Preston Linn 919.597.6128	range from 120 to 360 ft ²	range from 120 to 360 ft ²		
Triangle Biotechnology Center at Durham Central Park	323 Foster Street DURHAM	Dr. Andrew Rothschild <i>Scientific Properties</i> 919.524.1225 or e-mail rothschild@scientificproperties.com	can be subdivided into offices/labs ranging from 1,500 to 20,000 ft ²	can be subdivided into offices/labs ranging from 1500 to 20,000 ft ²		20,000 ft ² total
Phase 3 Properties	3908 Patriot Drive DURHAM	Lee Clyburn <i>Grubb and Ellis</i> 919.420.1568	Wetlab-ready suites are available starting at 4000 ft ²			18,000 ft ²
Triangle Biotechnology Center at Venable	302 East Pettigrew Street DURHAM	Dr. Andrew Rothschild <i>Scientific Properties</i> 919.524.1225 or e-mail rothschild@scientificproperties.com	offices/labs 2,000 ft ²	offices/labs 2,000 ft ²		100,000 ft ²
Alexandria Properties		Melissa Verdery mverdery@labspace.com 919 993 3420	Offices/labs Sub dividable into 1200sf, 7800sf, 10000sf	Offices/labs Sub dividable into 1200sf, 7800sf, 10000sf		

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First Flight Venture Center	2 Davis Drive RESEARCH TRIANGLE PARK	John Draper 919.990.8558 http://www.nctda.org	Modular labs range from 200 to 600 ft ²	Range from 100 to 400 ft ²		16,000 ft ² leasable
Park Research Center Campus	Alexander Drive RESEARCH TRIANGLE PARK	Gary Shoppe 919.549.8181	Building #2 (4,917 ft ²) Building #3 (4,871 ft ²) Building #4A (4,635 ft ²) Building #6 (9,089 ft ²) Building #7 (14,300 ft ²)		\$22.50/ ft ² NNN	
Patriot Science Center	3908 Patriot Drive DURHAM	Lee Clyburn <i>Grubb and Ellis</i> 919.420.1568	20,000 ft ²			20,000 ft ² expandable up to 38,000 ft ²
Triangle Life Sciences Center	86 TW Alexander Drive RESEARCH TRIANGLE PARK	Tim Capps or Greg Sanchez <i>Tri Properties</i> 919.941.5745	existing lab, office, computing center, and support space	existing lab, office, computing center and support space		400,000 ft ²
North Carolina Center for Biomanufacturing	1101 Hamlin Road DURHAM	Daniel Barutio or Kimberly Edge Teer <i>Associates</i> 919.549.9506	Building #1 (1000 ft ²) Building #2 (1000 ft ²) Building #3 (96,386 ft ²)			
CV Technology Center at Weston Park	1001 Sheldon Drive, Cary	Vasu 919.656.8786 642.0100	Offices/labs – 27,000 sf total 15,000sf of Offices. Can be subdivided from 2000sf to 10000sf	Offices/labs – 27,000 sf total 12,000sf of R&D space		
Lab Advisors to help find and negotiate wet lab space		Loren Kennedy, CRE, SIOR, Kennedy Advisors 919 573 6122 Paul Montana, Steinbach Company. 919 459 4111	Lab Advisors serve to help find and negotiate lab space. They also match the needs of small biotech firms with the excess capacity of larger life science operations.			Lab Advisors serve to help find and negotiate lab space. They also match the needs of small biotech firms with the excess capacity of larger life science operations.

NCSU TECHNOLOGY INCUBATOR

Venture Building II, NCSU Centennial Campus, 920 Main Campus Dr., Raleigh

- labs start at 600 ft²
- offices range from 225 to 325 ft²
- website – <http://www.techincubator.ncsu.edu>
- contact Paulette Jaeger (919.424.4409)

NC State University's Centennial Campus is modeled after Stanford University's Research Park. The 1000-acre university development will house 30 corporate and government partners and 20 NCSU research centers, institutes, and laboratories. Ultimately, 35,000 people are expected to work and live on the campus as long-term plans include the construction of residential units and apartments, research clusters, a hotel and conference center, office space, and a town center with shopping.

The incubator offers 46 Class A offices ranging from 225 to 325 square feet and ten fully fit-up laboratories starting at 600 square feet.

Partners Building II is a multi-tenant office/lab/greenhouse facility for corporate, government, and university biotechnology partners. The building is part of an emerging 75-acre biopark contained within Centennial Campus. The facility is a wet lab-ready shell space with built-in heavy-duty electrical, plumbing, and lab services. Shell area is available in larger blocks of space for expanding companies.

NORTH CAROLINA CENTER FOR BIOMANUFACTURING

- 1000 ft² and up available
- Lab/office combo
- website – contact Daniel Barutio or Kimberly Edge at 919.549.9506

North Carolina Center for Biomanufacturing is a beautiful master planned corporate campus with abundant extra land for future expansion. Strategically located just north of Raleigh-Durham International Airport and Research Triangle Park, the Economic Engine of North Carolina, Teer Technical Park is adaptable to a variety of uses. Originally designed for the manufacturing, assembly and testing of integrated circuits, Teer Technical Park is in impeccable condition and offers attractive corporate offices and amenities.

BIOPHARM PROPERTIES, LLC

4134 South Alston Avenue, Durham

- 16,000 ft² leasable
- spec built 1100 ft² offices/lab/storage combo
- website – <http://www.ppd-inc.com/FlexLab.htm>
- contact Tim Vickers (919.806.5361)

BioPharm Properties, LLC is underway with its first Flexlab project in North Carolina. BioPharm FlexLab is conveniently located near I-40 and Highway(s) 147 and 55 at the western edge of Research Triangle Park. Space will be available for occupancy in July, 2004. BioPharm Properties, LLC has combined the design, construction, and biopharmaceutical consulting expertise of several North Carolina firms to provide eight flexible, fully upfitted, affordable wet labs and office space to serve the needs of new and growing life sciences companies in the Triangle region.

Each unit contains 600 square feet of lab, 300 square feet of office, and 200 square feet of storage or special purpose space. Units can easily be combined for larger users or to accommodate future growth. Each lab will also be equipped with its own dedicated HVAC system, back-up emergency power, and security and fire alarm systems.

BECTON DICKINSON BIOTECHNOLOGY CENTER

21 Davis Drive, Research Triangle Park

- approximately 5000 ft²
- offices/labs range from 120 to 360 ft²
- restricted to firms having research interests compatible with BD
- contact Preston Linn (919.597.6128)

In 1998, Becton Dickinson released a portion of its lab facilities for use by small biotechnology businesses. The facility is fully equipped and offers numerous services and shared equipment. The incubator facility has a graduation policy of two years. The facility offers 120-square-foot offices. A typical wet lab is 360 square feet and is fully equipped. Availability is approximately 5000 square feet. The operation is considered to be startup oriented as offers numerous shared resources and equipment.

Availability is restricted to firms whose research interests match those of Becton Dickinson.

TRIANGLE BIOTECHNOLOGY CENTER AT DURHAM CENTRAL PARK

323 Foster Street, Durham

- 20,000 ft² total
- can be subdivided into offices/labs ranging from 1500 to 20,000 ft²
- contact Dr. Andrew Rothschild at Scientific Properties (919.524.1225 or e-mail rothschild@scientificproperties.com)

This 200,000 square foot cutting-edge biotechnology research and development facility in downtown Durham opened in 2001. Modular casework and fume hoods, piped lab gases, centralized acid neutralization, 100% outside air in laboratories, back-up emergency generator, and T-1 lines. Leasable units of fully fit-up lab and office space from 1,500 to 20,000 square feet are available.

TRIANGLE BIOTECHNOLOGY CENTER AT VENABLE

302 East Pettigrew Street, Durham

- 100,000 ft²
- offices/labs 2,000 ft²
- contact Dr. Andrew Rothschild, Scientific Properties (919.524.1225 or e-mail rothschild@scientificproperties.com)

Over 100,000+ square feet of biotechnology research and development facilities on three-plus acres adjacent to Durham Freeway and one block from the Durham Bulls Ballpark/American Tobacco complex. Currently pre-leasing units (2,000+ square feet) of fully fit-up lab and office space. Build-to-suit available.

TRIANGLE LIFE SCIENCES CENTER (former EPA facility)

86 TW Alexander Drive, Research Triangle Park

- 400,000 ft²
- Contact Tim Capps or Greg Sanchez, Tri Properties (919.941.5745)

The Triangle Life Sciences Center (former EPA headquarters) offers 400,000 square feet of existing lab, office, computing center, and support space. The 55-acre site has 15 acres zoned for additional development and parking for 788 cars. This site is immediately available for the design of custom-tailored tenant improvements. Occupancy and construction programs can be fashioned to satisfy the most aggressive of tenant/user schedules.

PARK RESEARCH CENTER CAMPUS

Alexander Drive (near Hwy. 54), Research Triangle Park

- Almost 40,000 ft²
- contact Gary Shoppe (919.549.8181)

The National Institute of Environmental Health Sciences' (NIEHS) move from its former campus in Research Triangle Park into new facilities opened up significant lab space suited to the needs of bioscience companies. The facilities offer a mix of wet labs and office space. Availability is as follows:

- Building #24,917 ft² \$15.13 per ft²
 - Building #34,871 ft² \$14.34 per ft²
 - Building #4A4,635 ft² \$16.26 per ft²
 - Building #69,089 ft² \$15.36 per ft²
 - Building #714,300 ft²..... \$20.34 per ft²
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PATRIOT SCIENCE CENTER

3908 Patriot Drive, Durham

- 20,000 ft² at \$22.50 NNN
- expandable up to 38,000 ft²
- contact Lee Clyburn, Grubb and Ellis (919.420.1568)

The Patriot Science Center, adjacent to I-40, is available as a single-tenant suite. The center is within five miles of RDU International Airport. The facility offers 20,000 square feet of office and laboratory space to new technology and life sciences companies.

PHASE 3 PROPERTIES

3908 Patriot Drive, Durham

- 18,000 total ft², available as suites of 4,000 ft²
- contact Lee Clyburn, Grubb and Ellis (919.420.1568)

Phase 3 Properties is currently sub-dividing the wet lab-ready facilities. Wet lab-ready suites are available starting at 4000 square feet.

FIRST FLIGHT VENTURE CENTER

2 Davis Drive, Research Triangle Park, NC

- 16,000 ft² leasable
- offices/labs range from 115 to 400 ft²
- website – <http://www.nctda.org>
- contact John Draper (919.990.8558)

This business incubator opened in 1992 in facilities donated by the state of North Carolina. First Flight is designed only as an incubator and does not provide shell space for expanding businesses. The facility contains 20 businesses within 16,000 leasable square feet (27,000 total) and offers reception services.

Wet lab space at the center totals 2000 square feet and is arranged in modules of 200 to 600 square feet. The wet labs are fully equipped and upfitted with laboratory basics such as chemical hood, benches, and sinks. Tenants are responsible for their own hazardous waste disposal.

Office space is divided into rooms of 100 to 400 square feet. For a tenant's dry lab requirements, standard offices are converted. All offices are T-1 wired.

SUBLET WET LAB FACILITIES

A variety of brokers/property managers match the needs of small biotech firms with the excess capacity of larger life science operations. The following does not represent a comprehensive list of these managers:

- Paul Munana, Staubach Company (919.459.4111 or e-mail Paul.Munana@Staubach.com)
- Dr. Andrew Rothchild, Scientific Properties (919.524.1225)
- Sue Back, Colliers Pinkard (919.789.4255 or e-mail sback@collierspinkard.com)
- Gary Shope (919.549.8181)
- Loren S. Kennedy, CRE, SIOR, *Kennedy Advisors, LLC* (919.573.6122 or e-mail lkennedy@kennedyadvisors.net)