

BORDEN REAL ESTATE



Superior RTP Location

Exceptional Access to I-40, Hwy. 54 and Hwy. 147

Private and Secure Campus

Well Buffered Site with Private Parking

Expansion or Redevelopment Opportunity

Existing 28,000 SF Building with Potential for Added Improvements

99 T.W. Alexander Drive

**Research Triangle Park
Durham, NC**

Available for Lease:

\$4.00 PSF NNN

TI Negotiable

Available for Sale:

Price TBD by Market

For More Information Contact:

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www.bordenre.com

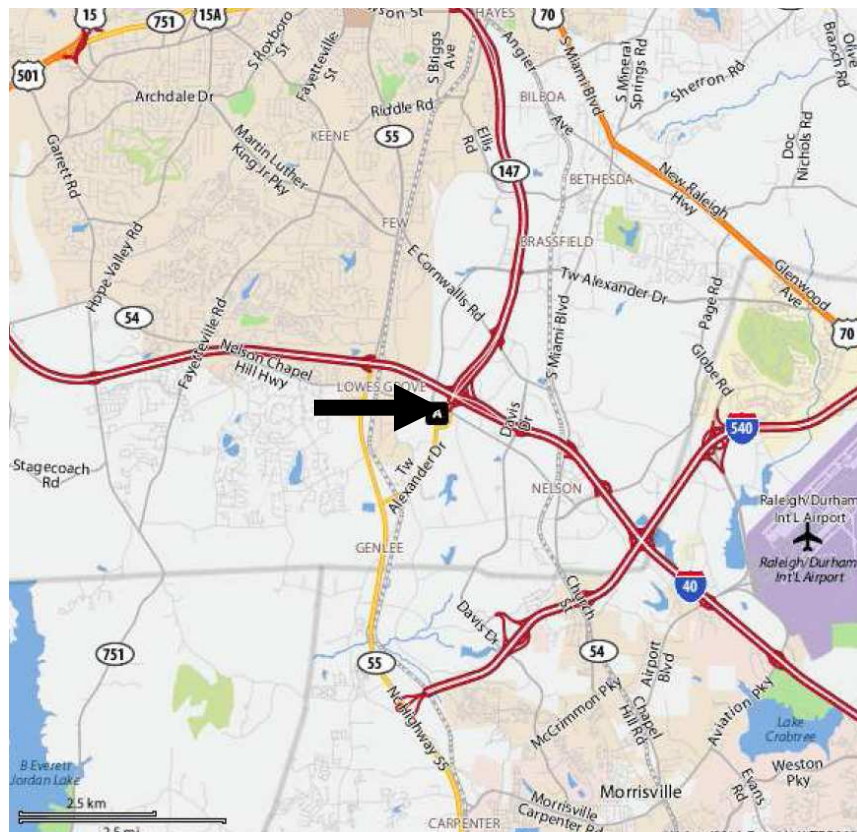
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Superior RTP Location

99 T.W. Alexander Drive is located within the world-renowned Research Triangle Park, one of the oldest and largest science parks in North America. The Research Triangle Park (RTP) is a 7,000 acre development that is home to more than 170 organizations employing more than 42,000 people. RTP has been chosen by many of the most innovative and cutting-edge research and development companies in the world as it sits between three prestigious universities which attract and educate a talented workforce.

The property is situated in one of the most accessible locations in the Research Triangle Park; it borders Highway 54 and the Durham Freeway (Hwy. 147) and is one block from I-40. The property will also benefit from the Triangle Parkway Project, which will extend the Durham Freeway between I-40 and I-540. 99 T.W. Alexander Drive is just 10 minutes from Raleigh-Durham International Airport, which serves 8 million passengers per year.

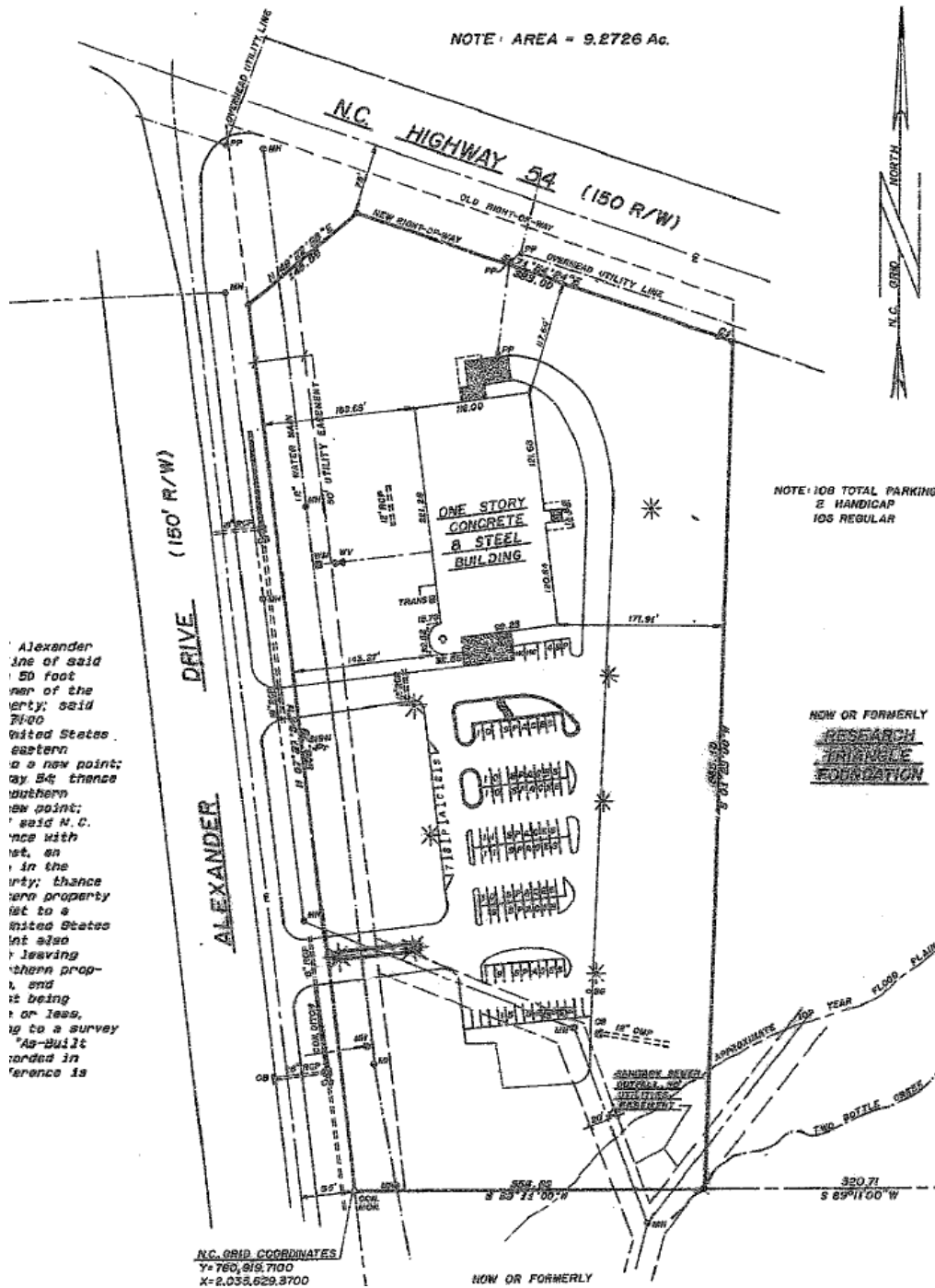
The property affords easy access to the region's research and technology hubs as well as many major pockets of residential growth. Major retail that supports the RTP includes Brier Creek, a lifestyle development with office, retail and residential that supports 10,000 people and over 100 retail businesses. In addition, the Streets at Southpoint is a 1.3 million SF retail center that serves the western RTP community.



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Private and Secure R&D Campus

99 T.W. Alexander Drive provides the independent campus needed by research and development companies, technology companies, or government facilities as the site is separated from neighboring properties by three major roads that connect to the rest of the region. The property has great visibility and access but is also buffered to offer a private and secure environment. The site has excellent accessibility with two points of ingress and egress and a designated turn lane.

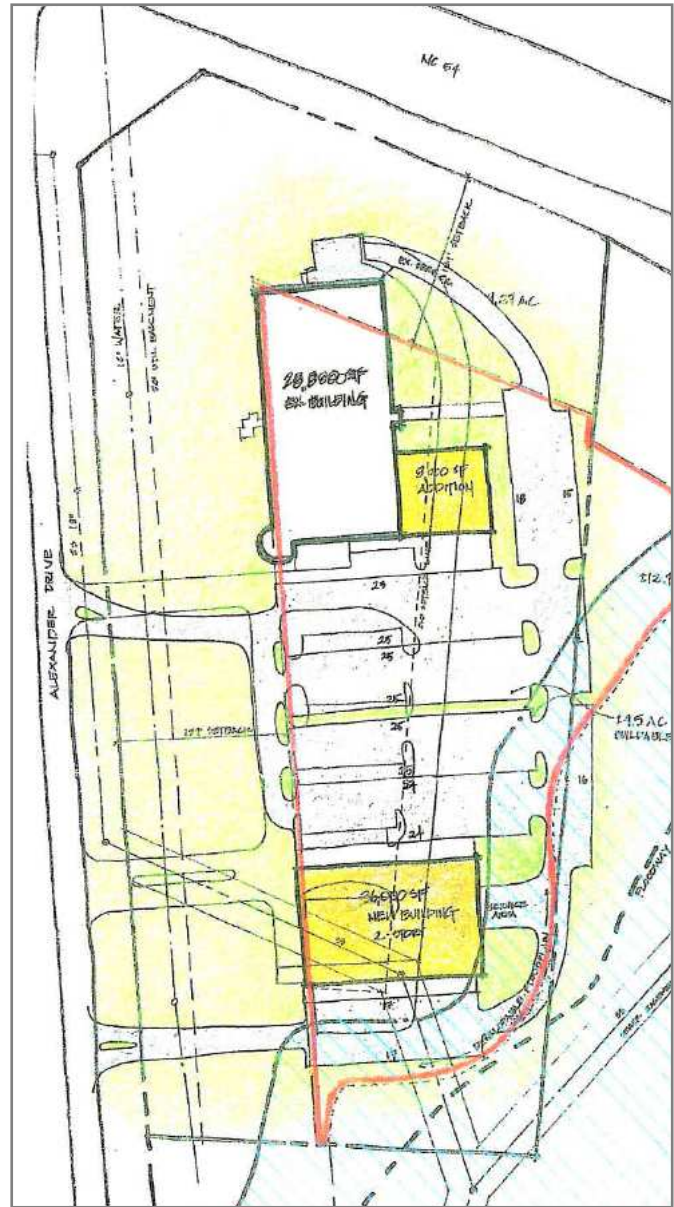
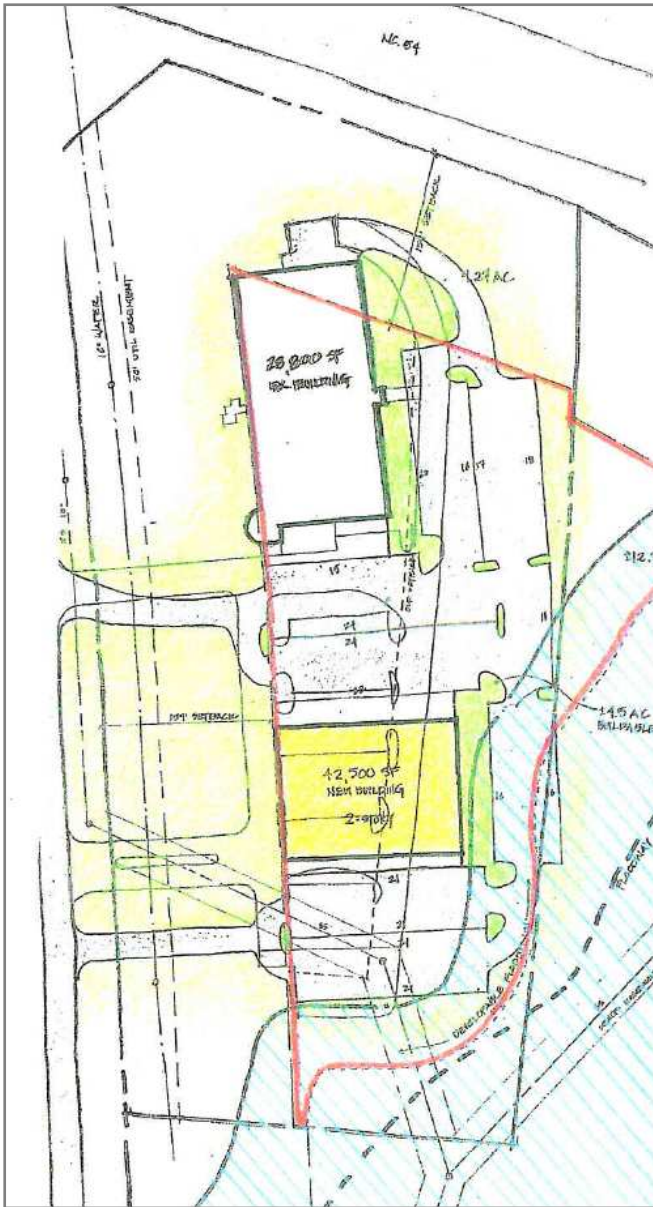


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Expansion or Redevelopment Opportunity

Built in 1975, 99 T.W. Alexander Drive has a single story building consisting of 27,000 rentable square feet built out as single tenant Office/Flex/R&D space on 9.27 acres. The opportunity may exist to either expand the current building and/or build an additional building to suit the specific needs of a potential buyer or tenant.

Potential Expansion Plans

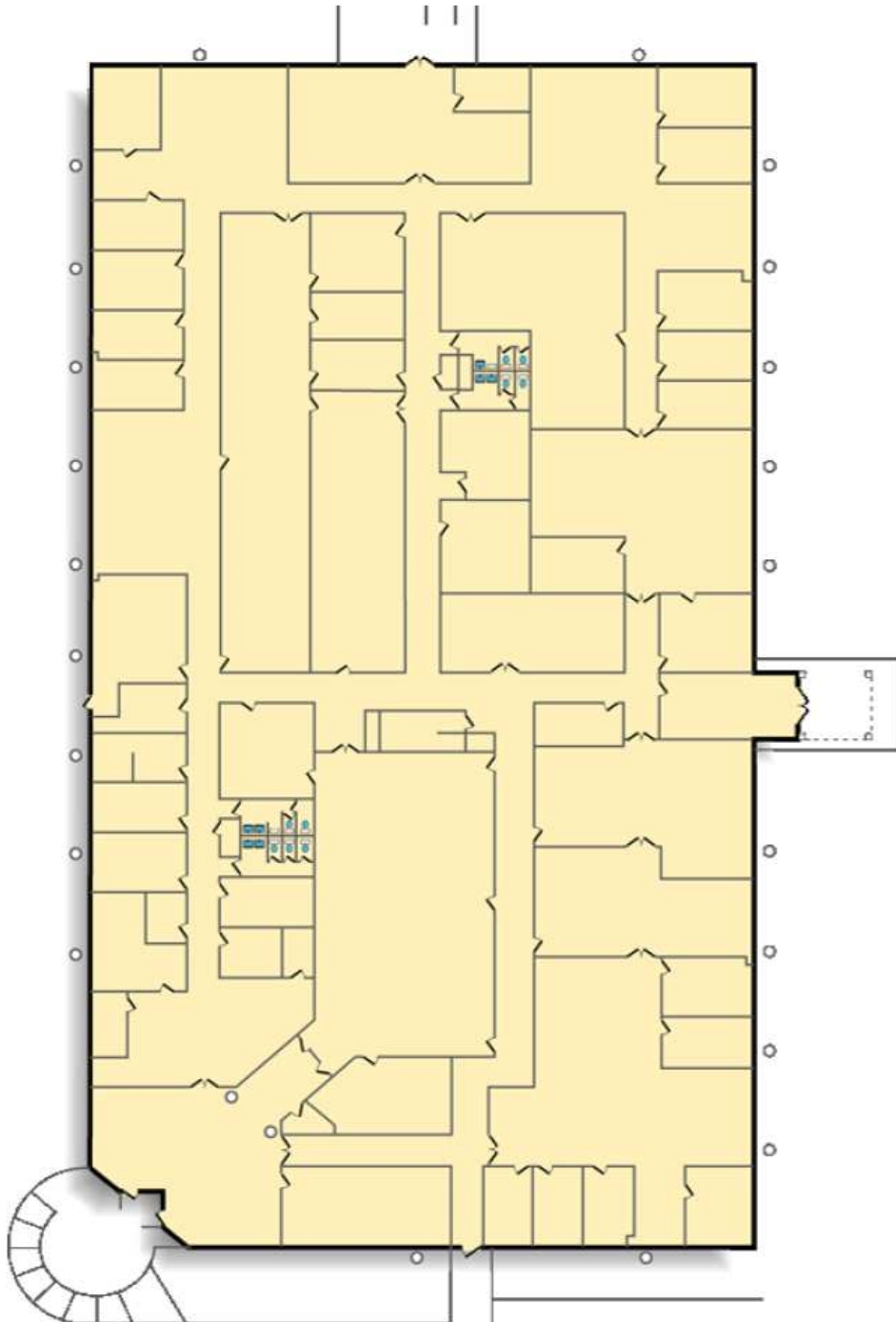


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Building Features

- Former Wet Lab Areas with Hood Connections - Loading Dock with Scissor Lift -
- Two 50-Ton HVAC Units - 108 Free Parking Spaces - Handicap Accessible -
- Monument Road Signage - 5 Exterior Entrances - 3 Phase Power -

Approximate Floor Plan



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Investment Highlights



- Exceptional access and location within RTP and close proximity to the Raleigh-Durham International Airport, public transportation and major U.S. and state highways, allowing for easy travel in today's worldwide business climate.
- Global brand of the Research Triangle Park - home to some of the most innovative and cutting-edge research companies in the world.
- Central Southern Durham location with appreciation potential due to developments, growth and capital improvements in the immediate area.
- Independent setting offers potential tenants privacy and security
- Existing 28,000 SF building includes office and laboratory space, with potential to expand or build to suit up
- Flexible to accommodate specific requirements of tenants
- Ability to subdivide current building to serve multiple tenants
- A value-add investment at a low-basis relative to replacement costs.

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