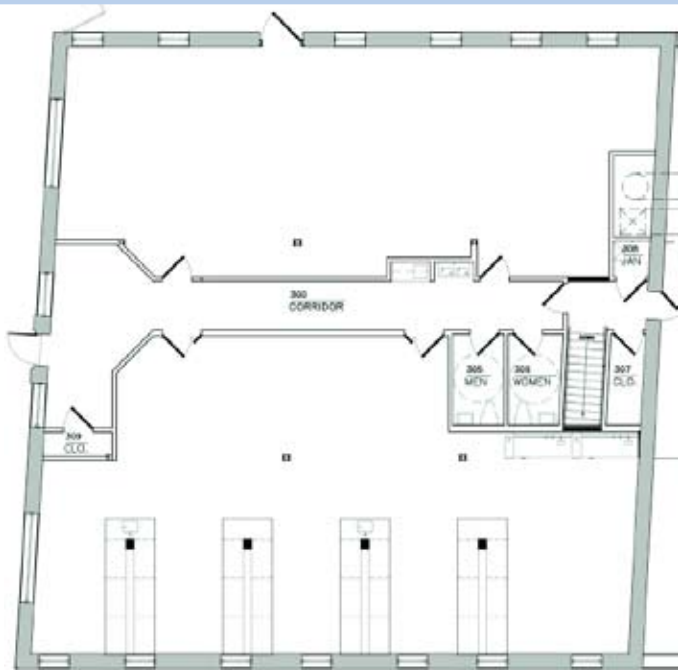


TRIANGLE BIOTECHNOLOGY CENTER

323 FOSTER STREET

SPACE AVAILABLE

- » 20,000 SF R&D facility
- » Ideal for life sciences companies
- » Situated in the center of downtown Durham, NC and in the heart of the Research Triangle Park
- » Historically important building housing cutting-edge technology.



SITE PLAN

3,453 RSF FOR LEASE



CONTACT US

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SCIENTIFIC PROPERTIES

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TRIANGLE BIOTECHNOLOGY CENTER



LABORATORY FEATURES

Central Utility Spine—

- » All utilities (power, data, HVAC, plumbing, laboratory gases) are run in an open central spine with future stubouts in place

Acid Waste Grid and Neutralization System

Mechanical—

- » Laboratory HVAC system provides 100% outdoor airflow of 2CFM per s.f. of lab area and features dual exhaust fans

Electrical—

- » 800 amp, 208/120 VAC, three-phase, four-wire service provided to the main electrical room.
- » A 175 kW emergency diesel generator provides back-up power for the HVAC system and all lab circuits

Data—

- » T1/optical fiber ready conduit is run to every office, laboratory, and lab bench



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